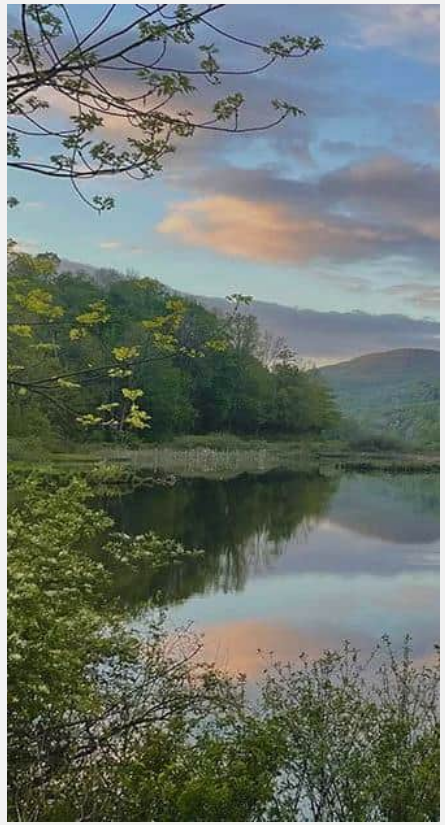
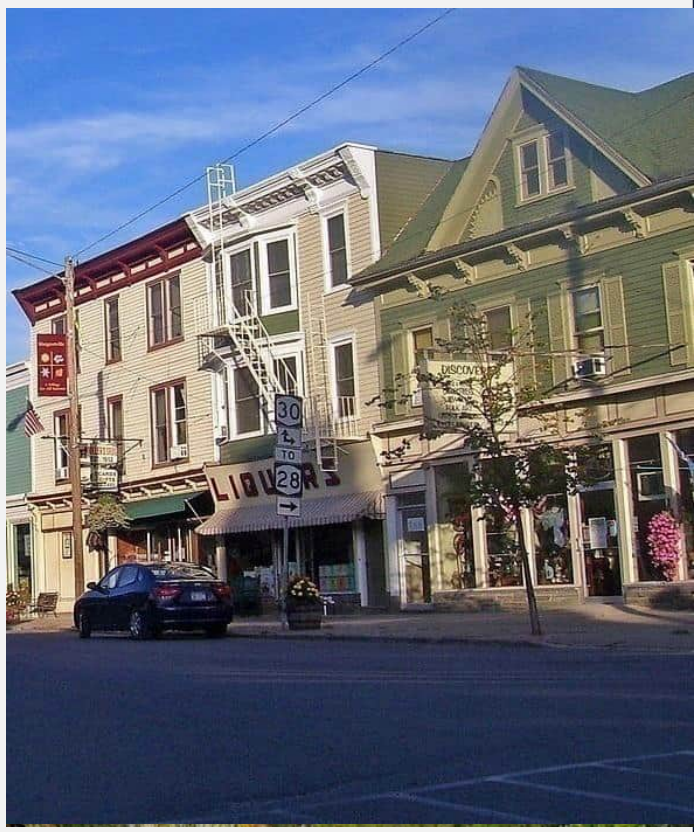
Middletown (T), Margaretville (V), Fleischmanns (V) Joint Comprehensive Plan







Public Meeting

March 26, 2026

Union Grove, Arkville NY

Agenda

1. Introductions
2. What is a Comprehensive Plan?
3. Community Profile
4. Survey Results
5. Poster Activity
6. Next Steps



Project Team

Comprehensive Planning Committee

Luke Beemer

Annie Pevear

Harold Kuhn

Lissa Harris

Rebecca DeVito

Gary Kusen

Steve Finch

Zach Baldwin-Way

Robin Williams

Barton & Loguidice

Robert Murphy Jr., AICP	Project Manager
Daniel Theobald, AICP	Project Community Planner

Behind the Scenes

4Ward Planning	Market Analysis

Project Website:
https://bandl.mysocialpinpoint.com/mmf-jointcompplan

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

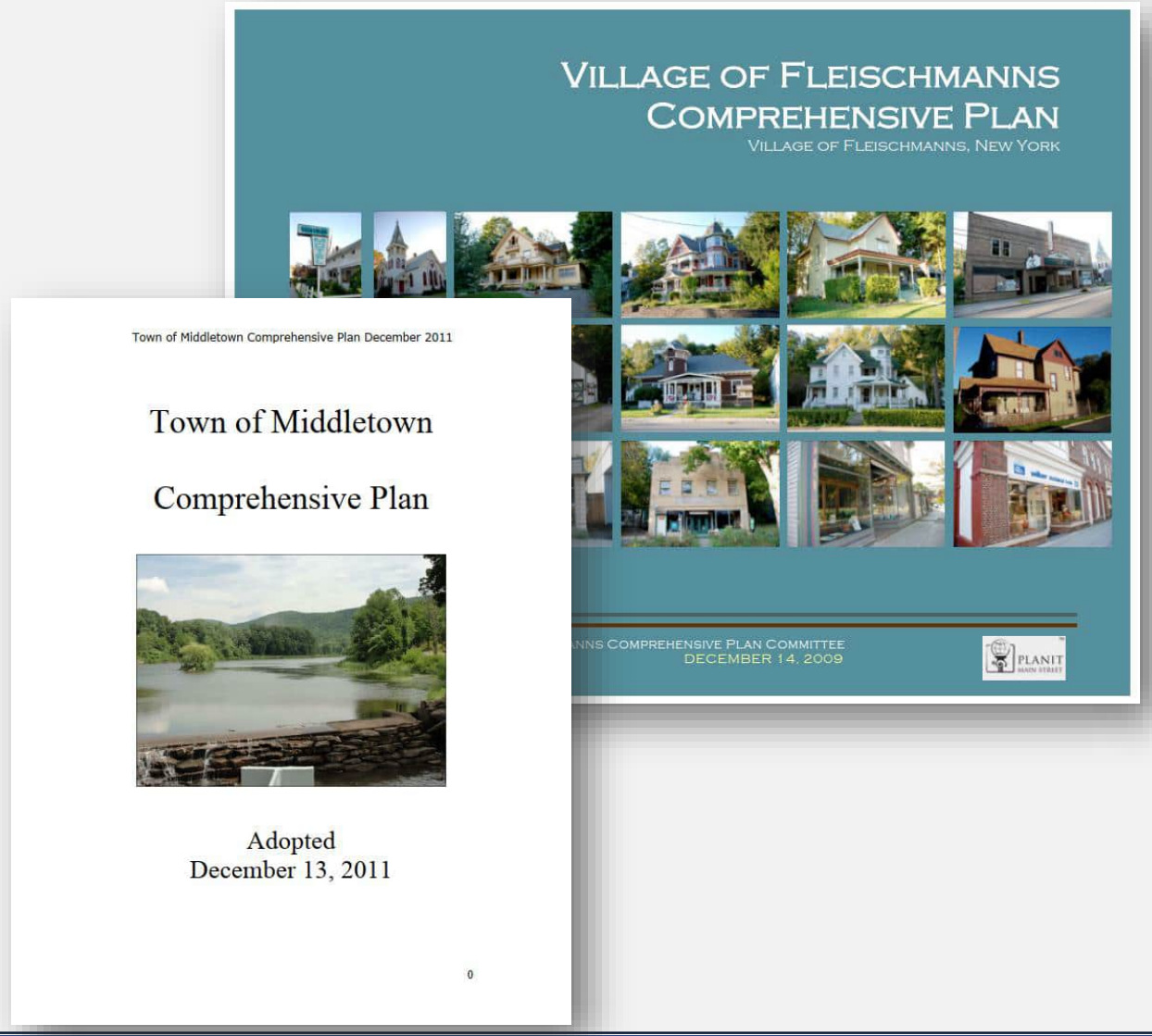
What is a Comprehensive Plan?



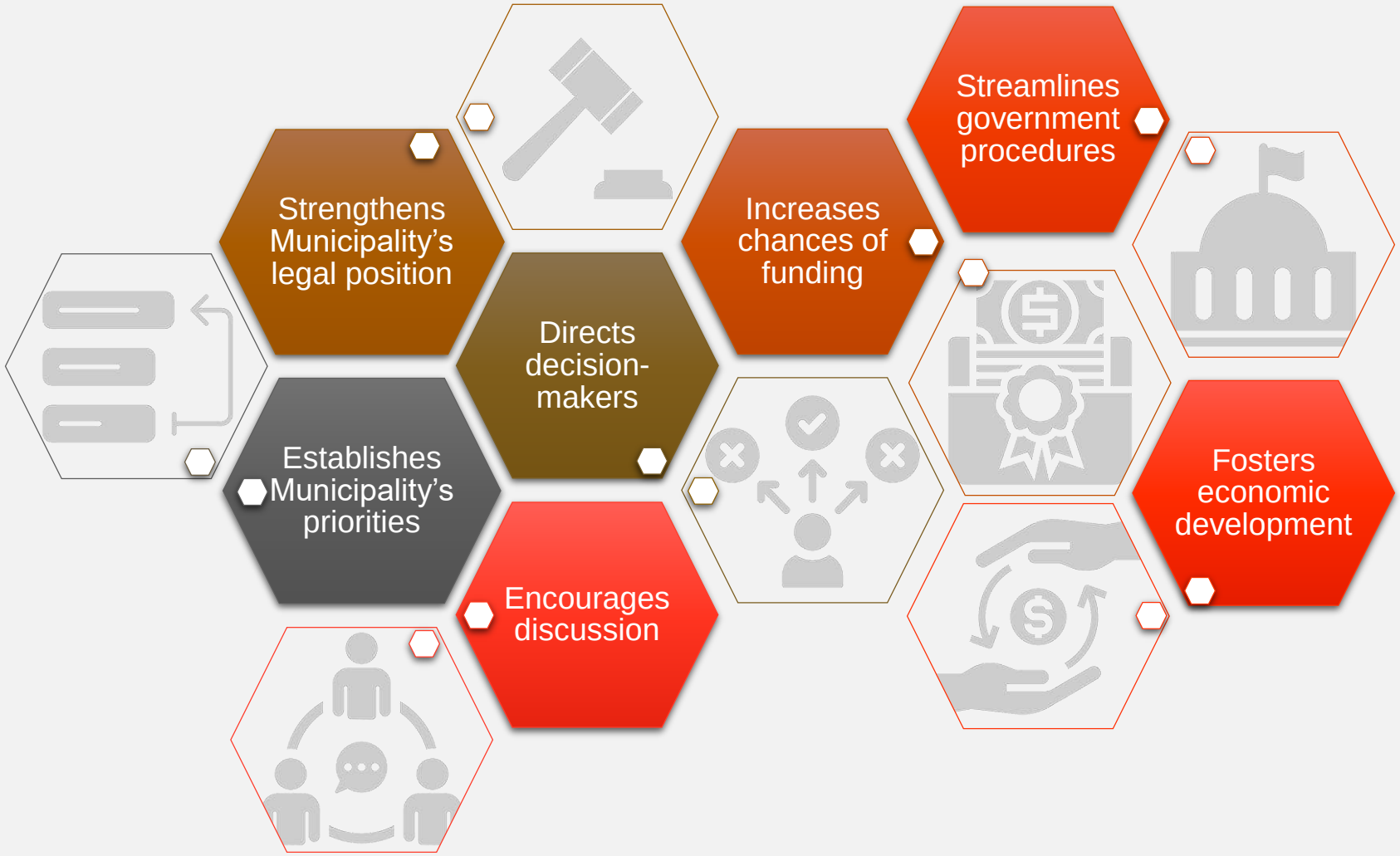


What is a Comprehensive Plan?

- It is a **Planning Document**
- Supported by NYS Law
- Promotes the health, safety, and welfare of the public
- Provides background information and policies to assist with decision-making
- Establishes framework for future programs, development and investment
- NYS DOS recommends revisiting every 5 years



Benefits of a Comprehensive Plan



Joint Comprehensive Plans

- Joint comprehensive plans are a cost-efficient method to pool resources and create regional plans that leverage the unique strengths of each participating community
    - Joint comprehensive plans also improve scoring for certain state grant programs, increasing chances for funding for participating communities.

- Communities participating in joint plans can decide to have a **shared overarching vision** for their communities or **individual visions**.
    - The vision statement provides clear prioritization of community goals and creates a guiding framework for investment and development





Parts of a Comprehensive Plan



Project Schedule



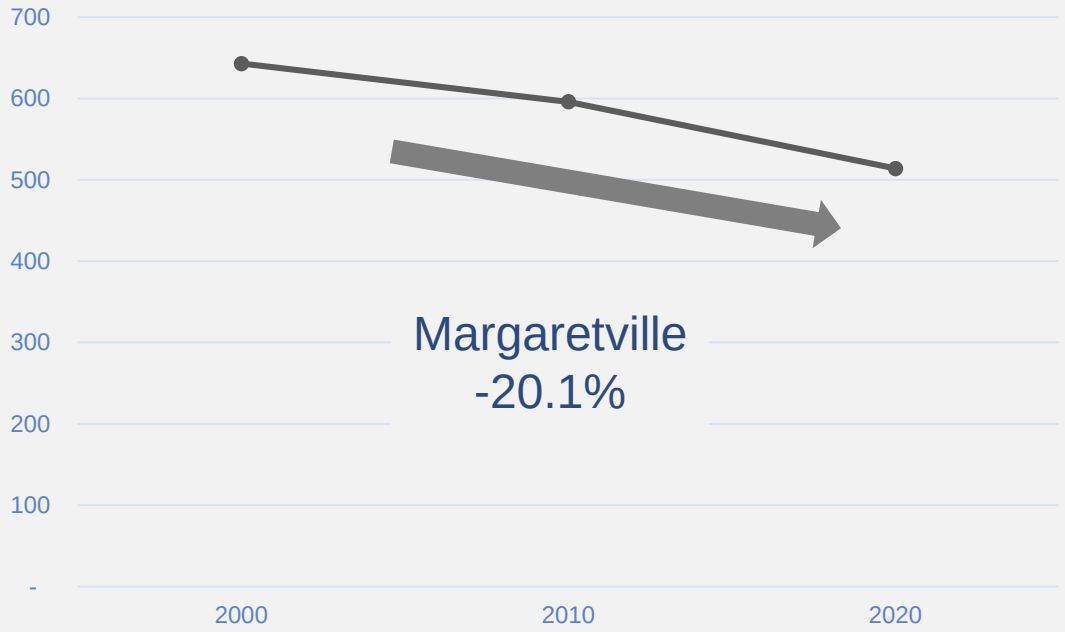
Community Profile

Demographic Trends



Population

2000 - 2020





Housing

Combined Housing Data

	2010	2020	
Total Housing	2,998 units	3,594 units	**+596**
Vacant Housing	1,407 units (46%)	1,893 units (52%)	**+486**
Occupied Housing	1,591 units	1,701 units	**+110**

**Decennial Data*

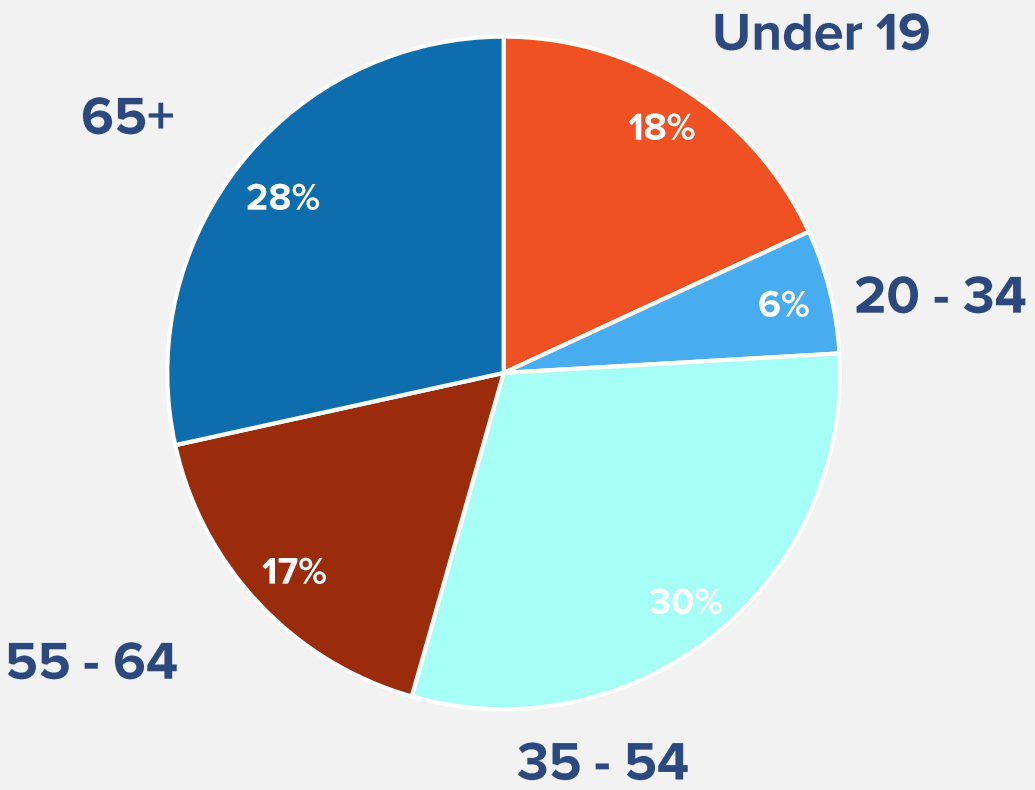
**American Community Survey*

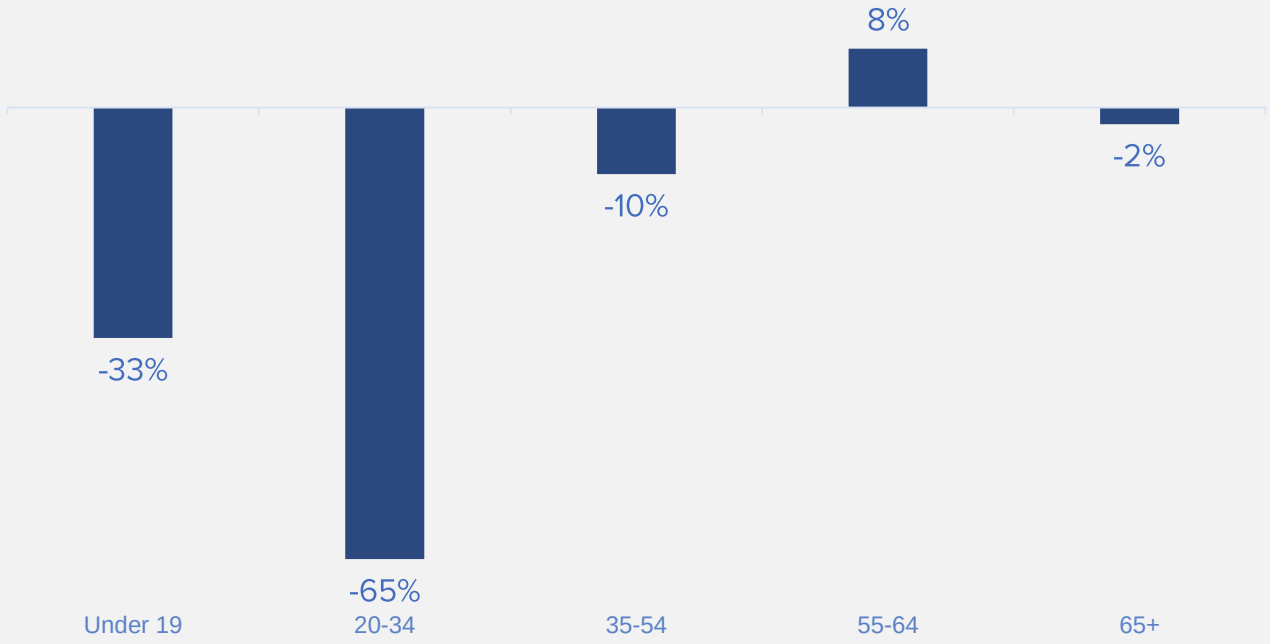
	2010	2023	
Single-family	2,354	2,958	**+604**
Multi-unit	264	388	**+124**
Mobile Homes	380	248	**-132**
			596

Age

**2023 American Community Survey*

Combined Age Data





Change in Age Distribution 2010 - 2023

Economic

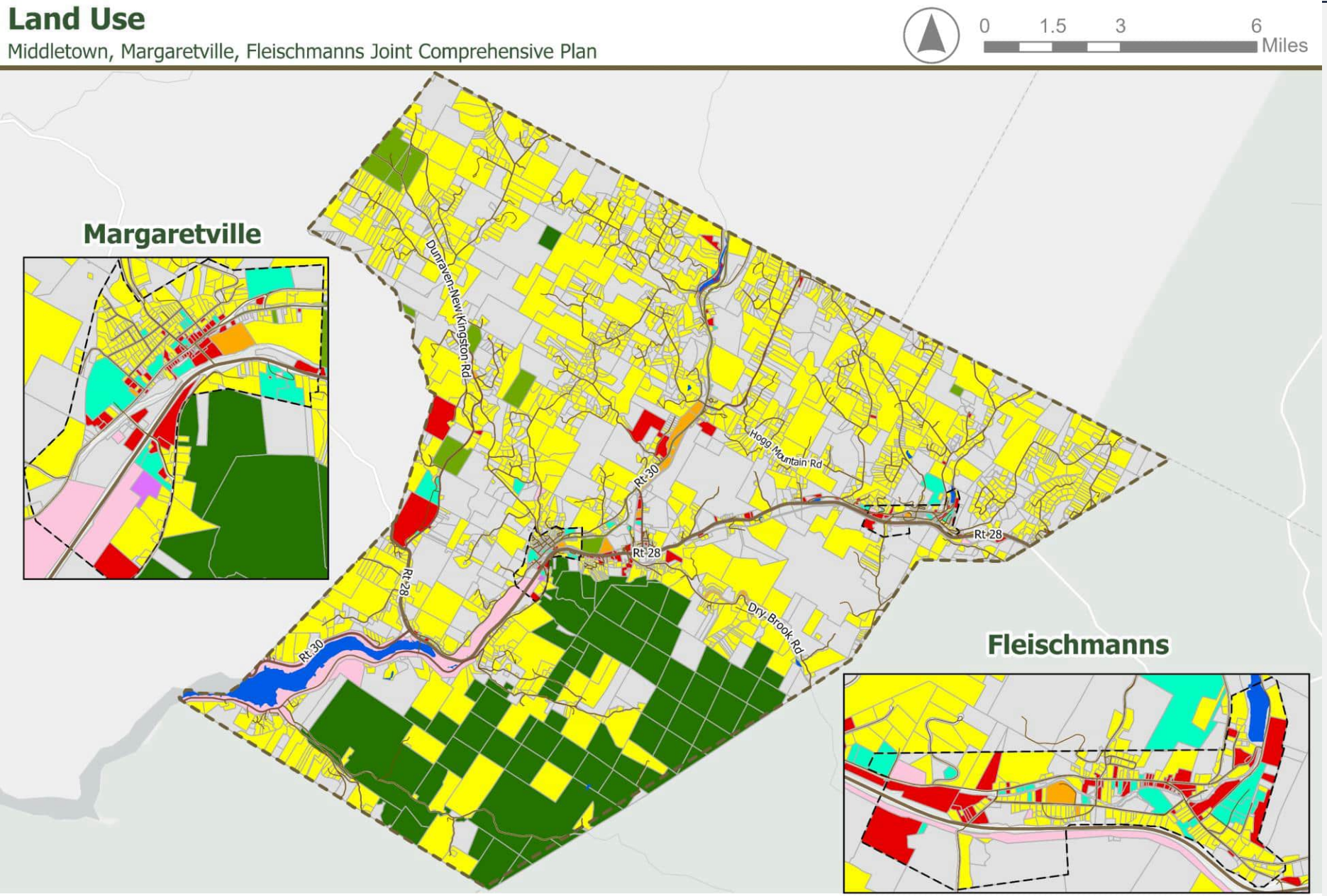
Median Household Income

	2010	2023	Delta
Middletown	$45,461	$67,295	**+48%**
Margaretville	$45,625	$36,411	**-20%**
Fleischmanns	$27,083	$58,250	**+115%**
Delaware County	$42,967	$60,226	**+40%**
New York State	$54,148	$82,095	**+52%**

**2010 / 2023 American Community Survey Median Household Income*

Land Use

Middletown, Margaretville, Fleischmanns Joint Comprehensive Plan



- Business and industrial uses are concentrated in the two Villages
- Within Middletown, residential and vacant land uses are the most prevalent, which reflects the more rural nature of the area

Property Ownership

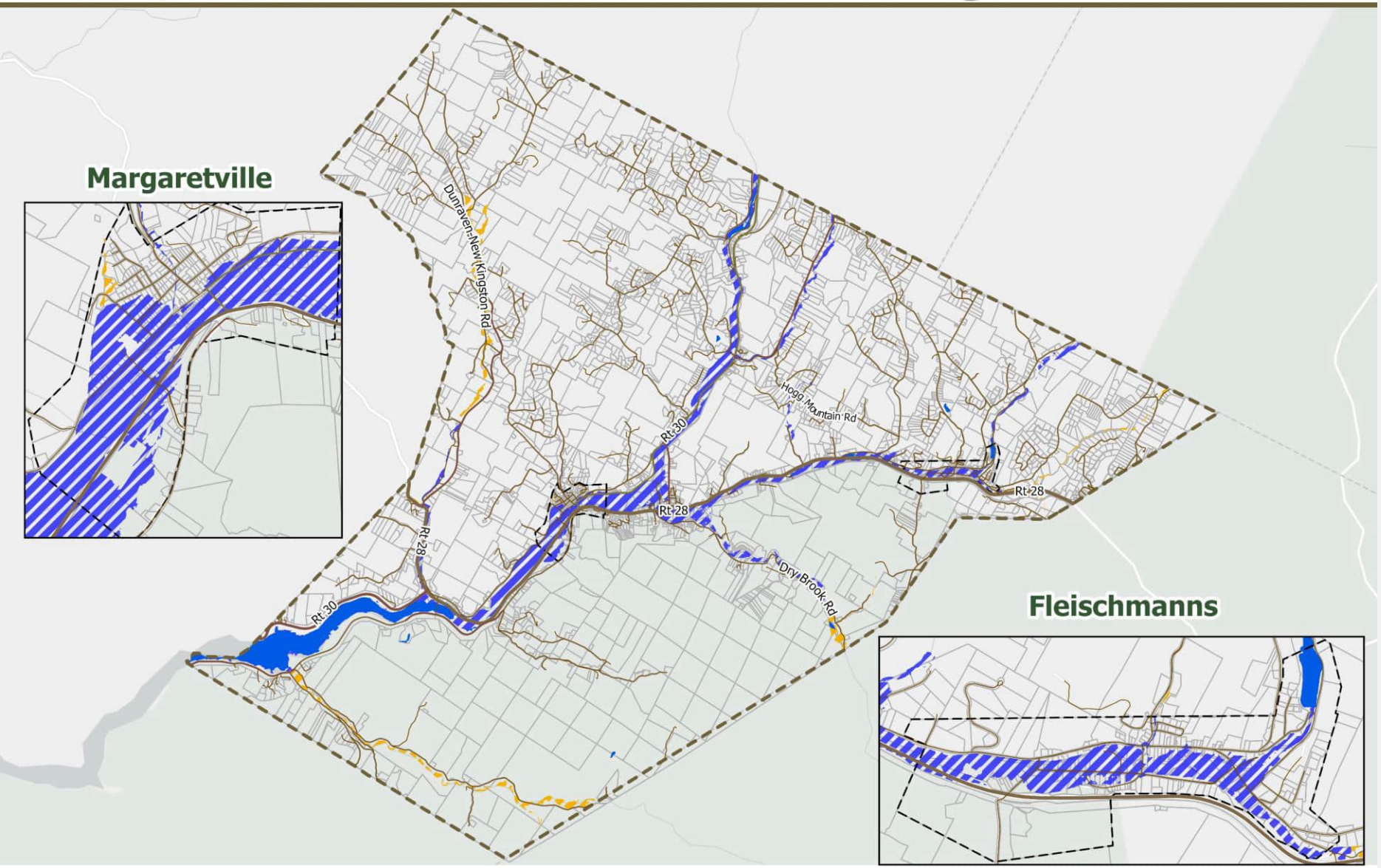
Middletown, Margaretville, Fleischmanns Joint Comprehensive Plan



- Public improvements on public property are easier for municipalities to carry out compared to those on private property, as there are fewer barriers to beginning improvement projects
- In Middletown, most of these lands lie in forest preserve lands, which limits the scope of possible projects utilizing the land

Flood Hazard

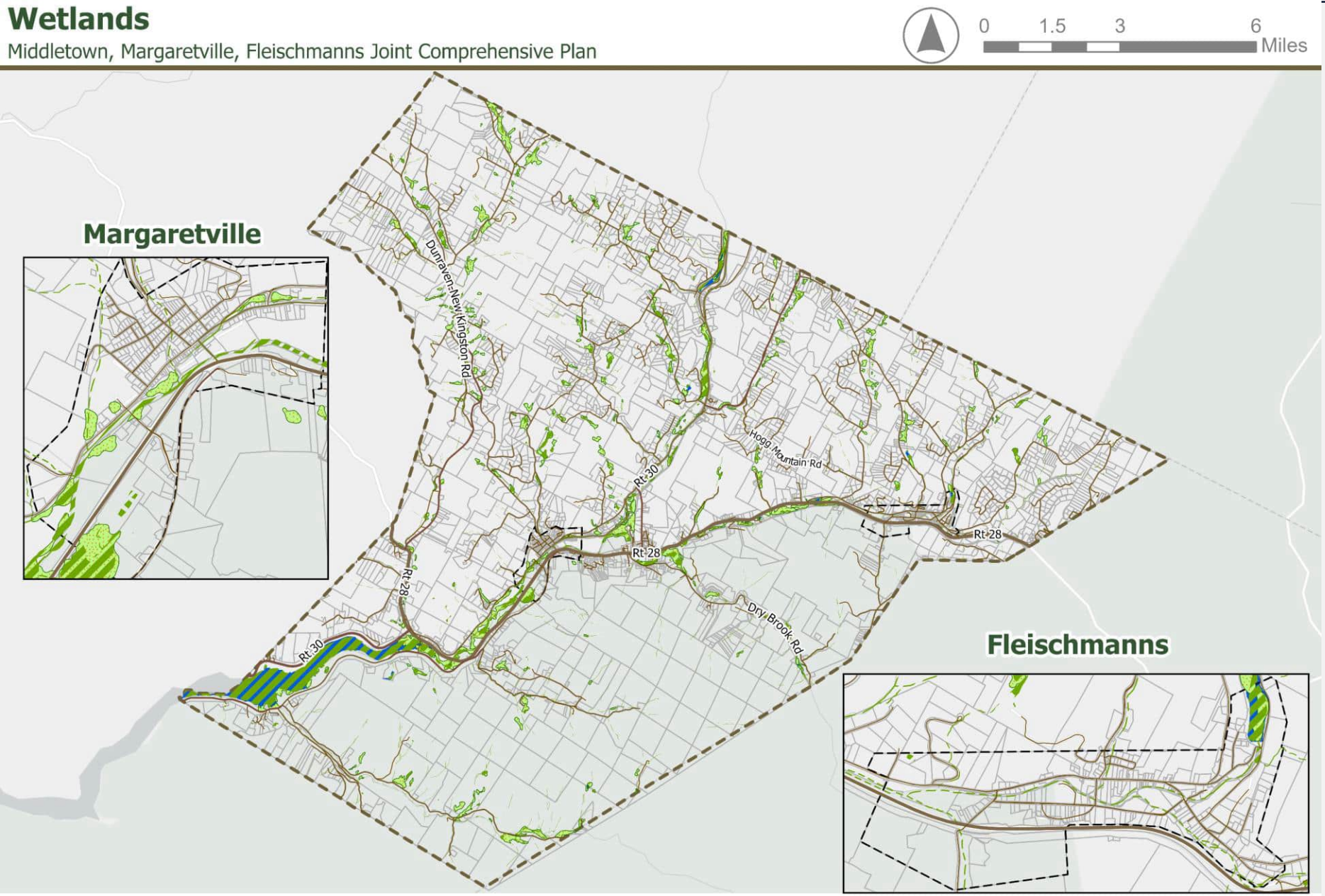
Middletown, Margaretville, Fleischmanns Joint Comprehensive Plan



- According to Delaware County's 2013 Hazard Mitigation Plan, total land area exposure to flood is approximately 4.1% of Middletown, 48.6% of Margaretville, and 19.4% of Fleischmanns
- With the NYS Climate Impact Assessment predicting heavier precipitation events, incorporating efforts to protect the community from the impacts of flooding should be incorporated into the plan

Wetlands

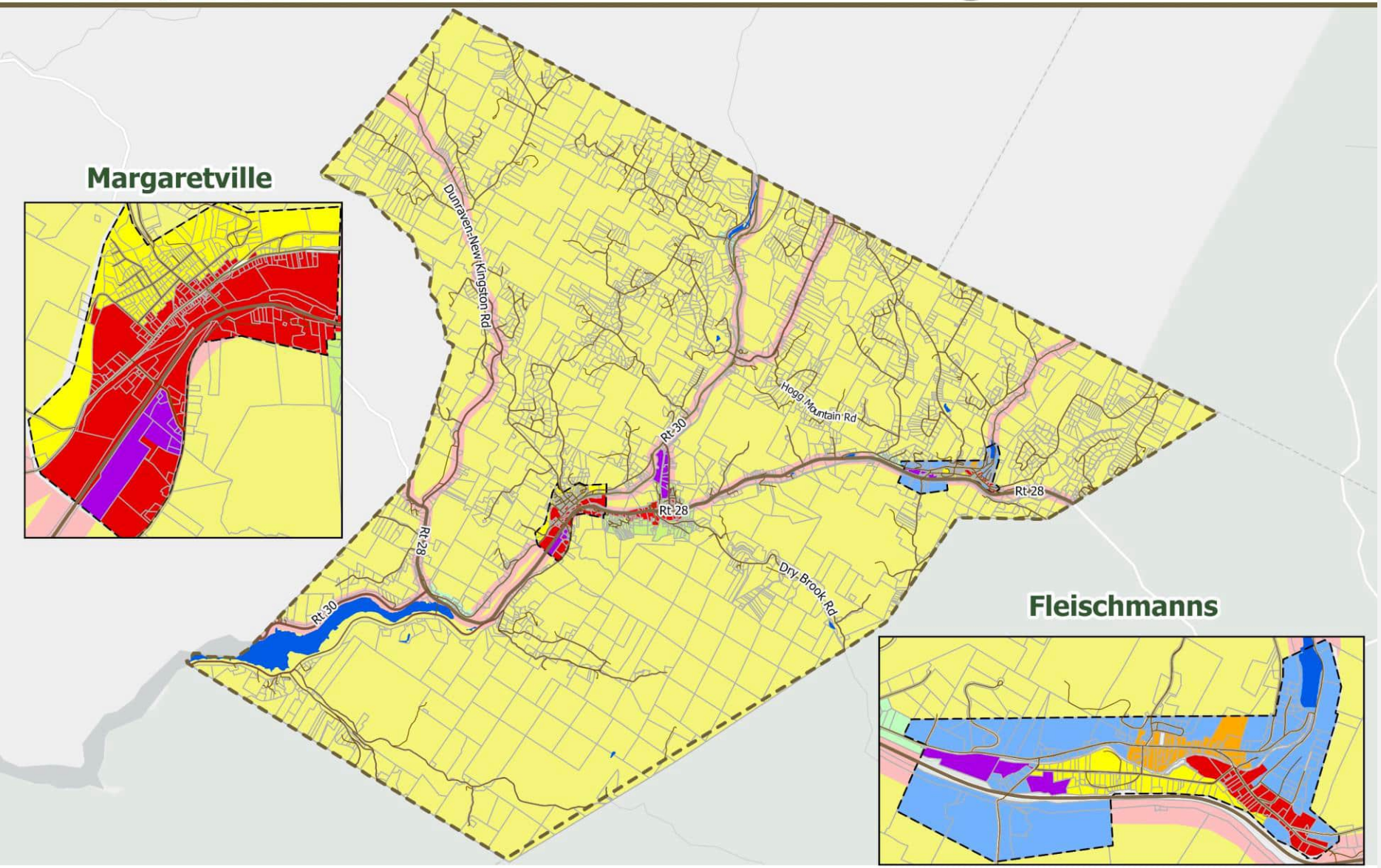
Middletown, Margaretville, Fleischmanns Joint Comprehensive Plan



- Article 24, the NYS Freshwater Wetlands Act, was amended in 2022 with provisions going into effect in 2025 and 2028 that bring some additional freshwater wetlands in the area under the jurisdiction of NYSDEC.
- In 2028, the threshold for state-regulated wetlands will be reduced from 12.4 acres to 7.4 acres, potentially bringing more wetlands under NYSDEC's jurisdiction.

Zoning

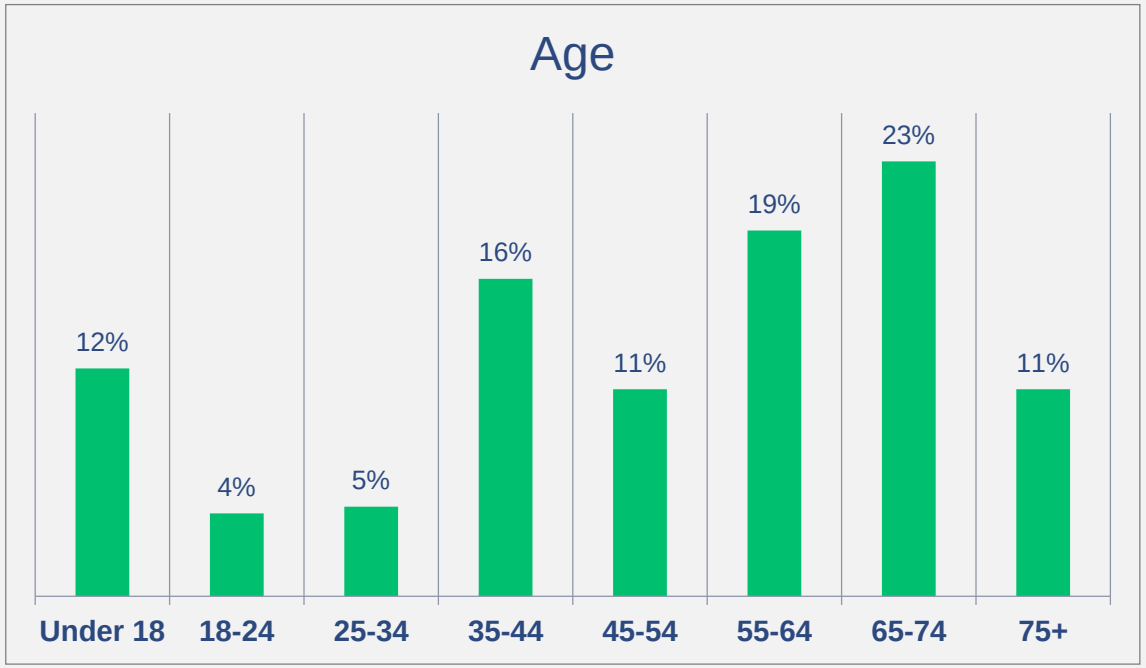
Middletown, Margaretville, Fleischmanns Joint Comprehensive Plan

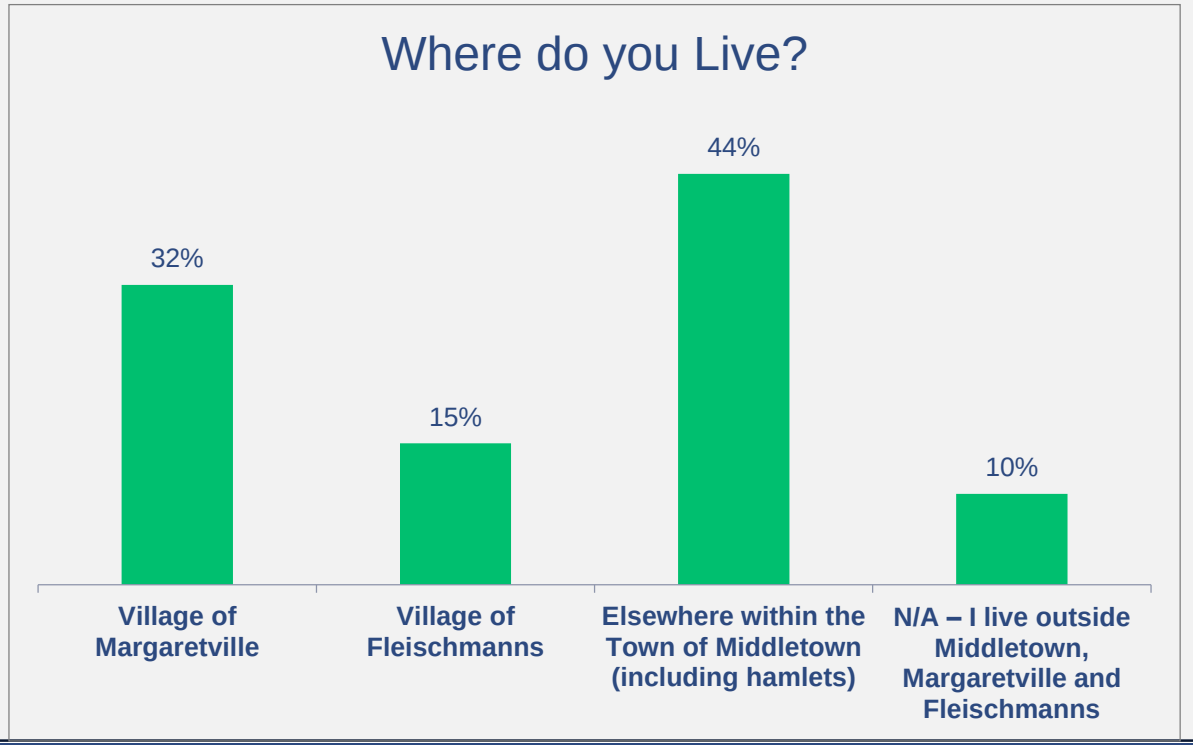


- Current zoning patterns focus commercial and industrial development in the Village Centers and the Hamlet of Arkville

Survey Results (As of March 19th)

- **282** Respondents
  - Target amount was about 175 or 5% of the area population.
- 55% Property Owners; 58% Residents for more that 10 years; 26% Retired; 20% Community Volunteer; 14% Business Owners





Survey Results (As of March 19th)

Top Priorities for Respondents

Access to HealthCare

Access to healthcare was the biggest concern for respondents. Many respondents wanted primary care doctors closer to the area.

Housing Affordability

Respondents generally favored investment in multi-family housing, close to existing population centers (Villages) to ensure accessibility with amenities.

Natural Resources, Parks & Trails

The rural nature of the area, in addition to the proximity to parks and trails was the leading factor impacting respondents' decision to live and invest in the area.

Transportation

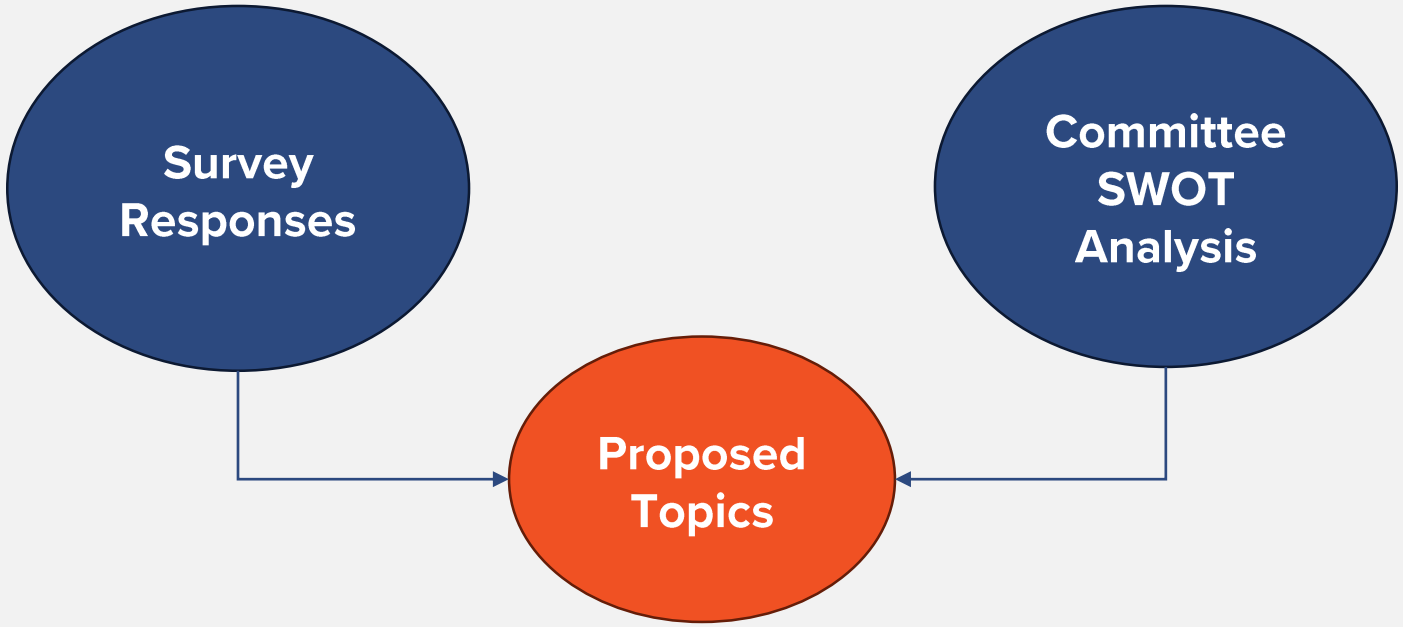
Respondents expressed the desire for more investment in public transportation, expanded bike lanes, and improved walkability.

Availability of Goods & Services

Respondents generally expressed the desire for more healthcare options, as well as expanded grocery and dining options.

Public Meeting –Topics

- The topics take into account the feedback received from survey and topics identified by the committee during the Strengths, Weakness, Opportunities, and Threats (SWOT) analysis completed during the project kickoff meeting
  - There is overlap between concerns expressed by survey respondents and what the committee already identified during the SWOT analysis



Topics

- Transportation
- Parks, Trails and Natural Resources
- Healthcare Access
- Housing and Economic Development
- Culture and Art
- Municipal Services, Utilities, and Watersheds

Breakout Activity

- Around the room, there are posters with questions about each of the topics.
- Use the provided sticky notes and pens to provide your feedback – Feel free to discuss the questions with the Project team member stationed there.
- After **10 minutes,** you will be prompted to move on to the next station to give your feedback.
- Once everyone has had a chance to provide their input at each of the stations, there will be an opportunity to share out responses to the whole group.





- For those online or viewing later:
  - https://bandl.mysocialpinpoint.com/mmf-jointcompplan/mmf-pim-1-activity
  - It will also be entered in the Zoom chat for access.

Next Steps

- Collect feedback through April 5, 2026
- Community Outreach
  - Will continue to occur throughout the project
  - Visit the project website for updates
    - https://bandl.mysocialpinpoint.com/mmf-jointcompplan
- Draft Vision and Strategies
- Public Information Meeting #2: Visioning Workshop
  - Late spring 2026

Welcome!

Thank you for attending the Public Information Meeting for Middletown, Margaretville, and Fleischmanns' Joint Comprehensive Plan

During this portion of the Public Information Meeting you will spend 10 minutes at each station. During your time at each station we invite you to:

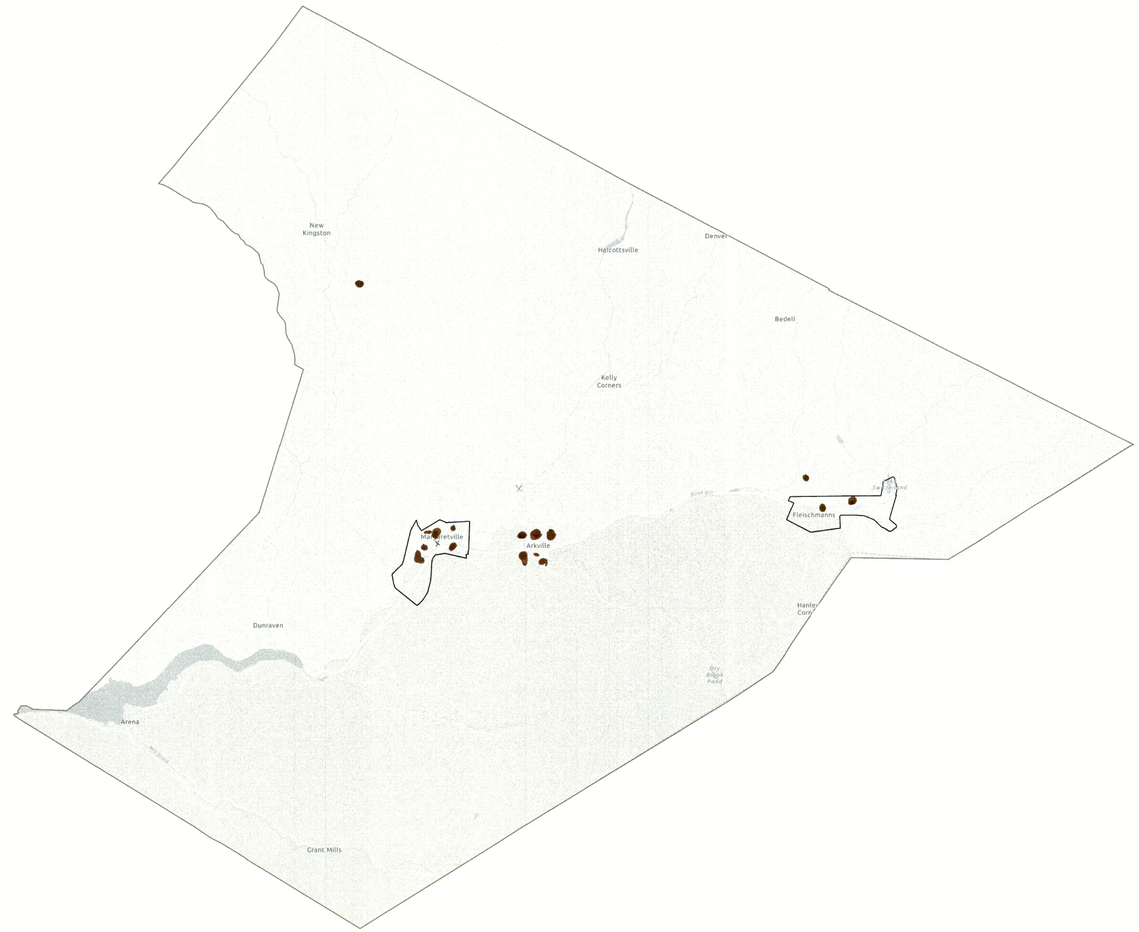
1. Read through the questions and place sticky notes on the posters to provide your input
2. Meet and discuss the project with the Joint Comprehensive Planning Committee and the Consultant Team

Additional opportunities to engage in this project will be provided in the future. Your input is critical in shaping the recommendations that will appear in the Joint Comprehensive Plan!

There will be six different topic tables for you to provide your input at:

- **Parks, Trails and Natural Resources**
- **Transportation**
- **Housing and Economic Development**
- **Municipal Services, Utilities, and Watersheds**
- **Healthcare Access**
- **Culture and Art**

Where do you live? Please let us know by marking the map!

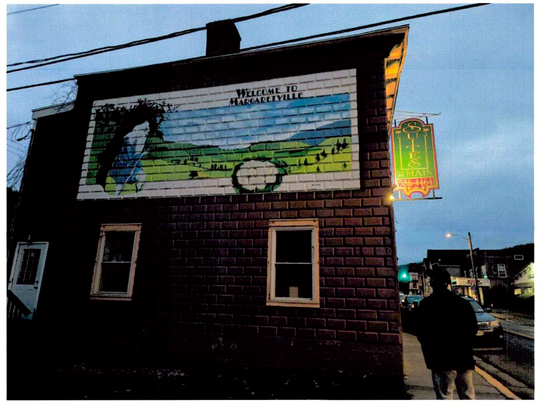


Mark the map here if you don't live in Middletown, Margaretville, or Fleischmanns

Culture and Art

Culture and arts such as murals, local bands, and seasonal events are integral parts of a vibrant downtown atmosphere. When answering these questions think about the ways in which local art and events impact your experience in the community.





What cultural or artistic traditions, events, or organizations make the area unique and should be celebrated?

- Holiday on Main
- Whoopdedoo
- Speakers Series
- Open Eye Theater → Improv classes
- Cauliflower Festival
- Floral Fair?
- Kids arts
- July 4th Field Day
- At library
- Still share
- Repair Cafe?
- writing workshops
- Memorial Day St. Fair
- Fleischmanns
- comm. gardening or compost
- Margaretville's B-day
- Seed swaps
- The "Frog" (storytellers)
- Arkville Holiday Party
- Cooking events, eating competitions
- Halcottsville 5K
- Open Mics
- Mville Antiques Fair
- Halcottville St. Patricks
- Land Stewardship
- Open studio tour - AMR
- crossover with Roxbury
- Food Fair
- ArtUp
- Theater events
- Regenerative Farming
- long year
- Outdoor Movies, screening
- Could we have a Fleishmanns
- Music Battles
- Farmer's Market
- Gallicorci
- Roundbarn
- Dia de Los Muertos
- Look at Pine Hill
- Cemetery tour Mville
- Open air classes
- Roxbury Arts Group
- Benefit
- Promote local Business
- Shakespeare
- Community Center

In what ways should culture and arts be funded and supported by the three communities? Public and private spaces, events etc.

- Coordination increases between communities ✓✓
- Development MGMT
- Identify stakeholders
- Public gathering spaces (utilize empty lots)
- Town historical events
- Amphitheater idea
- Diversity of language or cultures
- Community comms support
- Residents
- Cultural Calendar
- Entice existing Artists Groups
- Apps for promotion
- housing support for
- Advance promotion
- Cultural exchange
- Combined Newsletter, or website ✓
- Arts as a driver
- Formalize or expand "Chamber of Commerce"
- Community Boards (Municipal)
- NYS Council for the Arts Funding
- used to have big events regularly
- Grant opportunities
- Get off Facebook
- Fire house doesn't compete but good info
- O'Connor Arts Grants
- centralized hub
- Donation drives
- Amphitheater ★
- Volunteer Coordination

Are there limitations on access to arts and culture from a facility or programming standpoint? If so, how could that be changed?

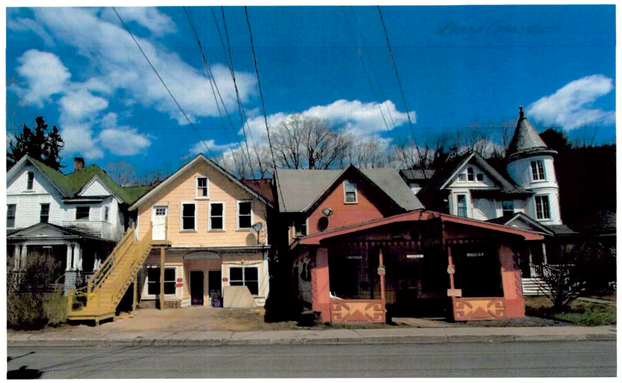
- Lack of Funding
- Volunteerism / People power
- Facility / spaces ✓
- Drawing people to the area
- Meet in Gallicorci
- Marketing / transportation
- Cohesion between towns / Coordination
  - also between Ages / and other Demographics
- Promotion coordination between communities
- Information centralizing
- Largely Analogue
- Lack of advanced appropriate Notice
- Uniqueness of events
- lack of housing for travelling people (retreats)
- Centralized information (1-way)
- Volunteerism high and coordination

- Garden Tours
- Studio tours
- Arts weekends
- Arkville Artist Colony * website
- Andes/Roxbury/Margaretville tour "Palatcka"
- Window Painting
- Small Concert venue
- Fishing, Fly Fishing
- hunting
- Drinking

- School / Municipality Coordination
- lack of arts + Education initiatives
- Education of history + cultural
-

Housing and Economic Development

The lack of access to a variety of housing in a community can drive out long-time residents, prevent young families from taking root in the area, and create a worker shortage for smaller businesses. When answering these questions think about how housing access impacts the community's make up and the local economy.





What type of investment and programs for local businesses should be considered?

Invest in employers for workforce housing
ADAPTIVE REUSE OF EXIST. COMMERCIAL/OTHER PROPERTIES.
INCREASE ACCESS TO GRANTS
PRIORITIZE HOUSING FOR ESSENTIAL WORKERS (HEALTHCARE TEACHERS)
HOUSING FOR AGING POPULATION
JOB TRAINING & EDUCATION
DEMOLITION OF BUILDINGS BEYOND SAVING
INCREASED FUNDING FOR HOUSING REHAB
STRONG CODE ENFORCEMENT
FLOOD PROTECTION
*CULINARY & ARTS MARKETING

What are the barriers to affordable housing in the area? What type of housing developments are needed?

Lack of supply, labor,
Minimum lot sizes
Anti-development culture
NYC WATERSHED
Low available income vs. Housing cost

TINY HOME COMMUNITIES (& MOBILE)

SOLUTIONS
Multi-family homes
small footprint housing communities (low cost to build)

info. on vacent homes/property to provide affordable options for local residence. Rental cost is so high and scarce

DIS-INCENTIVIZE SHORT-TERM RENTALS
*LIMIT PRIVATE EQUITY INVESTMENT
~~Support short term rentals~~

FIND A PRODUCTIVE & HEALTHY BALANCE

What types of business is missing from the area?

Bakery
COMPREHENSIVE ART SUPPLY
MORE PROFESSIONALS: ATTYS, TAX PLANNERS, ETC.
DAYCARE *
COMMUNITY GARDEN
LEGAL SUPPORT FOR RENTERS
AFFORDABLE FAMILY RESTAURANTS
SMALL CONCERT VENUES

Healthcare Access

Healthcare access includes primary care doctors, dental, vision and other forms of medical care. When answering these questions think about your experiences seeking medical care in the area.



What types of healthcare services are missing from the area?

- PRIMARY CARE
- WOMENS HEALTH
- SPECIALIST
- URGENT CARE (1)
- HOME VISITS
- DENTAL
- OPTOMOLOGIST (5)
- Pediatrics
- MENTAL HEALTH SERVICES
- MID WIFE
- DENTAL (2)
- IN HOME CARE + NON MEDICAID
- GERIATRIC CARE
- TRANSITION CARE (6)
- WELLNESS EVENTS
- MOBILE MEDICAL
- PEDIATRIC CARE (3)
- G.I. DOC
- CARDIOLOGY
- DIALYSIS
- ALL LIFE-SAVING SERVICES (4)

How should access to healthcare services be expanded?

- WOMENS HEALTH
- IN SCHOOL CARE
- INTERNSHIPS PAID BY LOCAL MMH? (1)
- MORE DOCS
- Physical / Occupational Therapy
- DENTAL / EMERGENCY DENTAL (4)
- MIDWIFE
- THERAPY PRACTICES ↳ OUTSIDE THE HOSPITAL
- ADD DENTAL
- MORE BASSETT ACCESS (2)
- DENTAL
- GYN
- OPTHAMOLOGIST
- EASE OF ACCESS
- LAB SERVICE EXPANSION (6)
- NOT ENOUGH DOCS
- NEWSLETTER / OUTREACH / OPT IN TEXT / QR CODE
- MOBILE MEDICAL
- MORE IMAGING
- COMMUNITY BASED EMERGENCY MEDICAL TRAINING (3)
- TELE HEALTH
- COMMUNITY SENIOR CENTERS (6)

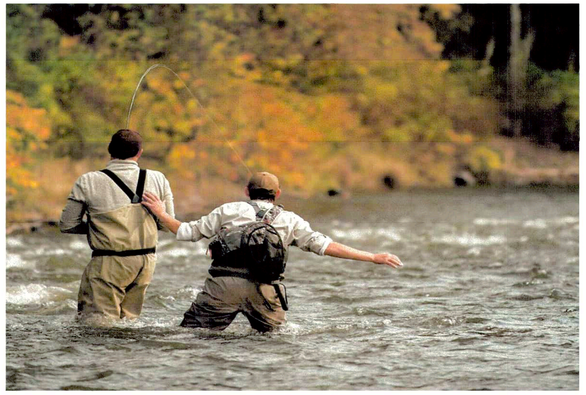
What are barriers to healthcare access in the area?

- MORE MARKETING!!
- TRANSPORTATION - ACCESS
- Additional online appointments
- How to GET THE WORD OUT? (1)
- LONG AMBULANCE WAIT ~~TIMES~~ TIMES (4)
- TRANSPORTATION! - BUS / SHUTTLE
  - ↳ PILOT IN MIDDLETOWN
  - ↳ SHARE W/ ULSTER (5)
- CELL SERVICE / CONNECTIVITY
- EASE OF BOOKING HEALTHCARE!
  - ↳ Based on Health PLANS
- MMH FACILITY UPGRADES - FACELIFT
- COMPATIBLE SYSTEMS FOR BOOKING, LAB RESULTS, ETC (2)
- ACCEPTING HEALTH PLANS
- CHOICE OF SPECIALIST
- IN HOME CARE
- INSURANCE COVERAGE (6)
- HOUSING
  - ↳ for medical Personell
- TRANSPORTATION - NOT AMBULANCE (MEDICAL UBER)
- INSURANCE
- HOUSING FOR PROVIDERS (3)
- HOW DO YOU HEAR ABOUT WHATS GOING ON?
- MH/EMPLOYEE RETENTION

Parks, Trails and Natural Resources

The area's proximity to the Catskill Mountains and New York State park lands provides unique access to recreational opportunities which can enhance the quality of life for residents, while also being very attractive for tourism. When answering these questions, think about your experiences with local natural resource assets.





Do you have any concerns with how parks, trails, and natural resources are funded and protected?

- Attractive Fence by Freshtown - trash in river
- Recycling → more education on separating trash
- Funding
- Restoration + management - restoring areas i.e. from invasives
- Workforce for projects
- Control outside of Town by other entities
- Dog poop bags
- LITTERING
- Prioritizing the environment
- Using without destroying/harming
- public knowledge on
  - planting native plants
- County/FEMA land management
- NYC watershed
- solar projects
- conversion of land
- Data Centers
- problem vegetation management
- public education on
  - leave-no-trace
  - no infrastructure for future waste at trailheads

Are there any natural resources that are not being leveraged? How would you like to see access to them expanded?

- Hiking Trails not known about by public
- expansion of public fishing
- highlighting underused trails
- Fly fishing
- public knowledge of trails that exist
- Bike Trails - roads/forest trails
- outdoor education
- community calendar
- public parks (playgrounds, picnic benches)
- Trail Atlas - where to bike?
- marketing for the trails/recreation
- pickle ball / Tennis
- (Alltrails for community)
- online
- collab & coordination b/t state, city + town
- utilizing waterways for recreation
- Timber management
- Access to trail Maps
- education & access to waterways
- Bird watching

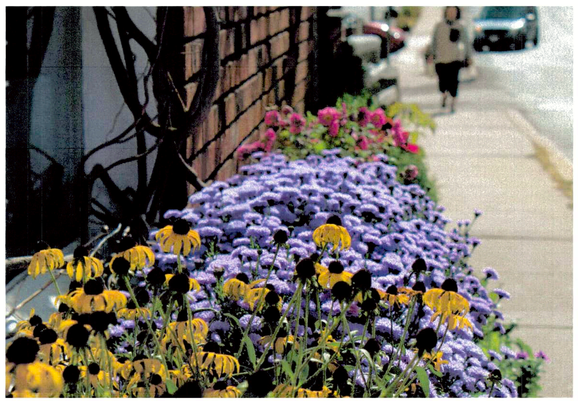
Access to nature is an important part of the appeal of the area. How can this appeal be better integrated into other aspects of the community?

- Communication Resources
- Tourism
- City land - marked trails
- community gardening/ composting/ greenhouse
- access to swimming holes
- need to know that there is no cell-phone service
- paths within the towns
- Horse Trails
- xcountry skiing
- Town visibility
- Group Hikes
- sustainability from within community
- not too much focus on tourism
- bike trails to reservoir & kayaking
- Speed limits in walkable areas
- Shared trails with mechanized vehicles i.e. snowmobiles
- public bathrooms

Transportation

The transportation network includes the roadways, sidewalks, bike paths, and bus routes. When answering these questions, think about they ways in which you navigate through the three communities and the areas where accessibility could be improved.





Where would you like to see additional investment in pedestrian and cycling infrastructure?

Bike path Connecting all 3 village/town (Rt. 38)
Bike racks
Sidewalks / safe pedestrian path connecting (Rt 28) All 3
Bike rentals - Connect to other (Kayak)
clear pedestrian walk ways (painted) signs 4 pedestrian Crossing (Especially NK)
Foot/Running not just Bike
- specific to connect destinations
- Horses - hitching post
Site specific walk loops
- speed limits + better signs

What type of investment in public transportation would benefit the community most?

~~Maintenance~~
Bus Shelters (w/trash) App-based rideshare/taxi (locally developed)
Bus loops + CONNECT TO CAT
Railroad more public (not just tourist)
Coordinate w/ Trailways
Communicating / Marketing options Available
+ Look @ existing Studies -
Medical specific Rides
Charging stations?

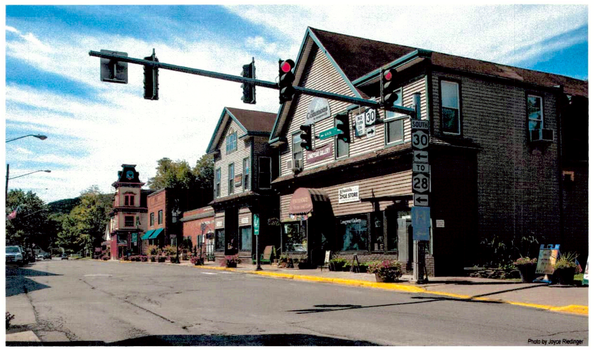
How can access to the 'downtown' centers in Margaretville and Fleischmanns be improved?

ADA improve - move to safer access, Crosswalk
local loops + last mile service
parking (especially Arkville), painted lines, Signage x's - highlight walking Fleisch / Mville
landscape improve/ welcoming bridge
Snow storm parking options / comm.
Evening Free Shuttles
Mville. stop here sign
Better Snow removal in villages
- Remove junk cars -

Municipal Services, Utilities, and Watersheds

The quality of municipal services and utilities have a large impact on life in a community. Additionally, due to the Delaware County watershed feeding into the NYC water system, there is a strong presence of NYC DEP regionally. When answering these questions think about how your quality of life is impacted by the services offered in the area and impact that NYC DEP's presence has the area.





What types of municipal services should be shared between the three communities?

- more affordable water
- Combined water districts betw Arkville + Mville?
- improving trash systems
- transit!
- COMMUNITY GARDENS
- TOWN FLOOD COMMISSION
- COMMUNICATION SYSTEM FOR NOTIFYING RESIDENTS & MEETINGS/ETC.
- Better communication w/town govt
- Emergency alerts
- better road maintenance

How can access to utilities be improved? What types of services are missing from the area?

- Municipal power purchase
- More critical infrastructure out of floodplain
- ROOFTOP SOLAR/GENERATORS
- PROTECTION FROM POWER OUTAGES
- KEEP ENERGY COSTS DOWN
- COMMUNITY INPUT ON SITING OF SOLAR/ETC.
- Public bathrooms
- Local benefits from local energy
- community owned power
- Cell service
- Public trash cans
- snow/street parking policy
- Better sidewalks

In what ways should the watershed be leveraged as an asset?

- put solar on unusable land (not forest)
- No ground-mounted solar (lots of diff opinions) / EXCEPTION FOR GRAZING LIVESTOCK
- more ways to collaborate with NYC DEP to increase use that doesn't harm water quality (land swap, recreation, econ dev + energy)
- MANDATE TO FILL MUNICIPAL POSITIONS
- MAXIMIZE AWARENESS OF AND PROVIDE BIKE RENTALS TO KAYAKS ON DE RESERVOIR
- No data centers or nuclear plants

Did we miss anything?

Please leave any additional comments in the blank space below

ENVIRONMENTAL EDUC + JOBS

+ INC. TRANSFER STATION → expand it so people don't have to go to Walton or leave coaches on curb!

~~- Youthe~~

- Youth development / programming