

HANCOCK

Gateway to the Delaware



Community Profile

The Hancock Partners
P.O. Box 795, Hancock, NY 13783

HANCOCK AREA COMMUNITY PROFILE

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1.0 Location of Hancock

Hancock, New York is located on the border of Pennsylvania and New York State at the northern end of the Upper Delaware Scenic and Recreational River. It is accessed from Exit 87 of New York State Route 17, a 4-lane restricted access highway in this section that is currently being upgraded to serve as interstate route I-86. The map below illustrates:



Route 97 (the Upper Delaware Scenic Byway) in New York State and the combination of Routes 191 and 370 in Pennsylvania also provide direct access to the Village. Point Mountain is a natural landmark where the East and West Branches of the Delaware River merge to form the main stem of the Delaware. A few miles south is the beginning of the Upper Delaware Scenic and Recreational River, part of the National Park System.

Route 17, already designated as I-86 in several sections west of Binghamton, provides access to the Triple Cities urban area (Binghamton, Endicott and Johnson City) and interchanges at that point with I-81 and I-88. Route 17 to the east connects with I-84, I-87 (the New York State Thruway) and provides access to New York City, I-80 and I-95.

The Town and Village of Hancock area are located in Delaware County. A small portion of the developed area of the community also extends into Wayne County, Pennsylvania. Hancock is generally positioned between the Endless Mountains and Poconos vacation areas of Pennsylvania and the Catskill and Leatherstocking regions of New York State.

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The following Table 1-1 provides indicates travel distances and times to other urban centers:

Table 1-1 : Travel Distances		
Location	Distance	Travel Time
Deposit, NY	13 miles	19 minutes
Walton, NY	22 miles	41 minutes
Sydney, NY	34 miles	47 minutes
Carbondale, PA	35 miles	56 minutes
Honesdale, PA	37 miles	58 minutes
Delhi, NY	39 miles	1 hour, 7 minutes
Liberty, NY	40 miles	48 minutes
Binghamton, NY	43 miles	51 minutes
Monticello, NY	51 miles	1 hour, 1 minute
Scranton, PA	55 miles	1 hour, 18 minutes
Oneonta, NY	55 miles	1 hour, 7 minutes
Middletown, NY	79 miles	1 hour, 34 minutes
Port Jervis, NY	81 miles	1 hour, 40 minutes
Kingston, NY	89 miles	1 hour, 53 minutes
Syracuse, NY	113 miles	1 hour, 58 minutes
Allentown, PA	127 miles	2 hours, 25 minutes
Albany, NY	135 miles	2 hours, 25 minutes
Danbury, CN	135 miles	2 hours, 26 minutes
New York City, NY	145 miles	2 hours, 54 minutes
Newark, NJ	153 miles	2 hours, 58 minutes
Harrisburg, PA	173 miles	3 hours, 14 minutes
Philadelphia, PA	177 miles	3 hours, 14 minutes
Hartford, CN	191 miles	3 hours, 20 minutes
Trenton, NJ	191 miles	3 hours, 27 minutes
Rochester, NY	200 miles	3 hours, 18 minutes
Baltimore, MD	255 miles	4 hours, 36 minutes
Buffalo, NY	265 miles	4 hours, 13 minutes
Washington, DC	299 miles	5 hours, 26 minutes
Boston, MA	301 miles	4 hours, 52 minutes
Ottawa, ON	307 miles	5 hours, 12 minutes
Montreal, QB	345 miles	5 hours, 37 minutes
Pittsburgh, PA	351 miles	6 hours, 11 minutes
Erie, PA	352 miles	5 hours, 36 minutes
Toronto, ON	356 miles	5 hours, 51 minutes

Note: Distances calculated using MapQuest.com

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2.0 History of Hancock

The following are some excerpts from the **Centennial History of Delaware County, New York: 1797-1897**. The section on Hancock was authored by Wesley Gould.

The Town of Hancock was formed in March, 1806. It was named after the celebrated John Hancock. The town contains nearly 170 square miles of territory, and the Delaware river, including the West and East branches thereof flows upwards of forty miles through the town and along its southerly border.

The first permanent settler was Josiah Parks, who having been an officer in the British navy, was commonly known as "Bo'sen" Parks. Parks, after he left the British service, married and moved to Shawangunk, in Ulster county, where he remained until the breaking out of the Revolution. After the battle of Minisink he moved his family to Equinunk, coming up the river in a canoe with his family and all their belongings, and finding shelter in a cave in the rocks. Shortly thereafter he built a log cabin on the line of what is now the Town of Hancock.

In 1784 a Baptist minister, by the name of Ezekiel Sampson settled on the flats a short distance below where Hancock Village now is. In 1787 Judge Samuel Preston came to Stockport (across the Delaware River in Pennsylvania) to survey the lands in that vicinity, one Edward Doyle from Doylestown, Pennsylvania, coming with him. In 1789 Judge Preston determined to establish a colony, locating himself at Stockport. Young Doyle determined to remain with him, and settled at a point two and one-half miles below Shehocton, now Hancock Village.

The first settlement made in the upper end, of the Town, was by Abraham Sprague at Long Flats, in 1788. Abraham Sprague came direct to this place from Newburgh, upon his discharge from the Continental Army. In 1800 Titus Williams and one Stephenson built the first grist mill near there. Silas Bouker, Major Landfield and Jesse Baxter settled at Harvard in 1790. About two years thereafter Ichabod Benton, Solomon Miller and Elijah Thomas settled what is known as the Martin Flat near Harvard. In the same year James Miller and his two brothers settled at the juncture of the East branch and Beaverkill on the site of an ancient Indian village called "Pacatacan," and on the exact spot where now stands the thriving village of East Branch.

About the same year, 1792, Jonathan Bolton settled on Bolton Flat, and one Gilbert Early on the Early Flat, about midway between East Branch and Fish Eddy. This flat contained several hundred acres of productive land, and was considered one of the finest along the East Branch for many miles. The first settler at Fish Eddy was Jonas Lakin, better known as Squire Lakin, who cleared a small place near the mouth of the brook, and erected a store, thought by some to have been the first store in town. About the year 1792 Ebenezer Wheeler, emigrating from Massachusetts, settled in the town and built a saw mill at Partridge Island.

About this time there came to Cadosia and Hancock the Leonards, Hawks and Sands. Prior settlements had all been along the river and its principal branches, but little being known of the immense tract lying along the section known at the present time as the French Woods and Goulds. That vast territory being well watered, and mostly covered with hardwood timber, is much the best part of the town for agricultural purposes.

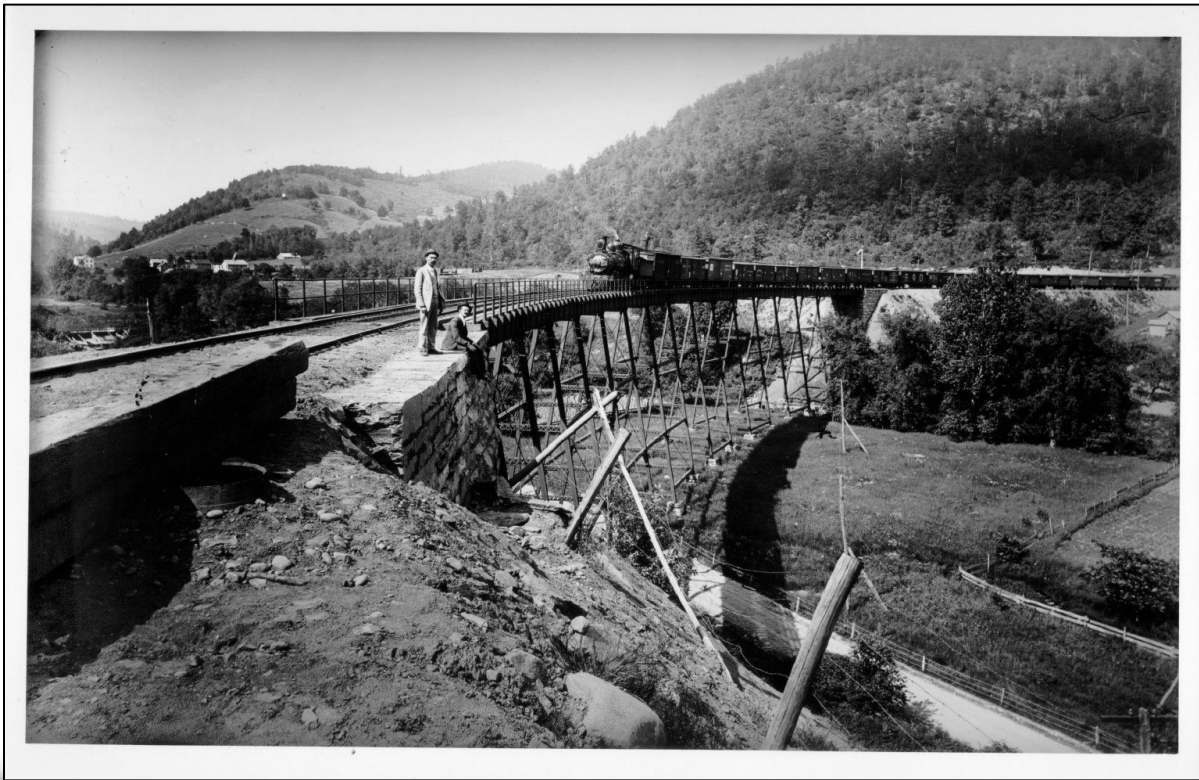
Numerous streams starting along this elevation flow northwesterly into the East Branch, and southerly into the Delaware. At the heads of many of these streams are fine lakes and good farming lands, but in following the same as they near the river the valleys become narrow, and

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the mountains upon each side steep and high so that the land is practically untillable, and this is so with each of the score or more of streams rising in the highlands and flowing into the river, as already stated.

This vast section of several thousand acres was deemed of little value by the early settlers. There being no roads, nor means of getting the timber to the river, it remained comparatively an unbroken wilderness for many years after the settlements along the river. In the early part of the present century David, Asher and Loring Leonard settled the westerly part of this section, known as the French Woods. Shortly thereafter colonies of French and Germans, principally from New York city, settled there, many clearing their lands and making permanent homes.

In the fall of 1842, John Gould, having exchanged two brick houses in the City of Newburgh for a large tract of wild land, in the central part of the highlands between the rivers now known as Goulds, removed his family there. In the early part of October, having arrived at Westfield Flats, and the end of the roads and civilization, he together with his family consisting of a wife, one daughter and seven sons, started with a caravan of six ox teams and sleds. Cutting their way through the forests, they arrived at their destination October 13th, having been three days and two nights on the journey through the wilderness. With the pioneer spirit and lofty puritanism he left the culture and civilization of the beautiful Hudson valley, thinking that he might better rear his large family of boys "Far from the mad'ning crowd's ignoble strife." Within a few years after Mr. Gould moved into this section quite a number of families, mostly from Schoharie county, settled there, generally engaging in farming. This settlement closed the period of pioneering, as the Town had no more large isolated tracts lying wild and unoccupied.



Cadosia Trestle on the former New York, Ontario, & Western Railway

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The chief industries in the Town during the first three-quarters of the present century (1800's) were tanning and rafting lumber down the Delaware. For many years millions of feet of hemlock, pine and hardwood were annually run to the down river markets, the hemlock bark being used principally at home in the tanneries. As the tanning business and the rafting of lumber declined, the manufacture of hardwood, by chemical processes, into acetate of lime, wood alcohol and charcoal developed into an extensive business. There is at this time (1897) nine large factories in the town, costing, with equipments, several hundred thousand dollars, and giving employment to hundreds of men. If the destructive forest fires could be entirely suppressed, this industry might continue for countless ages, as the natural reproduction of wood, from lands cut over, would be sufficient to furnish the wood for an equal number of factories indefinitely.

Another industry of much importance, and of great benefit, has lately been developed into substantial magnitude; quarrying of bluestone. While this business already has attained to importance, and gives employment to many men, it may no doubt be considered still in its infancy. The hills and mountains of the town are seemingly full of fine stone quarries, hundreds and probably thousands of them yet unopened, and many of those opened are but partially developed or exhausted.

There are still a number of saw mills in town; also a few wood working establishments. Of the latter the town has far too few. With unlimited water power, good facilities for shipping and plenty of timber, this industry should be encouraged, as it could give steady employment to numerous persons, without such a great waste of timber as was occasioned by the rafting of the lumber down the river, or by shipping it, only partially manufactured, from the mills.

The Erie Railway, traversing the town from east to west, has upwards of twenty miles of double track therein. The Ontario and Western and the Scranton branch have about twenty miles of single track in town, making with the Erie forty miles of railroad in town with nine stations. At that time the only means of crossing the river were by canoe, by boat or by fording. Now there is one suspension bridge across the West branch and one across the main river. These were erected by private capital. There are also three iron bridges across the East branch and one across the mouth of the Beaverkill, erected by the town. The total expense of these bridges was about \$100,000.

Interestingly, while the Ontario and Western Railway was abandoned in the 1950's, the Erie Railway has gone through several ownerships and is now operated by the Central New York Railroad, a branch of the Delaware Otsego System. Timbering remains an important industry in the area as does bluestone.

The industrial heritage associated with the railroad, logging and bluestone industries has also become an important tourist attraction. Vacation resorts developed along the former O&W Railroad in both New York and Pennsylvania, many of which remain as summer camps and restaurants.

The summer camp industry is particularly strong in the greater Hancock area and many miles of the former railroad right-of-way have been converted into trails for hiking, horseback riding and snowmobiling. Hunting and fishing have also become major industries for the area, with the West Branch and Upper Delaware both being major fishing attractions used by guides and fishing clubs in the area. Route 97 has been designated as the Upper Delaware Scenic Byway and the Upper Delaware, as noted earlier, is part the National Park System.

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A strong second home industry has arisen around these attractions over the last several decades. The Hancock area has become ever more appealing to New York City metro area residents who have decided they want to live or at least be able to regularly enjoy such an area "far from the mad'ning crowd's ignoble strife."

Little has changed in the last 108 years since Mr. Wesley Gould quoted those words as the reason his own relatives had much earlier moved his family to Hancock. If the experience of the nearby Hudson Valley and Pocono regions is any guide, one can expect that Hancock will be increasingly chosen by similarly motivated individuals as the location for their permanent homes.

Finally, the Town of Hancock has also been indirectly affected by the construction of the New York City water supply reservoir system in adjoining towns. The nearby Cannonsville and Pepacton Reservoirs are, to some extent, recreational resources (although direct recreational use is strictly limited by the City) and add to the scenic character of the region. The character of the East and West Branches of the Delaware is, in fact, much affected by cold water releases from these reservoirs. These releases have helped give birth to the area's well-known fishing industry, which represents an estimated \$759 million value (\$507 million in economic activity plus another \$252 million in second home real estate values connected with that activity).

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3.0 Climate, Geology and Terrain

Hancock’s climate (that of Delaware County) reflects its relatively high elevation and is summarized below:

Table 3-1 : Climate		
Characteristic	New York Average	Hancock/ Delaware County
Temperature		
• January Low	15.8°	11.0°
• July High	81.2°	78.9°
Annual Rainfall (Inches)	43.5	44.6
Annual Snowfall (Inches)	62.2	62.2
Precipitation (Days)	139	151
Sunny (Days)	165	169
Comfort Index (Higher=Better)	8.6	6.2
UV Index	3.3	3.2
Elevation (Feet)	940	1,820

Source: *BestPlaces.net*

Hancock’s landscape was formed by glaciers and, therefore, includes many steep slopes and depressions. The glacial deposits of stone and debris contribute to the great variety of soils present in the area. The area is part of the glaciated low plateau section of the



Appalachian Plateaus Province and the geologic formations include sandstones, shales and conglomerates. They typically produce very good quality water in moderate supplies. The Marcellus and Utica shales also include natural gas trapped inside the rock thousands of feet below.

They also include bluestones in various blue-green-purple shades created by the presence of iron. There are several bluestone quarries and milling facilities within the greater Hancock area in both Pennsylvania and New York.

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Bluestone is the commercial name for a group of sandstones defined as feldspathic wacke. The sand-sized grains from which it is constituted were deposited in the "Catskill Delta" during the Middle to Upper Devonian Period of the Paleozoic Era, approximately 370 to 345 million years ago. The Catskill Delta was created from run-off from the Acadian Mountains ("Ancestral Appalachians") that covered the area where New York City now exists. This Delta ran in a narrow band from southwest to northeast, from Northeastern Pennsylvania into the Catskills.

Bluestone is an evenly bedded product. It tends to exhibit natural horizontal clefs allowing it to be removed in large flat sections suitable for flagstone, curbing and the like. Where the clefs are less well-defined the stone is removed in blocks which are then taken to local processors for cutting and refining. This high quality product is used for patios, architectural facings, fireplaces, sills, sidewalks, and other features as well as a basic building material for churches, institutions, homes and businesses. Many of the sidewalks in New York City were paved with bluestone mined in or near Hancock. It is extremely durable and the quality of the product quarried in the Hancock area and nearby is not found anywhere else in the United States or Canada. It is a unique commodity of particular value to the local economy.

It is not unusual for bluestone quarries to be operated on erratic schedules over a period of one-hundred years or more as operators come and go. The industry has existed since early in the 18th Century and was spurred forward by the development of the railroad. Few other industries have enjoyed such long life-spans. The industry generates over \$40,000,000 in sales today within the greater Hancock area. Local bluestone processors such as Tompkins Bluestone and Johnston & Rhodes represent some of the area's largest employers. Significantly, there are, also, quite a large number of non-employer bluestone businesses operated by single entrepreneurs.



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4.0 Agriculture and Forestry

Hancock is situated at the center of a traditionally agriculture and forestry region. The former has largely been dominated by the dairy industry, but beef, horses and specialty crop production have also become more important over the years. The agricultural production region of which the Hancock area is part is illustrated by the map below:

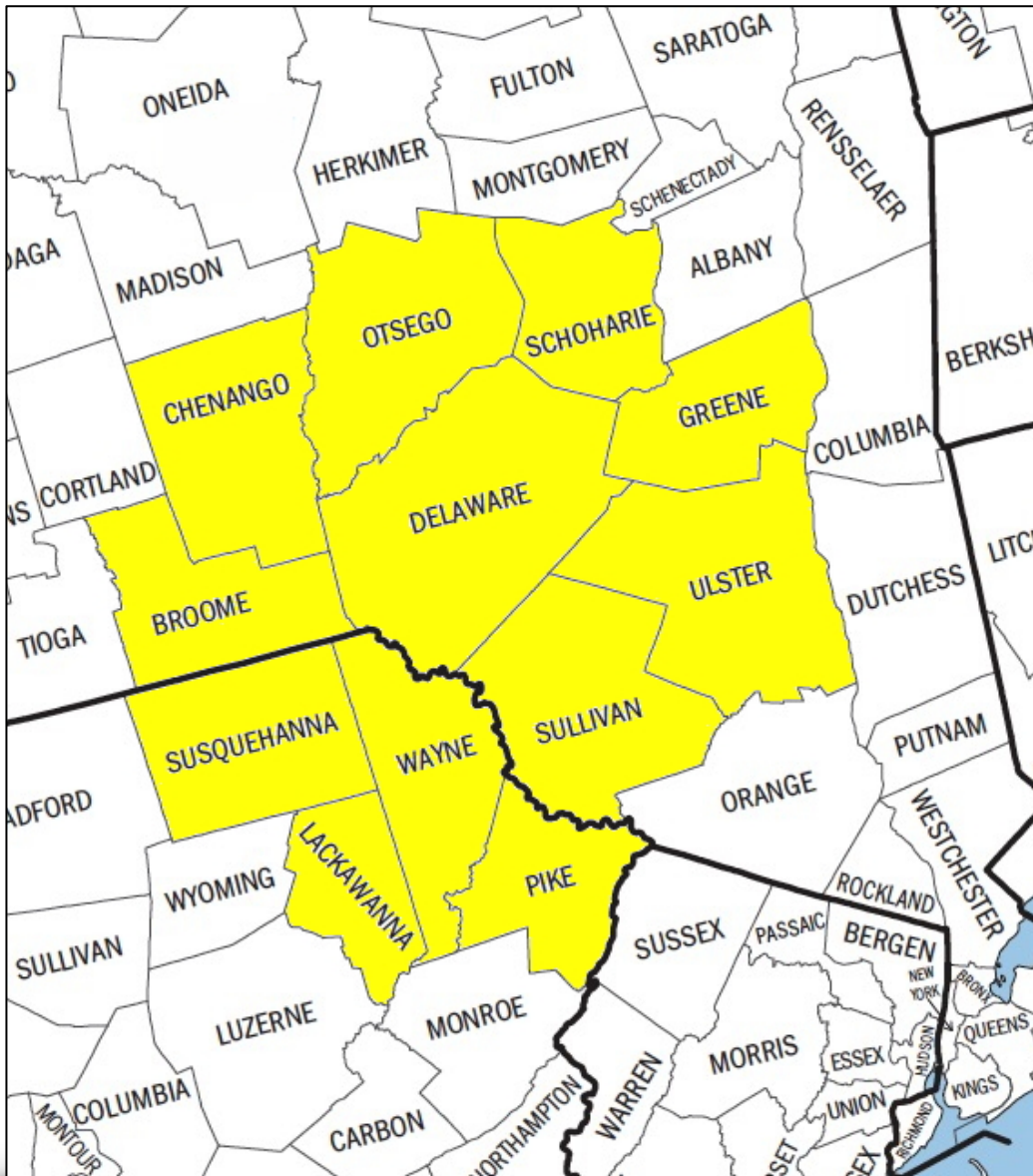


Table 4-1 on the following page provides further insights. The milkshed surrounding Hancock (within 90 minutes) produces over \$180 million of milk annually at farm prices, most of which is shipped to the New York metropolitan market. There are nearly 50,000 milk cows within the 12 counties represented (eight in New York State and four in Pennsylvania).

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Table 4-1 : Agricultural Production						
County	Farms	Value of Product			Milk	Milk
		Sold	Beef	Equines	Cows	Sales (000s)
Delaware, NY	689	\$45,705,000	4,541	1,016	6,902	\$25,007
Broome, NY	494	\$32,087,000	1,591	1,123	4,764	\$19,018
Chenango, NY	770	\$67,923,000	3,022	1,094	11,237	\$41,601
Otsego, NY	880	\$56,180,000	3,799	1,197	7,790	\$28,587
Schoharie, NY	541	\$47,927,000	2,552	812	5,532	\$21,370
Greene, NY	206	\$19,761,000	851	215	234	\$689
Ulster, NY	421	\$54,346,000	774	1,594	395	\$1,238
Sullivan, NY	366	\$28,383,000	943	1,069	1,138	\$3,934
Pike, PA	53	\$892,000	81	57	0	\$0
Wayne, PA	640	\$29,371,000	3,482	784	4,000	\$13,895
Lackawanna, PA	263	\$16,469,000	1,128	515	1,279	\$4,653
Susquehanna, PA	909	\$49,775,000	5,702	1,155	6,200	\$20,102
TOTALS	6,232	\$448,819,000	28,466	10,631	49,471	\$180,094

Source: National Agricultural Statistics Service (2017 Ag Census)

Delaware, Broome, Sullivan and Wayne Counties (the four counties into which the greater Hancock area may be said to extend) collectively have account for 2,200 farms, over 10,000 beef, nearly 17,000 milk cows and just under 4,000 equines. This represents opportunities for agricultural tourism and niche agricultural and forestry enterprises. An example of both is offered by Anderson Maple Farm, which is located in the Town of Hancock. It produces maple syrup, maple sugar and maple cream and it does farm tours and educational events.

Forestry resources for timbering within the Hancock area are extensive. The agricultural production area mapped on the previous page contained over 3.8 million acres of private timberland when last surveyed two decades ago and land use data indicates it has only grown since then. Approximately half of that acreage was fully stocked. Softwoods such as Eastern Hemlock and Eastern White Pine represented roughly 20% of the total stumpage in cubic feet.

The bulk of the timber produced in the region surrounding Hancock, however, has traditionally consisted of high-quality hardwoods, which accounted for 80% of timber volume. These included both Soft Maple (23% of all volume for all tree species) and Hard Maple (13%). There are also Cherry, Red and White Oak and several other species of high value for furniture, flooring and other specialty uses.

Table 4-2 following provides additional details obtained from the U.S. Forest Service inventories and analyses.

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Table 4-2 : Forestry Production

County	Acres of		
	Private Timberland	Softwoods (Cubic Feet)	Hardwoods (Cubic Feet)
Delaware, NY	612,201	93,526,142	1,013,512,032
Broome., NY	200,363	136,303,490	427,598,137
Chenango, NY	303,276	272,993,808	526,351,038
Otsego, NY	380,584	254,318,537	524,584,351
Schoharie, NY	272,613	80,184,855	424,913,288
Greene, NY	226,955	98,902,715	320,591,544
Ulster, NY	418,647	110,773,203	670,914,115
Sullivan, NY	473,415	227,791,978	630,455,018
Pike, PA	211,882	80,435,008	405,804,223
Wayne, PA	299,406	101,520,103	477,392,211
Lackawanna, PA	150,412	18,700,322	230,153,035
Susquehanna, PA	277,623	71,308,445	445,531,451
TOTALS	3,827,377	1,546,758,606	6,097,800,443

Source: U.S. Forest Service Inventory

The forestry industry in the region surrounding Hancock (Delaware, Broome, Sullivan, Susquehanna and Wayne Counties) also includes numerous loggers and sawmills that process local timber. These include 217 businesses, with 809 employees generating well over \$120 million in sales annually. And, this does not include individual loggers working on their own as non-employers.



Among local forestry enterprises, for example, is Russell Bass & Sons Lumber, a logging operation with mill and yard in Fishs Eddy that handles products that include saw timber, firewood and mulch and exports large volumes of logs to China. Another exporter is Wagner Lumber, which is part of Baillie Lumber enterprise, one of the largest in North America. Their Hancock facility includes huge dry kiln capacity and serves as a loading facility to supply the company's mills.

Rail service is available from the Central New York Railroad in Hancock for purposes of shipping high-quality logs to market. Trucking of logs is facilitated by an excellent highway network. Route 17 (future I-86) provides connections to I-81, I-87 and I-88.

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5.0 Population and Other Demographics

The following Table 5-1 summarizes key demographic trends within the Hancock area as compared to Delaware and Wayne Counties.

Table 5-1 : Demographic Trends					
Demographic Characteristic	Town of Hancock (NY)	Adjoining Twp.'s (PA)*	Hancock Area (Total)	Delaware County (NY)	Wayne County (PA)
Population 2000	3,449	3,318	6,767	48,033	47,722
Population 2010	3,224	2,963	6,187	47,980	52,822
Change	(225)	(355)	(580)	(53)	5,100
% Change	-6.5%	-10.7%	-8.6%	-0.1%	10.7%
Population 2020	3,143	3,182	6,325	46,132	54,278
Change	(81)	219	138	(1,848)	1,456
% Change	-2.5%	7.4%	2.2%	-3.9%	2.8%
Households 2000	1,390	1,348	2,738	19,261	18,350
Households 2010	1,350	1,294	2,644	19,898	20,625
Change	(40)	(54)	(94)	637	2,275
% Change	-2.9%	-4.0%	-3.4%	3.3%	12.4%
Households 2020	1,340	1,408	2,748	19,399	21,567
Change	(10)	114	104	(499)	942
% Change	-0.7%	8.8%	3.9%	-2.5%	4.6%
Average HH Size	2.24	2.25	2.25	2.25	2.36
Median HH Income	\$52,217	\$51,397	\$51,807	\$50,827	\$54,018
Per Capita Income	\$25,868	\$28,178	\$27,023	\$27,797	\$28,006
Median Age	49.0	53.2	51.1	47.7	48.6
% Age 18+ Years	81.0%	84.7%	82.9%	82.4%	81.0%
Housing Units	2,811	2,886	5,697	32,207	33,128
Med. Home Value	\$129,740	\$187,768	\$158,754	\$143,035	\$190,833
Avg. Home Value	\$161,553	\$252,538	\$207,046	\$180,213	\$234,337
Renter %	13.9%	7.8%	10.9%	12.6%	12.6%
Second Homes	1,192	1,254	2,446	9,276	9,381
Second Home %	42.4%	43.5%	42.9%	28.8%	28.3%
Avg. Commute**	N/A	N/A	N/A	24.9	29.3
Avg. Net Worth	\$327,652	\$416,508	\$372,080	\$406,502	\$514,213

Source: ESRI Business Analyst

* Buckingham, Manchester, Preston & Scott

** Commute time in minutes

The Hancock area is gaining population; growing by 2.2% between 2010 and 2020. Households grew 3.6%. The Pennsylvania part of the area drives this growth with a gain of 7.2% in population and 8.8% in households. Home values are also somewhat higher on the Pennsylvania side with large numbers of second homes on both sides of the Delaware River. These second homes provide a special marketing opportunity and should yield future growth.

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6.0 Labor Availability and Wage Rates

Weekly wages are reported on both a county and Metropolitan Statistical Area (MSA) basis, Delaware County data providing a reasonable proxy for wages typically paid by industry within the Hancock area. Table 6-1 below compares Delaware County weekly wages to those of three nearby MSAs (Albany-Schenectady-Troy, Binghamton and New York-Newark-Jersey City) for the Fourth Quarter of 2020:

Table 6-1 : Wage Advantages					
Industry	Albany MSA	Binghamton MSA	New York MSA	Delaware County	Average Weighted Advantage
Natural Resources and Mining	1,067	697	1,096	960	12%
Construction Activities	1,657	1,469	1,765	1,403	20%
Manufacturing Activities	1,955	1,728	1,686	1,657	2%
Trade, Transp. and Utilities	1,009	834	1,260	879	29%
Information Industry	1,410	993	3,291	1,313	59%
Financial Activities	1,982	1,334	4,056	1,096	72%
Professional and Business Services	1,682	1,121	2,569	920	63%
Education and Health	1,131	1,215	1,282	836	34%
Leisure & Hospitality	501	429	838	397	52%
Other Services	893	573	1,019	754	25%

Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 4th Quarter, 2020

Wages for these industries generally exhibit major advantages, in the form of lower labor costs, for companies locating in the Hancock area. These range as high as 72% in the case of financial activities with the majority of industries offering more than 20% lower labor costs.

The Hancock area (the Town of Hancock and eight adjoining municipalities) has a labor force of roughly 7,500 persons over the age of 16 years. The area's 2019 unemployment rate (pre-COVID) was 4.5% as compared to the 3.5% for the Albany MSA, 4.4% for Binghamton and 3.9% for the New York metro area, helping to ensure a labor supply for companies interested in relocating to the Hancock area.

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7.0 Transportation Availability

Hancock is located on New York State Route 17, which runs along New York State's Southern Tier, from the New York State Thruway (I-87) in Harriman to Jamestown and the New York State Thruway once again (I-90). This Route has been gradually upgraded to serve as I-86 in several sections. It provides connections to I-81 and I-88 in Binghamton. Route 97 in New York and Route 191 in Pennsylvania offer access to I-84.

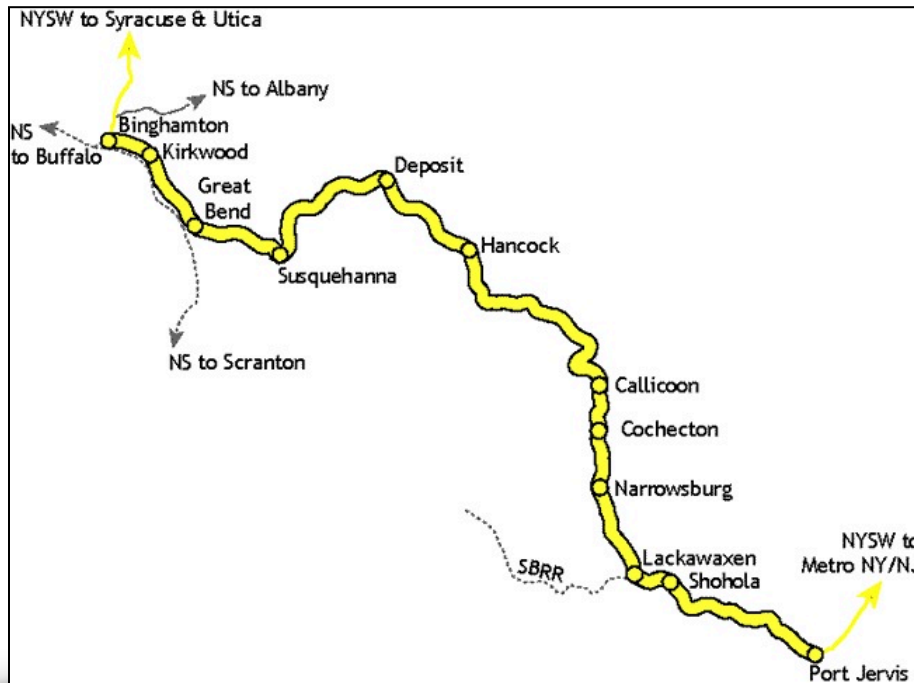


Route 17 through the Hancock area carried an estimated total of roughly 9,000 vehicles per day in 2019 of which 11% consisted of truck traffic. This section of Route 17 was designated one of America's most scenic highways many years ago and, today, Route 97, with which it is connected, is classified as a Scenic Byway.

The Hancock area is also served by the Central New York Railroad (Delaware Otsego System), a sister company to the New York Susquehanna & Western Railway. The NYSW runs from Little Ferry, New Jersey, to Port Jervis, Binghamton, Syracuse and Utica. The NYSW connects with three Class I railroads, the Norfolk Southern, CSX and Canadian Pacific. It operates the Binghamton to Port Jervis main line using trackage rights over the NS railroad. The CNY and with the support of Delaware County and the Town of Hancock, acquired this segment in 2005.

The NYSW provides easy access to New York City, Buffalo, Montreal, Chicago and other points. It operates several state-of-the-art bulk transfer facilities for lumber, plastics and food products. There are several locations along the line in the Hancock area where similar facilities can be located for purposes of shipping timber and stone products. The availability of rail service also ensures competitive pricing from other modes.

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Air transportation is available at the Greater Binghamton Airport. It is owned and operated by the Broome County Department of Aviation. It is located roughly 40 minutes away and pictured below. It offers a newly renovated terminal with modern amenities. Additionally, the Wilkes-Barre International Airport is a little over an hour distant.



Bus service to and from Hancock (although temporarily suspended during the pandemic) is provided by Chenango Valley Bus Lines (Coach USA). Service from Binghamton to New York City (via a connection). This service also provides service to Liberty and Monticello.

HANCOCK AREA COMMUNITY PROFILE

8.0 Community Services and Institutions

Hancock community services and institutions of particular interest to individuals and companies interested in locating in Hancock include the following:

BUSINESS AND ECONOMIC DEVELOPMENT

Hancock has an active Chamber of Commerce with an attractive website at hancocknychamber.com. The Hancock Area Chamber is a strong organization effectively promoting its members and visitation to the community. These sites promote the Hancock area to tourists and those looking to relocate. Excellent [Town](#) and [Village](#) websites offer more of the same, promoting Hancock as the “Gateway to the Upper Delaware.”

Likewise, “The Hancock Partners” is a nonprofit corporation dedicated to the revitalization of Hancock as a commercial area. This group has invested resources into public improvement projects, including a very successful Town Square development project.



Take a Country Drive



HANCOCK AREA COMMUNITY PROFILE

MEDICAL CLINIC

[Lourdes Primary Care](#) operates a clinic in Hancock that provides "ongoing healthcare for residents of Hancock and other communities in Delaware County."

"Located at 39 East Main Street in Hancock, New York, family medicine doctors and care team care for non-emergency situations such as fever, cold and flu, sprains and minor breaks, rashes, sore throats, and earaches."

Facility services include:

- Aging and senior health concerns
- Annual physical exams pressure and cholesterol management
- Family counseling
- Health screenings and vaccinations
- Illness or injury diagnosis and care
- Nutrition
- Primary and family care



HANCOCK AREA COMMUNITY PROFILE

HOSPITALS

Regional hospitals serving Hancock include:

- Ascension Our Lady of Lourdes Hospital in Binghamton (healthcare.ascension.org)
- UHS Wilson Medical Center in Johnson City, New York (nyuhs.org/location-search/uhs-wilson-medical-center)
- UHS Binghamton General Hospital in Binghamton (nyuhs.org/location-search/uhs-binghamton-general-hospital)
- UHS Delaware Valley Hospital in Walton (nyuhs.org/location-search/uhs-delaware-valley-hospital)
- Wayne Memorial Health System in Honesdale (www.wmh.org)

EMERGENCY SERVICES

Fire protection is provided by the Hancock Fire Department. It covers an area of 120 square miles that includes parts of the Towns of Hancock and Tompkins in New York and Buckingham Township in Pennsylvania. The Department is an all volunteer organization with a website at hancockfiredept.us. The Hancock Rescue Squad shares quarters and operates from the same state of the art complex pictured below, in the Village.



HANCOCK AREA COMMUNITY PROFILE

HANCOCK COMMUNITY EDUCATION FOUNDATION

The Hancock Community Education Foundation is a unique asset for the Hancock area. The Foundation provides educational support from birth to post graduation and encourages a greater percentage of students to go on to higher education. It provides funds for charitable, scientific, and educational purposes to students, graduates, former graduates, and members of the greater Hancock community, who demonstrate need for financial assistance.

The Foundation has been the recipient of a 21st Century government grant for 7th and 8th grade after school programs and in 2017 was awarded a Round 7, 21st Century Grant for a K through 9th Grade After School Program. It also has developed the Robert W. Nichol Nature Preserve and Science Center in the Village of Hancock.

Since the Foundation's beginnings in the year 2000, it has invested over \$2,000,000 in Hancock. A total of \$1,079,900 of the funding has been put towards scholarship grants as of 2021. It consistently promotes STEM education and also supports events and field trips. The foundation employs 22 part time educators and tutors as well as one full time Executive Director.

TEACH ME



THE HANCOCK COMMUNITY EDUCATION FOUNDATION

LIBRARY



The Louise Adelia Read Memorial Library in Hancock (pictured to the left) is open five days per week and enjoys an affiliation with the Hancock Central School. Special Collections include a Local History Museum (Bluestone Room) and local newspapers on film and in original copy.

An addition is planned, with interior renovations to the existing facility to serve as a gathering space to be used for community activities for various groups as a central gathering facility.

HANCOCK AREA COMMUNITY PROFILE

9.0 Government and Taxes

The Village of Hancock is part of the Town of Hancock, Delaware County, New York. The Pennsylvania side of the community is Buckingham Township, Wayne County.

The Village of Hancock is governed by a Mayor and four other members of the Village Board of Trustees. It is self-governing but shares in supporting certain Town of Hancock services with taxes. Its voters also get to participate in Town elections. The Village has its own set of laws and ordinances, including in the Village of Hancock's case, a Village Zoning Law. The Village also enforces the New York State Building Code within its jurisdiction.

The Town of Hancock is governed by a Town Supervisor and four other members of the Town Board. The Town voters also elect a Town Clerk and Highway Superintendent. The Town of Hancock Supervisor is also a county official, Delaware County being one of several New York State counties to still operate using a Board of Supervisors form of government where the Supervisors of individual towns in the county collectively form the county governing body. The Town, too, enforces the State Building Code as well as land subdivision regulations and a site plan review law, but has no zoning ordinance or law.



New York State municipalities are generally governed by separate authorizing statutes such as the New York State Village Law, Town Law and County Law. There is also a General Municipal Law establishing certain obligations and rights applicable to all municipalities. This Law, for example, requires that certain categories of land use decisions within 500 feet of municipal boundaries or county or state highways and parks be reviewed by the county planning department.

HANCOCK AREA COMMUNITY PROFILE

All municipalities are also subject to the New York State Environmental Quality Review Act (SEQR), which requires environmental assessments of projects undertaken or approved by government.

Importantly, all New York State municipalities are subject to Municipal Home Rule, which allows them to rewrite State law in many instances by enacting Local Laws that supersede the State as they apply to the particulars of governing individual towns and villages. This allows each municipality to tailor rules and regulations found in the municipal laws to their own needs and interests.

Pennsylvania's municipalities are all independent governments. Buckingham Township has a three member Board of Supervisors, while Wayne County elects a three member Board of Commissioners. Contrary to New York, Pennsylvania counties generally do not own or maintain local roads (although they do often own bridges).

Pennsylvania counties also do not generally get involved with the administration of welfare programs and have no responsibilities with respect to Medicaid. They also do not share in sales tax revenue, but are allowed to enact miscellaneous taxes not authorized in New York.

The following are Town and Village of Hancock real property tax rates (not including special district charges) for the most recent fiscal year (2021) were as follows on the basis of actual market valuations (after equalization):

Village of Hancock	\$12.26 / \$1,000 market valuation
Town of Hancock - General	\$1.19 / \$1,000 market valuation
Town of Hancock - Highway	\$1.90 / \$1,000 market valuation
Town of Hancock - General Outside Village	\$2.40 / \$1,000 market valuation
Town of Hancock - Highway Outside Village	\$0.11 / \$1,000 market valuation
Delaware County	\$5.74 / \$1,000 market valuation
Hancock Central School	\$13.10 / \$1,000 market valuation

The Village tax rate cited above is net of those Town taxes that Village taxpayers are also obligated to pay. The Town tax rate is for properties outside the Village. The total Town rate outside the Village (including County and Hancock Central School taxes) was \$24.44 per \$1,000 of market valuation or 2.4% of real property market value. The total rates inside the Village were \$33.42 and 3.3%, respectively, before considering special district taxes.

The real estate tax rates for the Pennsylvania side of Hancock in the most recent fiscal year were as follows, although other taxes can also apply in Pennsylvania communities:

Buckingham Township	\$2.04 / \$1,000 market valuation
Wayne County	\$4.99 / \$1,000 market valuation
Wayne Highlands School District	\$18.10 / \$1,000 market valuation

HANCOCK AREA COMMUNITY PROFILE

The total real estate tax bill for Buckingham Township was, therefore, \$25.13 per \$1,000 of market valuation or 2.5% of market value. This does not include per capita and occupation taxes that vary widely but are, altogether, typically \$100 or less per household.

The sales tax rate in Delaware County is 8.00% of which 4.00% stays within the County. The Pennsylvania sales tax rate is 6.00%, all of which goes to the Commonwealth.



All factors considered, real estate taxes in the Hancock area are very reasonable compared to other areas of both New York and Pennsylvania. Local taxes, in fact, are quite comparable, excepting that school taxes are significantly lower on the New York side, making Hancock a relative bargain overall.

HANCOCK AREA COMMUNITY PROFILE

10.0 Educational Resources and Schools

The Hancock Central School (hancock.stier.org) is located in the Village in an architecturally pleasing and picturesque setting that is central to the community. School facilities for all grades are located on the same campus and include a Junior-Senior High School and Elementary School. The former serves a combination of New York and Pennsylvania school students. The School District had a total enrollment of 316 students in grades K-12 for the 2020-2021 school year (105 elementary and 211 junior/senior high school).



Average class sizes ranged from 8 to 21 students for all grades during the 2020-2021 school year. The graduation rate was 97%, compared to 85% for New York State as a whole. Some 67% graduated with Regents diplomas, compared to 43% for New York State. More data is available from the [New York State Department of Education](http://www.ed.gov).

The Hancock Central School enjoys unique complementary support from the Hancock Community Education Foundation (see Section 8.0 above for more information). It also operates very efficiently, its tax levy having grown by an average of only 1.23% per year over the last two decades as compared to a national average inflation rate of 2.23% per year over the same period.

The Delaware Chenango Madison Educational Services (BOCES) Hancock from a facility in nearby agriculture, office technologies, food supplement the academic offerings of



Otsego Board of Cooperative serves Delaware County and Sidney Center. It offers programs in service and vocational studies to train adults in new skills.

HANCOCK AREA COMMUNITY PROFILE

academic offerings of local high schools and train adults in new skills. Higher education opportunities also exist nearby. The College of Technology at Delhi (SUNY-Delhi) pictured here offers a full range of degree programs in a number of curriculums listed below. Other educational institutions also exist in the Binghamton area, including Binghamton University, SUNY Broome Community College and Davis College (Johnson City).



**Accounting
Architecture
Automotive
Business
Construction/Carpentry
Criminal Justice
Culinary
Education
Electrical/Energy
Event Planning
Healthcare
HVAC**

**Horticulture
Hospitality
Human Resources
Information Technology
Liberal Arts & Sciences
Mechatronics
Nursing
Plumbing
Recreation and Sports
Refrigeration
Veterinary
Welding**

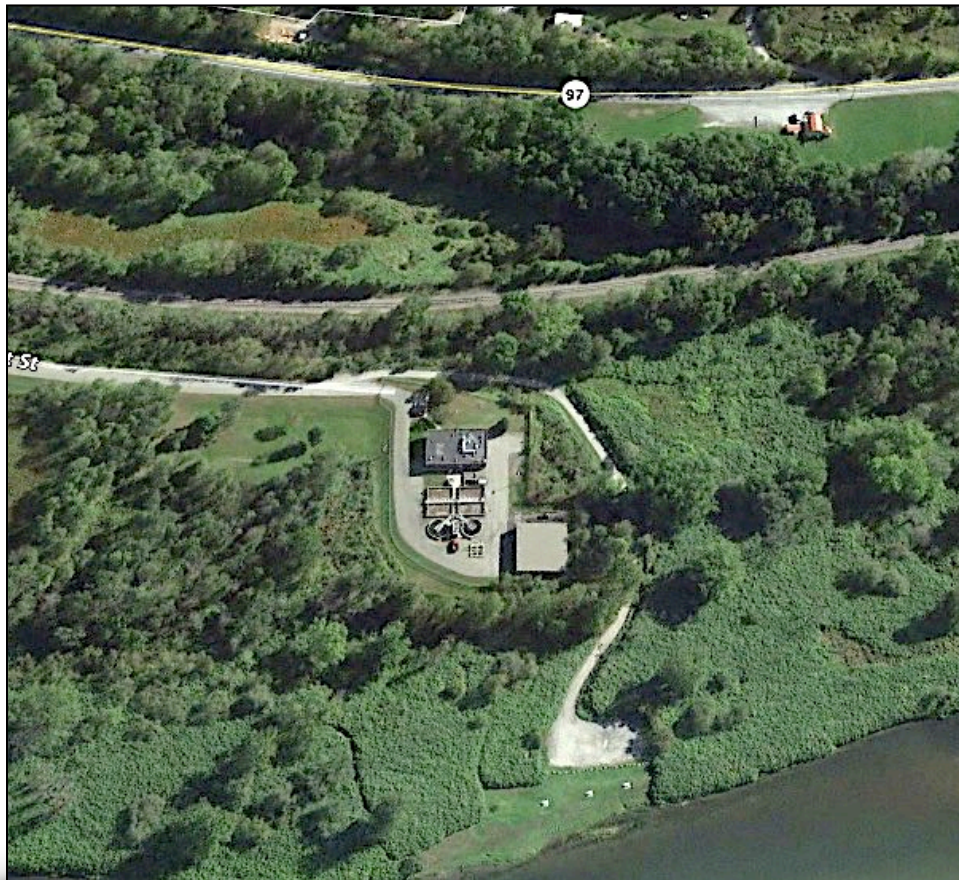
HANCOCK AREA COMMUNITY PROFILE

11.0 Utilities Availability and Costs

The following utilities are available in the Hancock area:

WATER AND SEWER

The Village of Hancock operates public water and sewer systems serving the community. The sewer system is designed for 350,000 gallons per day (gpd). It currently collects and treats only 120,000 to 150,000 gpd, leaving much unused capacity available for new users. Commercial and industrial rates for large users are subject to negotiation and the system would benefit from some additional users to spread costs. The system is currently undergoing some upgrades.



The Village water system has capacity to produce 1,000,000 gpd of water supply, subject to its current pumping capacity, which is about 650,000 gpd. Current water usage is only 280,000 to 350,000 gpd, leaving an approximately equal amount available for new users with no significant additional capital expense. Therefore, there is currently a minimum of 200,000 gpd of easily available water capacity for new users. Once again, commercial and industrial rates are subject to negotiation and upgrades are currently underway.

HANCOCK AREA COMMUNITY PROFILE

ELECTRIC AND GAS SERVICE

Hancock is served with both electric and, unusually for the region, gas from New York State Electric and Gas Company (NYSEG) and is located within the NYISO's Mohawk Valley region and West Pricing Zone. Its average service rates are provided below:

NYSEG Average Electric Service Rates (\$ per kWh)	
Residential	\$0.043430
Nonresidential	\$0.042883
Residential (Day/Night)	
Off-Peak	\$0.027973
On-Peak	\$0.042565
Nonresidential (Day/Night)	
Off-Peak	\$0.034662
On-Peak	\$0.044394
Residential Time of Use	
Mid-Peak	\$0.041155
Off-Peak	\$0.027999
On-Peak	\$0.051452
Gas Service Rates (\$ per Therm)	
Residential	\$0.310970
Nonresidential	\$0.030403

Other rates apply to large and special users who opt for demand billing and other non-fixed methods of billing.

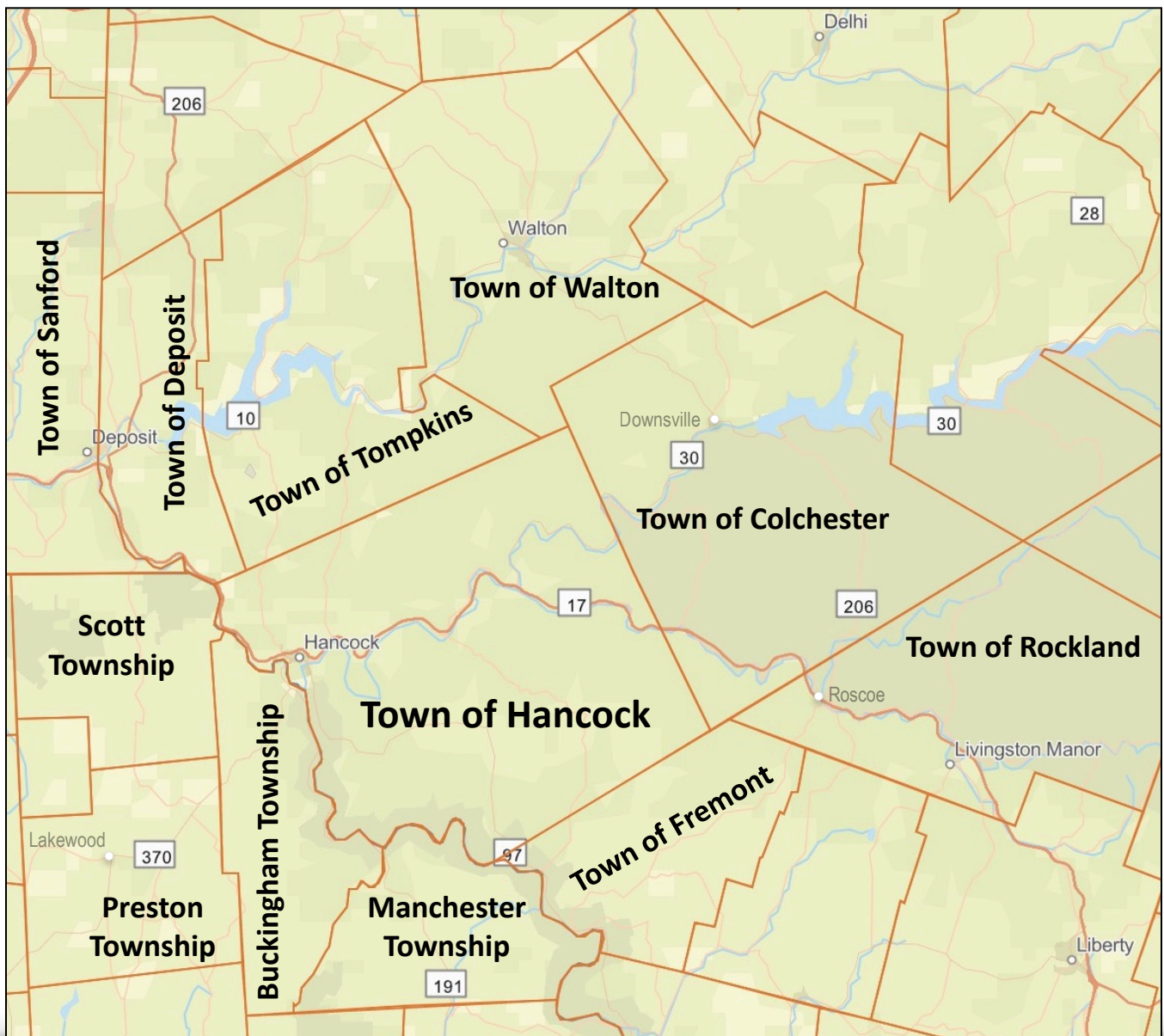
COMMUNICATIONS

Hancock is served by a combined telephone, cable television and internet service provider. The Hancock Telephone Company (www.hancocktelephone.com) is the parent company. This combination of communication services, which includes broadband coverage of the market area, provides a distinctive marketing opportunity for new business.

HANCOCK AREA COMMUNITY PROFILE

12.0 Financial Institutions and Resources

Hancock is served by the NBT Bank, which operates a branch in the Village. This branch had \$52,058,000 in deposits in 2020. NBT Bank also operates another branch in nearby Deposit, New York with \$47,038,000 in deposits. Other financial institutions serving Hancock include the Sidney Federal Credit Union in the Village of Hancock, Wayne Bank in Lakewood, Pennsylvania (\$34,934,000 in deposits) and Honesdale National Bank (also in Lakewood with \$11,902,000 in deposits). Wayne Bank has additional branches in Roscoe and Walton with deposits of \$29,142,000 and \$153,683,000, respectively. Community Bank has branches in Downsville and Walton with a combined \$53,391,000 in deposits.



HANCOCK AREA COMMUNITY PROFILE

The Industrial Development Agency for Delaware County, in cooperation with the Delaware County Department of Economic Development, offers a combination of grants, tax-abatements, job creation incentives, loan assistance and revenue bond financing programs intended to spur business retention and creation. See <https://dcecodev.com> for more information on the types of aid available.

Abatements of real property, mortgage and sales taxes are offered by the Industrial Development Agency. The IDA benefits are offered on the basis of need and County economic development priorities. Real property tax abatements intended to aid in establishment of new enterprises are phased out over a period of time. They typically build upon Section 485-b of the Real Property Tax Law (which offers a 50% abatement the first year then is phased down at the rate of 5% per year). IDA abatements often enhance that program by offering a larger initial benefit or extending the phaseout period.

The IDA has, too, invested in Johnston & Rhodes Bluestone Company in East Branch by financing a low interest loan for the purchase of a new saw line.



The County serves as a conduit for other loan and business startup assistance programs, including SBA, USDA Rural Development, Empire State Development, EDA, NYSEG economic development incentives and other sources of financial aid. Business training and planning programs are also managed by the Department of Economic Development.

HANCOCK AREA COMMUNITY PROFILE

13.0 Cultural and Recreational Assets

Hancock is the northern gateway off Route 17 (I-86 in sections) to two major regional recreational attractions - the Upper Delaware Scenic and Recreational River and the Upper Delaware Scenic Byway.

Designated as part of the National Wild and Scenic Rivers System in 1978, the first 73.4 miles of the Delaware River, starting below Point Mountain, are managed as an element of the National Park System. “While most of the land along the river’s bank is privately owned, the Upper Delaware River offers natural beauty, rich history and a variety of splendid recreational opportunities,” according to the National Park Service.

Details on the Upper Delaware Scenic and Recreational River may be found at www.nps.gov/upde. The northern section of the River supports excellent boating and fishing and many historic sites in Hancock itself as well as nearby hamlets of Equinunk and Lordville. Altogether, the Park Service estimates that 250,198 persons visited the River during 2020s. Visitation has exceeded 10 million visitors since this NPS park element was created.

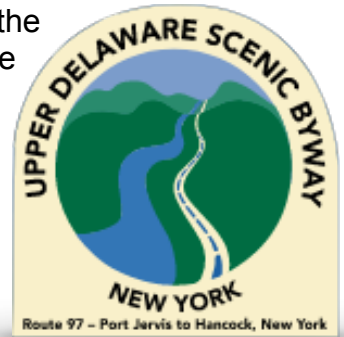


Photo of Hancock River Access by David Soete

Route 97 has been designated as the Upper Delaware Scenic Byway by New York State. The “most scenic highway in the East,” as grand opening programs called it, follows the Upper Delaware River from Hancock south to Port Jervis, connecting Route 17 to I-84. It was

HANCOCK AREA COMMUNITY PROFILE

envisioned as a scenic highway from the time of its construction in the 1930's. Costing \$4,100,000.00 then to build, because most of the highway was brand new, making very little use of existing roads. Engineering accomplishments included the Hawk's Nest segment, the rock cut near Tusten and the bridge spans at Callicoon and Long Eddy. It was suggested from the beginning that the road would be popular with tourists. "It presents every possible phase of landscape, hills and valleys, lakes and river, and mountains," stated the grand opening materials.



Scenic highway designation now calls further attention to this important stretch of highway. Programs are underway to promote it as a touring highway. Several advertisements, brochures and signs have been employed for this purpose. Additional improvements to create pull-offs, highlight scenic vistas and develop trail links have been initiated. A complete history of Route 97 and more information on the Scenic Byway program can be obtained at www.upperdelaware.com/route97.



Hancock's heritage also includes several individual cultural and historical sites of value to both residents and visitors. Other recreational opportunities also abound, with a fishing school located nearby and several public access points on the River.

HANCOCK AREA COMMUNITY PROFILE

14.0 Crime Risk

ESRI generates a Crime Index that measures the relative risk of a crime occurring against the overall risk at a national level. Values above 100 indicate the area has an above average risk of occurring compared to the US. Values below 100 indicate the area has a below average risk of occurring compared to the US.

Risk is modeled using data from the FBI Uniform Crime Report and demographic data with the following results for Hancock area, based on the data for Delaware and Wayne Counties combined regarding selected common crimes and total crime:

Table 4-1 : Common Crime Indices			
Indices	Delaware County	Wayne County	Average
Personal Crime	35	65	50
Robbery	10	44	27
Assault	35	68	52
Property Crime	60	79	70
Burglary	58	101	80
Larceny	66	79	73
Motor Vehicle Theft	13	37	25
Total Crime Index	56	77	67

Source: ESRI Business Analyst

The greater Hancock area is, quite clearly, a low crime area with a Total Crime Index averaging 67% of the national figure, depending on how one defines the area.

Hancock Village, the Delaware County Sheriff, and State Police in both New York and Pennsylvania offer police protection to the area (Pennsylvania Sheriff's do not do routine law enforcement as is the case with New York).

Hancock Village has two full-time police officers and five part-time officers.

The Delaware County Sheriff's Office has a K-9 unit as well as a mounted patrol and assists schools with resources, while also doing law enforcement, civil law administration and corrections management.

The New York State Police have an operation in nearby Deposit.

HANCOCK AREA COMMUNITY PROFILE

15.0 Media and Communications

Hancock and the region surrounding it are served by the following media outlets, among others, including various magazines and newsletters focused on the Binghamton, Catskill and Upper Delaware regions:

NEWSPAPERS



www.hancockherald.com

Deposit Courier

www.facebook.com/TheDepositCourier

The Reporter (Walton, NY)

www.the-reporter.net/

Binghamton Press and Sun-Bulletin

www.pressconnects.com/

Tri-County Independent (Honesdale, PA)

www.tricountyindependent.com/

TELEVISION

WBNG (Binghamton)

www.wbng.com

WIVT/WBGH (Binghamton)

www.binghamtonhomepage.com/

WICZ (Binghamton)

www.wicz.com

WSKG (Vestal)

www.wskg.org

HANCOCK AREA COMMUNITY PROFILE

RADIO

WSKG/WSQX (Vestal/Binghamton)

www.wskg.org

WDLA (Walton)

www.wdlafm.com

WDNH/WYCY (Honesdale)

www.bold.gold

WVOS (Liberty)

www.boldgoldnewyork.com/wvos

WHWK (Binghamton)

www.whwk.com

WAAL (Binghamton)

www.991thewhale.com

WCDW (Binghamton)

coolesthits.com

WINR (Binghamton)

us969.iheart.com/

WNBF (Binghamton)

www.wnbf.com

WYOS (Binghamton)

1360binghamton.com/

CABLE TELEVISION

Hancock Telephone

hancocktelephone.com/internet/

INTERNET SERVICE

Hancock Telephone

hancocktelephone.com/internet/

HANCOCK AREA COMMUNITY PROFILE

16.0 Commercial Land and Space Available

Commercial and other properties are currently available in Hancock through the following realtors located in the Town:



www.facebook.com/JamesSerioRealEstate

DELAWARE LAND OFFICE, INC.

delawarelandoffice.com

Woodland
Creek Real
Estate

woodlandcreekre.com