

# ECONOMIC AND COMMUNITY DEVELOPMENT PLAN

## VILLAGE OF HANCOCK, NEW YORK



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## Acknowledgements

### Village of Hancock

Hon. Sandra Karcher, Mayor Village of Hancock  
Karol Mech, Trustee  
Yvonne Dolph, Trustee  
Alice Hartz, Trustee  
Shaun Shannon, Trustee

### Hancock Partners, Inc.

President, Jerry DaBrescia  
Treasurer, Russell Bass  
Ron DeLuca, Director  
Dave Theleman, Director

### Town of Hancock

Hon. Sam Rowe, Supervisor Town of Hancock  
James M. Gardner, Councilman  
Glenn Keesler Sr., Councilman  
Paul Vetrone, Councilman  
William A. Weyrauch, Councilman

Vice President, Mike Argiros  
Secretary, Chris Gross  
Bruce Edwards, Director

### Hancock Economic & Community Development Plan Committee

Hon. Sandra Karcher, Mayor Village of Hancock  
Beth Barrows – Senior Citizens  
Jerry DaBrescia – Hancock Partners, Inc.  
Jim Rotzler – Hancock Fire Department  
Pastor Andy – Clergy

Hon. Sam Rowe, Supervisor Town of Hancock  
Dr. Berg – Lordes Hospital  
Don Rajoppi – Business Community  
Bob Wrighter – Hancock IDA

## Geographic Information Systems Mapping

Geographic Information Systems (GIS) maps for this Economic & Community Development Plan were prepared by staff members from the Delaware County Planning Department.

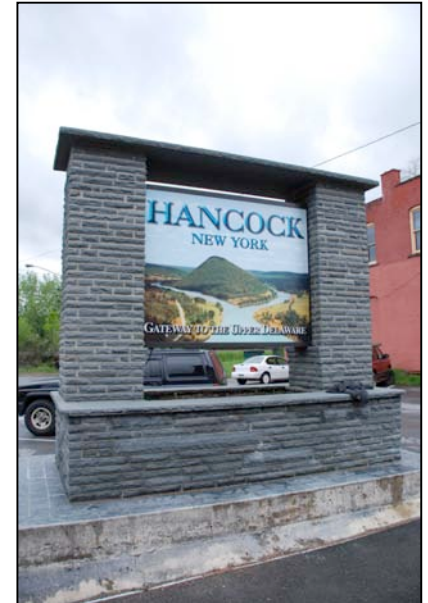


The Appalachian Regional Commission, The New York State Department of State, and the Southern Tier East Regional Planning Commission provided funding for this Plan, in part. The Village of Hancock and Hancock Partner’s, Inc provided the matching funding for this Plan.

## VISION STATEMENT

“In our Vision for the Village and Town of Hancock in the future, our sense of community is preserved, civic pride sustained and quality of life enhanced. In the coming years, we carefully manage new growth and development to *protect* the integrity of our village, its historic buildings, neighborhoods, downtown business district, public spaces, scenic vistas and natural resources; *preserve* historic buildings and important cultural & civic institutions, *conserve* scenic vistas; *enhance* the convenience of pedestrian access to services and facilities within the Village; *create* a regional trail system that provides public access to and from the East and West Branches of the Delaware River while linking public open spaces; *provide* sustainable public infrastructure and telecommunication services to meet growing community needs in a cost-effective manner; employment opportunities for our residents, housing opportunities for our seniors; and set quality design standards to ensure that new growth and redevelopment enriches our community aesthetics and is in harmony with the existing fabric of our community.”

*Hancock Economic & Community Development Plan Committee*



**Above:** One of the welcome signs for the Village of Hancock with the slogan “Gateway to the Upper Delaware.”

**CHAPTER 8.0  
IMPLEMENTATION PLAN**

In order for this Economic & Community Development Plan to be effective, the Village Board must actively apply the policies that are contained within the Plan. Furthermore, its Planning Board and Zoning Board of Appeals (ZBA) must use the Plan as a framework to guide their decisions with respect to the review of development proposals.

Certain recommendations contained herein will require the subsequent action of the Village Board of Trustees in order to enact recommended revisions to the Zoning Code and other land use regulations. Other actions such as the community development and economic development programs will require the collaboration between the Village, Town County, State and not-for-profit entities. These actions are outlined in implementation tables provided in this Chapter along with the party responsible for taking a leadership role in the implementation of the policy or program.

Each member of the Village Board, Planning Board, Hancock Partners Inc., and other stakeholders should have a copy of this Plan. The Village Board should appoint a Plan subcommittee to spend time each month reviewing progress on the implementation of this Plan and coordinating efforts with other entities where necessary.

The following pages provide a summary of the major recommendations that are part of this Plan. The recommendations are organized under the broad topic areas as follows: Gateway & Corridor Improvements; Housing & Neighborhood Revitalization; Parks, Recreation & Civic Centers; Downtown Revitalization; Economic Development; and Land Use Law Considerations.

For each subject there is a list of specific recommendations, along with an indication of when the recommendation should be implemented and the party responsible for ensuring that the recommendation is followed. The Implementation Plan table is useful in helping the Village Board to set priorities for the subsequent actions that will be necessary to implement this Plan.

Some recommendations should be implemented immediately including the recommended revisions to the Village’s Zone Code. Other measures will be implemented in the “short-term” within two (2) years of adopting this Economic & Community Development Plan. There are other recommendations that are “long-term” in nature - meaning they are anticipated to be completed over a 2-5 year timeframe. It is not reasonable to assume that all the recommendations contained herein will be implemented immediately. The implementation of the Plan is meant to be a process that will occur over a period of years. Setting priorities ensures the process will get underway.

“IN ORDER FOR THIS ECONOMIC & COMMUNITY DEVELOPMENT PLAN TO BE EFFECTIVE, THE VILLAGE BOARD OF TRUSTEES AND ITS PLANNING BOARD MUST ACTIVELY APPLY THE POLICIES THAT ARE CONTAINED WITHIN THE PLAN.”

Village of Hancock Economic & Community Development Plan Implementation Plan				
No.	Recommendations	Action	Priority	Responsibility
<b>Gateway &amp; Corridor Improvements</b>				
1	Install Upper Delaware Scenic Byway <i>Gateway Signs</i> at NYS Route 17 Exit 87 [Section 2.1]. This action will need to involve the coordination between the Village Board, NYSDOT and Upper Delaware Scenic Byway (UDSB) Board.	Capital Improvement	Immediate	Village Board NYSDOT UDSB
2	Submit Transportation Enhancement Grant (TEP) for the <i>Hancock Fitness Trail</i> [Sections 2.2 & 4.1].	Grant Application	Immediate	Village Board Hancock Partner's
3	Create an attractive " <i>Gateway Sign</i> " for the Upper Delaware Scenic Byway at NYS Route 17 westbound exit [Sections 2.1]	Capital Improvement	Short-term	Village Board NYSDOT NPS
4	Develop new <i>Sign Regulations</i> for the West End Gateway [Section 2.1].	Local Law	Short-term	Planning Board Village Board
5	Create <i>Design Guidelines</i> to guide new development and redevelopment within the West End Gateway [Section 2.1].	Local Law	Short-term	Planning Board Village Board
6	Create a " <i>West End Park</i> " on the Village-owned site on Pennsylvania Avenue starting with funding received through the Upper Delaware Council [Section 2.2].	Capital Improvement	Short-term	Village Board UDC
7	Secure NYSDOT funding for <i>streetscape improvements</i> along West Main Street including sidewalks, street trees and lighting [Section 2.1].	Grant Application	Short-term	Planning Board NYSDOT Delaware County
8	Create <i>Design Guidelines</i> to ensure new development and redevelopment within the East End Gateway complement the aesthetics of the corridor [Section 2.3].	Local Law	Short-term	Planning Board Village Board
9	Secure NYSDOT funding for <i>streetscape improvements</i> within the <i>Brooklyn Gateway</i> including sidewalks, street trees and lighting [Section 2.4].	Grant Application	Long-term	Planning Board NYSDOT Delaware County
10	Extend the <i>New York Main Street</i> program to include businesses within the <i>East End Gateway</i> [Section 2.3].	Grant Application	Long-term	Hancock Partner's Inc.
11	Secure NYSDOT funding for <i>streetscape improvements</i> along <i>East End Gateway</i> including sidewalks, street trees and lighting [Section 2.3].	Grant Application	Long-term	Planning Board NYSDOT Delaware County
12	Secure funding for <i>Hancock Heritage Center</i> aka <i>Upper Delaware Scenic Byway (UDSB) Visitors Center</i> at Larimar-Norton site [Section 2.1].	Grant Application	Long-term	Village Board NYSDOT UDSB
<b>Immediate = 1 Year</b>		<b>Short-Term = 1-2 Years</b>		<b>Long-Term = 2-5 years</b>

Village of Hancock Economic & Community Development Plan Implementation Plan				
No.	Recommendations	Action	Priority	Responsibility
<b>Housing &amp; Neighborhood Revitalization</b>				
13	Strictly enforce the Village’s <i>Building Code</i> to address deficiencies in housing stock that threatens neighborhood vitality [Section 3.1].	Code Enforcement	Immediate	Village Board Code Enforcement
14	Amend <i>Zoning Code</i> so that single-family homes may only be converted to two-family dwellings within the R-1 District [Sections 3.1 & 7.2.1].	Local Law	Immediate	Planning Board Village Board
15	Develop criteria for the conversion of single-family homes to two-family dwellings to help guide Planning Board’s decisions [Section 7.2.1].	Local Law	Immediate	Planning Board Village Board
16	Secure funding through the Governor’s Office for Small Cities CDBG program to create a <i>Housing Rehabilitation Program</i> [Section 3.3].	Grant Application	Short-term	Village Board Delaware County
17	Secure “Member Item” funding for a <i>Sidewalk Improvement Program</i> within residential neighborhoods [Section 3.3].	Grant Application	Short-term	Planning Board Village Board
18	Create a new <i>REC-1 Zoning District</i> for Point Mountain [Section 3.1 & 7.2.2].	Local Law	Short-term	Planning Board Village Board
19	Remove blight and <i>dilapidated housing stock</i> that is unsuitable for habitation and abandoned [Sections 3.1 & 3.3].	Code Enforcement	Short-term	Village Board Code Enforcement
20	Secure funding through the USDA to create of <i>First-time Homebuyer’s Program</i> within the Village of Hancock [Section 3.3].	Grant Application	Long-term	Village Board Delaware County
21	Create basic <i>Design Standards</i> for new infill housing on vacant lots [Section 3.3].	Local Law	Long-term	Planning Board Village Board
<b>Parks, Recreation and Civic Centers</b>				
22	Submit Transportation Enhancement Program (TEP) grant application for the <i>Hancock Fitness Trail</i> [Sections 2.2 & 4.1].	Grant Application	Immediate	Village Board Hancock Partner’s
23	Coordinate with leaders of civic institutions to address their needs to better ensure these institutions remain within the Village of Hancock [Section 4.3].	Policy	Immediate	Village Board
24	Support local civic organization’s efforts to secure grant funding by providing <i>letters of support</i> for grant applications [Section 4.3].	Policy	Immediate	Village Board Hancock Partner’s Chamber
25	Strongly support efforts by the Hancock Community Health Alliance to build the new <i>Hancock Community Health Care Center</i> in Downtown Hancock by providing <i>letters of support</i> for grants [Section 4.6].	Policy	Immediate	Village Board Loures Hancock Partner’s
<b>Immediate = 1 Year                      Short-Term = 1-2 Years                      Long-Term = 2-5 years</b>				

Village of Hancock Economic & Community Development Plan Implementation Plan				
No.	Recommendations	Action	Priority	Responsibility
<b>Parks, Recreation and Civic Centers</b>				
26	Support efforts to create a <i>Senior Center</i> by offering letters of support for grant applications and applying for CDBG funds[Section 4.4].	Policy	Immediate	Village Board Chamber – VFW
27	Support efforts by the <i>Hancock Community Education Foundation</i> (HCEF) to create a <i>Youth Center</i> within the Village of Hancock by providing letters of support for grant applications [Section 4.4].	Policy	Immediate	Village Board Hancock Partner’s HCEF
28	Coordinate with Delaware County to secure <i>Empire Zone Designation</i> for the Downtown Business District in order to make available Zone Capital Credits for the proposed Hancock Community Health Care Center [Sections 4.6 & 5.7].	EZ Boundary Amendment	Immediate	Village Board Chamber of Comm. County Eco Dev
29	Strongly support efforts to create a <i>Village Square</i> at the site of the former Great American site in the heart of the Downtown Business District [Section 4.7].	Policy	Immediate	Village Board Hancock Partner’s
30	Create a <i>Scenic Overlook</i> at the end of Old Bridge Street to create an attractive waterfront amenity for local residents and visitors of the UDSB [Section 4.1].	Capital Improvement	Short-term	Village Board Hancock Partner’s Chamber
31	<i>Strongly oppose</i> construction of the New York Regional Interconnection (NYRI) electric transmission line through the Town/Village of Hancock [Section 4.10].	Policy	Immediate	Village Board Town Board
32	Work with Hancock Fire Department, Mallery Lumber and Owner’s of Becton-Dickenson Plant to create a <i>Hancock River Walk</i> from Maple Street to the Village-owned fishing access point on the Delaware River [Section 4.8].	Capital Improvement	Short-term	Village Board Hancock FD Property Owners
33	Submit Transportation Enhancement Grant (TEP) for the <i>Hancock Blueway Trail System</i> [Section 4.2].	Capital Improvement	Long-Term	Village Board County Planning
34	Create a <i>Veteran’s Park Overlook</i> in the vicinity of the VFW as a component of the Hancock Fitness Trail [Section 4.1].	Capital Improvement	Long-Term	Village Board Chamber – VFW
<b>Downtown Revitalization</b>				
35	Support efforts to retain important <i>civic and cultural institutions</i> within the Downtown Business District Section 5.1].	Policy	Immediate	Village Board Hancock Partner’s Chamber
36	Submit a <i>New York Main Street grant</i> application to secure \$500,000 for Downtown Revitalization efforts [Section 5.3.1].	Grant Application	Immediate	Planning Board Village Board
37	Formally adopt the <i>Design Guidelines</i> for the Downtown Business District that were developed for the New York Main Street program [Section 5.3.1].	Local Law	Immediate	Planning Board Village Board
<b>Immediate = 1 Year</b>		<b>Short-Term = 1-2 Years</b>		<b>Long-Term = 2-5 years</b>

<b>Village of Hancock Economic &amp; Community Development Plan Implementation Plan</b>				
No.	Recommendations	Action	Priority	Responsibility
<b>Downtown Revitalization</b>				
<b>38</b>	Amend the <i>Zoning Code</i> as it pertains to the DB-District to remove certain inappropriate uses from the list of permitted uses [Section 7.2].	Local Law	Immediate	Village Board Planning Board
<b>39</b>	Create a new <i>MX-Mixed Use Zoning District</i> for the Downtown Business District [Section 7.2.4].	Local Law	Immediate	Village Board Planning Board
<b>40</b>	Coordinate with Delaware County to secure <i>Empire Zone Designation</i> for the Downtown Business District in the Village of Hancock [Section 4.6 & 5.5.2].	Boundary Amendment	Immediate	Village Board Chamber of Comm. County Eco. Dev.
<b>41</b>	Promote the Downtown Business District through <i>seasonal marketing campaigns</i> and hosting <i>special events</i> [Section 5.2]	Business Promotion	Immediate	Chamber of Commerce
<b>42</b>	Create and install a <i>Business Directory</i> within the Downtown Business District to make it easier for patrons to navigate the business district [Section 5.2].	Install Business Directory	Short-term	Village Board Chamber of Comm. Hancock Partners
<b>43</b>	Create a <i>Window Display &amp; Merchandising Campaign</i> among local businesses within the Downtown Business District [Section 5.3.4].	Promotion & Marketing	Short-term	Chamber of Commerce
<b>44</b>	Coordinate with NYSDOT to secure funding through the TIP program or FHWA Scenic Byway Program fund <i>streetscape enhancements</i> [Section 5.5].	Grant Application	Short-term	Village Board NYSDOT County Planning
<b>45</b>	Explore opportunities to create <i>shared parking lots</i> behind existing buildings within the Downtown Business District [Section 5.4].	Capital Improvement	Long-term	Village Board Chamber of Commerce
<b>46</b>	Coordinate with NYSEG to identify measures that can be employed to improve the aesthetics of <i>overhead utilities</i> in the Downtown Business District [Section 5.6].	Capital Improvement	Long-term	Village Board Hancock Partner’s Chamber of Comm.
<b>Economic Development</b>				
<b>47</b>	Coordinate with Delaware County to secure <i>Empire Zone Designation</i> for the Downtown Business District in the Village of Hancock [Section 4.6 & 5.5.2].	Boundary Amendment	Immediate	Village Board Chamber of Comm. County Eco. Dev.
<b>48</b>	Strongly support efforts by the Hancock Community Health Alliance to build a new <i>Hancock Community Health Care Center</i> in Downtown Hancock by providing letters of support for grants [Section 4.6].	Policy	Immediate	Village Board Lourdes Hancock Partner’s
<b>Immediate = 1 Year</b>		<b>Short-Term = 1-2 Years</b>		<b>Long-Term = 2-5 years</b>

Village of Hancock Economic & Community Development Plan Implementation Plan				
No.	Recommendations	Action	Priority	Responsibility
<b>Economic Development</b>				
49	Designate a not-for-profit <i>economic development entity</i> to spearhead economic development initiatives within the Village of Hancock [Section 6.1.1].	Policy	Short-term	Village Board Hancock Partner's
50	Secure funding through the <i>ARC Leadership Development and Civic Capacity</i> program to fund position for Economic Development Coordinator [Section 6.4].	Grant Application	Short-term	Hancock Partner's Village Board
51	Create position of <i>Economic Development Coordinator</i> within Hancock Partner's, Inc. to spearhead economic development initiatives [Section 6.4].	Create Job Position	Short-term	Hancock Partner's
52	Create a <i>Business Retention &amp; Attraction</i> program to be administered by the Economic Development Coordinator [Section 6.4].	Marketing Program	Long-term	Hancock Partner's Chamber of Comm.
<b>Land Use Laws</b>				
53	Formally adopt the <i>Design Guidelines</i> for the Downtown Business District that were developed for the NYMS program [Section 5.3.1 & 7.2.1].	Local Law	Immediate	Planning Board Village Board
54	Amend the <i>Zoning Code</i> as it pertains to the <i>DB-District</i> to remove certain inappropriate uses from the list of permitted uses [Section 7.2.1].	Local Law	Immediate	Planning Board Village Board
55	Create a new <i>MX-Mixed Use Zoning District</i> for the Downtown Business District [Section 7.2.4].	Local Law	Immediate	Planning Board Village Board
56	Amend <i>Zoning Code</i> so that single-family homes may only be converted to two-family dwellings within the R-1 District [Sections 3.1 & 7.2.1].	Local Law	Immediate	Planning Board Village Board
57	Develop criteria for the conversion of single-family homes to two-family dwellings to help guide Planning Board's decisions [Section 7.2.1].	Local Law	Immediate	Planning Board Village Board
58	Create a new <i>REC-1 Zoning District</i> for Point Mountain [Section 3.1 & 7.2.2].	Local Law	Short-term	Planning Board Village Board
59	Develop new <i>Sign Regulations</i> for the West End Gateway [Section 2.1].	Local Law	Short-term	Planning Board Village Board
60	Create <i>Design Guidelines</i> to guide new development and redevelopment within the West End Gateway [Section 2.1 & 7.2.5].	Local Law	Short-term	Planning Board Village Board
61	Create <i>Design Standards</i> for new infill housing on vacant lots within existing neighborhoods [Section 3.3].	Local Law	Long-term	Planning Board Village Board
62	Pursue the creation of a <i>Local Waterfront Revitalization Program</i> (LWRP) for the Village of Hancock Waterfront [Section 7.4].	LWRP	Long-term	Planning Board Village Board
<b>Immediate = 1 Year</b>		<b>Short-Term = 1-2 Years</b>		<b>Long-Term = 2-5 years</b>

**APPENDICES**

## APPENDIX A POPULATION & HOUSING

### A.1 Population Characteristics

Between 1990 and 2000, the Village’s population decreased from 1,330 to 1,189 persons – a 10.6% decrease. During this period, Delaware County’s population grew by 1.8%. The 2006 Census population estimates show the Village’s population decreasing by 5.8% between 2000 and 2006, as compared to a countywide loss of 2.2%.

There are a variety of factors that have contributed to this population loss. Perhaps the greatest factor is the loss of employment opportunities for local residents. The closing of the Becton-Dickenson Plant resulted in one the most significant job losses in the community. With the loss of these jobs, area residents were forced to relocate to other areas of the country to seek employment. Another factor that has contributed to the loss in population is the “brain drain” in which area youth left the area to seek better paying and more skilled employment opportunities in more metropolitan areas.

These trends suggest the possibility of sustained population loss in the years to come, absent proactive measures by the community to reverse this trend. If the Village of Hancock continues to lose population, the remaining residents will face an increased financial burden to support existing infrastructure and community facilities.



Year	Village of Hancock		Delaware County	
	Population	% Change	Population	% Change
1960	1,830		43,540	
1970	1,688	-7.7%	44,718	2.7%
1980	1,526	-9.5%	46,824	4.7%
1990	1,330	-12.8%	47,225	0.9%
2000	1,189	-10.6%	48,055	1.8%
2006	1,120	-5.8%	46,977	-2.2%

Table A-2 clearly shows the “brain drain” phenomenon that is occurring in the community. In 2000, only 4% of the Village’s population fell within the 20-24 age cohort. A significantly higher percentage fell within the 15-19 year old age cohort and 25-34 age cohort. One factor contributing to this trend is the lack of employment opportunities for college graduates who might otherwise return to their hometown.

The Village’s population composition by age is similar to that of Delaware County, except with respect to senior citizens 65 years of age or older (see Table 4-2). Twenty four percent (24%) of the population is 65 years of age or older. The availability of health care services in the community will grow as the community’s population ages. Table A-3 shows trends in population over time. Since 1960 the Village has experienced a sustained population loss that must be reversed. This can only be done through proactive measures by all stakeholders.

Table A-2 Population by Age, 2000 Village of Hancock vs Delaware County				
	Village of		Delaware	
Years	Hancock	%	County	%
+0-4	52	4.4	2,469	5.1
5-9	77	6.5	2,966	6.2
10-14	85	7.1	3,477	7.2
15-19	78	6.6	3,770	7.8
20-24	47	4.0	2,372	4.9
25-34	110	9.3	4,730	9.8
35-44	162	13.6	6,798	14.1
45-54	168	14.1	6,938	14.4
55-59	60	5.0	3,016	6.3
60-64	60	5.0	2,621	5.5
65-74	162	13.6	4,668	9.7
75-84	95	8.0	3,092	6.4
85+	33	2.8	1,168	2.4
<b>Total</b>	<b>1,189</b>	<b>100.0</b>	<b>48,055</b>	<b>100.0</b>

“THE PERCENTAGE OF 20-24 YEAR OLDS IN THE VILLAGE WAS ONLY 4.0% IN THE YEAR 2000 REFLECTING THE “BRAIN DRAIN” OR LOSS OF AREA YOUTH WHO ARE MIGRATING TO OTHER AREAS OF THE COUNTRY TO SEEK EMPLOYMENT.”

Table A-3 Population Change 1960-2005												
	1960	1970	%Chg. '60-70	1980	%Chg. '70-80	1990	%Chg. '80-90	2000	%Chg. '90-00	2006	%Chg. '00-05	Persons per Sq. Mi.
New York State	16,782,304	18,236,967	8.7%	17,558,165	-3.7%	17,990,778	2.5%	18,976,457	5.5%	19,306,18	1.7%	
Delaware County	43,540	44,718	2.7%	46,824	4.7%	47,225	0.9%	48,055	1.8%	46,977	-2.2%	33.2
Wayne County, PA	28,237	29,581	4.8%	35,237	19.1%	39,944	13.4%	47,722	19.5%	50,929	6.7%	65.4
Village of Hancock	1,830	1,688	-7.7%	1,526	-9.5%	1,330	-12.8%	1,189	-10.6%	1,120	-5.8%	755.4
Town of Hancock*	3,907	3,604	-7.7%	3,497	-2.9%	3,384	-3.2%	3,449	1.9%	3,343	-3.1%	21.6
Town of Hancock**	2,077	1,916	-8.4%	1,971	-2.8%	2,054	4.2%	2,260	10.0%	2,223	-1.6%	14.3
Buckingham Township	593	578	-2.5%	672	16.2%	648	-3.5%	656	1.2%	685	4.4%	14.8
Preston Township	879	946	7.6%	1,036	9.5%	1,044	0.7%	1,107	6.0%	1,143	3.3%	22.3
Scott Township	447	604	35.1%	588	-2.6%	590	0.3%	669	13.4%	703	5.1%	15.3

Source: U.S. Census \*Town Population Count Includes Villages \*\*Reflects Town of Hancock Population less the Village Population.

The Village of Hancock is a fairly homogeneous community with respect to Race & Hispanic Origin. According to the 2000 Census; 98.5% of the Village’s population was white, 0.4% black, 0.4% American Indian, 0.2% Asian, and 0.4% some other race.

This mirrors the Town of Hancock’s racial composition. Delaware County is also fairly homogeneous with respect to racial composition (see Table 4-5). According to the 2000 Census, 97.4% of the County’s population is White while only 0.5% is composed of some other race. The total minority population in Delaware County was less than three (3) percent in the Year 2000.

Age Cohort	1990		2000	
	Population	%	Population	%
0-4	104	7.8	52	4.4
5-17 or 5-14(2000)*	261	19.6	162	13.6
18-24 or 15-24(2000)	113	8.5	125	10.5
25-44	349	26.2	272	22.9
45-54	124	9.3	168	14.1
55-64	162	12.2	120	10.1
65+	217	16.3	290	24.4
<b>Total</b>	<b>1,330</b>	<b>100.0</b>	<b>1,189</b>	<b>100.0</b>
<b>Median Age</b>			<b>44.2</b>	

*Source:* U.S. Census Bureau 1990 & 2000  
\*Age cohorts recorded varied between 1990 & 2000

“THE VILLAGE OF HANCOCK IS A FAIRLY HOMOGENEOUS COMMUNITY. ACCORDING TO THE 2000 CENSUS; 98.5% OF THE VILLAGE’S POPULATION WAS WHITE, 0.4% BLACK, 0.4% AMERICAN INDIAN, 0.2% ASIAN, AND 0.4% SOME OTHER RACE. THIS MIRRORS THE TOWN OF HANCOCK’S RACIAL COMPOSITION.”

	Village of Hancock		Town of Hancock		Delaware County	
	Population	%	Population	%	Population	%
Total	1,169	100.0	3,409	100.0	47,580	100.0
White	1,152	98.5	3,335	97.8	46,346	97.4
Black	5	0.4	24	0.7	568	1.2
American Indian	5	0.4	18	0.5	149	0.3
Asian	2	0.2	21	0.6	257	0.5
Native Hawaiian or PI	0	0.0	0	0.0	6	0.0
Some Other Race	5	0.4	11	0.3	254	0.5
Hispanic**	39	3.3	82	2.4	983	2.1
Average Household Size	2.35		2.48		2.39	

*Source:* U.S. Census Bureau \*Town Population Including Village \*\*Description of ethnicity not race. A person may consider them self white/Hispanic, black/Hispanic, or other combination thereof. The percentages of all racial categories will add up to 100%.

Recent trends show a growing level of educational attainment among local residents. Between 1990 and 2000, the percentage of residents with a high school diploma increased 6.5%. In 2000, the Census Bureau reported that 73.0% of Village residents had at least a high school diploma. Delaware County attainment was somewhat higher at 80%. While an attainment gap does exist between the Village and the County this gap has remained constant.

Between 1990 and 2000, the percent of Village residents with a Bachelors Degree or higher increased from 11.9% to 13.9%, representing a growth in number from 101 to 116. During this time period, County higher education attainment increased from 13.2% to 16.6%. Between 1990 and 2000, the percentage of Village residents with a Bachelor’s Degree or higher increased by 14.6%, compared to 26.3% in Delaware County.

Together these trends demonstrate an increase in educational attainment both in the Village and County. The most dramatic trend in educational attainment related to the percentage of persons possessing some college education. Between 1990 and 2000, the number of persons in the Village with some college education increased from 105 to 133, a 26.7% increase.

The percentage of residents with some college education increased from 12.3% in 1990 to 15.9% in 2000. Two factors have influenced improved educational attainment within the Village. The first factor is residents who may have pursued higher education between 1990 and 2000. The second factor is the educational attainment of new residents who have moved into the Village between 1990 and 2000. Both factors have contributed to an increasingly well educated population.

“THE PERCENTAGE OF VILLAGE RESIDENTS WITH A BACHELOR’S DEGREE OR HIGHER INCREASED FROM 11.9% TO 13.9% BETWEEN 1990 AND 2000.

Table A-6 Trends in Educational Attainment

Educational Attainment	Village of Hancock, New York Trends from 1990-2000				Delaware County Trends from 1990-2000				Percent Change	Percent Change
	1990		2000		1990		2000		VILLAGE	COUNTY
		%		%		%		%		
<b>Total Persons 25 Years and over</b>	<b>852</b>	<b>100.0</b>	<b>836</b>	<b>100.0</b>	<b>30,350</b>	<b>100.0</b>	<b>33,070</b>	<b>100.0</b>	-1.9	9.0
Less Than 9th Grade	112	13.1	64	7.7	2,620	8.6	1,885	5.7	-42.9	-28.1
9th-12th, no diploma	170	20.0	161	19.3	5,286	17.4	4,776	14.4	-5.3	-9.6
High school graduate	309	36.3	329	39.4	11,599	38.2	12,353	37.4	6.5	6.5
Some college, no degree	105	12.3	133	15.9	4,268	14.1	5,600	16.9	26.7	31.2
Associate’s degree	55	6.5	33	3.9	2,580	8.5	2,956	8.9	-40.0	14.6
Bachelor’s degree	53	6.2	62	7.4	2,367	7.8	3,139	9.5	17.0	19.2
Graduate or professional	48	5.6	54	6.5	1,630	5.4	2,361	7.1	12.5	14.7
Percent high school graduate or higher		67.0		73.0		74.0		80.0	8.5	8.0
Percent Bachelors Degree or higher		11.9		13.9		13.2		16.6	14.6	26.3

Source: U.S. Census Bureau STF3 Data

4.1.1 Employment by Industry

In 2000, 24.7% of Village residents were employed in the Educational & Health Services Industry. This is comparable to Delaware County where 26.0% of its workers were employed in that industry. In 2000, 19.05 of the Village’s workforce were employed in the Manufacturing Industry. Another 10.4% of the workforce was employed in Professional Services.

The sectors with the largest percentage of growth were Agriculture, Forestry, and Mining; Communications and Information, and Arts, Entertainment, and Recreation - increasing by 66.7%, 100.0%, and 550.0% respectively. Growth in the Agricultural, Forestry and Mining sector was likely focused in the Forestry and Mining sectors with recent growth in the bluestone industry and the production of log cabins within the vicinity of the Village.

“BETWEEN 1990 AND 2000, THE VILLAGE SAW A 550.0% PERCENT INCREASE IN THE ARTS & ENTERTAINMENT INDUSTRY.”

Table A-7 Labor Force & Employment by Industry

Employment Characteristics (Age 16 and over)	Village of Hancock, New York Trends from 1990-2000				Delaware County Trends from 1990-2000				Percent Change	Percent Change
	1990	%	2000	%	1990	%	2000	%	VILLAGE	COUNTY
<b>Total</b>										
<b>Persons 16 Years and Over</b>	1,003	100.0	965	100.0	36,751	100.0	38,528	100.0	-3.8	4.8
<b>In Labor Force</b>	<b>594</b>	59.2	<b>488</b>	50.6	<b>21,900</b>	59.6	<b>22,230</b>	57.7	-17.8	1.5
Civilian Labor Force	594	59.2	488	50.6	21,862	59.5	22,216	57.7	-17.8	1.6
<i>Employed</i>	560	55.8	453	46.9	20,169	54.9	20,840	54.1	-19.1	3.3
<i>Not Employed</i>	34	3.4	35	3.6	1,693	4.6	1,376	3.6	2.9	-18.7
Not In Labor Force	409	40.8	477	49.4	14,851	40.4	16,298	42.3	16.6	9.7
<b>Industry</b>	560	100.0	453	100.0	20,169	100.0	20,840	100.0		
Educational & Health Services	98	17.5	112	24.7	3,967	19.7	5,420	26.0	14.3	36.6
Manufacturing	120	21.4	86	19.0	3,679	18.2	3,018	14.5	-28.3	-18.0
Professional Services	48	8.6	47	10.4	1,298	6.4	1,038	5.0	-2.1	-20.0
Retail Trade	126	22.5	46	10.2	3,584	17.8	2,138	10.3	-63.5	-40.3
Other Services (except public admin.)	57	10.2	39	8.6	1,176	5.8	1,069	5.1	-31.6	-9.1
Arts, Entertainment, and Recreation	6	1.1	39	8.6	191	0.9	1,460	7.0	550.0	664.4
Agriculture, forestry, and mining	21	3.8	35	7.7	1,396	6.9	1,284	6.2	66.7	-8.0
Construction	35	6.3	17	3.8	1,876	9.3	1,611	7.7	-51.4	-14.1
Public Administration	19	3.4	13	2.9	808	4.0	1,239	5.9	-31.6	53.3
Transportation, warehousing, and utilities	13	2.3	6	1.3	557	2.8	764	3.7	-53.8	37.2
Finance, Insurance & Real Estate	9	1.6	5	1.1	808	4.0	755	3.6	-44.4	-6.6
Wholesale Trade	6	1.1	4	0.9	341	1.7	501	2.4	-33.3	46.9
Communications and Information	2	0.4	4	0.9	488	2.4	543	2.6	100.0	11.3

Source: U.S. Census Bureau STF3 Data

From 1990 to 2000 significant shifts occurred in the local economy. During this time period the number of Retail jobs decreased from 126 to 46, representing a 63.5% decrease. Additionally, the number of Manufacturing jobs declined from 120 in 1990 to 86 in 2000, representing a 28.3% decrease. Three factors are responsible for the decline of Manufacturing and Retail jobs in Hancock. The closing of the Becton-Dickenson Plant resulted in a smaller local workforce to support local retail businesses. Growing competition from big box retailers in the Binghamton Area exacerbated the stress on local retailers. Contraction of the Manufacturing industry was also seen throughout Delaware County, which lost 18% of its Manufacturing jobs during the same time period. This shift mirrored national declines in the Manufacturing Industry as these jobs were shipped overseas.

Between 1990 and 2000 several industries in the Village increased their employment numbers, providing opportunities for workers who lost their jobs in the contraction of Retail and Manufacturing. Employment in the *Educational & Health Services Industry* grew from 98 jobs in 1990 to 112 jobs in 2000 – a 14% increase. Employment in the *Arts & Entertainment Industry* grew from 6 jobs in 1990 to 39 in 2000 – a 33-job or 550.0% increase. The historic character of the Village coupled with the recent designation of Route 97 as the *Upper Delaware Scenic Byway (UDSB)* provides an important opportunity for continued growth in the Arts & Entertainment Industry in years to come.

The Communications & Information industry, as well as Agriculture, Forestry, and Mining Industry also grew, providing additional job opportunities for local residents (see Table 4-7). Growth in the bluestone industry was likely the driving force behind growth in this sector, coupled with growth in Forestry. In 1990, the top three industries in the Village comprised 61.4% of all employment opportunities. In 2000, the top three industries provided 54.1% of employment, demonstrating a diversification of the local economy.

While many residents work within the Village, a large percentage commutes to work each day. The mean travel time to work for local residents is 28.2 minutes, somewhat higher than the average for Delaware County which was 24.0 minutes according to the 2000 Census.

4.1.2 Occupation

Table A-9 provides a breakdown of the Village of Hancock’s workforce (persons 16 years of age and over) by occupation. Thirty percent of Village resident’s are employed in Management or Professional occupations. This reflects community educational attainment as reported in Table A-6. A total of 22.7% of residents were employed in the Services industry and another 21.0% in Sales and Office jobs. Additionally, 16.1% of residents worked in Service industry with another 8.2% employed in Construction and Extraction. Less than two percent of Village residents were employed in the Farming, Fishing & Forestry industry.

Table A-8 Mean Travel Time to Work 2000 Village/Town vs. County		
Village	Town	County
23.8	28.2	24.0

“BETWEEN 1990 AND 2000, EMPLOYMENT IN THE EDUCATIONAL & HEALTH CARE INDUSTRY GREW BY 14.3%.”

Table A-9 Village of Hancock Occupation 2000		
	#	%
Management, professional	137	30.2
Production, Transportation	103	22.7
Sales and Office	85	18.8
Service	73	16.1
Construction, Extraction	37	8.2
Farming, Fishing & Forestry	8	1.8
<b>Total</b>	<b>453</b>	<b>100.0</b>

4.2 Housing Characteristics

In 2000, the Village had a total of 594 housing units. Single-family dwellings comprised the majority of the housing stock, representing 60.3% of all dwelling units (see Table A-10). With respect to occupancy, 85.0% of all dwelling units were occupied and 15.0% were vacant (see Table A-12). Seasonal units comprised 33.7% of all vacancies, with the remaining vacancies resulting from unoccupied or abandoned housing. Notably, the Village’s seasonal occupancy rate increased from 0.2% to 5.1% between 1990 and 2000, representing an increase in the second home market.

In 2000, the Village’s vacancy rate of 15% was significantly lower than the County rate that was recorded at 33.4% (see Table A-12). Delaware County’s vacancy rate is higher due to a larger percentage of seasonal homes as a component of its overall housing stock. The Village has seen an increase in second homeowners as some residents are looking to be close to services.

Housing Units In Structure 1990 - 2000	Village of Hancock, New York				Delaware County 2000		
	Year Round	1990 Units	%	2000 Units	%	2000 Units	%
1-unit detached		328	55.9	358	60.3	20,243	69.9
1-unit attached		2	0.3	7	1.2	366	1.3
2-4 units		143	24.4	120	20.2	2,497	8.6
5-9 units		50	8.5	26	4.4	565	2.0
10 or more units		0	0.0	28	4.7	413	1.4
Mobile Home		64	10.9	52	8.8	4,599	15.9
Boat, RV, Van, Etc.		0	0.0	3	0.5	269	0.9
<b>Total</b>		<b>587</b>	<b>100.0</b>	<b>594</b>	<b>100.0</b>	<b>28,952</b>	<b>100.0</b>

Source: U.S. Census Bureau

Year Round	Village of Hancock, New York Tenure by Occupied Units 1990 - 2000				Delaware County, New York Tenure by Occupied Units 1990 - 2000			
	1990		2000		1990		2000	
	Units	%	Units	%	Units	%	Units	%
Owner Occupied	318	63.5	307	60.8	13,077	74.1	14,596	75.7
Renter Occupied	183	36.5	198	39.2	4,569	25.9	4,674	24.3
<b>Total</b>	<b>502</b>	<b>100.0</b>	<b>505</b>	<b>100.0</b>	<b>17,646</b>	<b>100.0</b>	<b>19,270</b>	<b>100.0</b>

Source: U.S. Census Bureau SFT1 Data

Housing Characteristics	Village of Hancock, New York Trends from 1990-2000				Delaware County, New York Trends from 1990-2000				Percent Change	Percent Change
	1990		2000		1990		2000		VILLAGE	COUNTY
	Units	%	Units	%	Units	%	Units	%		
<b>Total</b>	<b>587</b>	<b>100.0</b>	<b>594</b>	<b>100.0</b>	<b>27,361</b>	<b>100.0</b>	<b>28,952</b>	<b>100.0</b>	1.2	5.8
Occupied	501	85.3	505	85.0	17,646	64.5	19,270	66.6	0.8	9.2
<i>Owner Occupied</i>	318	54.2	307	51.7	13,077	47.8	14,596	50.4	-3.5	11.6
<i>Renter Occupied</i>	183	31.1	198	33.3	4,569	16.7	4,674	16.1	8.2	2.3
Vacant	86	14.7	89	15.0	9,715	35.5	9,682	33.4	3.5	-0.3
<i>Seasonal</i>	14	0.2	30	5.1	7,950	29.1	7,700	26.6	114.3	-3.1

Source: U.S. Census Bureau \* Seasonal units are part of the vacant unit count.

The 2000 Census also showed a trend away from owner occupied housing units within the Village. In 1990, 54.2% of all occupied housing units were owner occupied. By 2000, this number had decreased to 51.7%. In 2000 the Village's owner occupancy rate was comparable to the County owner occupancy rate of 50.4% (see Table A-12). A loss of 11 owner occupied units and a gain of 15 renter occupied units during this time period suggests that some owner occupied units were converted to rentals.

### **Summary**

The above trends suggest the possibility of sustained population loss in the years to come, absent proactive measures by the community to reverse this trend. If the Village of Hancock continues to lose population, the remaining residents will face an increased financial burden to support existing infrastructure and community facilities. There are opportunities though. The community has seen an increase in its Second-Homeowner market, along with growth in the Healthcare & Education and Arts, Entertainment and Tourism Industries. The Village of Hancock is now the northern gateway to the recently designated *Upper Delaware Scenic Byway* and with improvements in the Downtown Business District the Village may be able to foster sustained growth in the Arts, Entertainment & Tourism Industries. The new Hancock House hotel provides excellent hotel accommodations in the Heart of the Downtown Business District.

The silver lining in the prolonged period of decline is the Village of Hancock has an opportunity to redefine itself from a manufacturing community to one that is diversified and that builds upon its natural resources. Growth in tourism and healthcare holds promise to strengthen the social and economic vitality of the community. While there are challenges ahead, these can be overcome with a concerted effort by all stakeholders to work together for the good of the entire community.