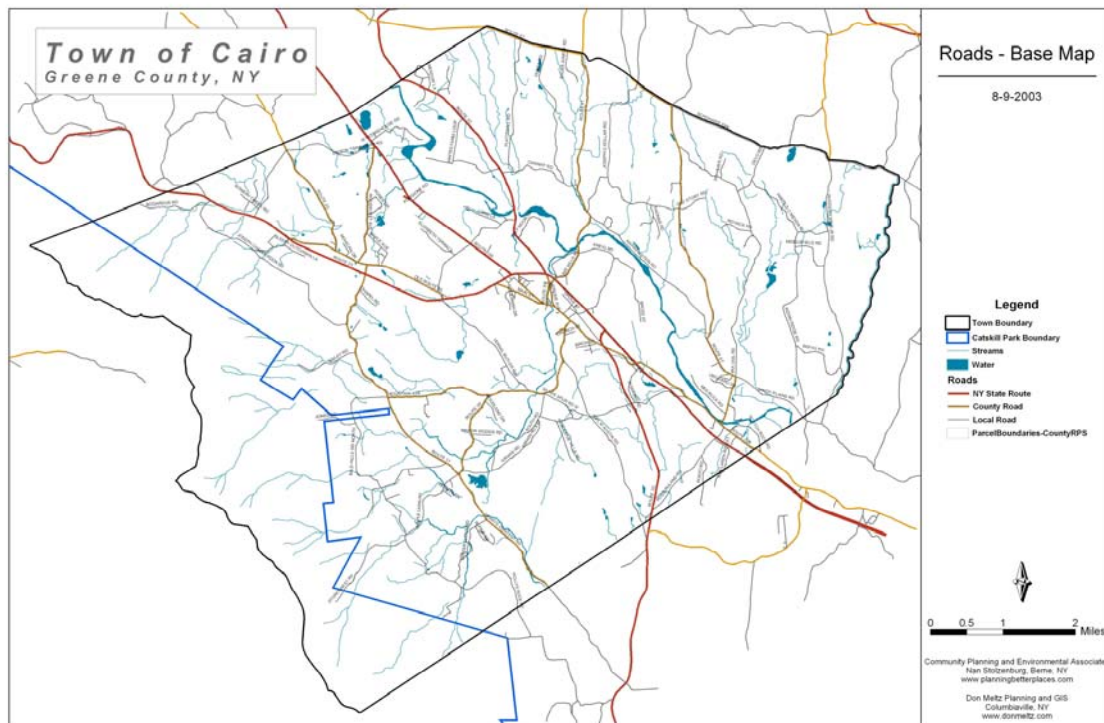


Appendix: A Profile of the Town of Cairo
Summary of Public Input

Profile for the Town of Cairo, Greene County, NY

Location

The Town of Cairo is located in the center of Greene County, NY, west of the Hudson River, and along the eastern edge of the Catskill Mountains. The Town is approximately 110 miles north of New York City, and 20 miles south of the City of Albany. Bordering Towns are Durham, Greenville, and Coxsackie to the north; Athens and Catskill to the southeast, and Windham, Jewett, and Hunter to the southwest. Cairo covers approximately 60.2 square miles, or 38,538 acres. About 15% of the Town, (6,927 acres, or 10.8 square miles) lies within the Catskill Park.



History

The Town of Cairo was formed from Catskill, Coxsackie, and Freehold on March 26, 1803. Patents, or ownership rights granted by the King of England, were issued for all of the lands within the town before the American Revolution. The first settler is believed to have been James Barker, who arrived in 1765 with others following him who were interested in hemlock bark for tanneries. A secondary industry, shingle making, grew up around the tanneries using the waste wood from the hemlock harvest.

The Town of Cairo contains the hamlets of Acra, Cairo, South Cairo, Purling, Roundtop and Gayhead. The hamlet of Cairo is the largest with a Main Street business district, the Town Hall, and the library.

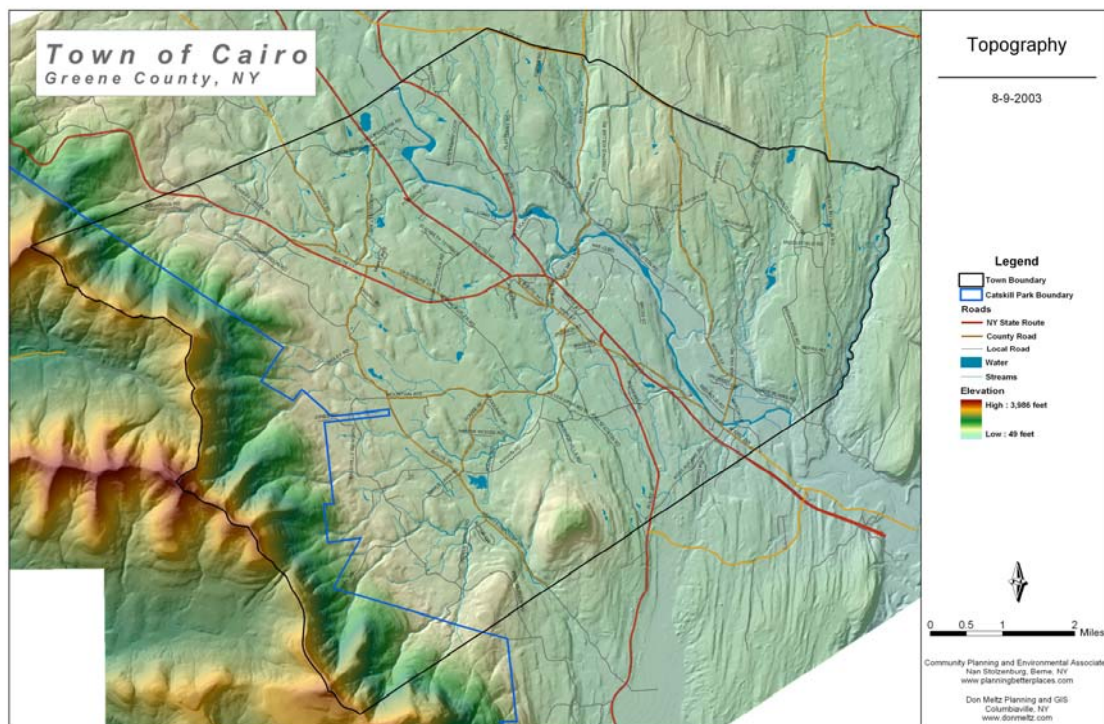
Tourism has been Cairo's largest industry since the 1800's. It was one of the first towns in the area to develop ski slopes and trails. Many of the regular visitors have made the conversion to seasonal or permanent residents.

The Cairo Railroad provided freight transportation to the industries in town starting in 1884. Early cargo consisted of locally mined bluestone, and hay and fruit from the local farms. In 1894 the Catskill Shale Brick Company became the railroads primary customer until the plant closed in 1914. The lack of steady freight and the increasing improvements to the local highways resulted in the termination of service at the end of the 1918 tourist season. (Paraphrased from: <http://www.caironychamber.com/storyofcairo.html>.)

Physical Features

Topography

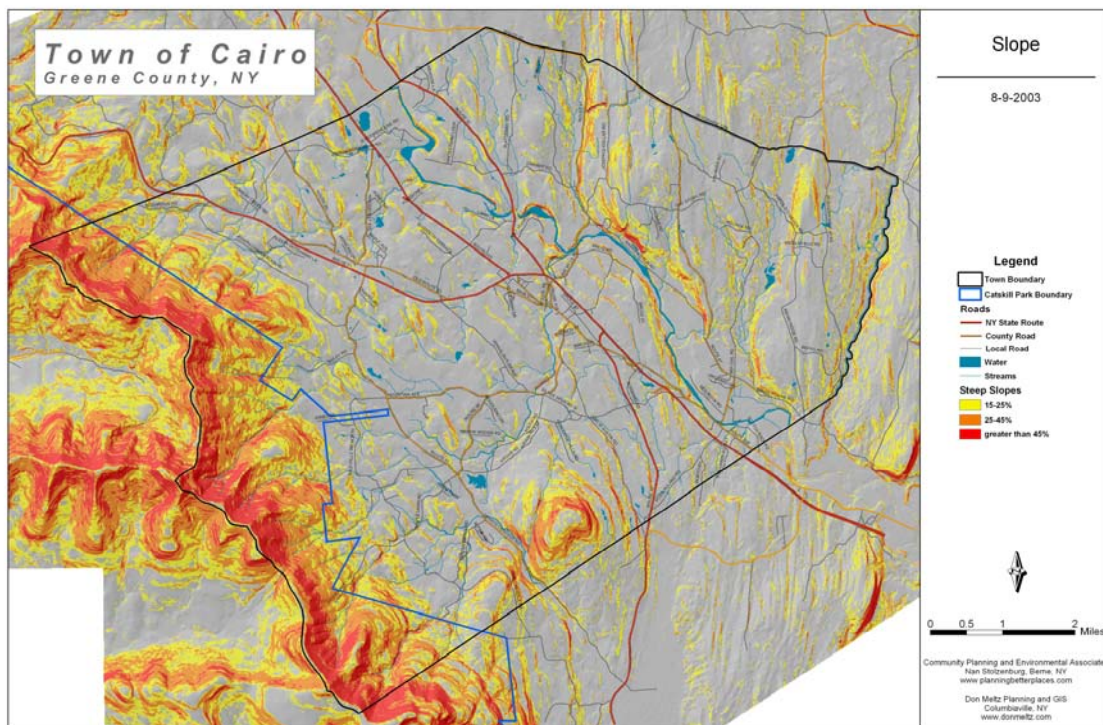
The northern escarpment of the Catskill Mountain Range dominates the Cairo's landscape. The range contains the Town's highest point of 3940 feet on the peak of Blackhead Mountain. The ridgeline of the northern escarpment comprises the town's southwest boundary, running above 2500 feet and connecting the peaks of Stoppel Point (3420 feet), Blackhead (3940 feet), Acra Point (3100 feet), Burnt Knob (3180 feet), and Windham High Peak (3524 feet) and is therefore visible in most areas of the town. Steep north-facing slopes characterize this area with most of the land having over 25 percent slope and significant portions above 45 percent slope. Most of this area lies within the



'Blue Line' boundary of the Catskill State Forest Preserve.

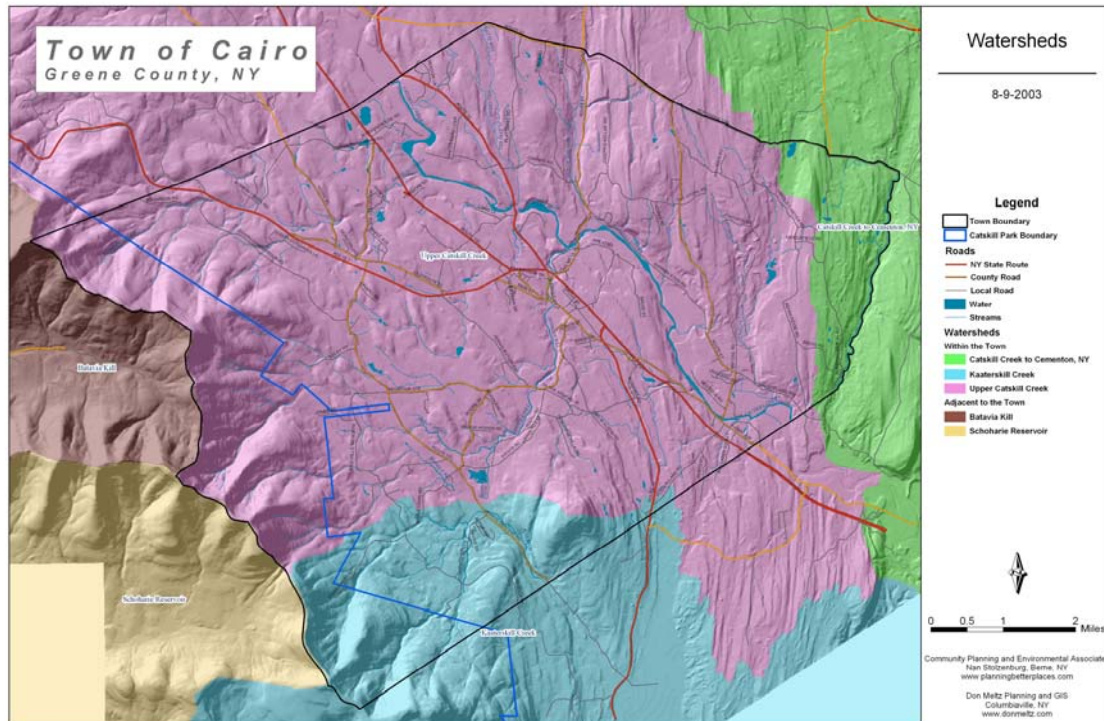
The center of the town is relatively flat with a few areas between 15 percent and 45 percent slope. These sloped areas are typically small ridges oriented southeast to northwest. A roughly 1500 foot high outlying knob of the Catskill Mountains, Cairo Round Top, is located near the middle of the Town's southeast border and has slopes above 25 percent with a fairly broad and level summit.

The lowest portion of the town lies at 49 feet within the drainage of the Catskill Creek. This major water feature parallels the southeast to northwest orientation of the northern escarpment and the small ridges in the town's central area. The Catskill Creek's drainage is characterized by a flat bottomland area, within which the creek itself appears to have historically meandered. 'Cut bank' slopes over 15 percent bound this bottom area for significant portions of the creek's course through Cairo.



Watersheds

The Town of Cairo covers portions of three watersheds. The Upper Catskill Creek watershed covers the majority of the Town, with the Katterskill Creek, and the Catskill



Creek-to-Cementon watersheds occupying the southern and eastern tips respectively. All of these watersheds are part of the Mid-Hudson River Cataloging Unit, which is a part of the Upper Hudson Accounting Unit, which in turn is a part of the Mid Atlantic Region.

Bedrock Geology

Bedrock is the many-miles-thick crust of the earth. It is solid rock made up of many individual rock types. It is present everywhere, but is usually covered by other surficial deposits. Bedrock composition influences water supply, topography, and the make up of surficial soils. The accompanying Bedrock Geology map identifies the different rock types found in the Town. For an explanation of the different geologic formations in New York State, see the website:

http://gretchen.geo.rpi.edu/roecker/nys/nys_edu.pamphlet.html.

The Town of Cairo contains the following bedrock geological formations:

From the Hamilton Group:

Dhpl - Plattekill Formation

Dhmo - Moscow Formation

From the Genesee Group and Tully Limestone:

Dgo - Oneonta Formation

From the Sonyea Group:
Dsw - Lower Walton Formation

Surficial Geology

The following explanation of surficial geology is paraphrased from the website:

http://gretchen.geo.rpi.edu/roecker/nys/nys_edu.pamphlet.html.

Bedrock is usually covered by a layer of soil and other loose material. This material is a product of weathering which breaks down the bedrock. These loose materials can remain in place or be transported by water, wind, or glacial ice. 90 percent of the bedrock in New York State is covered by surficial deposits more than one meter thick. Most of these deposits were left by glacial activity.

Till is the most abundant glacial deposit. It is a mixture of mud, sand, gravel, cobbles, and boulders spread over the countryside by the glacier. Till can be up to 50 meters thick. It is generally thickest in valleys and thinnest over highlands.

Moraines are ridges or strings of hills composed of sand, gravel, or till that formed at the edge of the glacier.

Glacial lakebeds are layers of mud (deep water) and sand (shore zone) that were deposited in front of the glacier as the ice melted.

Outwash is sand and gravel deposited by melt water streams that flowed from the front of the glacier.

Cairo's surficial geology is primarily influenced by the most recent Wisconsin glacial period that ended roughly 12,000 years ago. It is more complex than its subsurface bedrock geology, with nine material types present.

t – Till, usually poorly sorted sand-rich deposition beneath glacier ice, permeability varies with compaction, thickness variable (1-50 meters).

The most widely distributed surficial soil type in the Town is till from deposits beneath glacial ice. Half of Cairo's land area contains this soil type. It is a mixture of mud, sand, gravel, cobbles, and boulders spread over the countryside by the glacier. Till can be up to 50 meters thick. It is generally thickest in valleys and thinnest over highlands. Given its typically high clay content and compactness, this soil type generally has comparatively low water yields.

r – Bedrock, exposed or generally within 1 meter of surface.

The second most prevalent soil type, covering 25% of the Town's area, is exposed or near-surface bedrock. This soil type dominates the southwestern boundary of the town along the northern Catskill Escarpment. There are also significant areas of bedrock comprising the bottom area and banks of the Catskill Creek. Round Top's summit and western slope is almost completely covered by bedrock soils. Another large area of this soil type occurs along both sides of County Route 31 from County Route 38 to Mountain Avenue, continuing along the east side of County Route 31 to roughly its intersection with Joseph Chadderdon Road. Much of Old Route 23 is bordered on both sides by a large region of bedrock soils surrounding the hamlet of Acra. This area of bedrock soils wholly encloses the vicinities of Mohican Drive, Maple Avenue, and Elizabeth Terrace as

well as a finger extending toward and along the western portion of Joseph Chadderdon Road. There is also a small roughly square region of bedrock soils the western edge of which begins roughly at the end of Kligerman Drive.

Glaciofluvial - Stream Deposition Adjacent to Front of Ice

k - Kame Deposits, coarse to fine gravel and/or sand, includes kames, eskers, kame terraces, kame deltas, ice contact, or ice cored deposition, lateral variability in sorting, texture and permeability, may be firmly cemented with calcareous cement, thickness variable (10-30 meters).

og - Outwash Sand and Gravel, Coarse to fine gravel with sand, proglacial fluvial deposition, well rounded and stratified, generally finer texture away from ice border, permeable, thickness variable (2-20 meters).

Fluvial - Stream Deposition

al - Recent Alluvium, Oxidized fine sand to gravel, permeable, generally confined to flood plains within a valley, in larger valleys may be overlain by silt, subject to flooding, thickness 1-10 meters,

Cairo also has soil types formed by stream deposition both recently, in the form of Alluvium, and during the “Wisconsin” glaciation, in the form of Kame and Outwash Sand and Gravel glaciofluvial deposits. Recent Alluvium is found in long linear deposits along the Catskill Creek floodplain and the floodplains of Jan De Bakkers and Potic Creeks as well as in the drainage of a small tributary stream to the Catskill Creek that roughly parallels Ira Vail Road. A significant portion of Outwash Sand and Gravel glaciofluvial deposits are located adjacent to the portion of the Catskill Creek near the town’s northwest border near where State Route 145 crosses into the Town of Durham. There are two other areas of Outwash Sand and Gravel in the central part of Cairo. Kame deposits are located in pockets throughout the town mostly related to creek and stream floodplain areas. All these soil types, particularly the Alluvium and Outwash Sand and Gravel deposits are well drained and permeable, creating potential for moderate water yields. These deposits can also make valuable resources for extraction, which has already occurred in two locations in town.

Moraine - Sedimentation of Ice Margin

km - Kame Moraine, variable texture from boulders to sand, deposition at an active ice margin during retreat, constructional kame and kettle topography, locally, calcareous cement, thickness variable (10-30 meters).

tm - Till Moraine, variable texture, generally low permeability, deposition adjacent to ice, thickness variable (10-30 meters).

Kame and Till Moraine deposits are formed at the margins of glacial ice and are therefore not as compacted as Till deposits formed under the ice. In Cairo these soil types are located in association in two areas of the town. The larger area lies along the northwestern town boundary in the vicinity of State Routes 23 and 145 as well as County Route 20. A slightly smaller area is located west of the hamlet of Cairo Round Top around Bald Hills Road North.

Glaciocustrine & Marine –Lake & Marine Deposition

ld - Lacustrine Delta, coarse to fine gravel and sand, stratified, generally well sorted, deposited at a lake shoreline, thickness variable (3-15 meters)

lsc - Lacustrine Silt and Clay, generally laminated silt and clay, deposited in proglacial lakes, generally calcareous, low permeability, potential land instability, thickness variable (up to 50 meters).

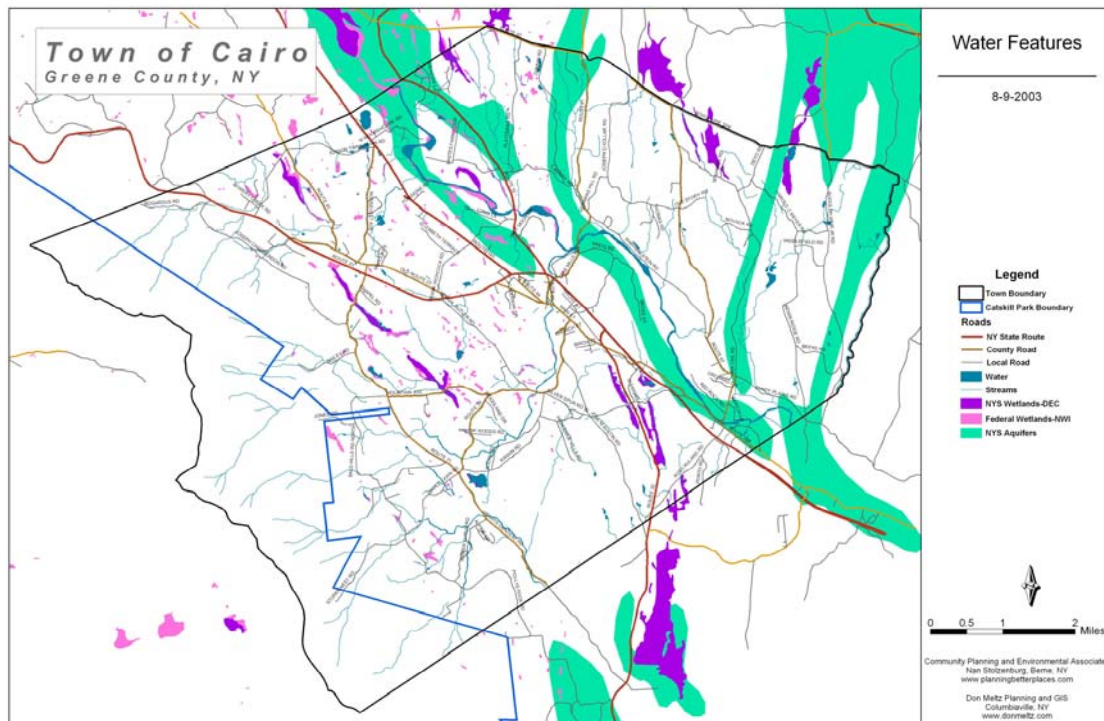
The two remaining soil types in Cairo are the Glaciolacustrine / Marine lake deposits, Lacustrine Delta and Lacustrine Soil and Clay. The former are located adjacent to the Catskill Creek north of the hamlet of South Cairo to County Route 67 in the area known as the Sandy Plain. The latter type is located in an area to the southeast of the hamlet of Cairo roughly bounded by County Route 23B and County Route 39 to the west.

Environmental Features

Surface Waters

The most significant water feature in Cairo is the Catskill Creek, the headwaters of which arise in the vicinity of the Franklinton Vly State Wildlife Management Area in the Town of Broome, Schoharie County. The Catskill Creek is a tributary of the Hudson River Estuary and flows from northwest to southeast through the town.

Most of Cairo's streams and wetlands contribute to the Catskill Creek watershed. However, waters within the small drainage of the Kiskatom Brook in the southernmost corner of the town are part of the Kaaterskill Creek watershed, which is also part of the larger Hudson River Estuary watershed. Most of the significant Catskill Creek tributaries



are oriented north south or just slightly to the southwest northeast.

The largest of Catskill Creek's southern tributaries are the Shingle Kill and Ransom Creek. The Shingle Kill drains the south central portion of the Town, including the

hamlets of Round Top, Purling, and Cairo. Ransom Creek drains an area north of the hamlet of Acra.

The largest of Catskill Creek's northern tributaries are the Jan De Bakkers Creek, Potic Creek, and the Platte Kill. The Jan De Bakkers Creek and the Platte Kill drain the north central portion of the town. The Potic Creek draws most of its volume from areas to the north and east of Cairo.

There are few lakes or ponds within Cairo. Those that are present tend to be small in size and are mostly part of a stream or creek drainage rather than isolated 'kettle' features. For a complete description of the surface water classification system see the New York State Department of Environmental Conservation, Division of Water's web site:

<http://www.dec.state.ny.us/website/dow/index.html>, or for specific regulations see: <http://www.dec.state.ny.us/website/regs/701.htm>.

Several aquifers are present in Cairo. They are associated exclusively with the permeable deposits of Recent Alluvium, Outwash Sand & Gravel, and Lacustrine Delta soils located in the bottomland of the Catskill Creek and its northern tributaries within the town as described in the surficial geology section above.

Wetlands

Wetlands are present in Cairo, but they are not a dominant feature. There are two significant New York State designated wetlands in the area of town north of the Catskill Creek and east of Jan De Bakkers Creek close to the town border. Another cluster of New York State wetlands is centered on the junction of County Route 32 and Silver Spur Road. There are three fairly long linear wetlands in the central part of town that seem to correspond to the southeast-northwest oriented ridgelines described under the topography section above.

Note: The National Wetlands Inventory (NWI) program has only identified and digitized wetlands within the Hensonville, Freehold, and Kaaterskill quadrangles covering the western portion of Cairo. Areas within the Leeds and Cementon quadrangles covering the eastern portion of the Town have not been inventoried. This does not mean there are no wetlands in this area worthy of protection under federal guidelines. For a description of the NWI program, see the website: <http://www.nwi.fws.gov/>.

There are also a number of the smaller federally designated wetlands scattered throughout the central and northern portion of Cairo roughly bounded by the Shingle Kill to the southeast, County Route 31 and Joseph Chadderdon Road to the southwest, Jan De Bakkers Creek to the northeast, and the boundary with the Town of Durham to the northwest. Several of these wetlands are located in association with the New York State Aquifer running along the upper portion of Catskill Creek in the town. Wetlands are of concern due to their contribution to filtering and recharging aquifers, flood control and wildlife habitats.

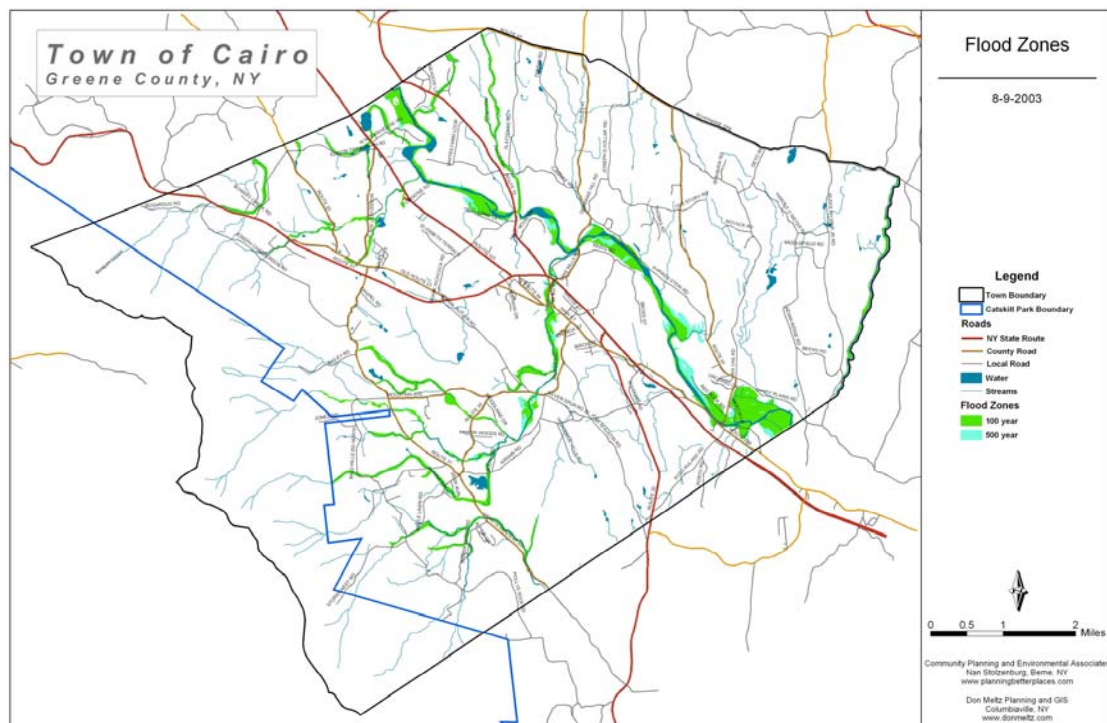
Flood Hazard Zones

The United States Federal Emergency Management Agency (FEMA) has mapped the 100-year and 500-year flood hazard zones in Cairo (see the Flood Zones map). The

mapped boundaries delineate the flood elevation that has a 1 percent chance (100-year zone) or 0.2 percent chance (500-year zone) of being equaled or exceeded each year. In Cairo, the majority of these areas are found along the banks of the Catskill Creek. There are also substantial areas that follow the tributaries of the Catskill into other portions of the Town. In all, these flood zones represent about 5% of the total land area of the Town. Many of the local roads maintained by the Town are within, or cross these floodplains. The town has experienced some problems in the past with floods damaging roads and preventing passage. These problems may increase in the future if new development is not designed or located properly.

Properties in or around these lands will typically be required to purchase flood insurance to safeguard against the danger of inundation. Communities that agree to manage flood hazard areas by adopting minimum standards can participate in the National Flood Insurance Program (NFIP). The standards are contained in Section 60.3 of the NFIP regulations. Communities that do not participate are subject to the sanctions outlined in Section 202(a) of the Flood Disaster Protection Act of 1973. Section 202(a) makes flood insurance, Federal grants and loans, Federal disaster assistance, and Federal mortgage insurance unavailable for the acquisition or construction of structures located in the floodplain shown on the NFIP maps (<http://www.fema.gov/nfip/ask.htm#2>). If a property owner believes that their land has mistakenly been included within the 100-year flood zone and, he/she can request a “letter of map amendment” from FEMA (call 1-877-336-2627 for more information) to rectify the error.

While floodplains and wetlands are considered two distinct types of land classifications, and are inventoried and regulated by different government agencies, their boundaries often overlap.



Significant Ecological Communities

The NYS Department of Environmental Conservation has identified four different significant ecological communities in Cairo (See Map). These areas are all located in the mountainous section of town and include the Spruce-Northern Hardwood Forest, the Beech-Maple Mesic Forest, the Chestnut Oak Forest, and the Hemlock-Northern Hardwood Forest. These ecological communities can be described as follows:

Spruce-Northern Hardwood Forest: a mixed forest that occurs on the lower mountain slopes and upper margins of flats on glacial till. Dominant trees include red spruce, sugar maple, beech, yellow birch, and red maple with scattered balsam fir. Small examples of this community occur in the Catskill Peaks.

Beech-Maple Mesic Forest: a hardwood forest with sugar maple and beech as the dominant trees. Yellow birch, white ash, eastern hop hornbeam, and red maple also commonly occur in this type of forest. This type of forest is distributed throughout New York State.

Chestnut Oak Forest: This type of forest is most common on mid-elevation slopes and is a hardwood forest that occurs on well-drained sites in glaciated portions of the Appalachian mountain range. Fewer canopy trees and a less diverse shrub layer and ground layer plant community distinguishes it. Dominant trees are typically chestnut oak and red oak. White oak, black oak and red maple are common associates. American Chestnut was a common tree associated with this type of forest prior to the chestnut blight.

Hemlock-Northern Hardwood: This mixed forest typically occurs on middle to lower slopes of ravines and on cool, north and east facing, mid-elevation slopes. Hemlock is most often associated with red oak, chestnut oak, sugar maple, and black birch. The relative cover of hemlock is quite variable where steep ravines may be pure stands of hemlock.

Breeding Bird Atlas

Between 1980 and 1985, New York State sponsored a statewide inventory of breeding birds. This is known as the Breeding Bird Atlas. Volunteer birders conducted the inventories in five square mile blocks. Eleven different Breeding Bird Atlas blocks are included in the town: two are wholly within the town. According to the Atlas data, the Town of Cairo offers a very diverse set of habitats that support approximately 133 different bird species. Of the 133 identified species, one bird species is listed as threatened in New York State: the Pied-billed Grebe. Additionally, 9 are listed as species of special concern: the American Bittern, Bicknell's Thrush, Northern Goshawk, Vesper Sparrow, Sharp-shinned Hawk, Grasshopper Sparrow, Golden-winged Warbler, the Red-Shouldered Hawk, and the Whip-poor-will. Twelve birds found in Cairo are considered game birds: American Black Duck, American Crow, American Woodcock, Blue-winged Teal, Canada Goose, Hooded Merganser, Mallard, Ruffed Grouse, Sora, Wild Turkey, Virginia Rail, and Wood Duck. The remaining birds included on the inventory are all considered protected songbirds. The federal Migratory Bird Act protects all birds classified as songbirds.

Herpetological Atlas

Some portions of Cairo have been included in the NYS Herpetological Atlas. This project seeks to inventory all reptile and amphibians. Twenty species have been included in the inventory of reptiles and amphibians. These include:

Allegheny Dusky Salamander
Bullfrog
Common Garter Snake
Common Snapping turtle
Eastern American Toad
Eastern Milk Snake
Eastern Redbelly Turtle
Gray Treefrog
Green Frog
Northern Redback Salamander
Northern Slimy Salamander
Northern Spring Peeper
Northern Two-lined Salamander
Northern Water Snake
Painted Turtle
Pickerel Frog
Red-spotted Newt
Ribbon Snake
Spotted Salamander
Wood Frog

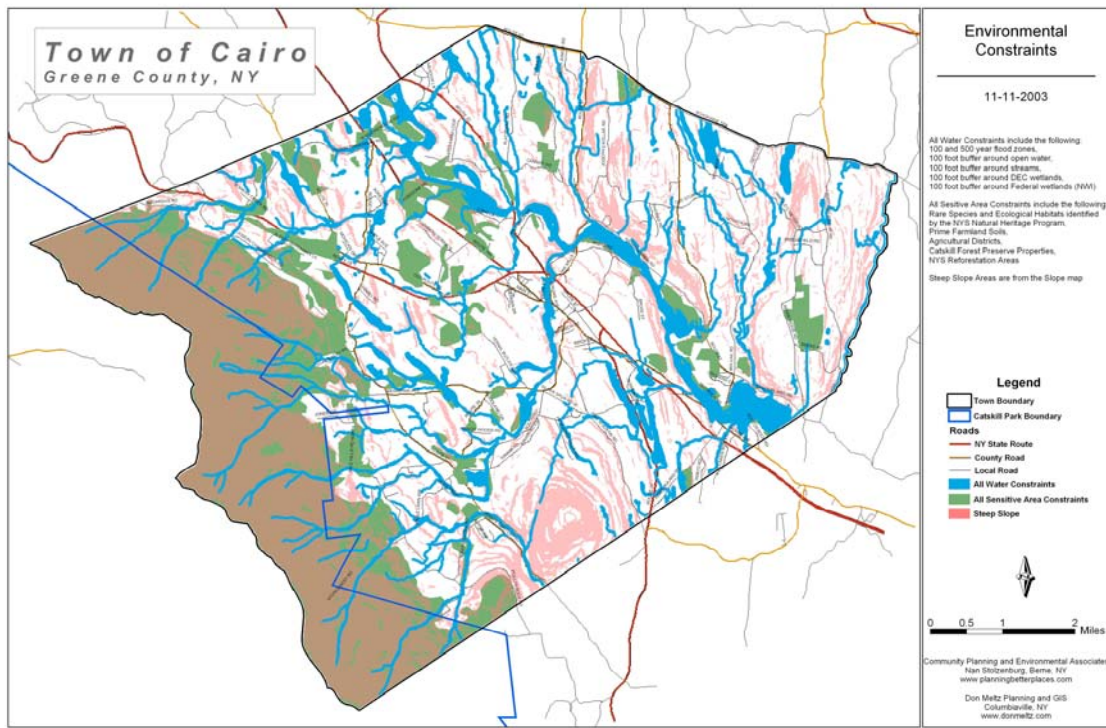
Of these, three species (Allegheny Dusky Salamander, Spotted Salamander, and Wood Frog) are considered Hudson River Estuary Program Targets.

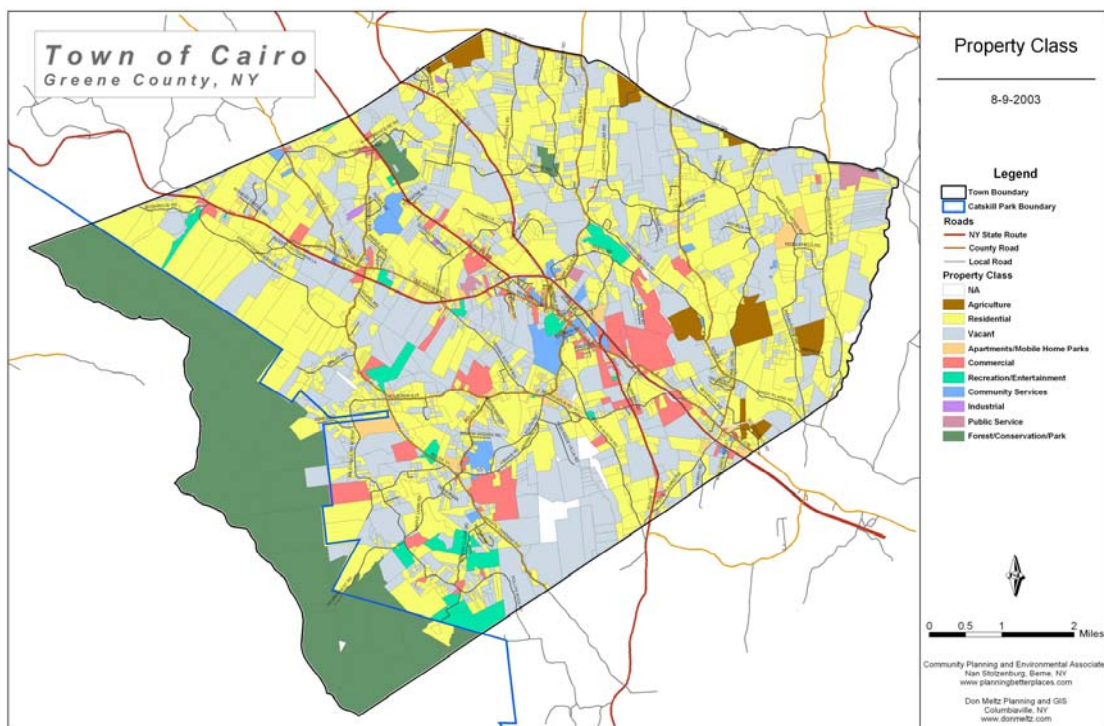
Environmental Sensitivities

Consistent with the Greene County Open Space Plan – Phase I (December 2002), the following areas are identified as important open spaces and priority areas for conservation (See Environmental Constraints Map for location of some of these resources):

Watercourses (lakes, ponds, and streams) with a 100 ft. buffer
Floodplains
Aquifer recharge areas (Not identified on the map)
Scenic Byways (Not identified on the map)
Historic Sites (Not identified on the map)
Mountaintops (Lands in the Catskill Park)
Significant Habitats (from the NYSDEC Natural Heritage database)
Wetlands
Steep slopes
Agricultural areas (Prime soils, Ag class properties, Ag districts)

State owned lands outside the Catskill Park (State reforestation area on Canniff and Doman Rd, and Forest Preserve outside the Park near Storks Nest Rd.)





Land Uses

The land use patterns in Cairo still reflect its rural legacy. There are concentrated pockets of development on small parcels clustered in, around, or near the hamlets of Cairo, South Cairo, Purling, Round Top, Acra, and South Durham. At the same time, there has also been significant subdivision of land from large parcels along road frontages with many areas of large parcels remaining in the spaces between roads and the hamlet areas. There appear to be several recent ‘modern style’ subdivisions extending into these large interior rural parcels with several vacant parcels remaining. Many of these subdivisions appear to be in the form of large lot developments. Their presence may indicate a growing trend for the future of the town’s remaining large, undivided lots whether vacant or in active agricultural use. Analysis of recent tax data indicates that the town has experienced significant conversions of property to residential parcels over the past two decades. Up to 1950, about 1000 acres or less of land was converted to residential purposes. In the 1980’s, almost 2500 acres were converted with about 1700 acres in the 1990’s. This is reflected in about 425 parcels converted to residential use in the 1980’s and about 200 during the 1990’s. Although the development rate decreased in the 1990’s, it is significantly higher than the rest of the history of Cairo. The average acreage of a residential parcel formed over the years has stayed relatively stable at between five and nine acres in size.

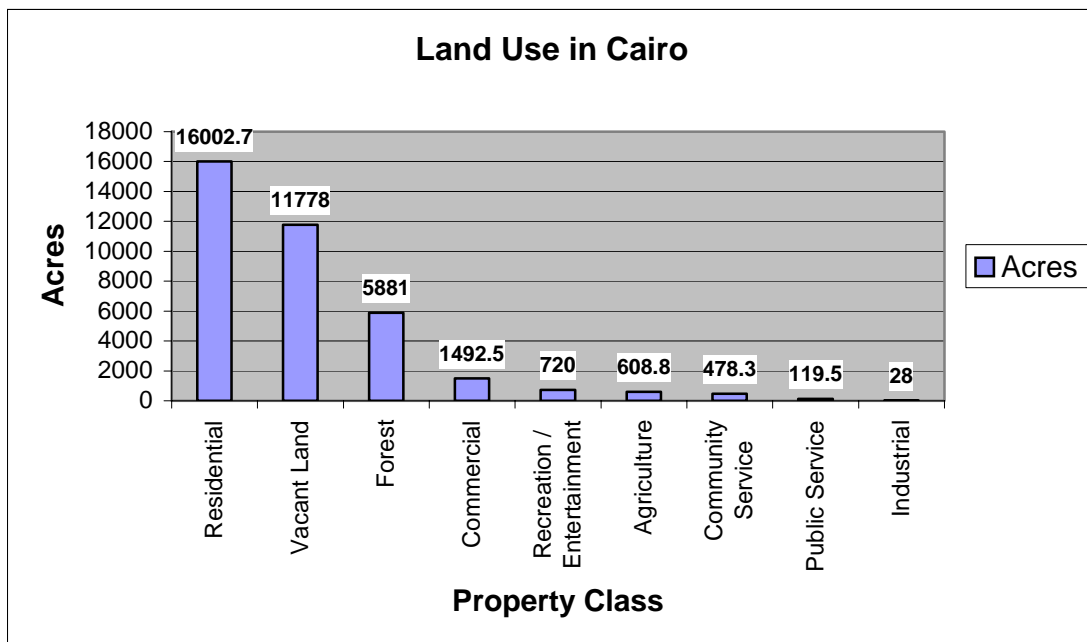
The majority of the property in Cairo is categorized as residential (41.3%) or vacant land (30.6%). Residential properties also represent the largest contribution to total assessed value (land value plus building value) with 71.8% of the town's total. While there is a relatively small amount of commercial property (3.9% of the land area), this category makes up 11.4% of Cairo's total assessed value. *Note: NYS Office of Real Property Services classifies apartment buildings and mobile home parks as commercial uses. However the tables, charts, and statistics used in the following paragraphs classify these properties as residential uses.*

Table 1: Tax Parcel Breakdown by Land Use Category, 2003

Property Class	Acres of land	Percentage of total area	Total Assessed Value	Percentage of total assessed value
Agriculture:	608.8 acres	1.6%	\$ 901,300	0.25%
Residential:	15,911.7 acres	41.3%	\$ 255,925,800	71.8%
Commercial:	1492.5 acres	3.9%	\$ 29,866,500	8.4%
Industrial:	28 acres	0.07%	\$ 781,800	0.2%
Public Service:	119.5 acres	0.3%	\$ 10,071,568	2.8%
Community Service:	478.3 acres	1.2%	\$ 21,416,400	6.0%
Recreation or Entertainment:	720 acres	1.9%	\$ 6,480,200	1.8%
Forest:	5,881 acres	15.3%	\$ 5,950,600	1.7%
Vacant Land:	11,778 acres	30.6%	\$ 24,996,550	7.0%
Not Classified:	269 acres	0.7%	\$ 0	0%
Public Rights of Way (Roads)	1,159 acres	3.0%	\$ 0	0%
Entire Town:	38,538 acres	99.87%	\$ 356,390,718	99.95%

Source: Greene County Office of Real Property Services, 2003 (See the Property Class map)

Chart 1: Tax Parcel Breakdown by Land Use Category, 2003



Residential Properties

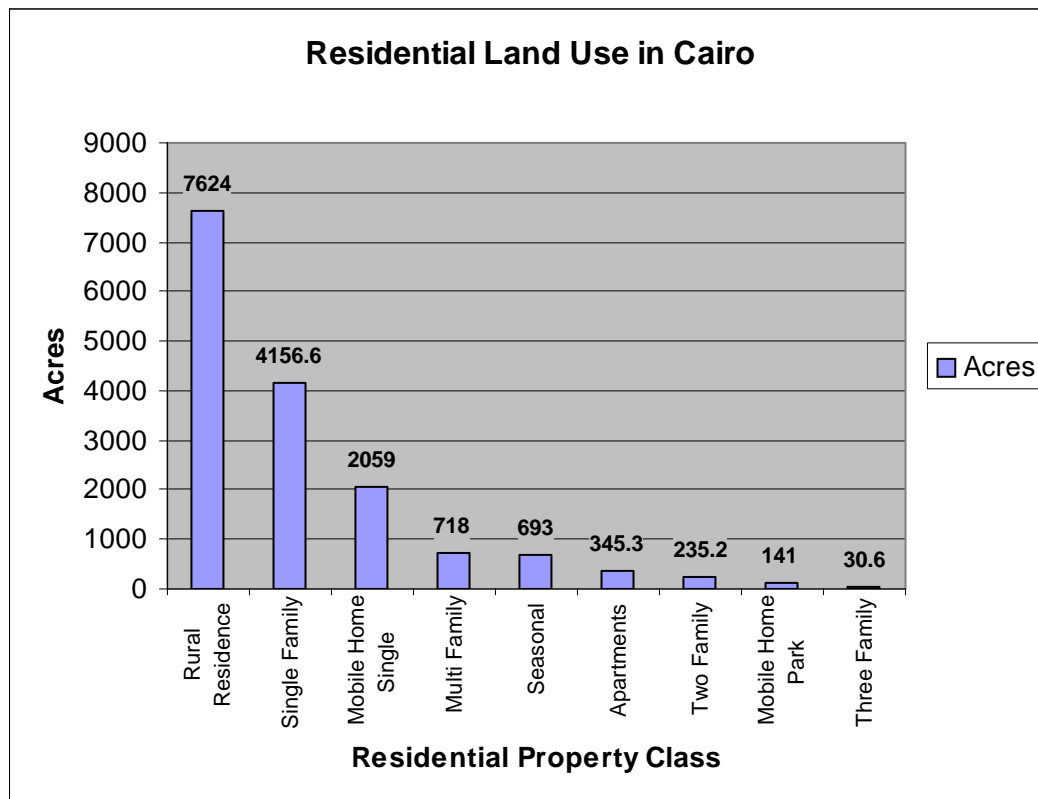
Residential land use is the dominant property class type, representing just over 41 percent of total acreage in the town. Residential land is widely distributed throughout the town,

although apartments and multi-family residences seem to be concentrated in, or around the hamlet areas. There are relatively few mobile home parks in the outlying, rural areas of the town. A little over one-third of the land in town is occupied by individual homes. Rural Residences occupy the highest proportion of land in Cairo at 19.8 percent, 10.8 percent devoted to Single Family Residences, and the remaining 5.3 percent occupied by Single Mobile Homes.

Table 2: Residential Property Class Statistics

Property Class: Residential	Acres of land	Percentage of total town area	Total Assessed Value	Percentage of total town assessed value
Single Family	4,156.6 acres	10.8%	\$ 165,478,000	46.4%
Two Family	235.2 acres	0.6%	\$ 9,464,900	2.7%
Three Family	30.6 acres	0.08%	\$ 2,065,000	0.6%
Multi Family	718 acres	1.9%	\$ 8,452,900	2.4%
Rural Residence	7,624 acres	19.8%	\$ 34,348,800	9.6%
Seasonal	693 acres	1.8%	\$ 3,489,200	1.0%
Mobile Home	2,059 acres	5.3%	\$ 21,937,300	6.2%
Mobile Home Park	50 acres	0.1%	\$ 2,721,400	0.76%
Apartments	345.3 acres	0.9%	\$ 7,968,300	2.2%

Figure 2: Residential Property Class



Although they do not occupy a large percentage of land area, there is a diversity of housing types for renters ranging from apartments to multi-family residences. These uses tend to be concentrated close to the hamlet areas of the town.

Forest and Vacant Land

The next two largest groups of property classes are Vacant Land at just over 30 percent and Forest Land (almost all of which is state land within the Catskill Forest Preserve) with just over 15 percent of the total land area in the town.

Table 3: Forest Property Class Statistics

Property Class: Forest	Acres of land	Percentage of total area	Total Assessed Value	Percentage of total assessed value
State Owned	5,762 acres	15.0%	\$ 5,825,100	1.63%
Privately Owned	119 acres	0.3%	\$ 125,500	0.03%

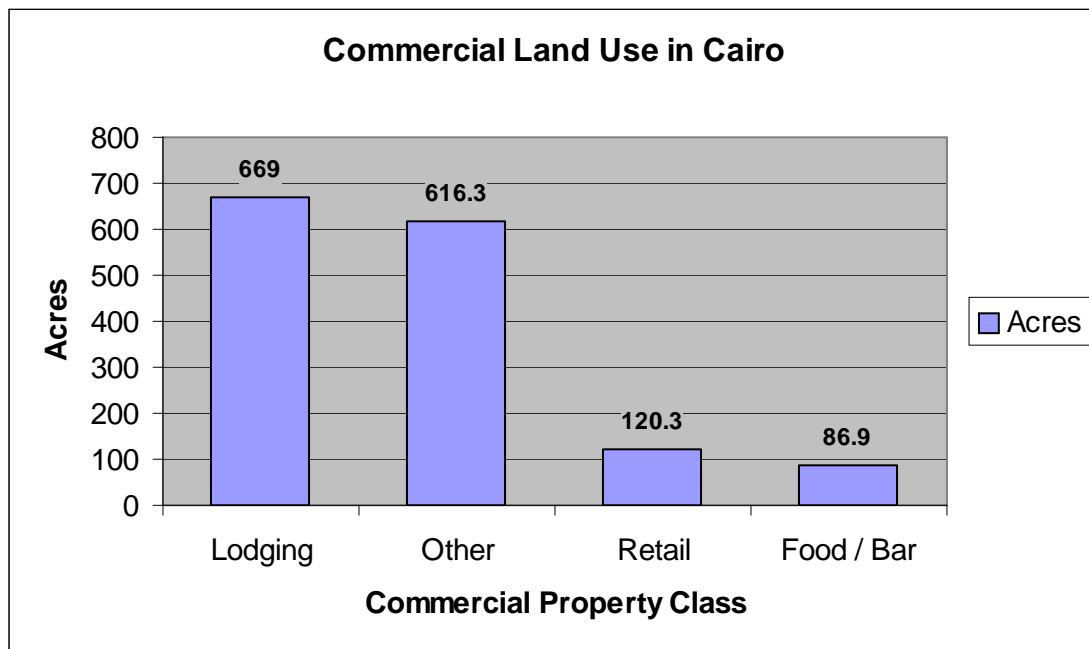
Commercial Properties

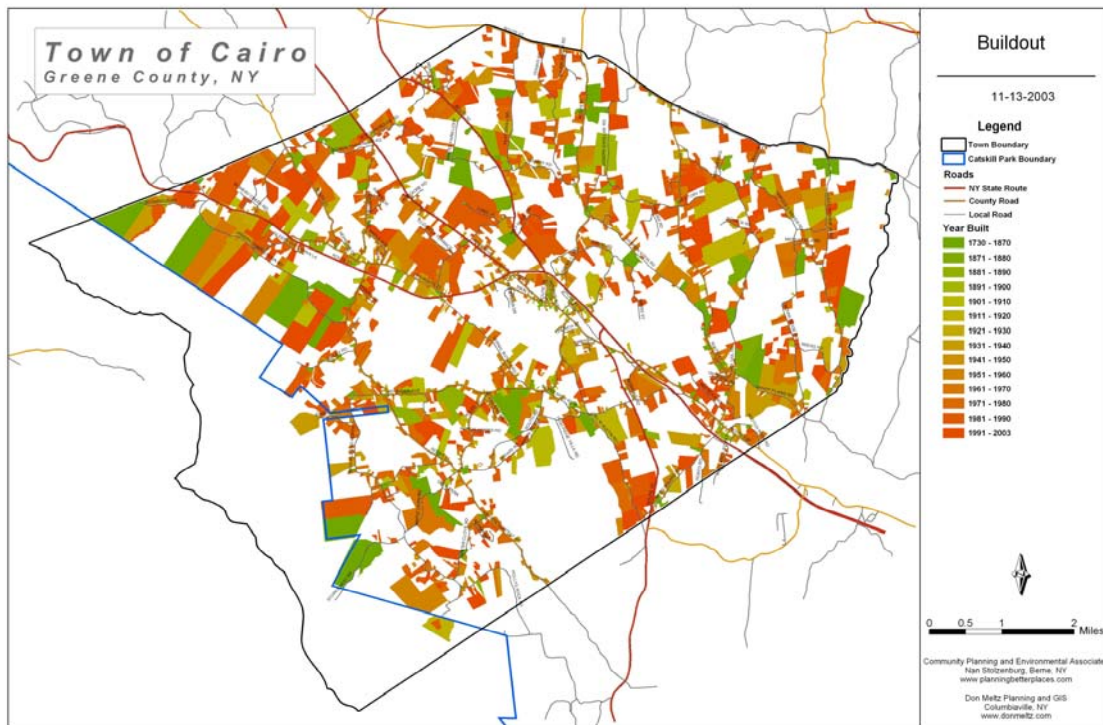
Commercial land uses occupy just 4 percent of total land area in Cairo. They are mostly located in or near the hamlets of Round Top, Acra, South Cairo, and particularly Cairo. The distribution of commercial establishment types within this property class can be seen in the table below.

Table 3: Commercial Property Class Statistics

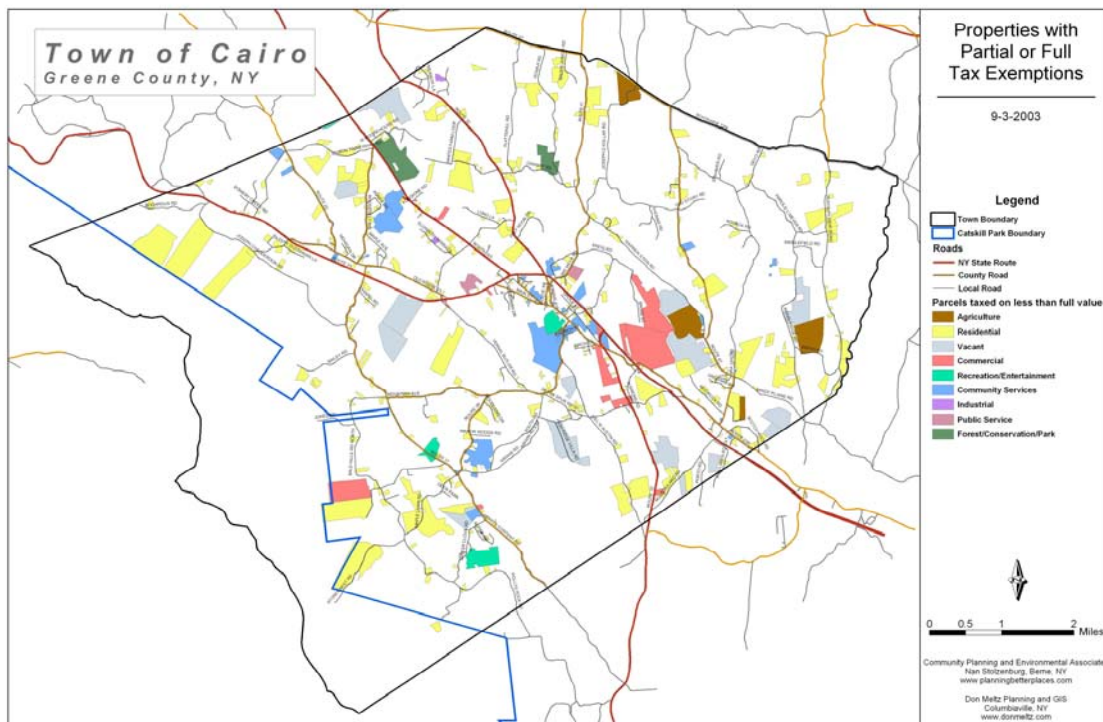
Property Class: Residential	Acres of land	Percentage of total town area	Total Assessed Value	Percentage of total town assessed value
Food or Bar	86.9 acres	0.2%	\$ 3,977,900	1.1%
Lodging	669 acres	1.7%	\$ 8,053,300	2.25%
Retail	120.3 acres	0.3%	\$ 2,881,700	0.8%
Other	616.3 acres	1.6%	\$ 14,953,600	4.2%

Chart 3: Commercial Property Class





There is a particularly large cluster of commercial acreage near the junctions of County Route 23B, State Route 23, and State Route 32 to the east of the central hamlet of Cairo. There is also a very large commercial parcel in the southeast are of the hamlet of Round Top in addition to the more traditional small, business district sized parcels along County Route 39.



Agricultural Properties

There is a small amount of active agriculture in the Town of Cairo. According to the 2003 New York State Property Tax Assessment Rolls, 8 of the town's parcels are classified as agricultural uses, with 4 parcels receiving special agricultural assessment. The majority of these properties are classified "Agricultural Vacant Land (productive)." This classification is generally given to lands without living accommodations that, while used as part of an operating farm, cannot be specifically related to any of the other divisions in the agricultural category. The remaining farmed parcels in Cairo were classified as dairy, field crops, truck crops, and cattle farming.

Table 4: Agricultural Class Statistics

Property Class: Agriculture	Number of Parcels	Acres of land	Percentage of total area	Total Assessed Value	Percentage of total assessed value
Agricultural Vacant Land (productive)	2	282.6	0.7%	\$303,300	0.085%
Dairy Products: Milk, Butter, and Cheese	1	96.8	0.25%	\$33,242	0.009%
Cattle or Hogs	1	16.3	0.04%	\$87,400	0.025%
Field Crops	3	115.8	0.3%	\$116,176	0.033%
Truck Crops	1	97.3	0.25%	\$58,540	0.016%

Agriculture does not occupy a central role in Cairo, and the town's landscape does not appear to have potential for significant expansion of this traditional rural land use. Only 608.8 acres (1.6 percent) in the town is devoted to active agriculture. Undeveloped agricultural potential also seems low with prime soils totaling 2,516 acres, representing only 6.5 percent of the total land area in the town. The very steep slopes leading to the northern Catskill escarpment are prone to erosion, and have significant areas of exposed bedrock or near-surface bedrock soils. There are also significant areas of highly compacted till, which generally has poor drainage properties.

There is, however, a cluster of actively farmed lands near the hamlet of South Cairo and roughly centered on the intersection of Sandy Plain Road and Ira Vail Road. In this area there is also a cluster of prime agricultural soils associated with the floodplain of Catskill Creek, though a central portion of this acreage appears to have been developed for housing along Red Rock Road and Orchard Drive. This agricultural cluster also contains two of the five Agricultural District parcels found within the town.

Several isolated farm use parcels are located along the northern town boundary formed by County Route 67. One, adjacent to the junction with Joseph Kollar Road is also contained within an Agricultural District.

Agricultural Districts

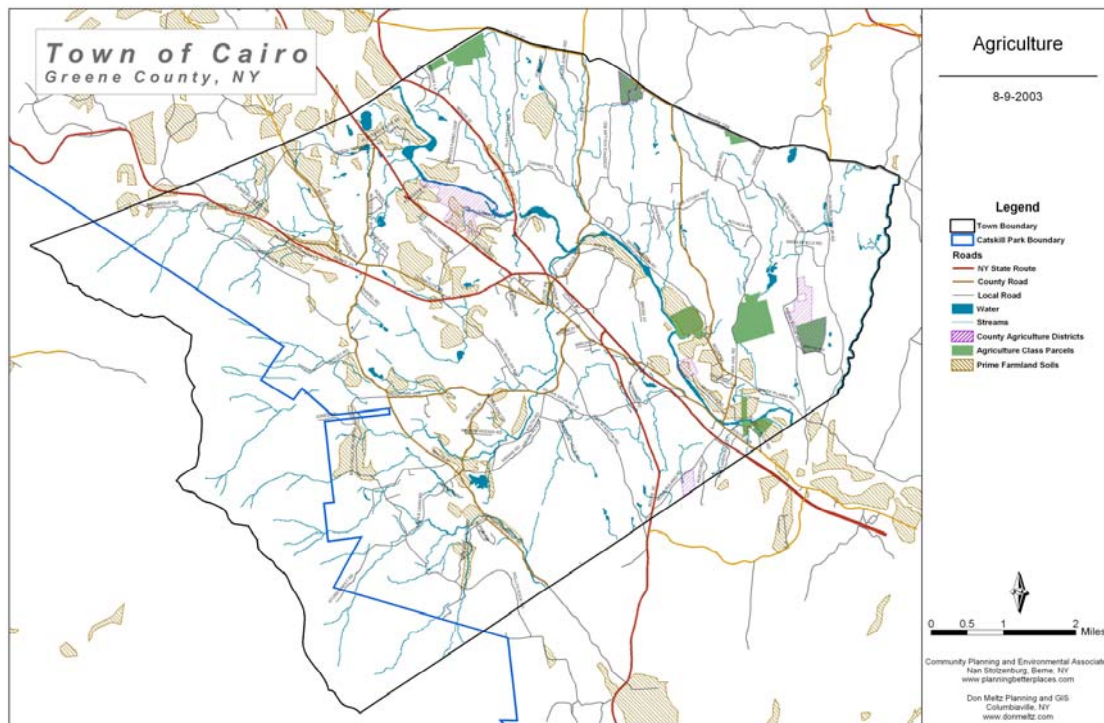
New York State Agriculture and Markets Law 25AA, allows farmers and landowners to form special districts where agriculture is encouraged and protected. This law includes many different techniques to protect farmland. Incorporated into agricultural district legislation are use-value assessment programs, right-to-farm laws, protection from

unreasonable local regulation, and the requirement of agricultural data statements on local land use decisions that impact lands within the district.

Portions of Greene County agricultural districts 1 and 2 lie in the Town of Cairo. These districts include farms and other parcels in the eastern half of the town, generally along the Catskill Creek (See the Agriculture map). There are 523 acres in the Agricultural Districts and 608.8 acres of land classified as agricultural by the Town assessors. However, not all of the land in the Agricultural Districts is currently in active agriculture

The largest of the County Agricultural District parcels within Cairo is located in the Catskill Creek floodplain in the vicinity of Long Lane and Forgione Road. This parcel, while not in active agricultural use corresponds with a cluster of prime soils along the Creek bottom extending northwest to the border with the Town of Durham.

Generally patches of prime soils are scattered throughout the town. They are generally associated with the better drained, non-Till, non-bedrock soils such as Outwash Sand and Gravel, Kame, Kame Moraine, or Till Moraine deposits. There are, however, two loose clusters of prime soils with potentially useful proximity. The first is roughly centered on the junction of State Route 23 and Old Route 23. The other is located around and south of the hamlet of Round Top.



Forestry

As of September of 2003, Cairo has a new Agro Forestry Center that coordinates educational and public outreach programs with Columbia Greene Community College, and Cornell Cooperative Extension (CCE). The Center was built with grant money

obtained through CCE, the NY City Watershed, and the State of NY. The focus is on wise use and management of forest resources in Cairo, Greene County and the Catskill region. The center includes a teleconference room where groups can participate in live online programs with other such centers from around the country. There are a number of property owners in the town that have forest management programs in place, and the Center strives to increase the awareness of and participation in those programs.

Catskill Park

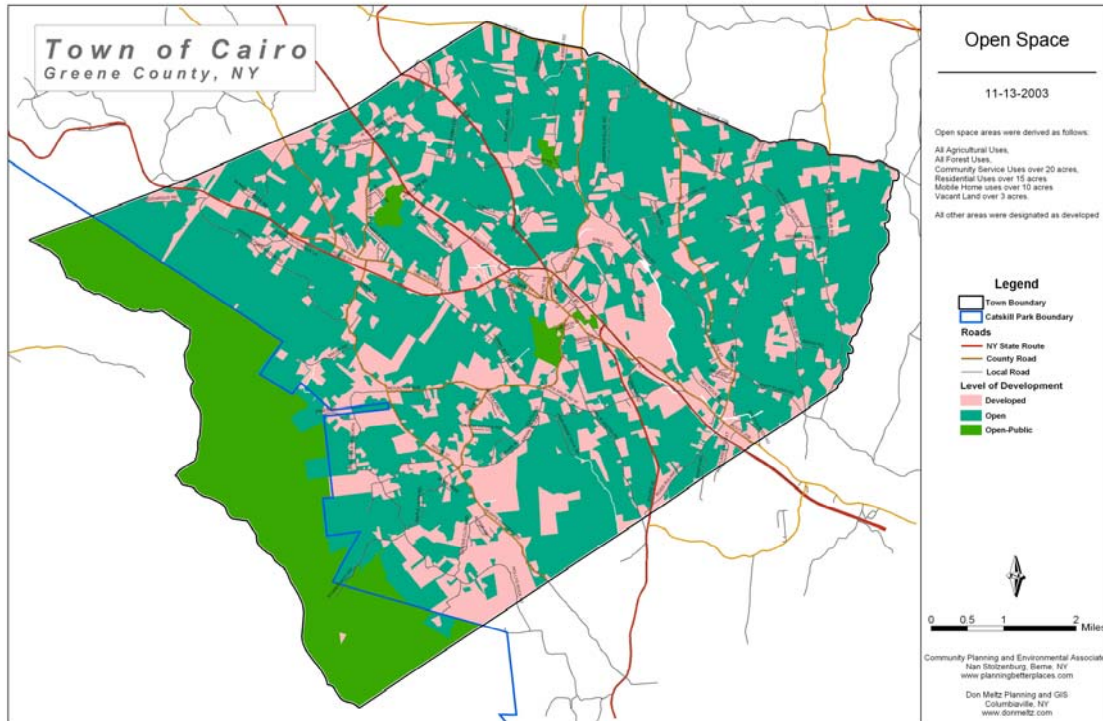
The Catskill Park is an area of public and private lands in Ulster, Greene, Delaware, and Sullivan Counties. These are known as the "forest preserve" counties. There are Ninety-eight peaks in the Park over 3,000 feet high. The Catskill Forest Preserve is the land owned by the State of New York within the Catskill Park. Since it was created in 1885, it has grown from 34,000 to almost 300,000 acres. The 1894 amendment to the New York State Constitution that formed the Park (now Article 14) reads:

"...the lands of the State now owned or hereafter acquired, constituting the forest preserve as now fixed by law, shall be forever kept as wild forest lands. They shall not be leased, sold or exchanged, or be taken by any corporation, public or private, nor shall the timber thereon be sold, removed or destroyed."

6,927 acres, or nearly 11 square miles of the Park lies in the Town of Cairo, none of which is included in the New York City Watershed. 5,602 acres (81%) of this land is owned by New York State

Open Space

The Open Space map illustrates current locations and arrangements of open space remaining in Cairo. Open space has been defined as lands having agricultural and forest uses, community service areas over 20 acres, residential parcels over 15 acres, mobile home uses over 10 acres and vacant land over 3 acres. The map illustrates the land development patterns showing concentrations of developed land around the hamlets as well as lining most roads in town.



Cultural and Historic Resources

Recreation There is a town park in the hamlet of Cairo. It has facilities for small children, baseball, pavilions, and open space along the creek and is used extensively throughout the summer for youth programs. It is adjacent to the County office building and has the potential for further recreational development.

Library There is one library in the hamlet of Cairo.

Tourism Cairo has numerous resort areas, golf, skiing, and natural resource opportunities such as hiking and snowmobiling.

Community Facilities and Infrastructure

Transportation

While the Sport Haven Airport near the hamlet of Cairo is no longer active and there are no longer any railroads, the Town of Cairo does have strong internal and external road transportation linkages.

There are 139.2 miles of roadway within the town. About 90 miles (64 percent) of these roads are local town roads. Despite the high percentage of local roads, most of the settled and developable portions of the town are well served by the 30.3 miles (22 percent of total) of county and 18.9 miles (14 percent of total) of state roads in Cairo. However,

there are only three county roads (County Routes 41, 67, and 45 – starting at the town border with Cossackie) serving the northeastern portion of the town roughly bounded by the Catskill and Potic Creeks, making this the poorest-linked section of the town. The Catskill Creek limits roadway links within the town, being spanned by only three bridges located along the State Route 32 as well as County Routes 67 and 41 corridors.

Three major state routes pass through Cairo. All three of these state roads intersect in the vicinity of the hamlet of Cairo, in addition to five county routes, making it the central locus of the town's road network. State Route 145 begins at its junction with Route 23 and continues west along the Catskill Creek, ultimately leading to the Schoharie Valley. It has 3.3 miles within the town's boundaries. State Route 32 links the southeast to northwestern portions of the town. However, beyond its 6.3-mile length within the borders of Cairo it links destinations to the north and south of the town.

The longest state road in Cairo, State Route 23, crosses through the central part of the town from its eastern border with Catskill to its western border with Durham. Originally, this state road passed through the hamlets of South Cairo, Cairo, and Acra. However, it has been realigned and redesigned in the form of a divided 4-lane highway. Currently it has relatively few crossings or access drives along its 9.3-mile length, giving it the functional character of a limited access highway. Most of the original state route is now designated as County Route 23B. State Route 23 is a major east-west corridor connecting the Rip Van Winkle Bridge and New York State Thruway to the Catskill Mountains' summer and winter recreation destinations.

Highway Maintenance

Cairo Town Roads

The Town highway department has 11 full time employees, and 1 part time employee. It has 4 large dump trucks, 3 smaller dump trucks, 6 plows for the dump trucks, and 2 pickup trucks. It also has a bucket loader and a grader. All but 1 mile of Town's 92-mile road system is paved. There have been problems with flooding of roads in the past, but measures have been taken through the US Army Corps of Engineers to alleviate this.

The 90 miles of local roadway in the Town can represent a potentially high budget obligation in the form of plowing during heavy snow seasons as well as annual surface repair and replacement costs. This potential burden may be offset somewhat by the fact that most of this mileage is in the form of narrow rural roads. These roads are typically designed and constructed to specifications that serve lower speeds and volumes and are therefore less costly to maintain. However, large development concentrations, particularly serving commuters, will generate higher traffic volumes and speeds resulting in faster road surface breakdown and requiring upgrades over time to more costly design criteria. The cost burden to the town will be greater to the degree that traffic-generating developments are located farther from access to county or state road access.

Greene County Highways and Roads

Greene County highways in Cairo are maintained out of the Freehold building, with administration located in the 240 West Main Street, Catskill office. Recently finished, is

the Route 24/39 project involving 2 county roads in Purling and Roundtop. This included total road reconstruction and bridge drainage work of about \$7 million. Also recently completed was the bridge replacement on County Route 41. No major projects in the Town are currently scheduled. The County has a 20-year equipment rotation plan. Four new trucks have recently been added to the fleet, with the next round of purchases due in 5 to 10 years.

New York State Highways

The NYS Department of Transportation maintains a facility in Cairo at the intersection of Route 23 and Bross St. There are 30 employees with nine plow trucks caring for all of the State roads in Greene County. According to the resident engineer, there are no major projects scheduled for Cairo at this time, nor are there any major concerns about road conditions, safety, or traffic patterns in the Town. There are also no formal agreements with the Town regarding road maintenance.

Traffic

The New York State Department of Transportation collects, summarizes, and interprets information on the volume of traffic traveling the State's highway system and selected local roads. Each AADT (Annual Average of Daily Traffic) entry represents the number of vehicles traveling over a designated section of Highway. Daily volumes on highways may vary widely from the AADT. Considerably higher or lower values often result in areas of seasonal activities and when counting weekend versus weekday traffic.

Table 5: Annual Average of Daily Traffic

Name of road	From	To	Length (miles)	AADT	Year measured	AADT (year)	Percent Change
State Route 23	CR 31 ACRA	RT 145 CAIRO	2.23	3098	2000	3000 (97)	No Change
State Route 23	RT 145 CAIRO	START 32 OLAP	0.43	6971	2001	5800 (91)	+20%
State Route 23	START 32 OLAP	END 32 OLAP	1.12	10087	2000	7400 (91)	+36%
State Route 23	END 32 OLAP	CR 46	3.64	8304	2000	7450 (97)	+12%
State Route 32	CR 46	CR 23B	2.77	2850	1999	2250 (93)	+27%
State Route 32	CR 23B	RT 23 OLAP	0.25	3393	2000	2050 (89)	+66%
State Route 32	START RT 23 OLAP	END RT 23 OLAP	1.12	10087	2000	7400 (91)	+36%
State Route 32	END RT 23 OLAP	CR 67 FREEHOLD	4.47	3963	2000	2900 (90)	+37%
HEARTS CONTNT	CATSKILL T/L	CR 39	2	700	1993	NA	
LAKE MILLS RD	CR 23B	WARREN STEIN R	1.49	1101	2001	NA	
SANDY PLAINS RD	CR 23B	IRA VAIL RD	0.7	2587	2001	NA	

The most heavily traveled road section is at the intersection of Route 23 and 32. Certain sections of Route 23 are other significantly traveled roads in town with an annual average

daily traffic level of over 6971 cars and with the intersection of 23 and 32 having over 10,000. A comparison of AADT over the years indicates that Route 23 from County Route 31 to 145 in Cairo was the only measured road section not showing a significant increase in daily traffic. Traffic volumes increased from 12% to 66% on other sections. The highest traffic volume increases were seen on Route 32 from CR 32 to Route 23.

Infrastructure and Facilities

Water

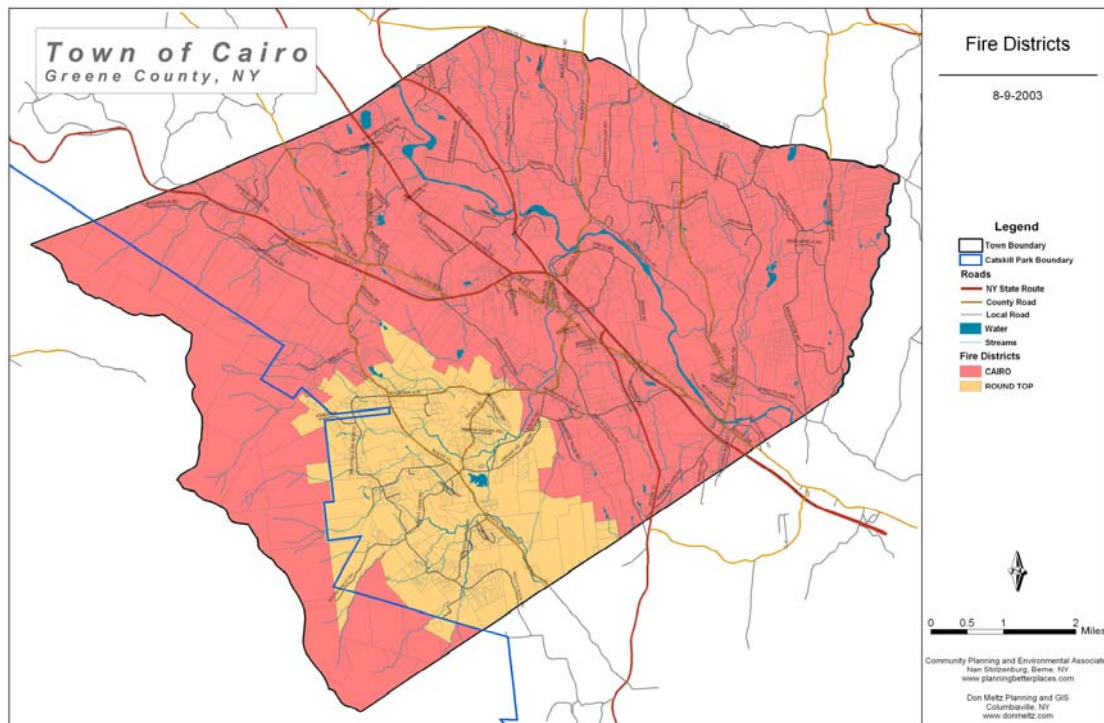
The town maintains a water distribution system serving the hamlet of Cairo. There is currently one well located in the Town Park which pumps an average of 130,000 gallons per day (GPD) with a capacity of 365,000 GPD. The water is treated with chlorine to control bacteria, and soda ash to raise the pH and reduce pipe corrosion. The water district encompasses 380 parcels covering 606 acres. There are 300 service connections serving a population of 700. According to the Annual Water Quality Report for 2002, there were no violations regarding the allowable levels of the contaminants tested for.

A second ground water source is planned, to be located on Route 23 near the old reservoir, with a minor extension of the transmission line. The town received a \$ 612,210 "Hardship" loan/grant for the project through the NYS Drinking Water State Revolving Fund (DWSRF). In 2002, a new water main was installed to provide service to the new Emergency Fire Control Center on County Route 24.

Sewer

Cairo maintains a sewage collection and treatment system built in 1999, and serving the hamlet of Cairo. The NYS State Pollutant Discharge Elimination System (SPDES) permit, # 026 0819, was renewed for 5 more years in 2003. The district covers 317 acres with 286 properties, and serves a population of 900. The treatment plant is designed to process up to 89,000 gallons per day. After disinfection by ultra violet light, the effluent is disposed of into the Catskill Creek. The Town performs maintenance of the collection lines and pump stations. Since 2001, management of the treatment plant has been contracted out to Severn Trent, a global environmental services company with a local office in Hunter, NY. Typical flow at the plant hovers around 80,000 gallons per day, but during periods of high precipitation the flow increases to maximum capacity. Better inspection and enforcement against illegal connections (roof leaders and sump pumps) would help alleviate the problem, but an expansion of the plant will be needed for any significant growth in the service area. There appears to be room at the current location for such an expansion.

Emergency Services



911 This emergency service is operational and is coordinated by the county.

Local Police

The Town of Cairo has a police department with 16 part time officers, eight of which are certified and three of which are peace officers with a more limited role. Four cruisers provide around the clock coverage, three of which will need to be replaced soon. The office fields over 1,000 calls per year, and has a newly renovated facility at the Town Park and office space at the Town Hall. The department tries to keep up with new technology as it comes along, and measures its success based on performance rather than number of tickets issued (revenue generation).

There is some concern at the department that full time staff is needed to keep providing the level of service desired by town residents. There is concern about the increased gang and drug abuse problems in Catskill spreading out into neighboring areas. The communications equipment used by the department needs to be upgraded soon. The strain on department resources is increased by the fact that the County Sheriff department is not a full time operation.

County Sheriff The Greene County Sheriff provides services in the Town of Cairo.

State Police

The New York State Police Department maintains a facility on Route 23 at the Cairo-Catskill Town line. There are 30 officers stationed there serving all of Greene County. A phone interview was conducted with Sergeant Benoit, who lives in Cairo and has been

stationed there for the last 20 years. He has seen a “dramatic decrease in the economic activity” in the Town. There are fewer businesses, tourists, and other sources of pedestrian and auto traffic in Cairo than in the past. At the same time, there has been an increase in the police presence in the Town. Since many of the large resorts have closed, they have been converted into apartment buildings supplying low income housing. There has been a recent surge in vandalism, but Sgt. Benoit doesn't feel it is out of scale with what is happening in surrounding towns, "There is no great crime wave sweeping through Cairo." Other towns have experienced similar problems in the past, and it seems to move from one town to the next. The State Police have provided special patrols due to public pressure, but they have not resulted in a noticeable increase in arrests. One great concern of the Sergeant is that since the County Sheriff's Department is not available between the hours of 11PM and 7AM, the Town has been relying on uncertified armed police officers and unarmed peace officers to patrol. He feels there should be more emphasis on training, certification, and full time officers accompanied by decent salaries to draw qualified people into these positions.

Rescue Squad

The towns rescue squad provides paramedic emergency service from its location on Route 145 in the Towns Highway Garage Complex. There are two ambulances, and the level of Service is AEMT-Intermediate.

Solid Waste

Greene County maintains four solid waste transfer stations. All are accessible to residents of Cairo, with the station in Catskill being the closest. Users are charged by using pre-purchased bags, or punch cards. A 30-gallon bag costs \$2.00, and bulk materials are charged at the rate of \$85.00 per ton. The County is now in the fourth year of a five-year contract with Seneca Meadows, a landfill located in Seneca Falls NY. Preliminary negotiations indicate there is room at this facility for handling another five-year contract with the County. The Town of Cairo has a convenience center for drop off of recyclable items, and tires can be disposed of at the transfer stations. However there is no government sponsored hazardous materials disposal program.

Demographics

The People of Cairo

Chart 1: Age Group Comparison 1980-2000

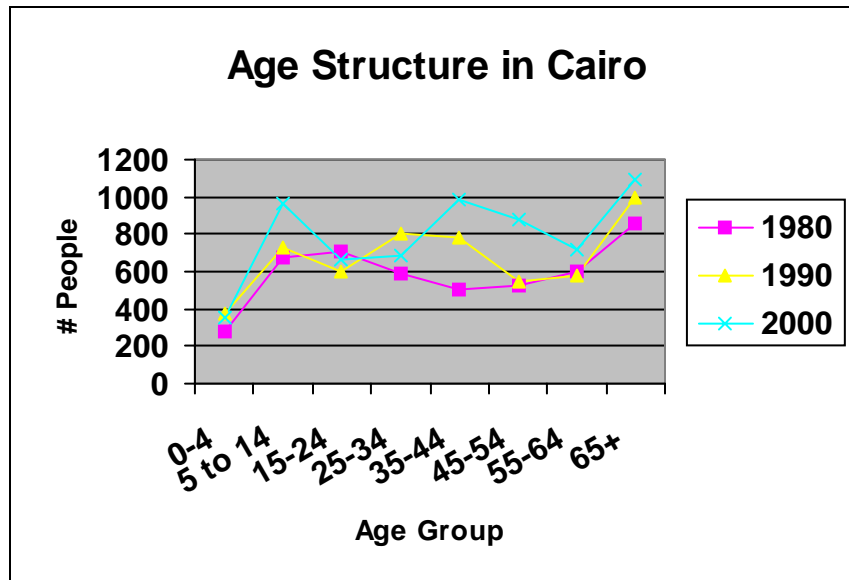
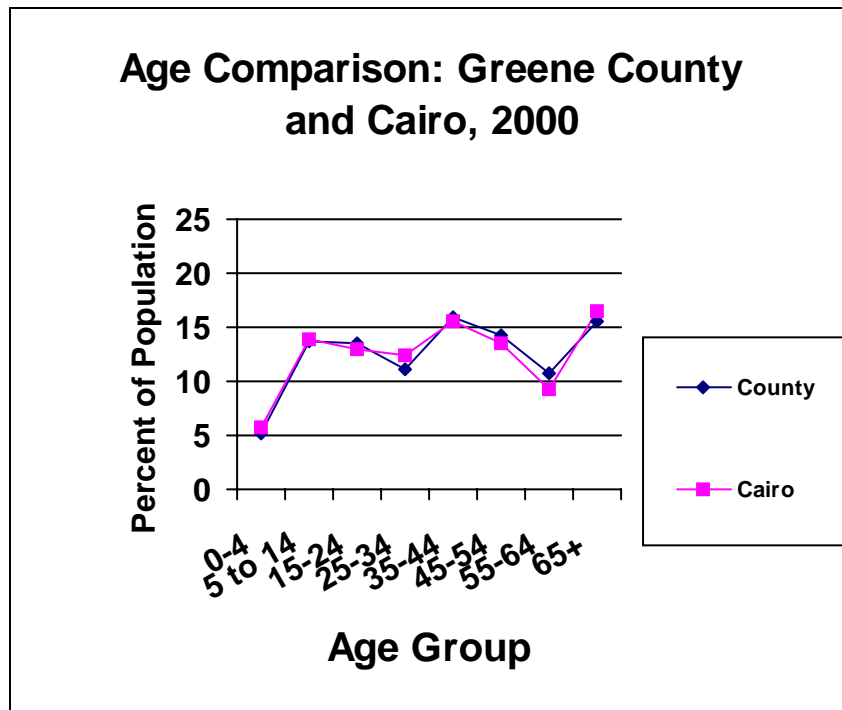


Table 6: Age and Percent of Population for Cairo

Age Group	1980 Census	1990 Census	2000 Census
0-4	275 (5.8%)	373 (6.9%)	354(5.7%)
5-14	670 (14.2%)	733 (13.5%)	969 (13.8%)
15-24	708 (15.0%)	598 (11.0%)	668 (12.9%)
25-34	591 (12.5%)	804 (14.8%)	684 (12.5%)
35-44	503 (10.6%)	786 (14.5%)	988 (15.6%)
45-54	525 (11.1%)	549 (10.1%)	875 (13.6%)
55-64	598 (12.6%)	577 (10.6%)	720 (9.2%)
65+	860 (18.2%)	998 (18.4%)	1097 (16.5%)
Total	4,729	5,418	6,355

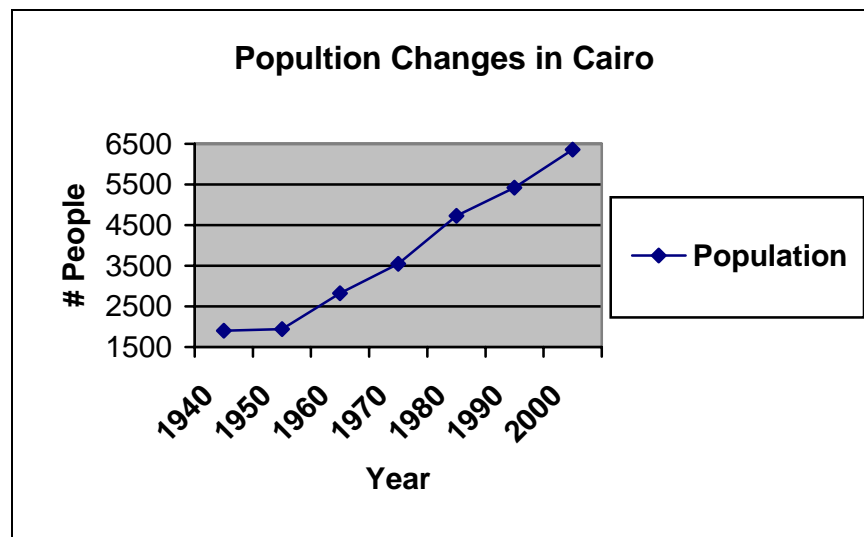
Cairo has seen a large population increase and at the same time, a shift in some age groups. While there are substantially more people in each of the age groups in 2000 than in 1980, there has been a decrease in the proportion of the population aged 15 to 24 years. There has also been an increase in those aged 35 to 54 years and a decrease in those aged 55 to 64 and older. In 20 years, those now in the middle-years will be over 55 years old and the proportion of senior citizens in the population will increase substantially. The median age increased from 37.4 years to 40.2 years between 1980 and 2000.

Chart 2: Comparison of Age Groups, Greene County and Cairo



The Town of Cairo has a very similar age structure as Greene County as a whole.

Chart 3: Population Changes in Cairo



Cairo has seen very large and consistent population increases. Since 1980, Cairo had the second highest population growth of all towns in the county (only Coxsackie had a higher increase between 1990 and 2000). During that time, there was a 34% increase in population. Between 1990 and 2000, Cairo experienced a 17.7% population increase. Compared to other rural upstate New York towns and Greene County as a whole, this is quite high.

Table 7: Comparison of Population Changes of Greene County Municipalities

Municipality	1980	1990	2000	1990-2000 % Change
Town of Athens	3,462	3,613	3,991	10%
Town of Cairo	4,729	5,418	6,355	17.7%
Town of Cossackie	6,018	7,581	8,921	18.0%
Town of Durham	2,283	2,324	2,592	12%
Town of Greenville	2,849	3,135	3,316	6%
Town of New Baltimore	3,050	3,371	3,380	.3%
Total for County	40,861	44,739	48,195	7.7%

Table 8: Selected Demographic Characteristics (1970 – 2000)

Subject	1970	1980	1990	2000	Percent Change 1990-2000
Population and Age					
Total Population	3,546	4,729	5,418	6,355	17.3%
Median Age	NA	37.4	NA	40.2	NA
Households and Families					
Number of Households	NA	1,788	2,105	2,579	22.5%
Number of Families	NA	1,301	1,515	1,710	12.9%
Married Couple Families	NA	1,138	1,270	1,332	4.9%
Female householder, no male	NA	NA	179	265	48%
Average Household size	NA		NA	2.44	NA
Housing Characteristics					
Number Housing Units		2,440	2,995	3,322	10.9%
Occupied Housing	NA	1,788	2,139	2,579	21%
Owner-occupied	NA	1,356	1,580	1,872	18.5%
Renter-occupied	NA	432	559	707	26.5%
Vacant Housing	NA	292	856	743	-13.2%
Seasonal Vacant	NA	360	NA	463	NA

Source: United States Census Bureau, Census from 1970, 1980, 1990, and 2000

Population has increased as have the number of households and families have also increased, but not at the same rates. The number of households in Cairo increased at a slightly higher rate (a 22.5% increase) than the overall population (17.7%) and at the same time there was a 13% increase in the number of families. (Households are unrelated people living together and families are related by marriage or birth.) There was a very large increase in the number of households headed by females with no male present (a 48% increase). This segment of the population, especially those with school-aged children, often have critical needs such as day-care, transportation, and employment.

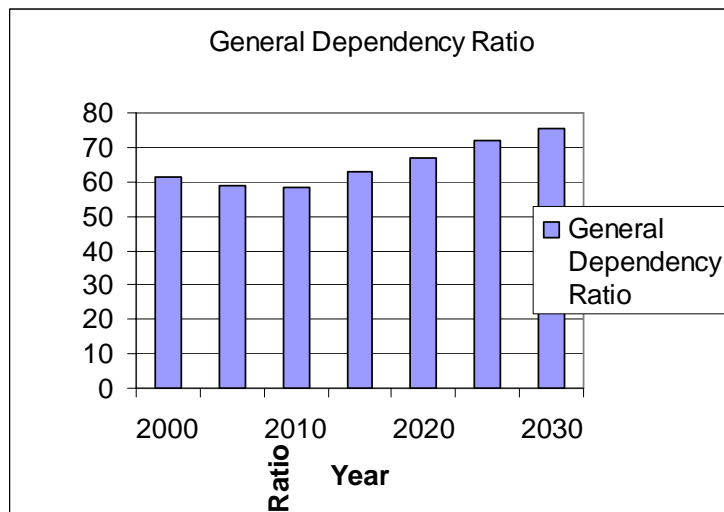
There was an 11% increase in the total number of housing units in Cairo to 3,322 units. Of those, 78% are occupied units. About 73% of occupied units are owner-occupied while the remaining 707 units are rental. There was a 26.5% increase in renter-occupied

units since 1990. Between 1990 and 2000 the number of vacant housing units decreased by 13.2%. About 62% of vacant units are considered seasonal units. Given that a large portion of the vacant housing in 2000 was seasonal, it is likely that there is a low vacancy rate for dwelling units.

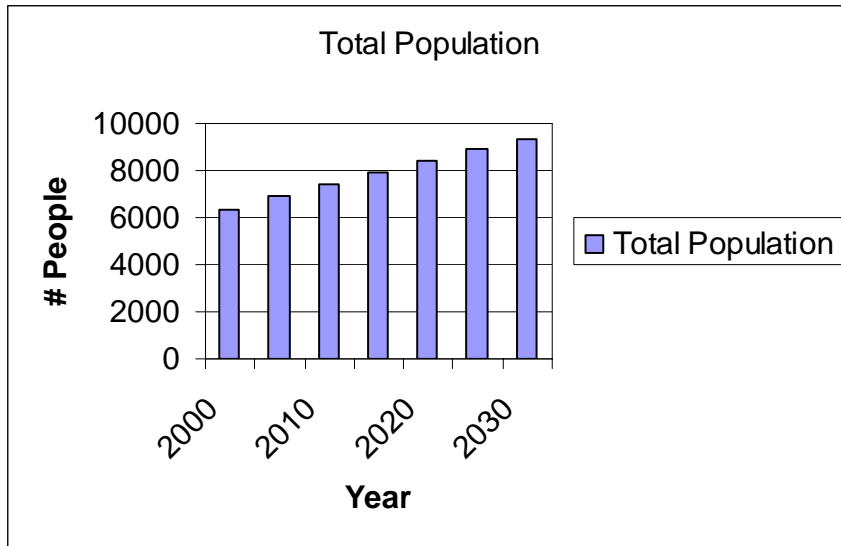
About 68% of all housing units are single-family units (Table 4), 18.4% have two or more units in the structure, and 13.2% are mobile homes or trailers. Between 1990 and 2000 there was a 134% increase in the number of multi-family units in Cairo. In 1990, about 8.7% of all units were multi-family ones and in 2000, about 18% are these types of housing units. Although multi-family units do not dominate the housing stock in Cairo, they are becoming much more common.

Population Projections

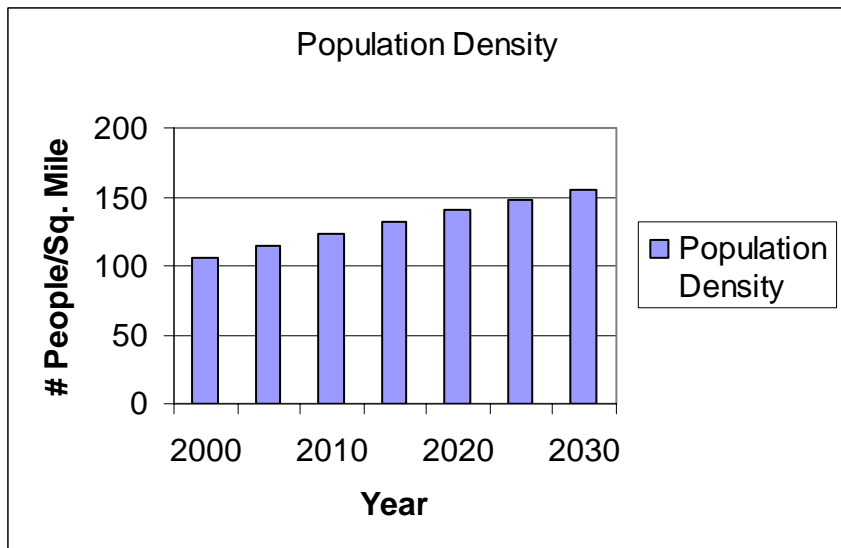
A population projection was done to examine potential trends for the future. Using existing population data, the following trends are projected. These projections take into consideration births/deaths and migration from new people moving into town. It is difficult to accurately forecast growth and these trends likely over-project growth. However, they are useful to get an idea of potential future conditions.



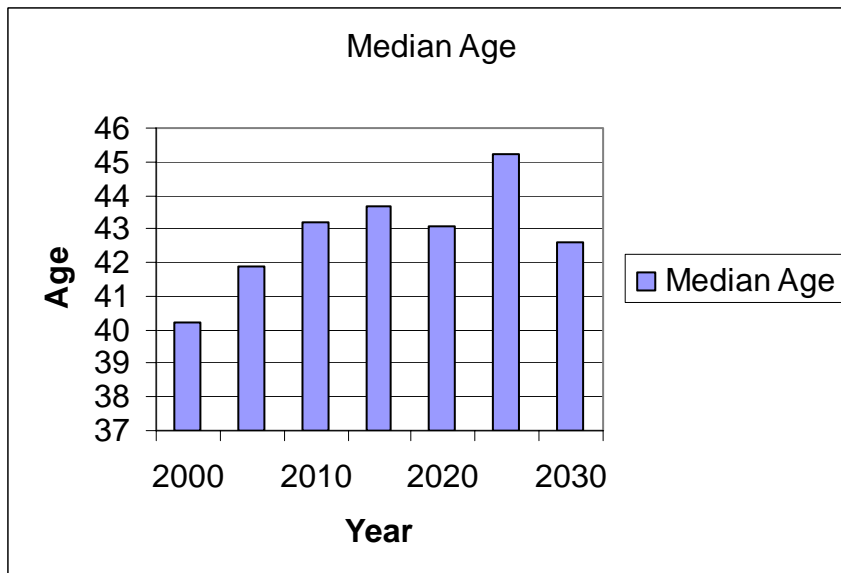
The general dependency ration shows the number of people who are dependent (children under 18 years of age and senior citizens)



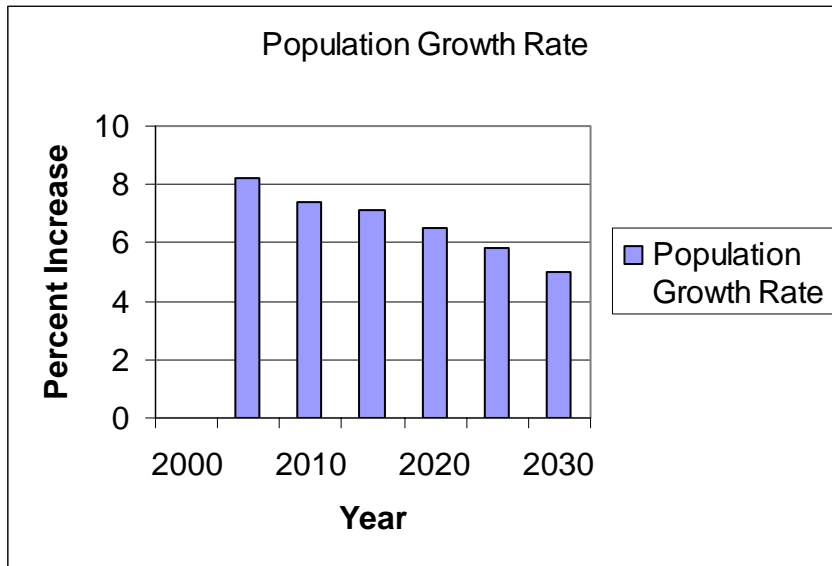
The population is projected to increase from about 6000 people in 2000 to about 9000 in 2030.



The population density is projected to increase from about 100 people per square mile in 2000 to just over 150 per square mile in 2030.



The median age is predicted to increase dramatically between now and 2015 where a large number of additional senior citizens will be residents. The median age falls slightly after that time but is projected to be much higher than now.



The population growth rate is projected to decrease over the years from an 8% rate in 2005 to about 5% in 2030.

Table 9: Selected Demographic Characteristics (1980-2000)

Subject	1980	1990	2000	Percent Change 1990-2000
Lived in same house past 5 years		2,947	3,763	27.7%
Lived in different house, same county		1,080	1,152	6.6%
Lived in different house, out of county, same state		733	797	8.7%
Lived in different house, different state		232	273	17.7%
Worked in County	NA	1,353	1,664	23%
Worked out of County	NA	656	947	44.3%
Worked at home	NA	NA	84	NA
< 9 th grade		435	349	19.8%
Attended 9-12 grade		657	683	4.0%
Some college		1,204	1,440	19.6%
Graduate or higher degree	NA	93	238	156%
In labor force		1,186	2,924	147%
Not in labor force		769	1,988	159%
Unemployed		96	191	99%
Agriculture, Forestry, Fisheries and mining	42	44	28	-36.4%
Construction	96	272	272	0%
Manufacturing	390	225	201	-10.7%
Transportation	NA	130	177	36.1%
Communications	NA	NA		NA
Wholesale Trade	253	73	94	29%
Retail Trade	*	259	333	28.5%
Finance, Insurance, Real Estate	NA	115	167	45.2%
Business and Repair Svc and personal services	134	66	NA	NA
Entertainment/Recreation	105	140	197	41%
Health and Educational Services	NA	431	653	52%
Professional services	280	478*	119	NA
Other Services	218	127	182	43.3%
Public Administration	155	184	258	40.2%
Median Household Income	\$11,506	\$25,553	\$35,995	41%
# With Farm self-employment income		32	NA	NA
# With Social Security Income		831	935	12.5%
# With Public Assistance Income		149	79	47.0%

Subject	1980	1990	2000	Percent Change 1990-2000
# With Retirement Income		455	663	45.7%
Median Family Income	\$15,983	\$28,975	\$41,820	44.3%
Per Capita Income	\$5,168	\$11,424	\$19,407	69.8%
People with Income below poverty level	16%	10.6%	11.9%	12.2%
Single Family Units	1,573	2,023	2,263	11.9%
2 or more units in structure	373	261	610	133.7%
Mobile Home or Trailer	134	371	440	18.6%
Median Gross Rent	\$159	\$391	\$459	17.4%
Median Value of owner-occupied housing unit	\$36,200	\$93,200	\$89,700	-3.8%

Source: United States Census Bureau, Census from 1970, and 1990 and 1980 Town of Cairo Census Summary

**1990 Professional combined with Health & Education as categories differ from 2000 census data*

**1980 Census – Transportation/ Communication/ Finance/ Health were not categories, also wholesale and retail trade were not separated*

**2000 Census category changes: Business & Repair & Personal eliminated. Professional services expanded to: Professional, scientific, management, administrative, and waste management services. Entertainment & Recreation expanded to: Arts, entertainment, recreation, and accommodation and food services. Health & Educational services expanded to: Educational, health and social services.*

The residency status of Cairo's population has been fairly stable with about 59% of the population living in the same house for the past 5 years. About 18% moved to Cairo from other locations within Greene County.

About 57% of people in the labor force work within the county and 32% work out of the county. There has been a large increase in the number of people working outside of the county (a 44% increase over 1990 levels). Eighty-four people worked at home. The numbers of people both in the labor force and not in the labor force has doubled since 1990. The number of people unemployed also doubled in that decade and went from 96 people to 191 people.

There have been some major shifts in occupations of residents. There was a large decrease in the number of people employed in agriculture, forestry, fishing, and mining occupations and manufacturing. Health and education services had the most people employed in it (633 people) followed by retail trade organizations (333 people), construction (272 people) and public administration (258 people). These and other service-oriented occupations saw large increases in the number of people from Cairo employed in these fields.

The median household income increased 41% from \$25,553 to \$35,995 in 2000. There were increases in the number of people receiving both social security income and retirement income. However, those on public assistance dropped 47% and at the same time, there was an increase of about 12% of those people classified as having an income below the poverty level. About 12% of Cairo's population is classified as having an income below the poverty level.

The median gross rent increased 17% from \$391 per month to \$459 per month. While rental prices increased, the median value of an owner-occupied housing unit fell almost 4% from \$93,200 to \$89,700.

Housing Affordability

There are several ways to determine if housing is generally affordable in a community. One method is to determine the “rental index.” This index shows the maximum gross rent a given household can afford. Affordable rental housing is generally considered to be no more than 30% of a household’s monthly income. The average monthly rental rate in Cairo is \$459.00. The median household income is \$41,820 or about \$3,485 of income per month. Thirty percent of this is \$1,045, which means that the average household could afford \$1,045 per month in rent. This figure is higher than the average monthly rent. Thus, rentals are generally affordable in Cairo.

Another method to determine affordability is to look at the ratio between the median value of a single-family house and median household income. Nationally, a ratio of 2 or less is considered affordable. The affordability ratio for Schaghticoke is \$89,700 (median value of homes) divided by \$41,820 (median household income), or 2.14. This figure is slightly above the desired ratio of two. This indicates that some families would spend more than twice their annual income on a home, although the local index is not far from the desired national index.

Finally, the purchase price multiplier also gives an indication of affordability. This looks at the maximum mortgage approval amount likely to be given to potential homebuyers. This is usually up to 2.5 times annual income. The figure below shows this multiplier plus a 10% down payment. This is the amount of money that would be able to be afforded for a mortgage by the median household.

$$2.25 \times \$41,820 = \$94,095.00$$

$$\$94,095.00 \times 10\% \text{ down} = \$103,504.00$$

Thus, median households would be able to afford a \$103,504 dollar house. The median value of a house in the area is \$89,700.00. This would indicate that the average household does not have difficulty affording the average house in Town. For those that earn less than the median income, there may be more difficulty owning the average priced house. Overall, the affordability study indicates that the town is a generally affordable place to live, in terms of housing.

Table 10: Demographic Comparison

Characteristic	Cairo	Durham	Coxsackie	Greene County
Percent Population Increase	17.3%	10.3%	15.0%	7.2%
Percent Population aged over 65 years	16.5%	17.6%	8.8%	15.6%
Percent Increase in Housing Units	10.9%	9.5%	13.4%	6.2%
Percent Increase in # Households	22.5%	20.4%	13.7%	10.4%
Percent of housing stock vacant	-13.2%	36.3%	13.2%	31.2%
Median Household Income	\$34,995	\$34,643	\$37,383	\$36,493
Percent of population below poverty line	11.9%	11.3%	8.6%	11.3%
Median gross rent (monthly)	\$459	\$468	\$494	\$429
Median value of home	\$89,700	\$91,300	\$91,900	\$92,400
Percent of housing stock in single-family units	68.1%	76.4%	66.2%	71.5%
Percent of housing stock in 2+ units	18.4%	5.8%	22.2%	17.2%
Percent of housing stock in mobile homes	13.2%	17.8%	11.6%	11.1%

Compared to other municipalities and Greene County, Cairo has seen a significantly higher population increase over the past decade and has a much higher increase in housing units and households compared to the County as a whole. There is a much lower vacancy rate in Cairo than elsewhere. Cairo's median household income, poverty rate, and housing unit characteristics are similar to other nearby locations. The median value of a home in Cairo is lower than other locations, and this contributes to its affordable housing opportunities.

Local Government

Town Budget

In 2003, the Town of Cairo had a total budget appropriating \$2,350,764. The taxable amount of that was \$1,567,364, or about 67% of the total budget. The tax rate was 2.62 for the General Fund and 2.74 for the Highway Fund. The Highway Fund was about 42% of the total 2003 budget.

Between 1998 and 2003, the following changes to the budget structure have occurred:

The Highway Fund has been about 42% of the total budget appropriations except in 1998 when it was about 50% of the total budget appropriations.

The general fund saw an increase from an appropriation of \$857,800 to \$1,356,964. This is a 58.2% increase. During the same time, the estimated revenues increased substantially (about 155%).

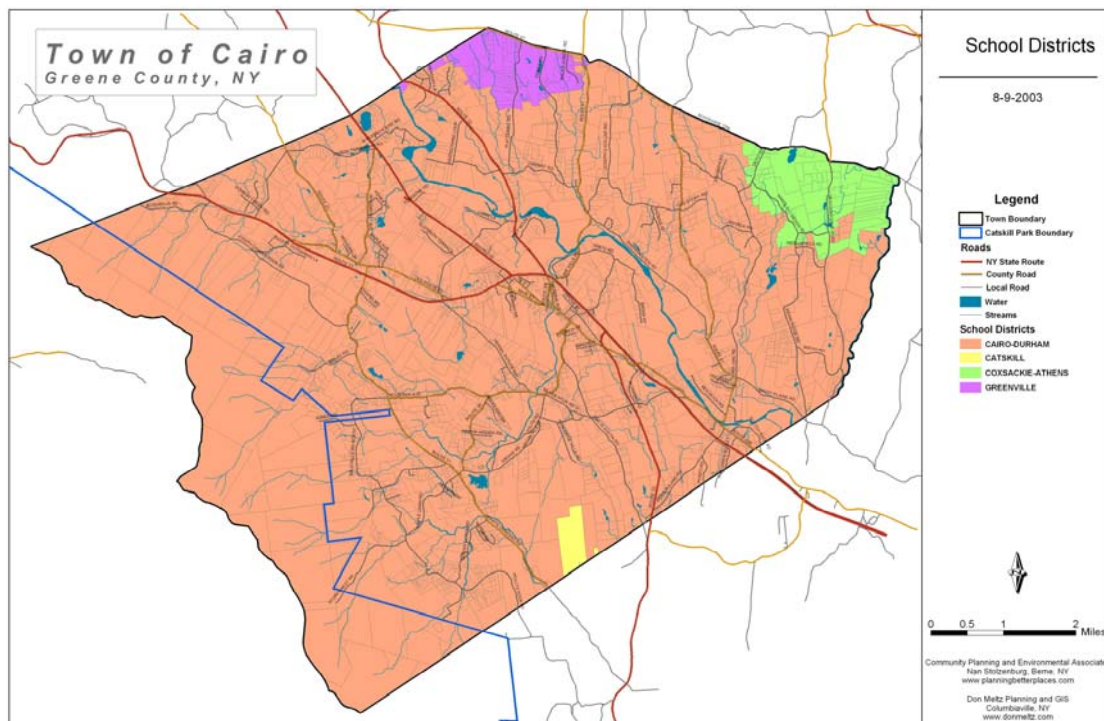
The highway fund saw an increase from an appropriation of \$840,996 to \$993,800. This is an 18% increase. Between 1998 and 2002, the highway fund appropriations increased about one to two percent each year. However, between 2002 and 2003, the highway fund appropriations increased about 10%.

Appropriations for the seven light districts in town decreased by about 21%.

The 1998 to 2003 tax rate increased about 27.3% from 4.21 to 5.36.

The 1998 to 2003 appropriations for special districts (Cairo Hydrant, Cairo Fire District, and Round Top Volunteer Fire Company) also saw increases. There was a 27.3% increase in appropriations to the Round Top district, a 4.8% increase to the Cairo Fire Company, and a 119% increase (from \$10,824.00 to \$ 23,600).

School Districts



The Town of Cairo contains portions of four different school districts. The largest by far is the Cairo-Durham school district, covering 36,170 acres, or 93.9% of the Town. The Coxsackie-Athens school district covers 1,349 acres (3.5%) at the eastern tip of the Town, Greenville covers 833 acres (2.2%) at the northern tip of the Town, and Catskill

covers 186 (0.5%) at the southern edge of the Town. Following are two tables that outline the statistics found in the *Report to the Governor and the Legislature: Statistics for Public School Districts, June 2002*.

Table 11: School Enrollment

District	Total Enrollment	% White	% Black	% Hispanic	% Other	Annual Attendance Rate
Cairo-Durham	1,780	94.0	1.6	3.2	1.1	93.3
Catskill	1,757	81.6	11.2	5.6	1.6	92.9
Coxsackie-Athens	1,622	94.8	2.6	2.0	0.7	95.1
Greenville	1,465	97.9	0.8	0.5	0.8	94.2

Table 12: School Dropout Rates and Youth at Risk

District	Pupil/Teacher Ratio	Student/Support Staff Ratio	% Free/Reduced Lunch	LEP Rate	Suspension Rate	Dropout Rate	Entered GED Program	% to College 2000-01
Cairo-Durham	13.2	213.6	34.1	0.7	7.0	0.4	2.1	87.7
Catskill	14.3	145.9	42.7	0.5	8.9	5.7	2.9	87.4
Coxsackie-Athens	13.6	137.3	23.2	0.3	3.7	1.8	2.8	81.4
Greenville	14.7	155.8	26.8	0.0	5.5	1.9	0.0	67.8

Current Land Use Regulations

The Town of Cairo has adopted a variety of local laws that relate to buildings, development, and planning. These include:

Landfill Ordinance: 1980

Salvage and Junk Yards: 1985

Local Law for the Control of Dumping and Littering in the Town of Cairo: 1989

Flood Damage Prevention: 1989

Ordinance for the Dedication of Town Roads and Streets: 1989

Unsafe Buildings Law: 1990

Local Law Regulating the Subdivision of Land: 1990
Water District: 1990
Amending Local Law 3/90: Games of Chance: 1991
Amending Local Law 2-1991: Building Law: 1991
Sole Assessor for the Town of Cairo: 1992
A Local Law to Control and Prevent Loitering, Unlawful Assembly and Disorderly Conduct: 1994
Prior Notice of Defects: 1995
Communications Tower Siting: 2001
Site Plan Review Law: 2001
Veterans Exemption of Real Property Tax Law: 2001
Dog Control Law: 2002
Sewer Use Local Law: 2002

These local laws or ordinances have or could have significant impact on the issues discussed in this comprehensive plan, especially the site plan review law, subdivision law, dedication of town roads and streets, and the building law.

Public Input to the Comprehensive Plan

Resident Survey

In July of 2002, a survey of residents was conducted by the Cairo Task Force. A total of 674 surveys were returned (approximately 17% return rate). An executive summary of the survey is included in this Appendix.

Overall, there were many people who find Cairo to be a satisfying place to live. The survey did show some support for slow and controlled growth in town. For many topics, the survey indicated that there is a very mixed array of feelings toward a variety of issues facing Cairo. The survey did not show a strong majority consensus on many topics. For example, about half of the participants felt that taxes and tax rates are high and the other half felt they are on average with other nearby locations.

The survey asked people to identify problem areas and again, many topics showed very mixed results with no clear consensus. Some areas were identified as being problematic, however. Topics considered to be problem areas included crime, preservation of natural areas, health and medical care, commercial development, employment opportunities, availability of recreational opportunities, junk yards and solid waste, loss of active farmland, availability of quality restaurants, adequacy of cultural facilities, and high town taxes. There are mixed feelings about historic preservation, road conditions, pollution, education, and government bureaucracy with about equal numbers of people feeling they are problem areas and others saying there were not problems. Of all the topic areas, people were clearly very satisfied with fire protection services. Five of the problem areas were considered to be severe problems in the Town of Cairo. These are, in order from most severe were:

- a. Lack of employment opportunities
- b. High town taxes
- c. Junk yards, dumps, solid waste
- d. Health and medical care
- e. Availability of quality retail stores.

There was no consensus as to the desirability of having an architectural style for downtown. If a style were to be implemented for the downtown area, participants slightly favored voluntary methods to accomplish this through the use of both grants and tax incentives. About half of the participants support the land use concepts of clustering and government regulation of land to preserve open space and half do not support these tools. There was less support for use of large-lot subdivisions.

One question explored people's feelings about different types of growth and development. Participants had ambivalent feelings about increases in seasonal residences in Cairo. They did not desire new mobile homes, in or outside of mobile home parks but there was support for increases in the number of year round residences. Except for expansion of the forestry industry, participants favored economic growth and expansion in the areas of tourism, road improvements, and in large and small manufacturing.

The survey explored people's opinions on ways to maintain open space. There was not strong support for public ownership of land to protect open space. For those that did favor this, more people were comfortable with state owned land protection programs over local public ownership. Farmland maintenance was the preferred method to maintain open space. There was a high degree of support for use of tax incentives to accomplish a variety of goals such as farmland protection and housing improvements. Moderate density zoning of 1 to 5 acres was supported by over half of the participants. Very low density (above 5 acres) was not supported by the majority of participants.

About the Survey Participants: The survey represents people middle aged to senior citizens. 78% of participants had a single family home, 6% had mobile homes, 3.7% had a double family home, 2.8% had an apartment, 1.3% had a farm, 1.3% had a home with three or more families and 5.6% described their home as "other". The "other" category included homes described as hunting cabins, motel, convent, parsonage, or vacant land. Few young people were represented in the survey and a high number of participants were retired. 36% of participants reside in Cairo, followed by 17% in South Cairo, 17% in Round top, and 12% in Acra. Acra-Sunside, Freehold, Gayhead, Purling, and South Durham were represented by less than 6.5% of all participants.

FIRST IMPRESSIONS (Provided by Greene County Cornell Cooperative Extension)

The *First Impressions* Program was sponsored by Cornell Cooperative Extension during the late summer and early fall of 2003 and was intended to provide an unbiased perspective of Cairo by helping it to look at itself through the eyes of a first-time visitor. Although not formally part of the comprehensive planning process, this effort offers additional insight into Cairo's strengths and weaknesses, assets and needs. It is summarized here for those reasons.

How it was done: The Town of Cairo was partnered with the Town of Sharon Springs in Schoharie County. Volunteers were recruited and were asked to anonymously visit the partner community over a period of time and to record their impressions and thoughts of that community. These visits occurred during late September and early October, 2003. Each visitor was given a survey manual on which to record their thoughts and a camera. They were asked to photograph significant sites that they felt would illustrate their comments – both positives and negatives. Because this program had a limited number of participants, it is difficult to reach definitive conclusions. The results of this effort should be considered as adding information to the existing public database of opinion.

The following is a summation of the comments and impressions recorded by the visitors to the Town of Cairo. These summaries were provided to the Town by Cornell Cooperative Extension.

"What was the perception of the Town of Cairo before visiting"?

Generally of a small community – similar to most in upstate New York. Visitors expected to see a “quaint village with Victorian architecture” but with the usual mix of empty businesses and vacant buildings. One visitor mentioned that they “didn’t know Cairo to be known for anything”.

The “five-minute” impression:

It appears that the true, first impressions of the Town are mixed. Comments fall into three categories: first, that the town is larger and appears to be growing more than what was expected. It was mentioned that this offered great potential for development.

Secondly, the overall physical appearance of the community was very positive. Mentioned were well-kept, attractive homes, parks and public areas, and the beauty of the surrounding scenery.

The last set of comments was less flattering and focused on the number of vacant buildings in the commercial area and the lack of available services. Other negative images included either the lack of or inadequacy of signage leading into the community or type of signage, and the “worn” appearance of the Town Hall and Library complex.

“Driving Issues”

As mentioned above, signage was a mixed issue. On the positive side, entrance signs were noted as being attractive and easily seen. The general consensus was that what directional signs existed were helpful but that the number and locations were inadequate.

Traffic and parking appear to not be an issue and was what would be expected in a village the size of Cairo.

“Comments on parks, playgrounds, athletic facilities, etc.”

This is obviously one of the primary strengths of the community. This section had perhaps the highest number of comments and they were overwhelmingly positive. Visitors were impressed with appearance and maintenance of parks and school grounds. Also mentioned were the various types of facilities, specifically mentioning playgrounds, athletic fields, the war memorial and several mentions of the skate board park. The only negative comment mentioned a lack of picnic tables for a visitor to enjoy an outdoor lunch but did not mention which particular location.

“Comments on scenery & physical appearances”

This was another strong point for the town. The scenic views were mentioned numerous times as being one of the primary pleasures in visiting the town and should be used in the attraction of visitors.

“Comments on businesses”

The visitors were asked to comment not only on physical appearances, but also on the mix of businesses and the level of customer service that was offered. There were both positive and negative comments on appearances and merchandise offerings. What was mentioned was the need for more variety in the types of establishments. Several comments were made on the number and appearance of vacant buildings. Signage again was an issue – some were mentioned as being nice (library showing community events) and others not so.

Overall, people’s impressions of customer service were good with much emphasis placed on the friendliness of staff in various businesses. This theme was also carried over into comments made about generally meeting people on the street or elsewhere and there were numerous comments on how friendly and pleasant people were.

“Community information”

There were a mixed variety of comments in this topic area. This topic may very well have been influenced by what day and time of day the visit was made. One comment was how excellent the Chamber of Commerce kiosk was (“This center is a jewel”. Full of information, easy to park, good “local” products”), while another mentioned that no information was available because the booth was closed. Consideration should be given as to what are the most effective hours to be open. Similarly, brochures and information on the town fell into two areas: Some mentioned them being informative while others said “Not very impressive or informative”. Again, perhaps another look at the layout and information may be warranted. Various community amenities (parking, bathroom facilities, and phones) were adequate for the size of the community.

“What did the community feel like (emotional response)”

Overall, the responses were positive but initial reactions were “bland” and “quiet”. However, it seems that by meeting individuals within the community, the visitors got a very good sense of friendliness and a “warm & inviting small town”. Comments included: “They defined the positive sense we took with us. If we had not visited with the people, the senses of bland and quiet would remain.” “This feels like a nice place for family vacations. If one is looking for a quiet place to live, Cairo would do nicely.”

“List the 5 most positive things you observed about the community”

Listed in order of the most numerous responses:

1. Streets/roads/sidewalks in good condition
2. Excellent town parks / playgrounds / athletic fields
3. Friendly people on the street and in shops
4. Beautiful scenery / Catskills setting
5. Cleanliness and neat appearance

“What recommendations would you have for this community?”

Recommendations were clustered around the appearance of “Main Street” and the need for new business development. Additionally, the next largest number of suggestions dealt with providing information to visitors. Mentioned were the need for better/longer hours for Chamber kiosk, better brochures for events in the area, and better “way-finding” signage.

Outreach to the Cairo Business Community

During late summer and fall of 2003, numerous businesses were interviewed either in person or via telephone. In addition, an afternoon focus group with area resort owners and managers took place to explore issues related to the tourist industry. A summary of the comments and remarks from this effort can be found in this Appendix.

2003 Planning and Visioning Workshops

During the summer of 2003, the Town of Cairo sponsored two planning and visioning workshops. Sixty-five people attended. These workshops resulted in the identification of the strengths and weaknesses of Cairo, and a vision for the town’s future.

Negative Factors Identified

The following factors were considered to be negative features of Cairo. These are listed in order based on the number of people mentioning this particular feature.

- ♦Business (24 people or 36%): Lack of shopping and restaurants, problems with attracting and keeping businesses, lack of town center.
- ♦Planning (24 people or 36%): Lack of zoning, lack of plans, lack of preservation, lack of plans for economic development.
- ♦Attitude of People (17 people or 26%): Apathy, lack of involvement and interest, poor and negative attitudes.
- ♦Recreation (12 people or 18%): Lack of facilities and programs, especially for young people, lack of community and teen center.
- ♦Maintenance (11 people or 17%): Poorly maintained properties, trash, abandoned buildings.
- ♦Main Street (10 people or 15%): Empty storefronts, vacant stores, undesirable activities and people, aesthetics, lack of garbage cans.
- ♦Aesthetics (10 people or 15%): Area not appealing, need to preserve natural beauty, poor general appearance.
- ♦Junk Cars (8 people or 12%): Too many
- ♦Police (8 people or 12%): Not enough, poor security, poor location for police station, officers need more training, inefficient.

- ♦Taxes (8 people or 12%): Too high, some felt it unfair to be taxed higher when properties are improved, too many tax exempt properties.
- ♦Enforcement (7 people or 11%): There is a general lack of enforcement of existing laws.
- ♦Speeding (7 people or 11%): On Route 32, 66 and 67 is too fast.
- ♦Housing (6 people or 9%): Lack of decent rentals, too many rentals on Main St., too many mobile homes, too many conversions to multiple apartments.
- ♦Jobs (6 people or 9%): Not enough, especially to keep young people here.
- ♦Roads (5 people or 8%): In poor condition, route 31 needs repair.
- ♦Parking (5 people or 8%): Not enough parking on Main St. and for the post office in particular.
- ♦Crime (4 people or 6%): Perceived high rates of crime and vandalism.
- ♦Lack of Medical facilities and assistance (4 people or 6%)
- ♦Signs (4 people or 6%): Route 32 south signs are bad, remove old ones, not attractive.
- ♦Lack of cell phone service (3 people or 5%)
- ♦Remove or enclose junkyards (3 people or 5%)
- ♦Kids on Main Street a problem as they loiter and have nothing to do (3 people or 5%)
- ♦Lack of a community center (2 people or 3%)
- ♦Drug use (2 people or 3%)
- ♦Town Hall (2 people or 3%): Needs beautification and upset that restrooms are locked.
- ♦Transportation (2 people or 3%): General lack of public transportation.

Other Areas Considered Negative (mentioned by one person each)

assessment process needs more review
 bypass
 Cairo not like it used to be
 can't capture Route 32 traffic
 Control ATVs
 cutting of trees for trailers
 destruction of wetlands
 farm animals running loose
 government - needs to be more responsive
 Infrastructure - sewer and water costs on Main Street
 insufficient publicity of town at town level
 irresponsible logging
 limited access to town, signs
 not taking advantage of bypass
 need better communication for events to unify town
 need garbage/sanitation
 Pedestrian - not pedestrian/bike friendly
 poor approaches to town
 poor newspapers
 Regulations - too many restrictions as to signage, etc.
 restore county office building
 Sale of boarding houses, apartments, religion
 Schools - poor quality
 too many used car businesses

tourism - out dated resorts

At the workshop, people were asked to choose one of the identified negative features (above) as “the most negative feature of Cairo”. These results indicate which factor is of the most concern to people. In order, the priority factors are:

- Priority 1: Planning- lack of planning and zoning
- Priority 2: Business- lack of businesses and business development
- Priority 3: Jobs- lack of jobs
- Priority 4: Crime- high levels
Kids on Main Street causing problems
Poor maintenance of properties
High taxes
- Priority 5: Speeding on some routes
Lack of community center
- Priority 6: Poor aesthetics
Negative and poor attitudes
Inefficient and inadequate police protection
- Priority 7: Road maintenance
Lack of transportation
Main Street issues
Junkyards
Junk cars
Lack of decent rentals, too many conversions and rentals
Lack of local code enforcement

Positive Factors Identified

The following factors were identified by workshop participants as being positive features of Cairo:

- ♦Scenic and Natural Beauty (14 people or 21%)
- ♦Location (11 people or 17%): Location of town is considered excellent due to proximity to urban areas, major highways, centered in Greene County.
- ♦Town Park (10 people or 15%): The multipurpose park was considered an excellent positive resource in Cairo.
- ♦Schools (10 people or 15%): Schools were considered to be good to excellent.
- ♦Main Street (9 people or 14%): People liked the main street improvements such as lights and sidewalks, and felt it has potential for growth.
- ♦Small Town Character (8 people or 14%)
- ♦Hamlet Sewer Improvements (6 people or 9%)
- ♦Safety of Community (6 people or 9%): Some felt Cairo has low crime and lacked major problems.

- ♦Outdoor Activities (6 people or 9%): Outdoor activities and four season recreational resources were considered positive.
- ♦Volunteer Services (5 people or 8%): Volunteer services were considered good to excellent by many.
- ♦Supermarket (5 people or 8%): People liked the supermarket and especially the Slaters.
- ♦Environmental Conditions (5 people or 8%): Clean air, open space, and the Catskill Creek were considered to be positive, as was the overall environment.
- ♦Cultural Resources (5 people or 8%): Some felt that Cairo has a lot of cultural resources and artistic heritage.
- ♦People (5 people or 8%): Good and friendly people are an asset.
- ♦Resorts and Tourism (4 people or 6%): Some felt the resorts and tourism potential of the town are positive.
- ♦Growth Potential (4 people or 6%): Some felt that there is good growth potential for the town.
- ♦Historic Character (3 people or 5%): Historic Character, traditional architecture and quaint look of the town were positive.
- ♦Affordability (3 people or 5%): Housing affordability was positive.
- ♦Diverse Population (3 people or 5%)
- ♦Roads (3 people or 5%): Good roads were mentioned.
- ♦Friendly atmosphere (2 people or 3%)
- ♦State Land (2 people or 3%): Access to state land was a positive feature.
- ♦Paid public ambulance (2 people or 3%): Two people liked having a paid ambulance service.

Other factors identified as positive features (by one person each) include:

active planning board
 bicentennial celebration
 Cairo market days
 combination of residents, tourists,
 core group who cares
 country investment
 Croswells emporium and Traders of lost art, Inc.
 Forests
 four season destination
 Friday night concerts
 general quality of life
 good businesses that give to the community
 good child care
 good civic and humanitarian groups
 good land values
 good parking
 good senior housing
 good snowplowing
 good utilities
 lovely architecture
 low traffic

- no taxes on clothing
- peace and tranquility
- Potential for lifestyle due to proximity to water and mountains
- pride in properties/landscaping
- privacy
- properties are being improved
- reservoir
- starting to plan before it is too late
- still have agriculture
- streams and stonewalls

At the workshop, people were asked to choose one of the positive features (above) as “the most positive feature of Cairo”. The factors below received “priority votes” at the workshop. These results indicate those positive features that are the most important to people. In order, the priority factors are:

- Priority 1: Scenic and natural beauty
- Priority 2: Town Park
- Schools
- Priority 3: Small Town Character
- Priority 4: Supermarket
- Main Street Improvements
- Housing affordability
- Priority 5: Good people
- Library
- Priority 6: Hamlet sewer improvements
- Good volunteers
- Central location to highways and urban areas
- Environment of the region
- Good resorts and tourism

During the workshop, participants were asked to identify important locations or other areas in town they were concerned about. Some of the comments received include identification of the importance of the views of the Catskill Mountains (along Joseph D. Kollar Road, along Mountain Ave., along M. Simmons Road, along Route 41 along bridge), and that Shinglekill Falls and Grist Mill (along Route 39) are considered to be a sensitive historic and natural area. Other areas needing attention included:

- The Town entrances need to be enhanced and made more attractive with better signage (along Route 23B).
- Acra area needs improvement.
- People were concerned about business development on outskirts of town which may cut off traffic to Main Street (near Route 23B and Route 23, along Route 23).

- Resorts were felt to need help and guidance (along Route 145 near Frank Hichcock Road) and were considered to be vital to the health of the areas economy.
- The Route 23 and Route 32 intersection is an area where a traffic light or a left turn lane is needed due to a dangerous intersection.
- Woodstock Dam needs improvement and enhancement as entrance to Town (along Route 32 near Frank Hichcock Road).

Cairo Visioning

Development of a shared vision is a critical step for the long-term success of Cairo. A shared vision is necessary to judge future policies, programs and actions. It should also act as a “consistency test” for decisions made at the local level. Visioning is a strategic tool that will help Cairo:

- Develop a greater sense of community consensus;
- Establish long-term direction for the community:
- Initiate effective and creative problem solving
- Build a commitment to implement the vision and plan; and
- Develop priorities for the comprehensive plan.

At the two workshops held in August 2003, 65 participants worked through a visioning process to develop a vision for the future of the town. Small groups worked together to identify specific elements of their vision and to devise a statement that characterizes that vision. The working groups developed the following 10 statements:

In the future, Cairo will...

1. “Encourage positive attitudes of all citizens and promote community pride and practice. Enforce ordinances to limit negative behavior and sustain community involvement. Upgrade quality of the school system, Internet access, and broadband. Enforce ordinances regarding junk cars and others. Review tax base and encourage businesses to locate throughout the township. Preserve the natural beauty of the entire town with focus on providing access to hiking, walking, and exercise trails. Maintain a multi-function town park and encourage property owners to upgrade and enhance their properties through various incentives and programs. Beautify and enhance the downtown area appearance by removing power lines, abandoned cars and machinery, and adding flowers and expanding the library. Encourage property owners to beautify buildings. Promote an environmentally attractive setting in which all available properties contain small boutique businesses and restaurants which co-exist successfully with larger businesses and big-box stores.”
2. “Have outstanding recreational and cultural facilities and good access to natural resources. There are sufficient clean industries to provide a sufficient tax base and offer all residents a living wage and opportunity for quality housing. The natural treasures of Cairo will be protected and preserved and considered in all aspects of the development of the town. Main Street Cairo will be an attractive

vibrant area with a healthy mix of business, accessible parking, and people friendly amenities. Main Street will be the cultural, retail and community center for town. The town has an active, engaged citizenry, creating a rich, healthy community.”

3. “Be safe, crime is non-existent and people want to be outside. All generations find something pleasant, useful and/or educational to do. We maintain our scenic beauty as an economic resource. We want the town to be free of junkyards and unsightly scenes. Public services and the school system are top-notch; we want good quality in all our public services. Cairo’s Main Street is a vital, bustling business district with a variety of amenities. Cairo residents recognize and enjoy their historic, restored buildings on Main Street. Attractive, affordable and accessible housing is available to all.”
4. “Have government that’s sensitive to the people and officials that truly represent their constituents. An industrial area is identified. We actively seek industry that fits our profile of “clean industry”.
5. “Student and teacher interaction with the community is increased. We continue to provide quality education. We encourage quality businesses to locate in Cairo. We encourage resort owners to unite (again) and have a self-monitoring rating system. We provide support, assistance and finances to assist families to make needed improvements. We have youth programs that teach and provide programs to increase citizenship and quality experiences. We have well maintained roads and bridges with clear uniform signage. There are attractive varieties of retail stores that provide quality products at reasonable prices not only on Main Street Cairo but also in hamlets that are open year round with adequate parking and access.”
6. “Have a Town Park that will be safe for all ages. The town will maintain and protect it. There are friendly people.”
7. “Have large and small stores that are successful. There is a fulltime police department. There is a well-balanced employment for all. We encourage young people to stay here. There is strict junk car ordinance and buildings are maintained. Junk is removed from property keeping town looking country. There are good schools and well-maintained and repaired roads. The post office has a new, accessible location. A grant writer should be put in place. New building improvements should not be penalized by increased taxes. All resorts in Round Top have expanded. An amusement park comes to the Catskill Game Farm.”
8. “You can find everything here and there is no need to shop anywhere else. As Main Street goes so does Cairo. Cairo has lots to offer vacationers. We are proud of our town, schools and sidewalks. It is a great place to live and visit. We don’t have too many laws but sensible policies.”
9. “Greene County has gotten their hospital back and a modern new facility. With all the progress Cairo has made, it has maintained its natural beauty. Housing is on a roll and many new families are moving into the area. Businesses are booming and jobs are plentiful. All the town roads are well improved and maintained. All of Main Street businesses are thriving and doing well. Many opportunities exist in the town for recreation.”

10. "Cairo is a thriving, prosperous well-educated and friendly community with something for everyone, cozy, comfortable, attractive, safe, environmentally friendly, and a great place to live!"
11. "Cairo is a fun place with many activities such as a cultural theater, health club, bowling alley as well as town fairs and other promotional events. Roads are safe, well-maintained, with appropriate speed limits and good signage. You can get everything you need in Cairo, having a variety of quaint shops and cafes and restaurants. It is a well-designed community with clean industries, and attractive signage. We keep our unspoiled rural look. We keep our town park and streets well groomed and free of trash."
12. "Main Street is a clean well-lit street with a variety of stores and interesting architecture and low crime. Children and adults have facilities and activities to occupy them in a variety of venues. We have ordinances in place to protect homeowners, businesses and citizens from adverse land uses. There are stable tax rates with adequate services, and rewarding of property improvements. We have protected the existing viewsheds and natural areas, especially water resources by controlling commercial uses. We encourage preservation of existing historic structures which enhances the character of the town."

General Topic	Goals from the original 1972 plan	Similar Goals from 1995 Draft Plan	Goals from the 2003 Comprehensive Plan Update	Commentary on Trends and Progress in this Topic Area
Quality of life	Develop Cairo into a desirable place in which to live.	Protect the rural character of Cairo.	Scenic views of the Catskill Mountains are maintained and remain a defining feature of the town.	Increased population levels along with increased number of parcels and acreage converted to residences in the past two decades indicates Cairo is a desirable place to live. However, large lot subdivisions, especially those done in a conventional suburban style along with abandonment of active agricultural operations will serve to reduce rural character over time. Further subdivision activity will reduce forestry opportunities. High levels of residential development usually have a negative impact on property taxes rather than a positive influence.
Quality of life	Provide for the health, safety and general welfare.		Safety is enhanced and crime decreased	According to public input, crime and vandalism has increased and people feel less safe. Health services are not readily available locally and there is no local hospital.
Community Pride and Sense of Place	Create and promote the development of a sense of identity, pride, and responsibility in	Emphasize the Hamlet areas and promote Main Street revitalization.	Hamlets are a desirable location for mixed use development; Historic resources remain vital cultural and economic features.	Loss of post offices and increased subdivision activity has decreased vitality and importance of hamlets for residential use in Cairo. People feel that there are issues related to property maintenance throughout the town. Main Street has many vacant buildings and

	the individual hamlets as well as the town.			although great efforts have taken place to improve the downtown section with sidewalks and other aesthetic and infrastructure improvements, businesses have moved out of the downtown section and commercial growth is taking place elsewhere. Residents and businesses alike are concerned about the changes to Main Street and most businesses feel that a vital Main Street is crucial to the town and many feel it is crucial to the retention of their own business. (Needs new types of businesses and someone to coordinate Main St.)
Hamlet and Main Street Revitalization	Revitalize Cairo hamlet, keeping within the framework of goals for the downtown area as expressed in the central business district study.	Expand in proximity to Hamlets	Main Street will be a distinctive and attractive location for businesses and organizations. It will be visually pleasing, foster pedestrian activity and provide locations for expanded commercial development; Commercial activities off of Main Street will compliment and support Main Street commercial uses.	See notes above. Most recent subdivision activity has not taken place in concentrated areas near hamlets. Rural residential sprawl is taking place throughout the town with new residences spread out across the landscape. This style of development will not support hamlets, will serve to reduce open space, and can negatively impact the environment.
Economic Development	Provide maximum economic opportunity with the minimum of	Provide for opportunities for economic development.	Progressive economic development programs support and enhance the quality of life, tax base and economy of the town.	There has been some new business development in town and improvements to the downtown section of Main Street are encouraging. However, there is no coordinated economic development effort, no long term economic vision for

	economic fluctuation and employment.			the town, and lack of consistent planning and regulatory frameworks create an atmosphere of instability and uncertainty. Many businesses feel that Cairo's review practices and policies make it business un-friendly.
Local Government	Develop a government that provides a democratic, responsive, and effective means for carrying out the amount and kind of services required by its citizen's at the most efficient level.		Cairo will improve communication with residents, landowners and businesses and will improve the administration, implementation and enforcement of land use regulations.	Some residents and businesses feel that local government has not provided either strong leadership and has not been responsive to many problems facing Cairo. On the other hand, the local government has attempted to institute comprehensive planning and land use programs to solve some of the in the past.
Land Use	Promote land use patterns that reflect Cairo's best long term interests.	Minimize conflicts among the uses of land and buildings.	Cairo will maintain its small town and rural character. New development will be consistent with this character; Delinquent and poorly maintained properties will be improved.	Current development patterns, if carried out to full build-out of the Town (where all buildable land is developed) do not support attaining these goals. Initiation of site plan review in 2001 was a positive step towards meeting the 1995 goal.
Housing	Provide for a variety of housing types, living choices and locations,	Provide for a variety of housing types, living choices and locations.	A variety of quality housing opportunities exists to meet the location and economic needs of residents, especially senior citizens.	Issues related to housing include lack of quality rentals and few options for senior citizens. Current land development practices have not limited housing choices in terms of styles, or

	as well as the opportunity for every citizen to live in decent housing within their ability to pay.			locations.
Transportation	Provide a transportation system which will enhance the movement of people and goods with a minimum of conflicts and with maximum safety and with a minimum capital and operating cost for the user, the Town of Cairo, and the County.	Provide a transportation system which will enhance the movement of people and goods with a minimum of conflicts and with maximum safety.	Roads will remain well maintained and safe and traffic congestion will be minimized. Local roads will remain rural in character and function. Streetscapes will be aesthetically improved and pedestrian friendly.	The transportation system has remained largely unchanged in the past years. There remain several intersections that are problematic.
Recreation	Provide programs, facilities, and open space to meet the recreation needs for all interests		Additional recreational opportunities take advantage of the natural resources in Cairo and provide more organized activities and facilities especially for teens and senior citizens.	The Town has spent considerable effort at improving the park in Cairo and this has been very positive. There has been little else done to identify and coordinate open space recreation opportunities at the town level. The primary concern is a perceived lack of programs, facilities

	and age groups.			and opportunities for teen recreation.
Public Utilities	A high level of public utilities services should be available in areas where high intensity of development is desired.		Infrastructure will support commercial development and areas with higher density of development.;	Infrastructure improvements have been made to the sewer and water in the hamlet of Cairo. Little has been done to support higher density in other hamlet areas. Sewer capacity in Cairo may not be conducive to supporting additional business development along Main Street.
Environmental Quality (and Rural Character)	Preserve the natural environment and rural character of Cairo while providing for maximum public benefit from environmental resources.	Preserve the natural environment	Sensitive environmental areas such as wetlands, steep slopes, floodplains, ridgelines and viewsheds will be protected; the Town supports and works towards implementing the Greenway Principles.	Continued residential subdivision without efforts made to preserve open space, sensitive environmental areas, rural character and scenic views will, over time, erode the natural environment in Cairo. Sensitive environmental areas have not been definitively identified and protected.
Agriculture		Preserve agricultural lands.	Active farm operations will be encouraged and maintained; Open spaces, including open fields remain vital components to the distinctive character and quality of life in Cairo.	There has been a continued loss of active farmlands in Cairo.

Summary of Comments from Business Owners

Impressions of Town

- Possibilities exist in the town, but there are too many restrictions like the complicated and lengthy sign law (ban on off-premises signs)
- Thinks there is a pretty good spread of business types
- Finds some recent improvement activity downtown encouraging
- A thriving Main Street is a way to increase the visibility and walk-in patronage of business
- Thought the new streetscaping and parking in downtown was good
- Thinks the signage ordinance for off-premises signs is a bit strict
- The greatest threat to retaining and expanding businesses is the delay associated with reviews of planning, zoning, & building applications
- Cairo has been growing well with recent additions of the CVS and the snowmobile dealership
- The town welcomes business with the Town Planning Board working cooperatively with the business owner. Greenville, in comparison is “A Nightmare”.
- There is a good mix of businesses in Town
- Car stereo place expanding is good (Bob Phoenix)
- The McDonalds on Route 23 is extremely busy – especially with winter ski tourism
- The greatest threat to the economy would be a Wal-Mart super-center, but not a regular Wal-Mart store since there are no existing businesses in town that would be in competition with it
- The overall climate for business has a long way to go
- The Town still sees itself as a resort area, which it hasn’t been since the 1960’s
- The downtown section of Main Street is filled, there is room to grow outside the Hamlet center
- The State Police don’t patrol the Town of Cairo
- The Town’s residential and business assessments have been rising on average
- She is concerned about the potential vandalism of kids hanging out downtown now late at night as well as for potential liability if they injure themselves on her property
- The ‘Family Dollar’ store was a good addition to the retail mix
- There are enough restaurants in Town
- A large number of the former resorts and boarding houses are being bought by non-profit / church groups, which lowers the tax base
- There is very little in the way of retail that would help keep residents’ spending dollars local and draw them to downtown
- There is a bad business climate in town...there is not enough there to draw customers, especially local folks – they feel they are on the edge of staying open
- The town has potential...Main Street area has the skeleton for a quaint shopping district
- There is untapped potential to capitalize on the proximity of 50 resorts in the area
- Main Street is important to Town as a whole...12-15 resorts and restaurants would get a boost from active main street hub
- Feels people are cautious to start new businesses in Cairo because don’t know what will go next to them (junk cars, shabby building and yard appearances)
- Threats to business development
 - lack of planning & code enforcement undercuts value of quality upgrading investments in the community

- lack of vision to take advantage of fading popularity of mall shopping
 - prevent duplication of items for sale among retailers in town
 - CVS has too many goods
 - growing anxiety about kids coming out in late hours downtown after police patrol ends...there is real fear
 - low rent housing shifting from Catskill to Cairo
- many trailers and mobile homes (hurt tax base compared to individual homes on single lots)

Suggestions for the Future

- Would like to see an Ames type department store in town that sells clothing
- New businesses should be located on either end of Main Street
- The abandoned/converted storefronts in downtown should be restored
- Town should pursue grant to have a low-interest loan fund and Main Street program for façade redevelopment
- A thriving Main Street helps draw new businesses and keeps money from new residents circulating within the local economy
- Found Lenny the codes enforcement officer helpful in explaining application issues and process
- Thinks apartments on the ground floor along downtown Main Street should be disallowed
- New retail should be located at the Birch Hill property
- Wal-Mart would be a good addition to the town, but not a super-center that would undercut the Great American (with its very Cairo-boosting owner)
- Greene County needs a department store
- Cairo needs a good deli
- A Thriving Main Street has some positive effect on the whole community by acting as a regional draw for potential customers
- The Town needs to actively recruit more industry and commercial business
- Would like to see any kind of new retail in town
- Would like to see a 24-hour diner
- Lack of side streets in the Hamlet center limits growth
- The Town needs full time police protection despite the additional costs and tax increases, because late night is getting uncomfortable (even scary) in the downtown area (teenagers & adults with drugs use)
- A Thriving Main Street would be good for the overall area as a draw to keep residents' spending money in Town as well as draw tourists
- The Town needs to find ways to drop taxes
- The Town really needs more commercial establishments
- There needs to be more police coverage (full-time) to enforce the curfew
- An 'Ames' type store would be a great addition at Slater's Plaza
- The 'Hit & Miss' is a good type of store but is outdated
- There is no place in Town to buy a quick birthday gift
- Sees untapped potential in town if leaders 'get some work done' and achieve 'aggressive' or even 'effective' local police enforcement...not hopeful of this and feels the State Police are the best option to deal with problems in the Hamlet
- A thriving Main Street is important to the whole Town as a symbol to draw new residents by having amenities like a small pharmacy (not the CVS that lacks the small-town touch with customers)

- The Town really needs to draw qualified doctors and/or trained medical professionals to the area...11 of 13 employees to the Albany area for medical treatment as they don't trust local physicians
- Cossackie is a good model for drawing businesses by going through the planning process and wrangling out the hard issues then moving forward with the agreed and accepted plan
- Wants to see 23 corridor (especially at junction onto Main) developed and doesn't think it will hurt Main Street if it is done right
- Thinks the Town is too complacent and waits for things to happen and come to them
- The Town might benefit from working closely with the County IDA like Cossackie
- Local businesses need more local support
- They would like to see more Main Street Businesses in order to develop an attractive retail center
- Cairo needs businesses where locals can buy quality essential items like socks & underwear as well as home items
- A youth center is needed to get kids off the street
- Parking in the downtown is an issue...there is a need for a municipal lot
- A quality restaurant is needed
- New businesses should locate on Main Street and Route 23 as it comes into town to help draw skiers and commuters off Route 23
- A Big Box store could help draw traffic enough to boost downtown and keep local money local...a great location is the corner at 23 and Main that was recently cleared of trees
- Needed Town Actions
 - could do a better job enforcing codes and zoning to make business areas more attractive and inviting...junkyards that keep growing without any screening are a problem
 - build up Main Street to create a destination point
 - signage ordinance is not a big obstacle
 - convert Main Street to strictly commercial area...storefronts converted to residents hurt downtown image...mixed use would be okay (ground floor stores with apartments above), but not ideal
 - more community events to bolster local pride
 - Cairo Task Force needs more Town government support and enthusiasm for events and activities like its block party
 - Town leaders need to embrace change and get creative
- There are wonderful opportunities in town for 1st floor businesses with upstairs residences in the old downtown core
- Hiking and golfing are activities that are and will be a real draw for young families interested in second homes in the area – they could be a market for renovated homes and rural-appropriate development (not huge condos)
- The streetscape improvement has resulted in less on-street parking in the downtown area...use the school lot on the weekends
- Needed Businesses
 - department store with good quality clothing basics
 - small stores selling specialty items
 - His & Hers store would be good to support
 - shoe repair
 - appliance repair
 - jewelry & dry cleaner already covered
 - work to develop appropriate business mix (Main Street Program approach)

- Locate new retail on the vacant 1st floor storefronts that have a lot of space
- Needed Town Actions
 - take effort with planning to avoid becoming a ‘dumping grounds’
 - act more responsively to needs and complaints of people
 - more focus on community appearance
 - dislikes trees torn down near Stewarts
 - enforce rules and clean up town
 - remove junk cars...many properties with multiple front-yard car sales
 - 2nd home owners won’t invest in town based on run-down appearance
- Resorts in town and new rehab efforts are community strengths
- Slaters’ mall has become the de-facto center of town now...can’t walk there from traditional Hamlet center (or vice-versa)
- The Mobil Mart, Bank, & P.O. are still important draws to Cairo hamlet
- The area of town east of Slaters is run down
- February 2003 article on Greene County in Hudson Valley Magazine says a lot about what Cairo is facing economically
- There should be gateway speed limit warnings and downtown signage directing traffic off Route 23
- Work to keep a balance of bringing in new businesses and maintain community attractiveness
- The open lot that was cleared could attract the junkyard away from Catskill (not a good thing)
- The business climate in town is mixed
 - as a new business, there was no outreach or welcome from the town
 - the town should welcome and offer support to new businesses and act as a liaison to county support and services
 - municipalities in general should make a concerted effort to use local services
 - Cairo’s planning board is not run as professionally as others and sometimes don’t know or ignore their own regulations
 - don’t stamp and file approved site plans as called for in site plan law
 - don’t follow up on plans as built or consult with code officer to ensure compliance
- Inconsistent enforcement of site plan approvals and a perception of lack of fairness and consistency creates uncertainty for potential investment in the town
- There should be more training offered or taken advantage of at planning board level
- The code officer should attend more planning board meetings
- There should be master planning and zoning in the town
 - currently the approvals process is a bit of a ‘crap shoot’
 - had a concern building his own house when a ‘junky’ business or a gas station could be located on the property next to his
 - zoning sends a message to potential investors that certain locations are preferred for their business type and gives them a bit more confidence in making the decision whether or not to try (esp. given ‘arbitrary’ reputation of Cairo planning board decisions)
 - zoning process also gives investors better sense of likely or potential long-term development scenarios adjacent to their properties
 - his own firm had a ‘quality apartments’ proposal denied by the planning board (in response to xenophobic – and inaccurate – outcries of ‘low income housing’ by a neighbor that swayed public opinion)

- There is a need for mixed use in the hamlet of Cairo to take advantage of the walking environment and help generate foot traffic to keep it “Main Street America”
- Would like to see a variety of restaurants (they are all Italian now) – maybe a brew pub – and some sort of family-friendly activity or entertainment opportunity like a bowling alley or a theater
- Expansion of number of businesses in Cairo hamlet is an issues because the current sewer system design will not allow significant expansion of use without major cost (water system not as problematic)
- The town needs to take a look at the sewer system capacity as a means to support business expansion and diversification (especially within physical target/priority areas)
- New businesses should locate on Routes 32, 23, 23B, and 145 as well as within all of the hamlet areas – should make an effort to capitalize on tourist traffic to ski areas and East Durham Irish events
- Town should look at taking an active development role in forming a local IDA / BID or other vehicle to create and implement strategic growth plans
- Town should meet with representatives or groups from all the hamlets to discuss particular issues they face and generate ideas of potential improvements and commercial development (possibly form permanent committees to study and make recommendations regarding development preferences/priorities and potential for sewer development)
- A thriving Main Street helps bring people to the town whereas right now there is no real reason to stop there...too many buildings are eyesores and water down the few nice shops and reinvestment taking place there...need to fill in empty storefronts...right now signs to Cairo from 23 wouldn't help since there really isn't enough there to hold folks
- A key to success is to convince long-timers in town why planning is needed (show facts, statistics, and concrete examples)
- Town should look into sewerage all the higher density development areas (hamlets)
- The Town water and sewer investments helped spur some growth from new businesses moving into town
- Prices in the home market have been rising with a limited supply and continuing demand
 - Her business has been better since 9/11
 - there is a heavy demand from folks from the NYC area who desire a second home in the \$80,000 - \$100,000 range
 - typical handyman special has risen from \$60,000 to \$100,000 in the past three years
 - locals are being priced out of the market for the more affordable homes
 - most currently available homes are offered at \$150,000 and up
 - rental prices are rising as well with a very limited supply (\$800-\$1000 for a 3 bedroom house)
 - currently much out of county real estate investment in Greene
- The lack of a hospital and department store in the County let alone the town makes it hard to market homes
- The grocery store and others in town are good businesses holding their own
- Sees new business as not being ‘allowed in’
- Most people in town commute to work
- She takes her son to Albany for treatments
- Sees Home Depot as a good development for Greene County...it needs a department store because Ames left a huge hole with multiple locations closing simultaneously (everyone goes to Hudson now)

- The Hunter and Windham ski resorts boosts revenues in town by 25% in her estimation and could be better if there were more places for them to shop in town (a number of skiers rent annually and buy in town)
- Schools are improving – taxes went up in Greenville so now Cairo-Durham is the desirable district
- The town's low tax base makes it tough to do things
- Volunteers in town for events and projects are all the same people...there is a need for more local involvement
- Towns in the area are generally (and short-sightedly) resistant to change
- Want and need clean local businesses (not just cement plant, power plant)
- Too many tax exempt organizations on Main Streets hurts villages and hamlets though new county building on Main Street Catskill should be good
- According to her real-estate customers, the local taxes are rising to comparable levels with those in city areas without in her opinion much to show for it in the way of services
- Outdated or non-existent plans creates a logjam for sorting through and a built-in resistance to proposals for new development...update laws...be more flexible (or clear) on where one can build
- There is a need for a place to eat in Cairo
- There is not much room to grow in the hamlet of Cairo...use the cleared property on Route 32
- There is a problem with Route 23 development in that new curb cuts aren't allowed
- The junk car place at the junction of Routes 23B and 32 is wasted potential commercial space (there is no active business there)
- Route 145 has some room for new businesses
- Stieffels labs outside Durham has expanded which is good for area
- Town needs to not be as hard on prospective incoming businesses (many get turned down)
- Local contractors take advantage of newcomers and "city folk" doing shoddy work and being unreliable (results in new home owners and business investors bringing in outside workers)
- There is quite a bit of local resentment to NYC folks with money and different ideas in town and area (a carpet place in Athens threatened a prospective furniture repair business owner because they mistakenly perceived them as a competitor carpet retailer)
- Newcomers help infuse cash to the local economy with taxes and spending
- The town should work actively to ensure a mix of housing so locals don't get priced out of town with rising market and economy
- There is a need for more civic boosterism
- A thriving Main Street will be a draw to new residents (giving them a reason to come and stay) and help keep taxes down (making more local homes affordable) as well as employ local residents
- Threats to expansion and retention
 - low supply of affordable homes (current residents and second home interest)
 - little physical room for commercial expansion
 - failing real estate deals due to banking delays in approving loans due to volume from loan refinancing trend
- Residents need to do something instead of complaining – need more involvement, activism, and awareness
- Cocksackie chamber of commerce has been much stronger than Cairo through its cooperation and willingness to work together

- There is a very good business climate in town...its quaintness and beautiful surroundings are good draws
- Businesses need stronger support from local residents
- Route 23 is positive infrastructure for town
- The road into Round Top hamlet (Mountain Avenue) was developed in a way that ruined the quaintness of the area
- With growing prosperity, change is inevitable and needed, but should work to preserve community character as it happens
- There is a lack of a catering hall or wedding location in the area
- Need to have a local place to buy underwear and such basics
- CVS, Great American, and the banks are good businesses in town
- Would be nice to have some antique businesses like Hudson
- Need a good local restaurant for business lunches (go to Freehold now)
- Fix up the storefronts along Main Street for curb appeal... critical to Main Street success
- Hamlet streetscape was good...do more
- Replace the diner and fix up that property (owner is 'slum lord' and won't invest much in property)
- Need zoning ordinances and enforcement to prevent collection of junk and deterioration of homes/yards
- Need green spaces along curbs that is maintained
- Junk yard at junction of Routes 23B and 32 is awful and a bad community gateway message to prospective residents, investors, and shoppers
- Business depends on fairness of attitudes to be successful (the town and its long-timers) are not very welcoming to anyone who hasn't been there for a while...xenophobia and jealousy of outsiders (perception that money grows on trees for NYC folks)
- Police service was good a while ago before recently ousted Chief (Wilson?)...this recent police force gave many 'old boys club' preferences...need more women officers
- Code enforcement officer is inadequately paid to do enough (current employee does well, but should be full time)
- There is a problem with stray cats and dogs (and bears)...Greene County should have professional animal control services (DEC doesn't do anything but study)
- Town should clean up to draw new folks in
- Town should help new folks coming in with clear and fair standards ("This is what we want") rather than arbitrary "old boy" decisions coupled with knee-jerk no's...work more cooperatively with incoming residents and businesses
- Her business struggles against the narrow-mindedness toward manufactured homes...they are better than many existing 'shacks' in the town
- There is a need for senior housing in town
- There are no day care facilities in town for 2-job families (pre-school and post school programs needed)...work to draw young families to town

Conclusions of July 2002 Survey

There were 674 Surveys returned. The following points summarize the results of this survey.

1. More people felt that Cairo is still a satisfying place to live than those who felt it is less satisfying. This is a positive overall attitude.
2. There is support and acceptance for some slow and controlled growth in Town.
3. A large number of people feel taxes in Cairo are higher than in other places but many people recognize that they are on average with other nearby locations.
4. This question explored perceptions about problems in Cairo.
 - a. Crime is perceived as a problem by the majority of participants.
 - b. There seems to be mixed feelings about historic preservation. About half feel lack of preservation is a problem and the others do not feel it is a problem.
 - c. There is a split on opinion regarding road conditions. Some feel road conditions are not a problem and others feel it is a slight problem. Data suggests that most people do not consider this to be a major problem area. It is possible that certain roads are not in good shape and people who travel those roads felt that there were more problems.
 - d. More than half of participants felt that preservation of natural areas had problems but there is still a sizeable number who feel it is not a problem. This question was vague however and difficult to interpret.
 - e. Like other topic areas, the population is split as to whether pollution is a problem or not.
 - f. Like other topic areas, the population is split as to whether education is a problem or not.
 - g. Health and medical care is perceived to be a problem.
 - h. Land use is considered to be a problem in Cairo.
 - i. Commercial development is considered to be a problem.
 - j. Employment opportunities are considered to be a large problem.
 - k. Junk yards, dumps and solid waste is a large problem.

- l. Over half of the participants felt that availability of recreational opportunities is a problem.
 - m. Loss of active farmland is a large problem.
 - n. Availability of quality restaurants is a large problem. Of all the different types of business expansion, this seemed to be one of the most desired.
 - o. Availability of quality retail stores is considered to be a large problem.
 - p. High town taxes are considered to be a large problem.
 - q. People are satisfied with the fire protection services in Cairo.
 - r. Adequacy of cultural facilities is a large problem.
 - s. People feel that there are problems associated with government bureaucracy.
 - t. There are very mixed feelings about growth and development in Cairo.
 - u. There are very mixed feelings about availability of utilities in Cairo.
5. Five of the problem areas were considered to be the most severe problems in the Town of Cairo. These are, in order from most severe down:
 - a. Lack of employment opportunities
 - b. High town taxes
 - c. Junk yards, dumps, solid waste
 - d. Health and medical care
 - e. Availability of quality retail stores.
 6. There are very mixed feelings about having an architectural style for downtown. If a style were to be implemented, participants slightly favored voluntary methods. Both grants and tax incentives were acceptable.
 7. Again, there is a distinct split between those that support clustering, government regulation of land to preserve open space and those that do not. There is however, less support for large-lot subdivisions.
 8. This question explored people's feelings about different types of growth and development. Participants had ambivalent feelings about increases in seasonal residences in Cairo. They did not desire new mobile homes, in or outside of mobile home parks. There is support for increases in year round residences. Except for expansion of the forestry industry, participants favored economic

growth and expansion in the areas of tourism, road improvements, and in large and small manufacturing.

9. This question explored people's opinions on ways to maintain open space. There was not strong support for public ownership of land to protect open space. However, there was more support for state owned land protection than local public ownership. Farmland maintenance was the preferred method to maintain open space. There was a high degree of support for use of tax incentives. Moderate density zoning of 1 to 5 acres was supported by over half of the participants. Very low density (above 5 acres) was not supported by the majority of participants.
10. People were asked to identify locations that were unique areas that should be preserved or restored. These are:
 - a. Catskill Mountain House
 - b. Otis Railroad
 - c. Round Top Falls
 - d. Purling
 - e. All the creeks
 - f. Dellwood Resort
 - g. Woodstock Dam
 - h. Shinglekill Falls
 - i. All the old cemeteries
 - j. Bottling works building
 - k. Fair grounds and harness track
 - l. Round Top resorts
 - m. Freehold Dam at Route 32
 - n. Canna Park
 - o. Carson City
 - p. Game Farm
 - q. Purling Post Office
 - r. Access trail to Round Top
 - s. Area churches
 - t. Pickwick Lodge
 - u. Waterfalls at Old Bonanza Glen in Grayhead
 - v. Purling Grist Mill
 - w. Hiking Trails
 - x. Emeril Isle on Route 23B
 - y. Purling School House
 - z. Downtown Cairo and Acra
 - aa. Old time fire apparatus
 - bb. Fountain on Main St.
 - cc. Purling Bridge by roller rink
 - dd. Polly's Rock on Polly's Rock Road
 - ee. Green Lake
 - ff. County Farm

- gg. Jack Legs Diamond House in Acra
- hh. Greene County Office Building
- ii. Railroad turnaround on Railroad Ave.
- jj. Cairo Poorhouse Cemetery
- kk. Moose at the Fountain
- ll. Purling VanBuren House
- mm. Old Baptist Church at Rt. 20 and 32
- nn. Horseneck
- oo. Tumblin Falls House
- pp. Purling roller rink
- qq. South Durham Schoolhouse

11. About the participants:

- a. The survey represents people middle aged to senior citizens. Few young people were represented. A high number of participants were retired. This indicates that the survey is skewed towards opinions of those people who have likely been in Cairo for a long time and are older.

12. 78% of participants have a single family home. 6% had mobile homes, 3.7% had a double family home, 2.8% had an apartment, 1.3% had a farm, 1.3% had a home with three or more families and 5.6% described their home as “other”. The “other” category included homes described as hunting cabins, motel, convent, parsonage, or vacant land.

13. 94% owned this residence.

14. About 45% of participants indicated that the overall appearance of Cairo was average. 22% said it was generally good and 22% said it was poor.

15. 84% said they would favor a tax reduction incentive for the improvement of homes or properties.

16. 77% said they reside in Cairo for the entire year. 11% said they live here 1 to 6 months and 7.6% said they live here 6 to 11 months.

17. 36% of participants reside in Cairo, followed by 17% in South Cairo, 17% in Round top, and 12% in Acra. Acra-Sunside, Freehold, Gayhead, Purling, and South Durham were represented by less than 6.5% of all participants.

18. For those that answered, about half of the respondents travel 0 to 10 miles for work and half travel 10 to 50 or more miles to work.

19. Most people favored including data from this survey into the comprehensive plan.