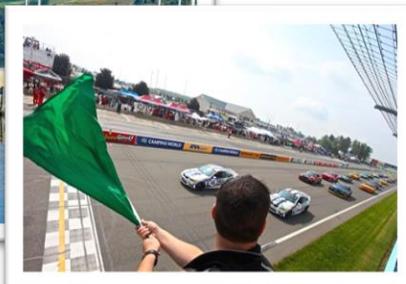
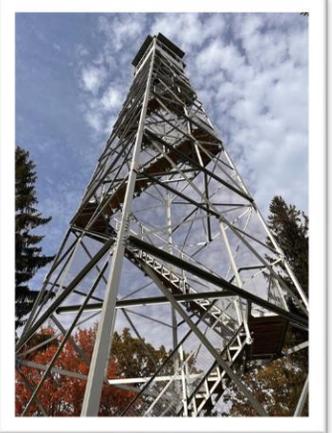




SCHUYLER COUNTY COMPREHENSIVE PLAN UPDATE



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SCHUYLER COUNTY
COMPREHENSIVE PLAN
UPDATE

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Mission

Schuyler County's mission is to be a partner in the improvement of its residents' health, safety and prosperity, to collaborate in the protection of our natural and built resources, and support responsible growth through the effective management of public resources.

Vision

Schuyler County will promote its unique natural assets, welcome residents, visitors and businesses, and work with its municipalities to ensure safe, healthy and vibrant communities.

Values

Community
Collaboration
Transparency
Natural Resource Protection



Photo Credit: Watkins Glen Area Chamber of Commerce

EXECUTIVE SUMMARY

This update to Schuyler County's 2015 Comprehensive Plan was a collaborative process that spanned nearly 18 months. The Advisory Committee met monthly to discuss progress that had been made and to set goals for the next five to ten years.

Through a series of public meetings and a countywide survey, we learned what county residents prioritized for improving the county's future: expanding housing availability through new construction and improving existing homes, building new and improving existing water and sewer infrastructure, enhancing transportation options, increasing job opportunities, improving access to healthcare, and revitalizing the county's villages.

Addressing these priorities will require coordinated collaboration among key regional partners, including FLX Gateway, the Watkins Glen Area Chamber of Commerce, Southern Tier Central Regional Planning Board, our nonprofits and municipalities, and state and federal funding agencies. Strategic initiatives will help translate community priorities into tangible progress. For example, establishing a Land Bank will be a critical tool to address housing needs by facilitating the redevelopment of underutilized or vacant properties. In addition, the county's economic development fund can be leveraged to secure grant funding for infrastructure planning and feasibility studies that support long-term growth.

Many of the challenges identified by residents reflect broader trends across New York State, including population decline and an aging demographic. While tourism has had a strong and positive impact on the local economy, long-term community vitality will require economic diversification. Attracting new industries and supporting small business growth will strengthen the year-round economy and better support residents who live and work in the county.

Moving forward, the county will continue to welcome visitors and build on the success of the tourism sector while pursuing balanced economic development that preserves agriculture, protects open space, and supports vibrant communities for residents and businesses alike.



THE PURPOSE OF THIS PLAN

A Countywide Comprehensive Plan identifies “goals, objectives, principles, policies and standards upon which proposals for the immediate and long-range protection, enhancement, growth, and development of the county are based” (NYS General Municipal Law, 239-D, see Appendix D). Schuylar County adopted its first comprehensive plan in 2005 and its most recent plan in 2015. This plan serves as an update to the 2015 plan and draws from many excellent plans developed over the past ten years, several of which were in progress throughout 2025 (for a full list, see Appendix C).

A DECADE OF COMMUNITY DEVELOPMENT

A significant amount of progress has been made to meet goals outlined in the 2015 plan.

New York State Downtown Revitalization Initiative (DRI). In 2017, the Village of Watkins Glen was awarded a New York State Downtown Revitalization Initiative (DRI) grant for \$10 million. This investment transformed Clute Park and the downtown core of the Village of Watkins Glen, and continues to stimulate improvements to economic development, tourism and beautification of the village.

The program encompassed eight capital projects and 16 small-grant projects that transformed the Village of Watkins Glen into a year-round, mixed-use district.

1. Clute Park redevelopment (pavilion, bathhouse, ice rink/splash pad, walkways)
2. New street lighting and sidewalk upgrades
3. Lafayette Park improvements
4. Mixed use development throughout the village including façade improvements and renovation of upper floor residences above retail establishments
5. Construction of Glen Lake Apartments and My Place childcare on 2nd Street
6. Reconstruction of the Seneca Lake Cruise Terminal building (“Captain Bill’s”)
7. Redesign and redevelopment of the northern gateway entrance into the village

The final project was completed in May 2025, representing \$23.8 million in total investment, including \$3.1 million in DRI state funding for private projects plus \$20.7 million in private investment for a 666% Return on Investment for state funding.

These investments have significantly improved the standard of living for many county residents, increased the capacity of its localities, and broadened the county’s tourism assets. Over the next ten years Schuylar County will support investments in infrastructure, housing and business attraction.

Construction of the Business Park Building. The Business Park was created in 1995. In 2019 SCOPED constructed a 20,000 SF building at the site of the business park. In 2025, they subdivided the building into three large spaces, two of which are presently leased.

Infrastructure Improvements

Broadband Expansion. Due to federal and state investments and a partnership with Southern Tier Network (STN), broadband service is expanding throughout the Southern Tier. In 2021, Schuyler County joined a multi-county coalition to identify gaps in service. In 2025, more than 90% of Schuyler County is now served, with additional build-outs in progress.

Large-Scale Solar Developments. Since 2015, five large scale solar facilities have been constructed in Schuyler County. Four towns: Catharine, Cayuta, Dix, Hector, Montour, and Tyrone, have all adopted Solar Laws to regulate development.

Village of Odessa wastewater treatment facility and upgrades to its public water system. The village upgraded its 1930s public water system, replacing 18,000 feet of water lines. The new public sewer system serves the business district and the public school campus.

Village of Burdett / Town of Hector Wastewater Feasibility Study. In 2024 LaBella Associates conducted a feasibility study to consider options for a wastewater system to serve the Village of Burdett and a portion of the Town of Hector. Of three options presented, connecting to the CVWRF was ranked as the most cost effective and environmentally friendly choice.

Construction of the Catharine Valley Water Reclamation Facility (CVWRF). This state-of-the-art wastewater treatment plant replaced an aging facility located at the south end of Seneca Lake. The CVWRF now serves the Villages of Watkins Glen and Montour Falls and a portion of the Town of Dix. It was designed with a capacity to serve additional municipalities.

Town of Reading Water District Extension Feasibility Study. In 2025, the Town of Reading contracted began to evaluate options for an extension of its public water system.

Montour Falls Local Waterfront Revitalization Plan (LWRP). Completed in 2025, the plan includes a Marina Master Plan, a village-wide wayfinding plan, a community enhancement project that will improve aesthetics, access, and economic vitality, redevelopment of the former Shepard Niles property, a village-wide infrastructure plan, and redevelopment of the South Street church into a community hub.

Preparing Camp Monterey for Development. In 2024, the Schuyler County IDA initiated engineering studies to assess the water and wastewater systems to inform potential development and was granted permission to market the property nationally in 2025.

Montour Falls New York Forward Award. In 2023, Montour Falls was awarded a \$4.5 million grant from New York State. Six projects were identified and are currently in progress:

- Streetscape improvements on Main Street
- Construction of townhomes on North Genesee Street
- Construction of a dental office and apartments on Catharine Street
- Addition and accessibility improvements to the Brick Tavern Museum
- Façade improvement program
- Lighting on North Catharine Street

THE 2025 PLANNING PROCESS: TIMELINE

October 2024	Schuyler County Legislature approved process to update Countywide Comprehensive Plan; appointed Advisory Committee
January 2025	Monthly Advisory Committee meetings convened
Jan-June 2025	Review period of previous plans
June-Dec 2025	Public survey distributed and analyzed
October 2025	Public listening sessions held
Nov-Feb 2026	Visioning sessions held with Schuyler County Legislature
February 2026	Final draft open for public comment
May 2026	Legislative adoption / SEQR

PUBLIC ENGAGEMENT

The public engagement portion of the comprehensive plan update included a survey (paper and digital) and several listening sessions.

SURVEY

A 20-question survey was distributed through the Planning Department and FLX Gateway’s social media accounts, the Watkins Glen Area Chamber of Commerce newsletter, and the county’s website. Paper surveys were available on Schuyler County Transit’s buses and Meals on Wheels recipients. Press releases were sent to local papers and flyers were distributed to the Watkins Glen School District. The survey was open from June to December 2025. In all, 460 responses were received, or 3.1% of the adult population (14,640). Below is a summary of survey results.

TABLE 1: Schuyler County’s Strengths & Challenges, Survey Responses

STRENGTHS	CHALLENGES
Strong sense of community	Lack of housing
Parks/natural beauty/recreation	Transportation systems
Agriculture & environment	Infrastructure gaps
Small town safety & friendliness	Population decline
Regional connections	Limited job opportunities & Limited workforce
Tourism appeal	Insufficient youth recreation programs
	Access to healthcare
	Concerns about vitality of villages
	Declining civic engagement
	Rising crime & drug activity

SURVEY

What would you like Schuyler County to be like in 10 years?

Schuyler County residents cherish the bucolic, rural nature of their surroundings and seek to preserve this character and beauty.

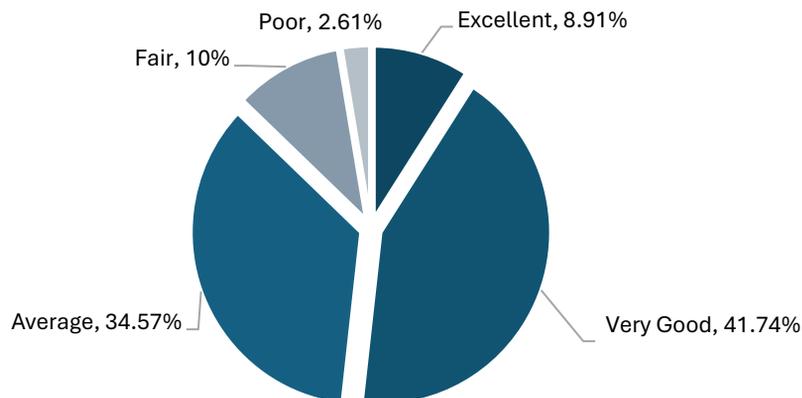


“My vision for Schuyler County is one where we can have both growth and a small-town feel. It is a future where new businesses thrive without overwhelming our historic downtowns, where farms remain productive without being swallowed by subdivisions, and where the natural beauty that defines our home is protected for future generations.”
– Survey respondent

Photo credit: Watkins Glen Area Chamber of Commerce

FIGURE 1: Quality of Life, Survey Responses

More than half of survey respondents rated the quality of life in Schuyler County as Very Good to Excellent.



The majority of residents choose to live here because of outdoor recreation and the small-town atmosphere.

SURVEY

Which of the following community assets are important to you?

Respondents were asked which community assets were Very Important, Somewhat Important or Not Important to them. Many named festivals, farmers markets and libraries highest, which can be create or expanded.

TABLE 2: Community Assets, Survey Responses

	Very Important	Somewhat Important	Not Important
Community Events/Festivals	69%	25%	3%
Historic Preservation	63%	29%	5%
Farmer's Markets	61%	33%	3%
Libraries	57%	28%	12%
Community Centers	50%	37%	7%
Music Festivals	37%	45%	14%
Places of Worship	33%	35%	28%
Sports Facilities	33%	41%	21%
Performing Arts/Dance	31%	44%	21%
Museums	30%	49%	15%
Dog Parks	24%	39%	31%
Art Galleries/Studios	21%	45%	28%

LISTENING SESSIONS

In addition to the survey, the public was invited to listening sessions to share their ideas for community improvement. Sessions were held in Watkins Glen, the Town of Reading, the Village of Odessa, and the Village of Burdett during the daytime and evening hours. One session was offered virtually in the early evening.

Most attendees wanted to see new jobs to attract young people, Future Farmers of America (FFA) programs in schools, regulation on STRs, more housing, and in-home care for the elderly.



Schuyler County is updating its **Comprehensive Plan** and we want to hear from YOU!

Join us for a Listening Session to share your ideas for community development over the next 10 years.

Attend the session that works for your schedule, no registration is required.

MON OCT 06 2:00pm-3:00pm	Watkins Glen Events Center 586 East Fourth Street
TUES OCT 14 6:00pm-7:00pm	Odessa Village Clerk 1928 County Route 15
MON OCT 20 5:00pm-6:00pm	VIRTUAL contact SCPlanning@SchuylerCountyNY.gov for link
WEDS OCT 22 6:00pm-7:00pm	Reading Town Hall 3914 County Road 28
TUES OCT 28 6:00pm-7:00pm	Burdett Fire Hall 4124 Lake Ave
Can't attend?	Take the survey at https://arcg.is/0CyTKX or → 

PUBLIC FEEDBACK - SURVEY AND LISTENING SESSIONS

Preserve small town beauty and charm
Preserve farms and open space
Lead in environmental preservation (explore renewable energy & sustainability projects)
Strive for environmental balance in development decisions
Attract good paying jobs
Diversify economy outside of tourism, prioritize needs of residents
Support small, year-round enterprises, small business capacity building & entrepreneurship
Support workforce development
Support creation of additional housing units
County needs to collaborate with other municipalities and community partners on housing, zoning and infrastructure
Village vitality concerns, including crime and drug activity
Invest in transportation
Perception of insufficient youth and recreation programs
Improve healthcare access
Address childcare and elder care shortages

In summary, while residents acknowledge the county's economic dependence on tourism, they want to preserve open space, protect the environment and maintain the county's charming small-town atmosphere. In addition, they are expecting leadership to prioritize the needs of residents, through the improvement and construction of new housing units, and investments in transportation and healthcare.

SCHUYLER COUNTY HISTORY

Schuyler County is one of the smallest counties in upstate New York, yet it has a lot to offer. The county is blessed with a beautiful lake, many picturesque waterfalls, scenic landscapes, a spectacular gorge, and a rich history.

The county was created in 1855 by appropriating land from the neighboring counties of Chemung, Steuben, and Tompkins. It was named for Philip Schuyler, who served as a Major General during the American Revolution and later served as a United States Senator. A competition then began between the villages of Havana (Montour Falls today) and Watkins Glen over which town would be the county seat. Havana was the first county seat, but after many legal battles Watkins Glen became the county seat by 1877 and still holds that title. The county consists of the towns of Catharine, Montour, Hector, Tyrone, Reading, Dix, Cayuta, and Orange.

Schuyler County was once the land of the Seneca Indian nation. During the American Revolution, the Seneca allied with the British in hopes of protecting their land from white encroachment. The Seneca participated in raids on the American frontier in 1777 and 1778, which led the Continental Congress and George Washington to plan the Sullivan Campaign in 1779 to punish the Native American allies of the British for those raids. Sullivan's army marched through the area destroying the towns and crops of the Native Americans, including Catharinstown (present day Montour Falls) and Peach Orchard in Hector. Today, the highways through the county are dotted with historical markers denoting the path of the Sullivan Campaign.

After the Revolutionary War, white settlers began moving onto the land in the 1780s. To reward soldiers for their service in the Revolutionary War, Congress created the Military Tract in Central New York State. It covered nearly two million acres of land to be given to veterans through a lottery system. The Town of Hector in Schuyler County was part of the military tract.

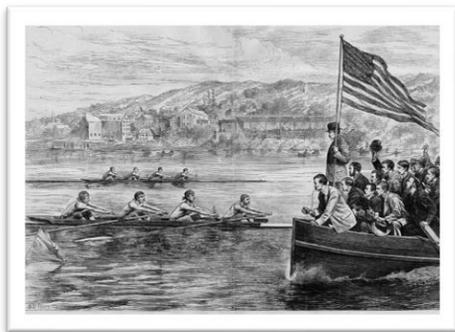
As settlers moved into the county to establish farms and villages, getting their goods to market necessitated better transportation. At first, sailing vessels on Seneca Lake provided access to trade, but by the 1820s steamboats made their appearance to facilitate trade and transportation. During much of the 19th century, steamboats were a crucial part of commerce for the area.

Canals provided another important link to a broad market economy. The Chemung Canal, which ran from the Chemung River in Elmira to Seneca Lake at Watkins Glen, was completed in 1833. Canal boats were then towed north on the lake by steamboats to Geneva, where they could enter the Cayuga and Seneca Canal which provided access to the Erie Canal.



That connection opened a world of opportunity for the county through the harbor of New York City, where goods could be sent and received from abroad. The Chemung Canal served the area until it closed in 1878 as railroads took over much of the trade.

The railroad era began in 1849 when the Chemung Railroad was completed from Elmira to Watkins Glen. It gave the area a link to the Erie Railroad in Elmira, which ran east to west along the Southern Tier of New York State. Other railroads soon followed, such as the Fallbrook Railroad along the west side of the lake hauling much needed coal from Pennsylvania, and later the Lehigh Valley Railroad traversing the east side of the lake with its fast and scenic Black Diamond Express. It was the growing dominance of the railroads that spelled the end of the steamboat era by the early 20th century.



Although Schuyler County is renowned for its rich history of auto racing, that was not the first popular racing sport held in the county. In the 1870s and 1880s, numerous boat races, known as regattas, were held on Seneca Lake at Watkins Glen. Thousands of spectators thronged the village to watch amateur and professional rowers and sailors compete for cash and other prizes.

But it was auto racing that has been the more enduring spectator sport associated with Schuyler County. The first road race took place on the streets of Watkins Glen in October 1948. The original course of that race is currently on the National Register of Historic Places. By 1956 a racetrack was built outside of the village to provide a safer environment. Thousands of people visit the county each year to watch racing at the Glen. The old roots are not forgotten, however, as a popular event each year is the Grand Prix Festival that takes place every fall in Watkins Glen to celebrate the beginning of motor racing in the area.



An important agricultural industry in the county is grape growing, which has led to the establishment of many wineries along Seneca Lake. Visitors can sample the wonderful wines made in Schuyler County and buy some bottles to take home. Another industry that helped to develop the county was salt. When drilling for oil in the 1880s, the operators found little oil but a lot of salt far below the surface. The result was the formation of two salt companies that are still in operation today.

Visitors to Schuyler County will find a landscape filled with a variety of experiences ready to satisfy diverse interests.

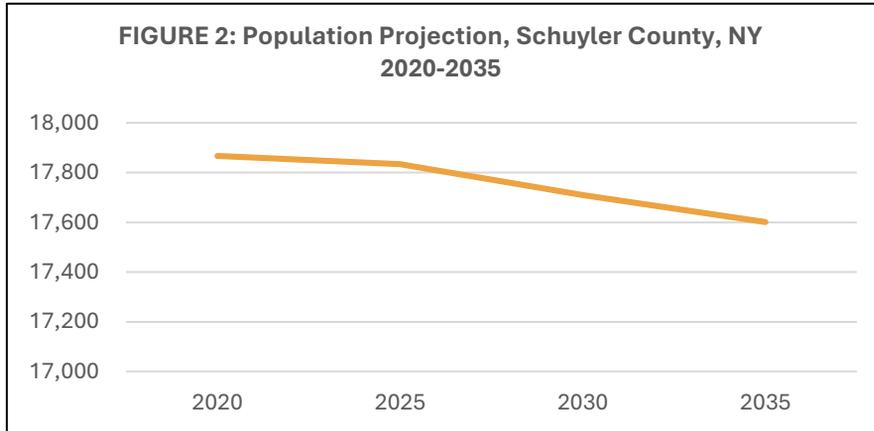
*Gary Emerson, PhD
Schuyler County Historian*

COUNTY DEMOGRAPHIC PROFILE

Schuyler County Population

The county experienced a peak of 19,224 residents in 2000, but its population has been decreasing over time. Today, its permanent population (17,898) is projected to decline by less than 2% by 2035.

2020 Population 17,898
Land Area 328 sq m
Median Age 47
Density 54 ppl/sq m



Source: Cornell Program on Applied Demographics

TABLE 3: Schuyler County Population by Race

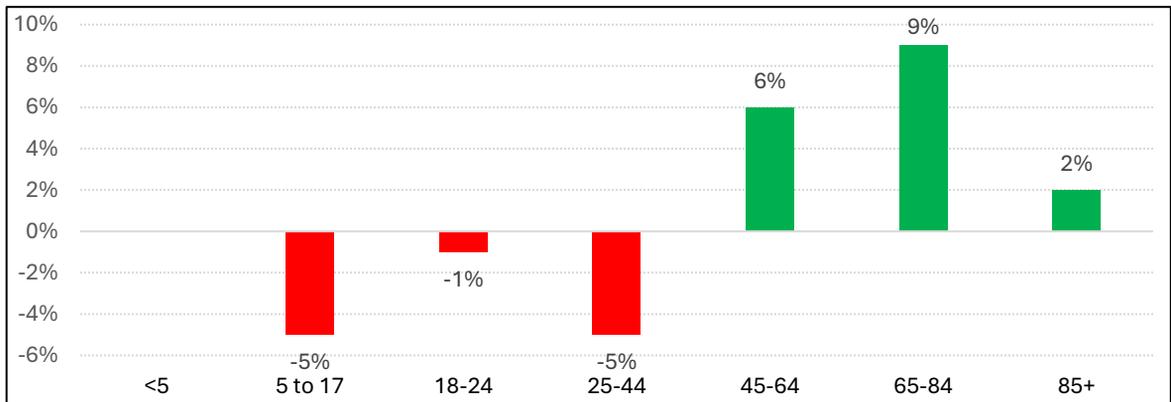
In the 2020 U.S. Census, a majority of residents (93.6%) identified their race as white, followed by two or more races (4.2%). Nearly 2% of the population is Hispanic in ethnicity.

White Alone	93.6%
Black or African American Alone	.6%
American Indian and Alaska Native Alone	.3%
Asian American Alone	.6%
Native Hawaiian & other Pacific Islander Alone	0%
Some other Race Alone	.5%
Two or More Races	4.2%
Hispanic (all races)	1.9%

COUNTY DEMOGRAPHIC PROFILE

Since 2000, the population has been aging, with growth concentrated among those aged 45 and up. Age groups 44 and under have been decreasing over time.

FIGURE 3: Schuyler County Net Change in Population by Age, 2000-2020



Source: U.S. Census 2020

While the overall population is expected to decline, the population over 65 is projected to grow more than 30%.

TABLE 4: Population Projection by Age, 2020-2035

	2020	2025	2030	2035	% Change (2020-2035)
Schuyler County Population	17,769	17,736	17,612	17,504	-1.49%
Persons ages 0-14	2,611	2,561	2,514	2,423	-7.20%
Persons ages 15-34	3,555	3,174	2,797	2,622	-26.24%
Persons ages 35-64	7,442	7,242	7,069	7,002	-5.90%
Persons ages 65+ years	4,161	4,759	5,232	5,458	+31.17%
Schuyler County Households	7,414	7,400	7,348	7,302	-1.51%

Source: U.S. Census 2020

PUBLIC HEALTH

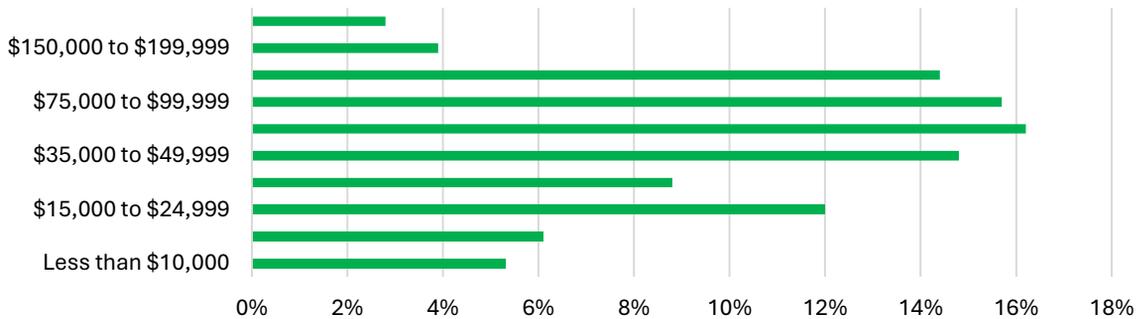
In 2025, Schuyler County Public Health completed Community Health Assessment. Three priority areas were identified for the resulting Community Health Improvement Plan (CHIP): Poverty, Substance Misuse and Overdose Prevention, and Chronic Disease Prevention and Control.

The health department, Schuyler Hospital, other county departments and local organizations are working together to improve the health of the community through a variety of interventions, including identifying and addressing transportation gaps, health care access needs, and increasing screenings for social determinants of health needs, cancer prevention and blood pressure.

COUNTY DEMOGRAPHIC PROFILE

The county's median household income is lower than the state average but comparable to that of neighboring counties.

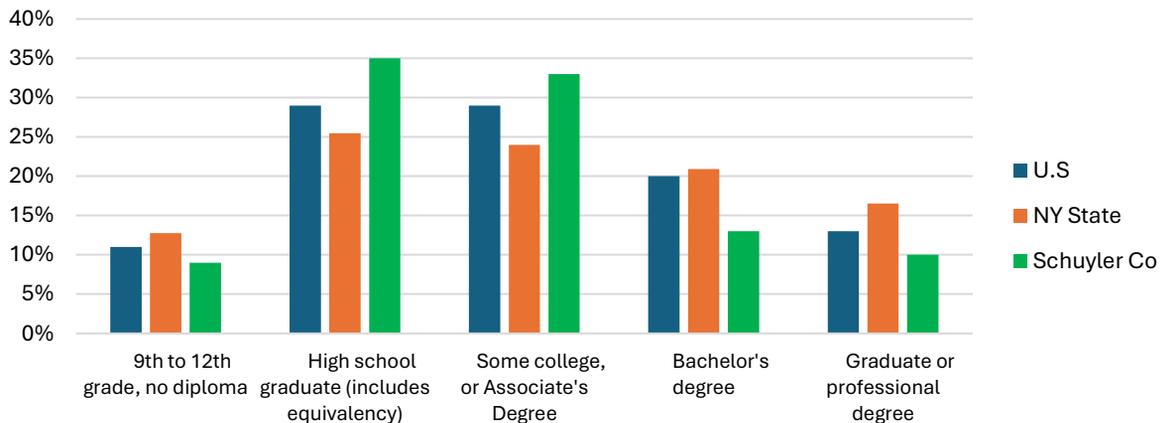
FIGURE 4: Median Household Income, Schuyler County, New York (2020)



Source: U.S. Census (2020)

Reporting on their highest level of education, one-third of the county's population reported holding a high school diploma, with nearly 14% holding graduate or professional degrees; 12% hold Bachelor's degrees. With the exception of Tompkins County, educational attainment aligns with most neighboring counties including Seneca, Yates, Chemung, and Steuben.

FIGURE 5: Educational Attainment, Population 25 and Over, Schuyler County, New York (2020)



Source: U.S. Census (2020)

In summary, the county's population has been declining and, like much of New York State, has a higher proportion of people over 65. Premature death rates, attributable to lack of activity and food insecurity, will be a priority for Public Health over the next few years. Median income is lower than the state but aligned with neighboring counties; the county has a high proportion of people with high school diplomas but fewer hold bachelor and master degrees than nearby counties.

Municipal Land Use Regulations

Schuyler County is composed of eight towns: Catharine, Cayuta, Dix, Hector, Montour, Orange Reading and Tyrone and four villages: Burdett, Montour Falls, Odessa, and Watkins Glen. Varying in size from 340 residents in the Village of Burdett to 4,940 residents in the Town of Hector, most have adopted Comprehensive Plans and half have zoning laws.

TABLE 5: Municipal Land Use Regulations

	Comprehensive Plan	Zoning	Site Plan	Subdivision Law	Solar Law	Short Term Rental Law	Erosion/Sediment Control Law	Flood Damage Prevention Law	Planning Board
Town of Catharine									
Town of Cayuta									
Town of Dix									
Town of Hector									
Town of Montour									
Town of Orange									
Town of Reading									
Town of Tyrone									
Village of Burdett									
Village of Montour Falls									
Village of Odessa									
Village of Watkins Glen									

Municipal Comprehensive Plans. Several municipalities have updated their Comprehensive Plans including since 2015 including the Town of Orange (2025), the Town of Tyrone (2025) and the Village of Watkins Glen (2026).

In summary, the county’s municipalities have adopted many important land use laws over the past ten years, including short term rental regulations and zoning updates.

ECONOMY & WORKFORCE

Schuyler County’s economy is led by a robust Manufacturing sector, which accounted for more than 34% of the county’s \$1.47 billion total output in 2024. This industrial strength is supported by a significant Real Estate and Rental sector (11.6%), Service-Oriented Industries (“Other Services”, at 8.6%) and Utilities (7.9%). Although Agriculture is a culturally-defining feature of the region, it contributes a comparatively modest 5.2% of total economic output. Government and Health & Social Assistance, together account for roughly 14%.

In official economic data, Tourism is not listed as a single sector. Instead, it is a “cluster” of activities spread across several categories such as Manufacturing, Lodging, Retail, and Food Services. Aggregating the specific industries in Schuyler County that drive tourism such as wineries, hotels, real estate (including short term rentals) and restaurants, Tourism represents a major pillar of the local economy.

TABLE 6: Top Sectors by GDP (output) Contribution 2024		
	GDP (Output) Value	% of Total GDP
Manufacturing	\$499,539,178	34.07%
Real Estate & Rental	\$169,483,830	11.56%
Other Services	\$126,729,183	8.64%
Utilities	\$115,980,634	7.91%
Government	\$112,591,299	7.68%
Health & Social Assistance	\$91,758,252	6.26%
Agriculture	\$75,606,590	5.16%

Using an IMPLAN (Impact Analysis for Planning) Econometric Model, an analysis of Labor Income (total wages, salaries, and benefits) by sector reveals a different distribution compared to total GDP output. Schuyler County’s wage landscape is primarily driven by public and essential service sectors, with Government serving as the largest source of labor income at 23% of the county’s \$410 million in annual wages and benefits. While Manufacturing is the second-largest wage provider, contributing 19.8% to local workers, Health & Social Assistance and Other Services jobs contributed over 21.2% to the payrolls in the county.

While agriculture is a prominent part of the county’s identity, it accounts for 6.2% of total labor income. This illustrates a diverse payroll structure where public service and industrial production are the primary engines of household earnings.

In summary, while Manufacturing produces the highest dollar value of total goods and services (GDP) the Government and Healthcare sectors represent a larger share of the actual income paid directly to workers in Schuyler County.

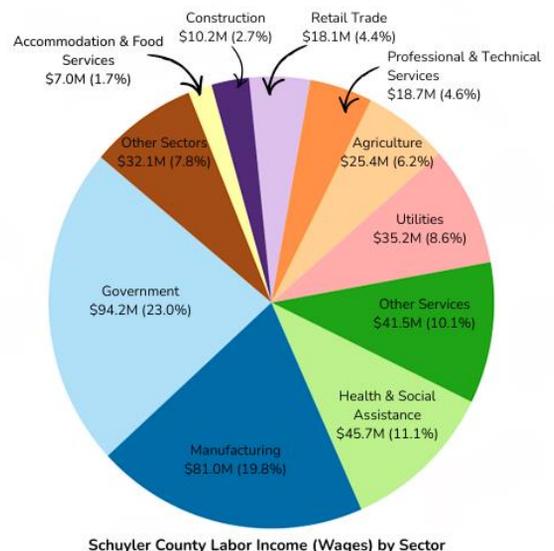


FIGURE 6: Schuyler County Labor Income 2024

The Tourism Cluster has a total economic output of approximately \$191 million with total employment of 1,130 jobs, making it one of the county’s largest employers. Total labor income from tourism is approximately \$37 million in wages and benefits.

Table 7: Breakdown of Tourism Components in 2024			
Tourism Category	Output (Value)	Employment	Primary Industries
Wineries & Craft Beverage	\$96.0M	291 jobs	Wineries, Breweries, Distilleries
Dining & Food Services	\$56.9M	558 jobs	Full-service and Limited-service Restaurants
Lodging & Accommodations	\$29.1M	196 jobs	Hotels, Motels, and B&Bs
Arts, Entertainment & Rec	\$3.0M	39 jobs	Museums, Parks, and Promoters
Other Tourism-Related	\$5.9M	47 jobs	Gift shops, Scenic transport, etc.

As previously mentioned, the data suggest that Manufacturing is the largest producing sector by GDP, but a significant portion of this \$96 million is the Wine and Craft Beverage Industry, a significant driver of tourism. Accommodation & Food Services is also tourism-dependent, consisting of the county’s hotels, restaurants, and short-term rentals. While “fruit farming” is categorized under Agriculture, it provides the raw materials (grapes) that fuel the high-value winery sector, showing how tourism and agriculture are deeply linked in Schuyler County.

ECONOMIC DEVELOPMENT AGENCIES IN SCHUYLER COUNTY

Finger Lakes Gateway (FLX Gateway, a dba of the Schuyler County Partnership for Economic Development, SCOPED) is a private, non-profit public-private partnership, focused on the economic development of Schuyler County while also supporting employment opportunities for Schuyler County residents in surrounding areas. It is the recognized economic development organization for Schuyler County with strong relationships with federal and state government officials, regional leaders in higher education, workforce development & housing development.

FLX Gateway directs its resources to attract and retain new residents through the creation of year-round, living-wage employment and business start-up opportunities. It has focused its economic development efforts on positioning Schuyler County to be the location of choice for a production facility, as manufacturers reshore their operations back to the US. The organization is intent on building upon existing strengths within its economy and focuses on employment opportunities that can result in year-round employment offering sustainable wages with career ladders. FLX Gateway’s targeted Clusters (Industrial Market Segments) include Agriculture, Wood Products, Fermentation, Hospitality & Spectator Sports, and Salt-dependent Processors.

FLX Gateway has outlined four priorities for 2021-2026.

1. Attraction of New Year-Round Businesses

Objectives: Attracting new business to the Business Park – bring in businesses that integrate with existing clusters. Attract new business to Camp Monterey. Attract new business to locations with new or existing infrastructure. Attract workers through the creation of new housing, gathering spaces, shared workspace, year-round restaurants, cafes and coffee shops.

The Business Park, located on State Route 414 in the Town of Dix, now has two companies that are expanding production at the site. The the co-working space, located at the FLX Gateway offices on Franklin Street in Watkins Glen, welcomes regular users. Nine new year-round eateries/coffee/gift shops have opened in Watkins Glen over the past five years, and Camp Monterey continues to be shown to qualified parties.

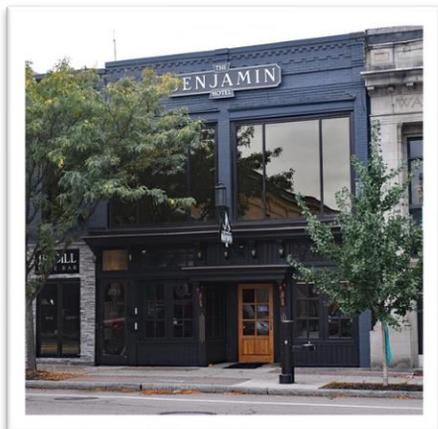
There exists a need to identify new sites more appropriate for manufacturing facilities, preferably a flat, 100+ acre site outside of the tourism path. To assist with this, new funding was dedicated from Schuyler County, to attract manufacturers through the Site Selectors Guild, Rail Supplier event, Select USA, CoreNet Global, Grow New York, Go SEMI, and Advanced Energy Development (NYSERDA) events.

2. Village/Downtown/Historic District/Canal Redevelopment

Objectives: Reactivate areas along the canal suitable for development where infrastructure is already available. Preserve downtown character by protecting historic resources and encouraging rehabilitation of existing buildings. Create employment opportunities for the next-generation workforce in the downtown area by supporting local businesses.

Façade Improvement Program. Following the success of the DRI, community feedback identified storefront aesthetics as a priority issue. In response, Schuyler County allocated \$350,000 in 2021 from by ARPA (American Rescue Plan Act) funding and an additional \$200,000 in 2024 to a façade improvement program. The initial funding was supported. FLX Gateway designed and administers the program, including marketing, assisting property owners with project planning, vetting budgets, loans (if needed) and processing reimbursements. Since its inception, 31 projects have been awarded and 19 are completed.

The program leveraged more than \$2 million in private investment against \$280,000 in public funds for a private to public ratio of 8:1.



The Benjamin Hotel, Watkins Glen



The Burdett Exchange, Burdett

Business Improvement Districts. One of the most frequently cited comments from the public survey was the need for property maintenance, both in residential and commercial areas. To address this need, the county's four villages may benefit from the creation of Business Improvement Districts (BID). A BID is a special district created by a local municipality to focus on promoting business activity and furthering the revitalization in a downtown or commercial area. Managed by a district management association, these nonprofits are governed by property owners who serve as the board of directors. One of the defining features is their ability to raise revenue through special assessment charges on properties within the district.

3. Industry Cluster Support – Agriculture, Manufacturing, Tourism, Lumber

Objectives: Increase the County GDP through support of our key clusters and create year-round high-quality industries and supply chain businesses that are nationally competitive.

Agriculture

Between 2017 to 2022, Schuyler County agriculture became more economically concentrated (US Census of Agriculture, 2022). The county experienced a 12% decline in the number of farms and a 10% decrease in the total acreage of farmland, yet total agricultural sales increased by 49% over the same period.

While the number of farms declined, the average farm size increased slightly, from 193 to 198 acres, indicating modest consolidation. Approximately 3% of farms now exceed 1,000 acres, reflecting the presence of larger-scale operations within the county as compared to 2% in 2017.

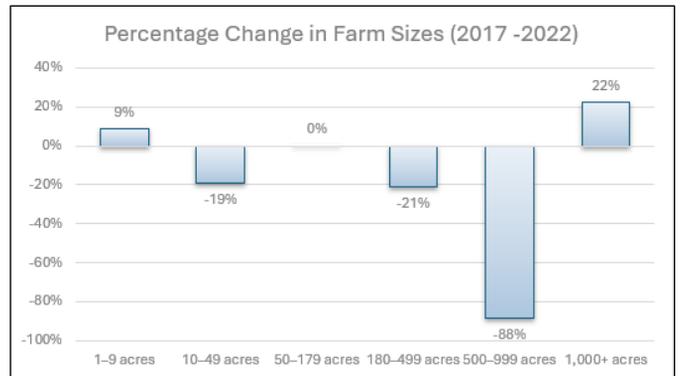


FIGURE 7: Percentage Change in Farm Sizes (2017-2022)



Photo Credit: Watkins Glen Area Chamber of Commerce

An examination of crops by acreage shows continued dominance of forage crops, including hay and haylage, underscoring the county’s ongoing reliance on livestock and dairy production. Corn remains a major acreage crop, supporting both on-farm feed needs and regional grain markets. At the same time, acreage devoted to grains such as soybeans has increased, aligning with the substantial growth in grain sales value and signaling their growing economic importance, though their continued high value introduces risk if the continued foreign trade constraints remain. Grapes have also emerged as a notable crop by acreage (this crop was not listed in the top crops by acres in 2017), reflecting a shift toward higher-value specialty agriculture connected to the Finger Lakes wine economy. Overall, while total farmland declined, the county is using fewer acres more strategically, maintaining its livestock foundation while expanding crops with stronger market potential.

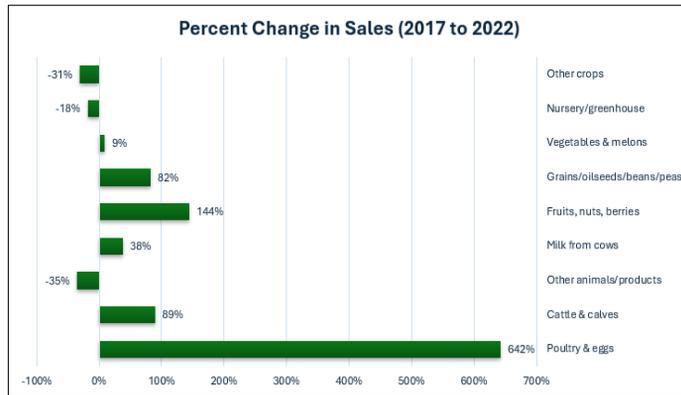


FIGURE 8: Percent Change in Farm Sales (2017-2022)

The county remains livestock and dairy-driven, with milk continuing to be the dominant agricultural product. Milk sales increased by approximately 38% between 2017 and 2022. At the same time, the data show meaningful diversification across other agricultural sectors. Fruit, nut, and berry sales increased by approximately 144%, while grain sales (grains, oilseeds, dry beans, and peas) increased by approximately 82%. Poultry and egg production experienced particularly strong growth, with sales increasing by approximately 642% and the number of egg-laying hens increasing by approximately 131%. While this reflects significant local production expansion, it should be noted that national average egg prices increased by approximately 140% during the same period, indicating that both price and volume likely contributed to the sales growth (Consumer Price Index data, U.S. Bureau of Labor Statistics).

Operationally, Schuyler County agriculture is shifting toward a more commercial profile. The number of farms in the smallest sales categories declined, while mid-sized and \$100,000 plus operations represent a larger share of farms. The percentage of farms hiring labor increased, and adoption of conservation practices such as no-till, reduced tillage, and cover cropping rose modestly, supporting long-term productivity, resilience, and sustainability. Grants and loans for equipment, processing, start-ups, and expansions have been successful for growing smaller farms, while larger farms are successfully diversifying their long-term revenue streams. Some of the Investments made include craft beverage firms that were successful with a Craft Beverage Grant, the expansion of Hillick & Hobbs into the FLX Gateway Enterprises building, a new USDA-certified meat processing facility, an expansion of a wood-related production facility, and a trial effort to grow and harvest chickpeas (first in New York State). Support for expansion has been made with loans and grants, and there remains a need for succession planning and diversification of revenue streams.

4. Strengthening Workforce Development/New Resident Attraction

Objectives: Increase and improve housing stock for year-round, temporary, and international workforce; design training in business services (basic accounting, financial services, use of technology) and create a Continuous Learning culture in Schuylar County.

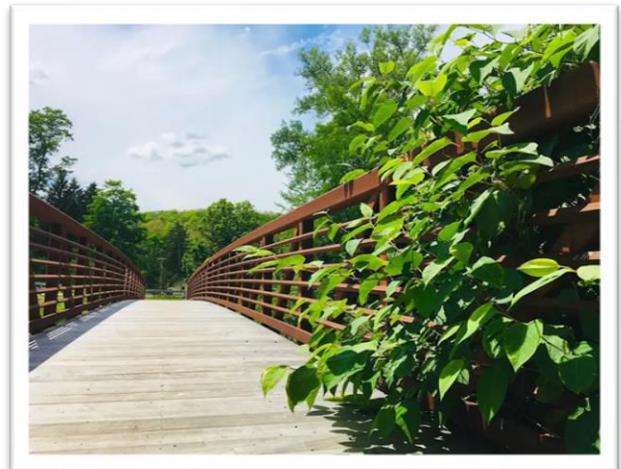
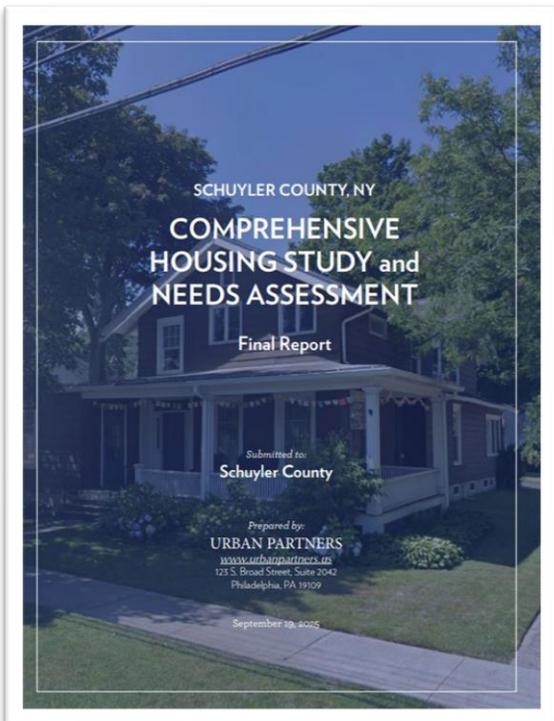
Continuous Learning Culture. FLX Gateway's Continuous Learning Committee focuses on creating opportunities for all ages to learn new skills for both enrichment and workplace skills.

Housing. The organization has focused on housing at all income levels. Under Project Seneca, Water Works condominiums & apartments brought 15 new housing units, and Watkins Brewery Apartments were built at the former Ice Locker site in Watkins Glen, creating five new housing units. FLX Gateway has been instrumental in attracting and/or managing over \$65.4 million for public and private needs.



Waterworks Condos, Watkins Glen Photo Credit FLX Gateway

Economic Development Fund. Since 2000, Schuylar County has managed an Economic Development Fund to support municipalities and other organizations such as FLX Gateway to advance projects that will diversify the economy and increase year-round employment. Funded by a portion of the Occupancy Tax, this fund is leveraged to attract new, year-round sustainable wage employment opportunities through investments in infrastructure and special projects.



Catharine Valley Trail Bridge, Village of Montour Falls. Photo Credit: Village of Montour Falls

FLX Gateway Enterprises LLC, a subsidiary of FLX Gateway, controls 14 acres of the business park property owned by SCOPED, including a 19,000 sq ft production facility. The business park site was selected to ensure the continuity of Watkins Glen International operations in the late 1990's, by bringing water and sewer services to nearby Wedgewood Road. The business park has received only private, state, and federal funding for improvements from 1998 through 2025.

In 2025, the campus was designated as a REDI site gold by the Site Selectors Guild (a site selectors organization that works with companies seeking sites to establish industrial and commercial facilities). This is only the fourth site in the nation to achieve this GOLD REDI site designation and is the first site in the State of New York to earn this notable designation.

The Schuyler County Industrial Development Agency (SCIDA/Agency) was created over 50 years ago and is a quasi-governmental organization. The Agency's mission is to promote the prosperity of its residents through the creation of jobs (new or retained), increased private investment, additional housing,



Business Park. Photo Credit: FLX Gateway

competitive educational resources, notable recreational, and other economic opportunities in Schuyler County. SCIDA will achieve these goals through the use of various incentives provided by the Agency, which shall be proportional to jobs, projected economic activity, or opportunities provided to the citizens of Schuyler County.

The SCIDA vision is that Schuyler County is a vibrant, healthy community that provides a high quality of life and experiences for full-time and part-time residents and visitors. This is achieved through a sustainable year-round economy, a diversity of housing and educational choices, world-class recreation, environmental stewardship, excellent community services, and well-built and well-designed infrastructure.

The IDA has been instrumental in assisting in the development of renewable energy projects, commercial operations within downtown districts, logistics facilitation, and year-round housing by providing financing assistance in the form of sales tax, mortgage tax, and real property tax abatements. Since 2013, projects included five solar projects totaling 19.7 MW, improvements to 110-112 North Franklin St., Watkins Glen, 101 South Franklin St., Watkins Glen, Waterworks Apartments & Condominiums in the Town of Reading, Watkins Glen Middle School Senior Apartments, and Flats on Broadway and Montour House in the Village of Montour Falls.

The FLX Gateway Community Development Corporation (CDC) is a nonprofit organization that was created by SCOPED in 2016 to facilitate community redevelopment and implement SCOPED project priorities. The CDC has been successful in establishing itself as the point of contact for the beautification of the villages within Schuyler County. The organization has also been a partner for the Seneca Lake Film Festival, Watkins Glen 3rd Street evening events, and the Corning Museum of Glass Anniversary.



Another partner in regional economic development is the **Southern Tier Central Regional Planning & Development Board (STC)**. The STC is the lead agency that supports grant applications for federal funding from the Appalachian Regional Commission (ARC) and Economic Development Administration (EDA). As such, the STC is responsible for creating an EDA Comprehensive Economic Development Strategy (CEDS) for Chemung, Steuben, and Schuyler Counties. The 2025 CEDS process identified three regional priorities over the next five years: (1) Regional Workforce Housing, (2) Energy Grid Capacity Upgrades, and (3) Workforce Integration for Youth and Adults. There are two specific priority projects for Schuyler County, including the redevelopment of the Shepard Niles site in Montour Falls and the redevelopment of Camp Monterey in the Town of Orange.

WORKFORCE

Schuyler County's local economy has experienced consistent wage growth and a steady expansion of business establishments over the 15 years from 2010 to 2024. Using the U.S. Department of Commerce County Business Patterns data, the average annual wage has seen the most dramatic and consistent growth among all the metrics. The average wage rose from \$32,471 in 2010 to \$51,382 in 2024. This represents an overall increase of approximately 58.2% over 15 years, and wages grew by nearly \$2,000 annually between 2022 and 2024, significantly faster than the sub-\$1,000 annual increases seen in the early 2010s. Employment levels have remained relatively stable and recovered following a significant dip in 2020 from the Covid-19 pandemic. Employment fluctuated within a narrow range, starting at 4,754 in 2010 and ending at 5,064 in 2024. Since 2020, employment has increased for four consecutive years, surpassing the 5,000-mark for the first time in 2023.

The number of businesses in Schuyler County has trended upward, growing from 399 in 2010 to 476 in 2024, representing a 19.3 percent increase. The data indicate the most significant single-year growth occurred between 2023 and 2024, with 20 new establishments added in a single year. The Total Wages figure, which represents all wages paid, indicates the combined effect of higher employment and higher individual wages. There was a massive increase between 2010 and 2024 when total wages grew from roughly \$154.4 million in 2010 to \$260.2 million in 2024. Schuyler County surpassed the \$200 million mark in total wages in 2020 and has added another \$60 million in payroll in just the four years since.

When comparing Schuyler County to the broader U.S. from 2010 to 2024, the county generally mirrors national trends and operates at a lower wage scale while showing more resilience during the pandemic peak. The most significant difference is in earning power. While Schuyler County has seen impressive growth, it still lags significantly behind the national average. In 2024, Schuyler County's average wage was \$51,382. The U.S. national average for 2024 is approximately \$65,470, while a worker in Schuyler County earns about 78% of what the average American worker earns.

Schuyler County's wages grew by 58% since 2010. Nationally, wages grew at a similar percentage, meaning the county is maintaining its position but not "catching up" to the national average. Schuyler County's unemployment trends track very closely with the U.S. national average, often staying within 0.1% to 0.5% of the national figure.

Table 8: Employment Comparison (2010 vs 2024)

Metric	2010 Value	2024 Value	Total Change (%)
Average Employment	4,754	5,064	+6.5%
Average Wage	\$32,471	\$51,382	+58.2%
Establishments	399	476	+19.3%
Total Wages	\$154,365,543	\$260,197,889	+68.6%

Schuyler County's annual average unemployment rate peaked in the early 2010's and was at its highest at 9.5% in 2012. After a steady decline throughout the decade, there was a sharp spike in 2020 to 8.4%, reflecting the economic impact of the COVID-19 pandemic. The rate recovered quickly, reaching a historical low of 3.7% in both 2022 and 2023, before a slight increase to 4.1% in 2024.

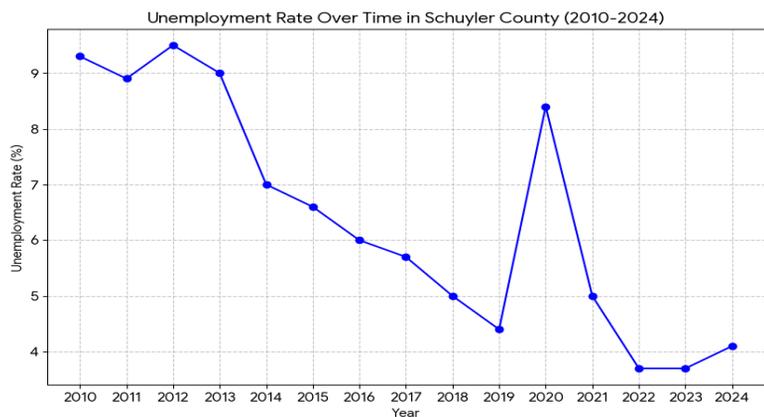


FIGURE 9: Unemployment Rate Over Time, 2010-2024

Half of the county's ten largest employers are government or nonprofit organizations, employing 34% more people than the private sector.

Table 9: Schuyler County's Ten Largest Employers

COMPANY	NUMBER OF EMPLOYEES
Schuyler Hospital	435
Schuyler County	310
Walmart	250
Watkins Glen School District	200
Welliver	140
U.S. Salt	140
Cargill Salt	140
Odessa-Montour School District	130
Wagner Hardwoods	115
Arc of Chemung Schuyler	110

Childcare

Reliable, safe, and affordable childcare enables parents to fully participate in the workforce, contributing to a higher standard of living. Access to high quality care can be a major contributing factor in decisions regarding job relocation and housing.

Based on data maintained by the New York State Office of Family and Children’s Services, several of the county’s census tracts are childcare deserts including the Towns of Hector, Tyrone, and Orange. The Town of Reading has no open childcare slots.

Likewise, in a 2024 report produced by the Pro-Action Child Care Council specific to Schuyler County (based in Bath & Penn Yan, NY), the childcare gap (childcare need vs. childcare providers) widened from the previous year. In the report, parents expressed a need for full-time, school-aged care particularly in the areas of Watkins Glen, Beaver Dams, and Odessa.

TABLE 10: Schuyler County’s Childcare Centers, Enrollment 2024		
	Age	Capacity
My Place – Watkins Glen	6 weeks to Pre-K	63
	Pre-K to Age 12	94
Head Start – Montour Falls	4 to 5 years of age	92

Source: Pro Action Child Care Council

In addition to the lack of childcare in some areas, existing childcare facilities have difficulty attracting and retaining qualified childcare staff. Pro Action works with Corning Community College to increase the pipeline of childcare workers and works with individuals who are interested in providing childcare in their homes.

TABLE 11: Average Monthly Childcare Costs in Schuyler County 2025 (per child)		
	6 weeks – 35 months	3 to 12 years
Family Daycare	\$868	\$400
Group Family Daycare	\$984	\$500
Daycare Center	\$1,228	\$960
School-Age Childcare	N/A	\$744

Source: Pro Action Child Care Council

In summary, manufacturing—led by the wine and craft beverage industries—contributes the highest GDP value. Tourism is the primary driver of the local economy in Schuyler County, while government and healthcare account for the largest share of direct payroll income. Although average wages have increased, they remain below national averages. Encouragingly, the number of business establishments has risen, and unemployment, which peaked in 2012, has declined to around 4%. Additional childcare services are needed to better support the workforce.

TOURISM

The Finger Lakes region of New York State is distinguished by its lakes, steep gorges, wineries, and waterfalls, and the tourists who visit to enjoy them. As such, tourism represents a critical component of the regional economy, supporting a diverse range of local businesses while generating employment opportunities and tax revenues. Sales and occupancy taxes generated from visitors spending are reinvested in marketing, community beautification, and broader economic development initiatives. Throughout the Finger Lakes, tourism generates billions of dollars in annual visitor spending and contributes significantly to regional employment, personal income, and local government revenues. In 2024, visitor spending in New York State's Finger Lakes region totaled \$4.6 billion, representing a 2.1 percent increase compared to 2023.

As one of three counties surrounding Seneca Lake, Schuyler County enjoys a healthy tourism industry, with opportunities for continued growth in agricultural, recreational and open-space experiences, retail, and businesses associated with Watkins Glen International. As businesses are created and expanded, it will be important to balance growth with the needs of permanent residents, including considerations around short-term rentals and housing availability, and impacts on local roads and bridges.

Visitor spending in Schuyler County increased 39% from 2020-2024 which, in turn increased local and state sales tax revenue as shown in the figures below.



FIGURE 10: Local & State Tax Revenue Attributable to Tourism, Schuyler County NY (in millions)



FIGURE 11: Visitor Spending, Schuyler County, NY (in millions)





Assets

Watkins Glen (pop 1,863, US Census 2020) is located at the south end of Seneca Lake, and the village welcomes more than one million visitors each year to Watkins Glen State Park and Watkins Glen International in the Town of Dix. Seasonal residents enjoy lake homes not only on Seneca Lake, but also on Cayuta, Lamoka and Waneta Lakes. Visitors to the area enjoy many waterfalls outside of the village including Hector Falls in the Town of Hector, Eagle Falls at Havana Glen Park in the Town of Montour and **Shequaga Falls** in the Village of Montour Falls (left).

Summer is alive with festivals, special events, and programming at historic sites.

The Historic Grand Prix Racecourse (right) is a 6.6-mile circuit of public roads that begins in the Village of Watkins Glen passing the Schuyler County Court House on North Franklin Street, up Old Corning Hill, across a stone bridge, along the “Railroad Straight” and down the “Big Bend” toward the finish. This original course is listed on the National Register of Historic Places. Watkins Glen became synonymous with auto racing, earning a place in history in October 1948 when the first post World War II road race in America ran through village streets. Today, visitors can drive the original circuit along a challenging, scenic route.



Brick Tavern Museum was built in 1828 in the Village of Montour Falls, the Old Brick Tavern Stand was a stop on the stagecoach route, then briefly a boy's prep school and then a family home. The Clawson/Lattin family purchased the property in 1883 and lived there until 1974, when it was sold to the Schuyler County Historical Society and became the flagship museum for Schuyler County. The building is currently undergoing a \$1.187 million restoration as part of Montour Falls' New York Forward award.

Seneca Lake, the largest and deepest of New York's Finger Lakes, supports year-round outdoor recreation, tourism, and economic vitality. In addition, Seneca Lake is widely known for its sport fishing, including lake trout, brown trout, and smallmouth bass, drawing anglers from across the Northeast. Boat rentals and self-guided excursions provide flexible access to the water for fishing, sightseeing, and lakeside relaxation. This accessible recreational infrastructure strengthens marina operations, equipment rentals, guide services, and related supply chains.



Photo Credit: Bill Hecht

Catharine Creek Wildlife Management Area, a scenic 1,000-acre recreational asset, includes the Queen Catharine Marsh located in the valley floor between the Villages of Watkins Glen and Montour Falls. The area is undeveloped, with extensive marshes and woods divided by the historic Chemung Canal. This natural marsh is a haven for bird watching with an observation deck, trails, and boat launches that can be used specifically for kayaks and canoes.

The marsh is home to a variety of wildlife including 29 species of fish and over 64 species of birds recorded by the Schuyler County Bird Club and is on the Atlantic Flyway, a major migratory bird path running from Greenland to the Caribbean. Collectively, boating, fishing, paddling, and waterfront recreation on Seneca Lake contribute significantly to the regional tourism economy.

Finger Lakes National Forest is the only National Forest in New York State. This diverse wilderness area offers over 16,000 acres to explore. With miles of interconnecting trails, hiking experiences vary widely including gorges, ravines, pastures, and woodland. Ideal for birding, wildlife watching, and tent camping.

Part of the New York State Park system, the **Catherine Valley Trail** is a scenic, limited-use trail that winds through the heart of Schuyler County, offering visitors a chance to explore the region's natural beauty and rich history. Stretching approximately 13 miles from Watkins Glen to Horseheads, the trail follows the path of old railroad and canal towpaths, creating a route for walking, running, biking, and cross-country skiing.



In summary, these assets enhance property values, attract visitors and second-home owners, and support a diversified mix of hospitality, recreation, and agricultural enterprises, positioning the area as unique treasures and strategic economic drivers for the Finger Lakes region.

HOUSING

Since 2013, the percentage of vacant housing units in Schuylers County rose 22%. While a majority of the units were converted to Short Term Rentals (STR), some had fallen into disrepair or were otherwise vacant. These trends, combined with a low rate of home construction, have caused an acute housing shortage both in homes for sale and units for rent.

To address these challenges, Schuylers County contracted with Urban Partners, a Philadelphia-based consulting firm, to conduct a Countywide Comprehensive Housing Study and Housing Needs Assessment in 2025.

Funded by the Appalachian Regional Commission, the study found:

- More than 1,600 homes, almost 1/3 of all homes in the county, were built before 1940 with many requiring significant improvements.
- The number of vacant homes has increased, especially “seasonal” and “other vacant” homes, while the number of owner-occupied homes has decreased.
- The pace of home sales has moderated while median sales prices continue to rise, creating barriers for prospective owners.
- Vacancy rates for rental housing are generally low while supply is very limited.
- There is a lack of senior housing for a growing population. Collaboration between the county’s Office for the Aging, Department of Social Services, Planning, and Community partners will be essential to ensure people can enjoy a high quality of life as they age.
- Lower income households are struggling with housing cost burden, particularly renters.
- Builders and developers require government assistance to finance needed housing types restricting new construction.
- Land use and zoning policies as well as community opposition limit housing production in certain areas.

Short-Term Rentals. The county has seen a tremendous increase in the construction of Short-Term Rentals (STRs) since 2015. In 2025, New York State adopted legislation to ensure STRs are paying sales and occupancy taxes. Likewise, the municipalities of Dix, Reading, Montour Falls and Watkins Glen have passed laws to regulate STRs. While STRs have supported the growth the area’s tourism economy and brought additional tourists to Schuylers County, they have significantly affected the county’s housing inventory.

In summary, at least 80 new housing units will need to be created each year over the next 15 years to meet demand. These units can be created through the construction of new housing or rehabilitation of existing housing. Existing partnerships with Arbor Housing & Development in Corning and Ithaca Neighborhood Housing Services will be essential to meet this demand.

TRANSPORTATION, INFRASTRUCTURE & UTILITIES

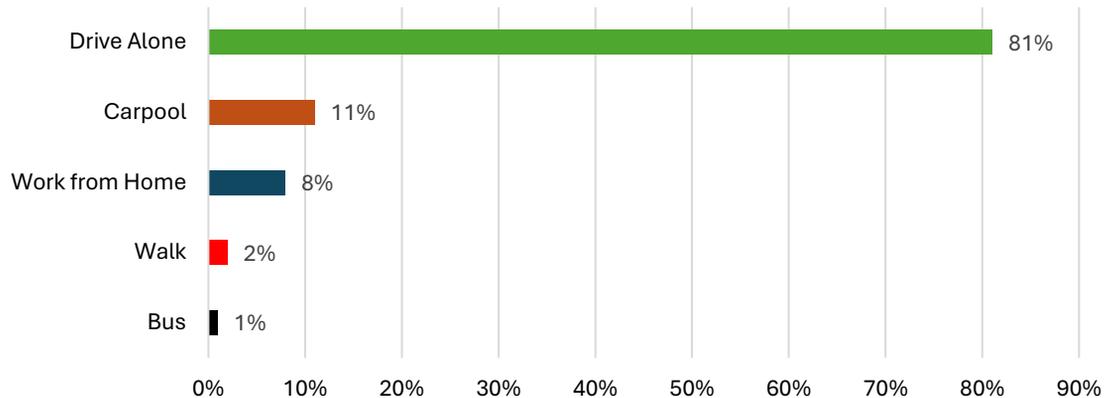
Schuyler County relies on several partners to ensure its residents and visitors travel safely including local and state law enforcement, municipal highway departments, the New York State Department of Transportation, and Schuyler County Transit (SCT).

While the county is not part of a Municipal Planning Organization (MPO), the Southern Tier Central Regional Planning & Development Board can provide similar, limited services such as application assistance with federal transportation grants, research on transportation issues, and the ability to convene stakeholders during large-scale transportation projects.

Transportation Options

Most county residents rely on private vehicles for their transportation needs, with 92% traveling to work using a private vehicle (2023 U.S. Census estimate). Of the total number of county residents employed in 2023 (4,980), 69.8% work outside of the county. While the county's 2025 Comprehensive Plan survey showed a small percentage who walk to work (2%) and 1% reporting that they take the bus to work, the purchase and maintenance of a private car is essential for Schuyler County residents.

FIGURE 12: Means of Transportation to Work



Source: U.S. Census 2020

Population-Specific Transportation

For residents who lack transportation options or those with specific needs, non-emergency medical transportation (NEMT) is available using taxi services, all of which are out-of-county, one is a wheelchair accessible provider. Seneca View, the Skilled Nursing Facility operated by Schuyler Hospital, and The Falls Home, a privately operated assisted living program, both provide limited transportation to their residents.

Ride share services such as Uber and Lyft are not widely available in Schuyler County due to lack of demand in the off-season and the rural nature of the county.

Schuyler County Transit

Schuyler County has worked closely with Schuyler County Transit (SCT) since 2010. A division of The Arc Chemung-Schuyler, this partnership enables SCT to access federal 5311 funding, which offsets the cost of buses, transit shelters, and staff.

SCT offers five route options that serve the Villages of Montour Falls, Odessa, and Watkins Glen, as well as routes to the contiguous counties of Steuben, Chemung and Tompkins to ensure county residents have access to needed services or employment. Additional services include Dial-A-Ride, which provides on-demand transportation within the Villages of Montour Falls and Watkins Glen for a small fee, and Link-Line, which is a one click call resource for county residents to obtain information about transportation options including bus schedules, volunteer driver programs, and Dial-A-Ride services as well as making reservations for transit.

Two recent studies led by SCT, the Schuyler County Transit Analysis and the National Aging and Disability Transportation Center (NADTC) Grant Action Plan, provided recommendations for improving transit services including offering service on weekends, updating transit maps for ease of use, and improving marketing efforts including the Dial-A-Ride program.

Transportation Improvements

With the majority of county residents relying on private vehicles for transportation, it was not surprising to see that 72% of survey respondents selected Road Maintenance as their most important transportation improvement. Pedestrian sidewalks and trails were ranked second (44%). While each of the county’s villages has sidewalks, the condition varies greatly and the responsibility for maintenance and repair mostly falls on the property owner.

ENERGY

Energy generation, use, and storage will dominate economic development and planning in Schuyler County and globally for the foreseeable future. According to the New York State Independent System Operator (NYISO), New York’s energy generation fleet is among the oldest in the country, one-quarter of which has been in operation for more than 50 years.

New York State Electric & Gas (NYSEG) serves a small number of customers in Schuyler County with natural gas, but the majority of businesses and residences with electric. Two areas of the county are served by electrical cooperatives: the Village of Watkins Glen, which was established in 1918 and serves 1,460 customers, and a portion of the Town of Orange which is served by Steuben Rural Electric Cooperative and serves 67 customers.

TELECOMMUNICATIONS

Schuyler County has made significant gains in expanding broadband coverage since 2015, with additional build outs in progress. Going forward, broadband expansion will likely be dictated by emergency communication needs and the public funding to support it. Today, nearly 92% of the county’s households are served.

TABLE 12: Broadband Service in Schuyler County 2025	
Served	91.86%
Unserved	7.97%
Underserved	.18%

PUBLIC WATER & WASTEWATER

In 2018 the Village of Watkins Glen relocated its wastewater treatment plant from the south end of Seneca Lake to the new, state-of-the-art Catharine Valley Water Reclamation Facility (CVWRF) located less than one mile away. Serving the Villages of Watkins Glen, Montour Falls and a portion of the Town of Dix, the facility was designed to serve up to seven municipal systems.

In 2025, the Village of Burdett and the Town of Hector commissioned a feasibility study with funding from the Environmental Facilities Corporation (EFC) and Schuyler County to lay out options for a village public wastewater system that would also serve a portion of the Town of Hector. Discussions continue regarding the funding and phasing that will be required for implementation.

Additional water and sewer projects are under consideration including the Town of Hector (water district extension) and the Town of Montour (sewer district extension to Havana Glen Park). The Town of Reading is currently exploring an extension of its public water district, which would improve the quality and quantity of drinking water for residents along the Route 14 corridor. In addition, the Town of Montour is seeking funding to extend sewer service to Havana Glen Park.



Catharine Valley Water Reclamation Facility, Photo Credit: FLX Gateway

In summary, demand for energy will continue to increase over the coming decade. Expansion of public water and sewer infrastructure will be a top priority to improve water quality and prepare for additional housing and employment opportunities.

AGRICULTURE & ENVIRONMENT

AGRICULTURE

In 2021, the county updated its Agricultural and Farmland Protection Plan, which recommended the following strategies:

1. Expand and promote opportunities for direct sales and agritourism.
2. Increase economic integration of agriculture, forestry and related industries.
3. Support young, new and beginning farmers.
4. Retain highly productive farmland for agricultural production.
5. Protect water quality and natural resources.
6. Develop partnerships among farmers, municipalities, businesses, and institutions to recycle food scraps and other organic waste.
7. Increase understanding and appreciation of agriculture among local decision makers and the public.

AGRICULTURAL DISTRICTS

Farmland protection and the preservation of prime farmland is a priority for Schuyler County. Working closely with the New York State Department of Agriculture and Markets, the county supports local agriculture through the management of two programs: Agricultural Districts and Agricultural Assessment. While separately administered by the Department of Agriculture & Markets and the Department of Taxation & Finance, each provides support and protection to farmers in New York State.

Schuyler County manages three Agricultural Districts covering approximately 72,400 acres (2025), or about one-third of all land in the county. Benefits of the Agricultural District program include protection from overly restrictive local regulation and checks on eminent domain projects and buffers against nuisance lawsuits, ensuring farming operations using sound practices remain protected.

Agricultural district boundaries change annually. Landowners can petition to add parcels during annual review periods (Jan 15–Feb 15), and during each district's eight-year review. Parcels can only be removed during the eight-year review window, which varies by district.

Local management of the Agricultural District program is overseen by the Planning Department, while Agricultural Assessments are managed by the Real Property Tax Service Department.



Richard Owlett Farm (Credit: Watkins Glen Area Chamber of Commerce)

AGRICULTURAL PROTECTION THROUGH MUNICIPAL REGULATION

The Towns of Catharine, Dix, Montour, and Reading have enacted local laws aimed at protecting agricultural operations. These include Right-to-Farm ordinances and zoning restrictions that help shield farms from nuisance complaints and incompatible land uses. Additionally, such regulations often support soil conservation efforts, helping to prevent erosion and maintain long-term land productivity. More information on the specificity of these regulations can be found in the 2021 Schuyler County Agricultural & Farmland Protection Plan.

Agricultural Data Statements

Agricultural Data Statements (NYS Agriculture & Markets Law §305-a) provide added protections for agricultural uses within designated agricultural districts. When a proposed project requires a Special Use Permit, Site Plan Approval, or a Use Variance, an Agricultural Data Statement must be prepared and shared with all property owners within 500 feet of the proposed project. Additionally, municipalities are required to notify landowners within agricultural districts when adopting or amending a Comprehensive Plan, or when enacting or modifying Local Laws that trigger municipal review.

Conservation Practices & Environmental Stewardship

The Schuyler County Soil & Water Conservation District (SWCD) leads efforts to enhance soil health and environmental quality.

Key programs include:

- Planting cover crops for erosion control, improved soil structure, & reduced nutrient runoff.
- Innovative tools like a high-boy inter-seeder, allowing cover crops to be planted during busy seasons across 3,400+ acres, conserving over 8,000 tons of soil.
- A local soil health project funded by NYS Agriculture & Markets, supporting no-till seeding across 200 acres and extensive farmer education.
- Culvert construction and stabilization, frequently saving municipalities thousands of dollars
- Construction of stormwater retention ponds for flood prevention



OPEN SPACE PRESERVATION

Farmland conservation easements are voluntary legal agreements that limit the development and subdivision of land to ensure its continued use for agriculture. These agreements can be established either through a donation or by providing monetary compensation to the landowner, with the primary goal of preserving land that is well-suited for farming.

In New York State, the Farmland Protection Implementation Grants (FPIG) Program—commonly referred to as the Purchase of Development Rights (PDR) program—has supported farmland conservation easement projects since the 1990s. Through this program, eligible owners of farmland can apply for funding to permanently protect their land from non-agricultural development.

Schuyler County's Agriculture & Farmland Protection Board (AFPB) is authorized to endorse a limited number of applications per funding round.

ENVIRONMENT

When asked which environmental issues were most important to address, survey respondents ranked water quality highest and consistently mentioned environmental preservation in response to open-ended questions. Safeguarding the county's natural landscape of lakes, waterfalls, forests, and streams is a priority in order to protect public health, conserve wildlife, preserve rural character, and sustain the tourism economy.

Steep Slopes and Floodplain Management

A significant portion of the county's topography is characterized by steep slopes, which channel stormwater runoff from uphill streams to low-lying areas. During significant storm events, stormwater velocity contributes to lake pollution, erosion, and often, property damage. Diverting construction near steep slopes and carefully managing stormwater conveyance systems is crucial to minimizing these effects, and the design and construction of Green Infrastructure (GI) practices can serve to retain water for the benefit of cleaner drinking water and flood prevention. In addition, the Seneca-Keuka Watershed Nine Element Plan for Phosphorus (2022) includes several recommendations to reduce erosion and flooding and projects led by the county's Soil & Water Conservation District including retention ponds should continue.

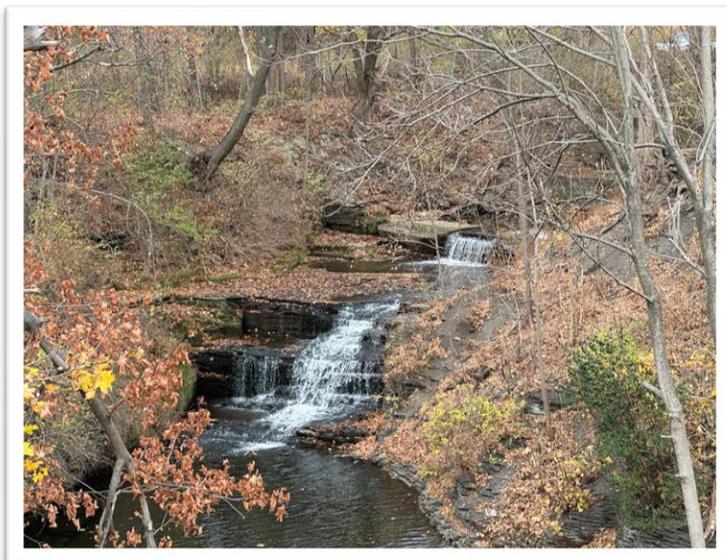
Schuyler County's most recent FEMA (Federal Emergency Management Agency) flood maps are more than 40 years old and are in the process of being updated countywide. The Village of Montour Falls is the only community in the county protected by a levee system, which has been in place since its construction after devastating floods in 1935. Levees in Chemung, Schuyler, and Steuben Counties need recertification, which will be a priority for Schuyler County prior to adoption of the new FEMA maps anticipated in 2027.

ENVIRONMENTAL MANAGEMENT COUNCIL

Since 1974, the Schuyler County Environmental Management Council (EMC) has served in an advisory role to the County Legislature to facilitate dialogue between public and private entities and provide expert research on pending environmental projects and issues.

The EMC was instrumental in designating the Catharine Creek Wildlife Management Area and Texas Hollow State Forest as Critical Environmental Areas (CEA) for their continued protection.

The EMC works closely with the Town of Hector and Village of Montour Falls' Sustainability Committees and is responsible for managing the county's Natural Resource Inventory. Members are appointed by the County Legislature from each of the eight towns, one legislative appointment and one student.



In summary, the county is committed to agricultural protection through the management of three agricultural districts, an active Agricultural and Farmland Protection Board, and participation in the Purchase of Development Rights program. Open space protection and flood prevention methods will need to be prioritized to maintain the rural landscape residents value.



A PLAN FOR THE FUTURE

Schuyler County's economy is largely seasonal and driven by tourism, with wineries and other beverage producers, lodging, retail, and food services forming its foundation. The county's lakes, waterfalls, racetrack, and charming downtowns attract visitors and support a vibrant small business community, while also stimulating community development efforts that enhance quality of life for both residents and visitors.

The abundance of natural assets is unmatched. Nearly one-quarter of the county is comprised of state and national forest land which is complemented by more than 18 named waterfalls. Four lakes: Seneca, Cayuta, Waneta and Lamoka, provide plenty of opportunities for recreational boating, swimming, and fishing.

Like many tourism-dependent communities, Schuyler County faces challenges associated with increased visitation. The growth of short-term rentals has reduced housing availability for residents and contributed to rising housing costs, while increased traffic places additional strain on roads and bridges, requiring ongoing maintenance and investment. The high proportion of public lands impose a higher tax burden on the residents of impacted communities.

Because many county residents commute outside of the county for work—and those employed locally primarily work for government or nonprofit organizations (including Schuyler Hospital), or large employers such as Welliver, U.S. Salt, and Cargill Salt—there is a continued need to diversify the local economy. By working with economic development partners such as FLX Gateway and the Southern Tier Central Regional Planning & Development Board, Schuyler County can access state and federal funding and collaborate regionally to improve economic opportunities and raise residents' standard of living. Local school districts, CSS Workforce, and Corning Community College play a critical role in providing education, training, and re-training opportunities, while partnerships with economic development agencies can help young people pursue entrepreneurship and other creative economic pathways that support diversification.

One of the most urgent needs identified through public engagement and the county's recent housing study is to address the housing shortage for permanent residents. Meeting this need will require a coordinated effort to build a range of housing types at various income levels, rehabilitate vacant homes, and demolish structures that are no longer habitable. Progress will depend on collaboration with municipalities and Code Enforcement Officers, nonprofit housing organizations such as Arbor Housing, Ithaca Neighborhood Housing Services, and Habitat for Humanity, as well as engagement with local developers, FLX Gateway, and the Community Development Corporation (CDC).

Growing demand for housing and the attraction of new employers—from small businesses to large manufacturers—will also require significant infrastructure investment. Maintaining and repairing roads and bridges, expanding water and sewer systems, and modernizing the electrical grid will be essential, particularly as the existing grid struggles to meet the demands of a 21st-century economy.

While many of these challenges were already present in 2015, substantial progress has been made over the past decade. Several major initiatives remain in development, including potential redevelopment of the Watkins Glen wastewater treatment plant, Camp Monterey, and Shepard Niles.

Through continued partnership, collaboration, focus, and determination, Schuyler County can work with its municipalities and community partners to expand opportunities for residents, improve overall quality of life, and continue to serve, entertain, and inspire visitors for years to come.

The county's priorities follow in Appendix A.

APPENDIX A: PRIORITIES

Acronyms

AFPB	Agricultural & Farmland Protection Board
CSS	Chemung Schuyler Steuben Workforce
CVWRFB	Catharine Valley Water Reclamation Facility Committee
DSS	Schuyler County Department of Social Services
FLLT	Finger Lakes Land Trust
GIS	Geographic Information Systems (in Planning Department)
INHS	Ithaca Neighborhood Housing Service
NYSDOT	New York State Department of Transportation
NYSEG	New York State Electric & Gas
OFA	Schuyler County Office for the Aging
SCHS	Schuyler County Historical Society
SCSWCD	Schuyler County Soil & Water Conservation District
SCT	Schuyler County Transit
STC	Southern Tier Central
STN	Southern Tier Network
WGACC	Watkins Glen Area Chamber of Commerce

ECONOMY & WORKFORCE	RESPONSIBLE
I. Support the county's municipalities with community and economic development projects.	
a. Support the Village of Watkins Glen with continued implementation of Project Seneca	Village of Watkins Glen, FLX Gateway, County Planning
b. Collaborate on the revitalization of the south end of Seneca Lake, especially the former WWTP	Village of Watkins Glen, FLX Gateway, County Planning
c. Support filling vacant storefronts with temporary or permanent businesses.	FLX CDC, BID, WGACC
d. Support the establishment of Business Improvement Districts in the villages	FLX CDC, FLX Gateway, WGACC, Villages
e. Support improvements to the Village of Watkins Glen's Northern Gateway Area	County Planning, FLX Gateway
II. Support the Village of Montour Falls with implementation of New York Forward and other community development projects.	
a. Support development of a new Public Boat Launch/ RV Park along the east side of the Chemung Canal.	Village of Montour Falls, FLX Gateway, County Planning
b. Support the redevelopment of the Montour Falls Wastewater Treatment Facility site	Village of Montour Falls, FLX Gateway
c. Support the redevelopment of the former Shepard Niles property for business or light manufacturing	FLX Gateway, Village of Montour Falls
d. Support Complete Streets in the Village of Montour Falls.	County Planning, Village of Montour Falls
e. Support stormwater improvements	County Planning, SCSWCD, Village of Montour Falls

ECONOMY & WORKFORCE	RESPONSIBLE
III. Work closely with FLX Gateway and WGACC to develop off-season tourist attractions	
a. Explore opportunities to host corporate retreats and provide co-operative office spaces	WGACC, FLX Gateway
IV. Increase opportunities to attract new businesses or expand existing businesses to provide higher wage jobs.	
a. Explore the feasibility of attracting a Research & Development Center affiliated with a major university	FLX Gateway
b. Pursue opportunities to attract an industry that supports an educated workforce (i.e. innovation/technology).	FLX Gateway
V. Encourage the redevelopment of the Camp Monterey site.	FLX Gateway
VI. Pursue development of food processing related industries	FLX Gateway
VII. Support childcare facilities and training of childcare workers	DSS, FLX Gateway, CSS Workforce, ProAction
VIII. Support the protection of natural resources as a major contributor to local economic wellbeing.	
a. Encourage development on previously developed land to reduce pressure on open space	FLX Gateway
IX. Support mixed use development in the village centers	FLX Gateway, County Planning, County Legislature

HOUSING	RESPONSIBLE
I. Increase housing through the rehabilitation of existing housing and construction of new housing.	
a. Explore the development of a Land Bank.	County Planning, FLX Gateway
b. Prioritize the restoration and improvement of residential units	County Planning, Arbor Housing, INHS
c. Work with nonprofit partners to increase supportive housing options	County Planning, DSS
d. Actively work to implement 2025 Housing Study recommendations	Schuyler County Housing Committee, County Planning, FLX Gateway, Municipalities
e. Increase the quality and number of housing units for seniors	Schuyler County Housing Committee, County Planning, FLX Gateway, Municipalities
f. Support existing housing rehabilitation programs for low-income and market rate housing stock.	County Planning, Arbor Housing, INHS
g. Determine specific needs for senior housing and long term care	Schuyler Hospital, County Planning, OFA
h. Explore innovative solutions to meet housing demand such as tax incentives for landlords, housing projects, and senior-friendly developments	Land Bank, County Legislature
i. Work with municipalities to develop land use development plans to concentrate new housing in areas with infrastructure, transportation and food access	County Planning, FLX Gateway

INFRASTRUCTURE & UTILITIES	RESPONSIBLE
I. Ensure residents and visitors have access to broadband and reliable cell phone service.	
a. Work with established partners such as STC and STN to ensure affordable and accessible broadband service to all county residents and businesses	County Planning, Emergency Services, STN & STC
b. Participate in reporting and information sharing about gaps in wireless service and partner with state and federal governments to increase access.	County Planning, Emergency Services, STC, STN
II. Evaluate the safety of county roads and pedestrian pathways to ensure they are safe for drivers, cyclists, and walkers alike	
b. Conduct a countywide transportation study	County Planning, STC, SCT
III. Support the expansion and improvement of public utilities (water, sewer, gas, and electric) to protect water quality and support housing and business development.	
a. Assist the Town of Reading with implementation of a water district extension	County Planning, FLX Gateway, Town of Reading
b. Assist the Village of Burdett and the Town of Hector with implementation of a wastewater treatment facility.	County Planning, FLX Gateway, Village of Burdett, Town of Hector
c. Assist the Town of Montour's interest in extending public sewer service to Havana Glen.	County Planning, Town of Montour
d. Assist the Town of Dix with water and sewer extensions on Route 14/Wedgewood/Meads Hill Road	County Planning, Town of Dix, FLX Gateway
e. Support the Village of Watkins Glen with water system improvements	County, Village of Watkins Glen
f. Support the Town of Hector with water district extensions	County, Town of Hector

INFRASTRUCTURE & UTILITIES	RESPONSIBLE
g. Support expansion of users at the Catharine Valley Water Reclamation Facility.	County Legislature, CVWRF Committee
h. Develop a gas service areas map for the online mapper	County Planning/GIS
i. Identify funding that supports utility maintenance and capacity expansion	STC, County Planning
IV. Collaborate with energy providers to ensure residents and businesses have affordable and adequate energy to meet their basic needs.	
a. Explore renewable energy technologies that could provide jobs, decrease the county's environmental footprint and reduce reliance on non-local energy production.	FLX Gateway
b. Support efforts to increase and maintain system capacity for electric and gas utilities	County Legislature, NYSEG, Watkins Glen Electric, Steuben Electric
V. Support the expansion of transportation options for county residents and visitors.	
a. Partner with Schuyler County Transit on transportation Improvements such as welcome centers and improved bus connections	County Administrator, County Planning, SCT
b. Support the expansion of public transportation options between town/village centers, airports and other municipalities.	County Administrator, County Planning, SCT
c. Extend public transportation service to Alpine, Reading and Ithaca.	SCT
d. Study the feasibility of a transportation welcome center in the Village of Montour Falls or Watkins Glen	SCT, FLX Gateway, County Planning, Village of Montour Falls, Village of Watkins Glen
e. Support efforts to convert railroad lines to passenger rail	WGACC, FLX Gateway, County Planning

INFRASTRUCTURE & UTILITIES	RESPONSIBLE
VI. Advocate for the protection of county residents and property from fire, floods, and other natural disasters	
a. Review and assess Emergency Management office space, services, and options.	Emergency Services, Sheriff, County Administrator, Legislature
b. Review and assess 911 Dispatch office space, services, and options.	County Sheriff, Emergency Services, County Administrator, Legislature
c. Review and assess County Jail and inmate housing, services, and options.	County Sheriff, County Administrator, Legislature
d. Support FEMA's floodplain remapping process including the recertification of levees	County Planning, Village of Montour Falls, STC
e. remain engaged throughout the remapping process, providing information and sharing opportunities for review with other agencies	County Planning
f. work closely with STC on distributing training opportunities on floodplain management with county municipalities	County Planning, STC
g. Support recommendations in the Schuyler County Hazard Mitigation Plan	Legislature, County Planning, SCSWCD, Emergency Services
VII. Protect, preserve and promote historical assets	
a. Support improvements to and protection of historical assets.	County Planning, SCHS, WGACC

HEALTH & QUALITY OF LIFE	RESPONSIBLE
I. Implement the objectives and interventions contained in the Schuyler County Community Health Improvement Plan (2025).	
II. Increase opportunities for residents to improve their health	
a. Work with municipalities on projects to expand, improve or create public parks	County Planning, Public Health
b. Promote locally grown food	County Planning, Public Health
c. Support opportunities to improve access to health and medical services.	Public Health, County Planning, FLX Gateway
d. Increase food access in areas without grocery stores	County Planning, FLX Gateway
e. Seek funding to develop new and expand on existing walking trails and bike lanes for use of alternative transportation as well as outdoor recreation.	County Planning, WGACC
c. Explore the establishment of Community & Cultural Centers (performing arts or youth recreation spaces)	Municipalities, County
III. Incorporate accessibility-friendly designs within community development projects	
a. Consider the use of comfort stations, benches, wayfinding signage, improved lighting, signage with larger fonts, crossing lights with longer crossing times	County Planning, FLX Gateway, municipalities
b. Support installation of accessibility ramps at public and private establishments	Municipalities, County Planning

AGRICULTURE & ENVIRONMENT	RESPONSIBLE
I. Serve as a point of contact for county residents to obtain information on recycling and waste management	
a. Coordinate information to reduce waste, including recycling, hazardous waste disposal, electronic waste recycling, composting, and farm waste reduction programs.	County Planning, Municipalities
b. Explore opportunities for collaboration between neighboring municipalities for shared recycling.	County Planning, Municipalities
c. Work with municipalities on recycling and solid waste options for collaboration and citizen services.	County Planning, Municipalities
II. Prioritize the protection of open space	
a. Work with landowners and land trusts to preserve open spaces in perpetuity	County Planning, FLLT, AFPB
b. Promote the Protection of Devevelopment Rights (PDR) program	County Planning, FLLT
c. Explore options for protecting farmland and viewsheds from development including collaboration with the Seneca Scenic Byway	County Planning-Scenic Byway-AFPB
d. Protect prime farmland from development.	Municipalities, AFPB, FLLT
III. Protect water quality	
a. Work with regional partners to decrease algal blooms.	Public Health/Watershed, EMC, FLX Gateway, County Planning
b. Partner with regional organizations to implement recommendations from the Nine Element Plan	Public Health/Watershed, EMC, FLX Gateway, County Planning

APPENDIX B: MAPS

Agricultural Districts
Prime Farmland

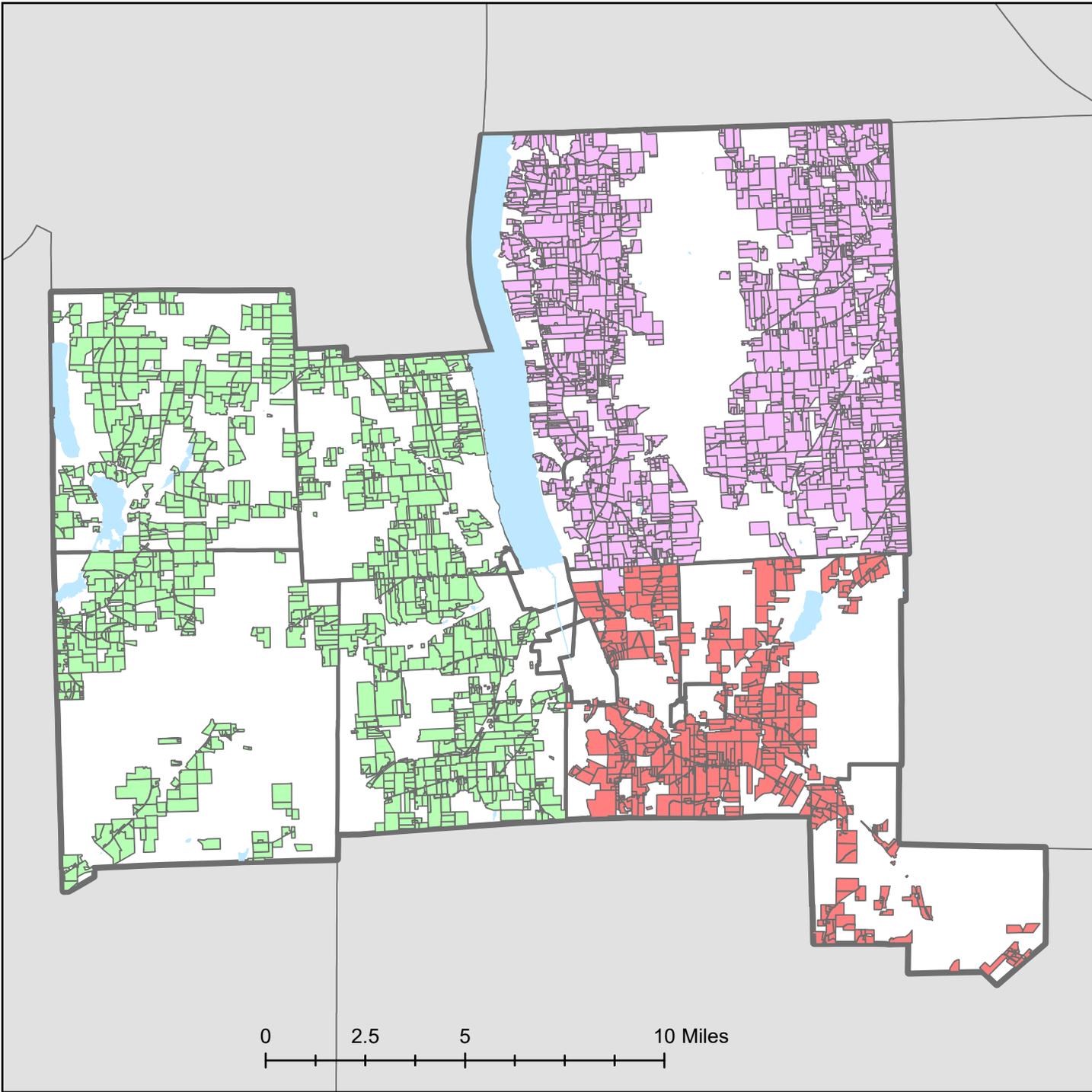
Fire Response Areas
Population Density
School Districts

Aquifers
Critical Environmental Areas
Natural Resources
Steep Slopes
Transportation

Sewer Service Areas
Water Services Areas

Land Use

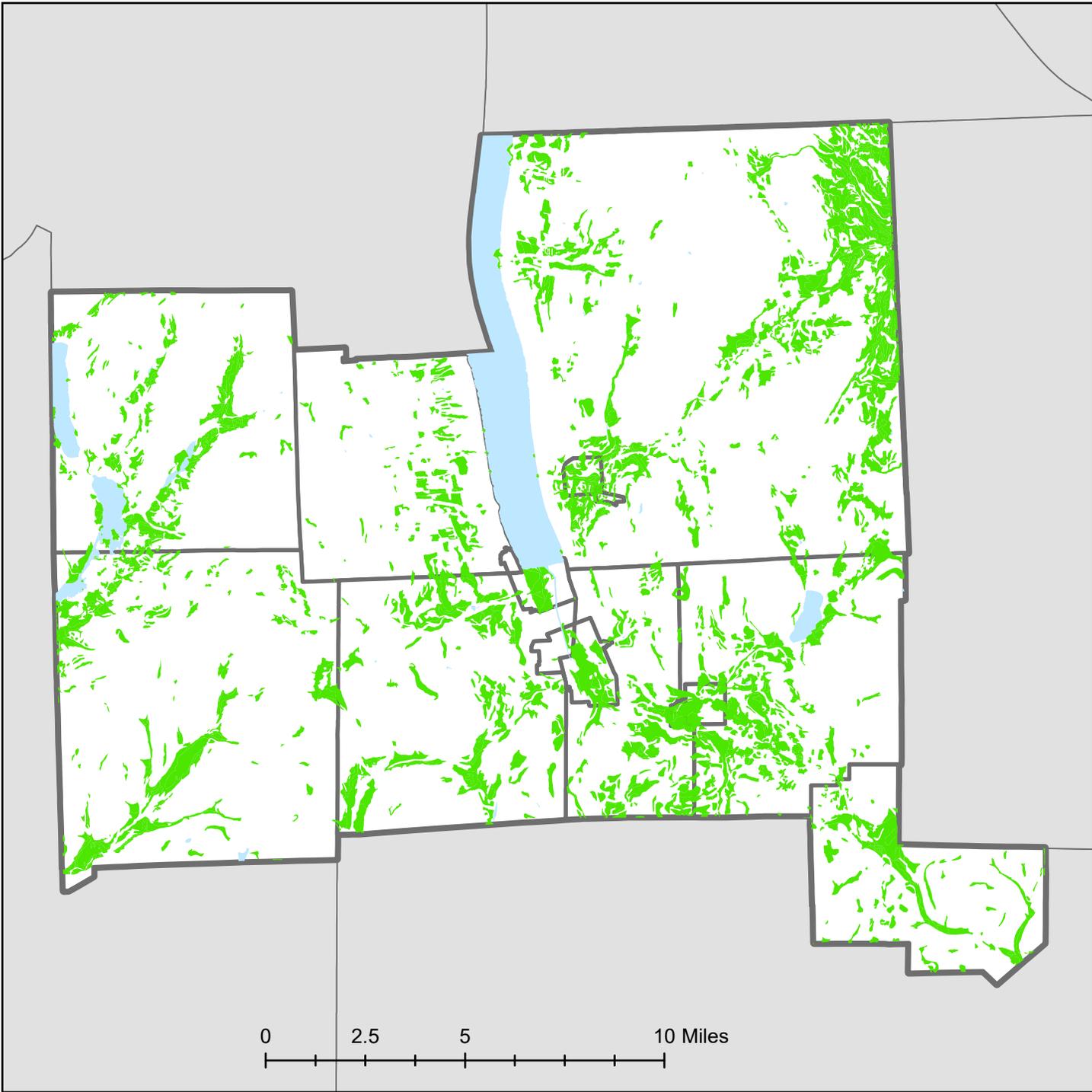
Town of Catharine Zoning
Town of Dix Zoning
Town of Montour Zoning
Village of Montour Falls Zoning
Village of Odessa Zoning
Village of Watkins Glen Zoning



Agricultural Districts

- District
- Agricultural District #1
 - Agricultural District #2
 - Agricultural District #3

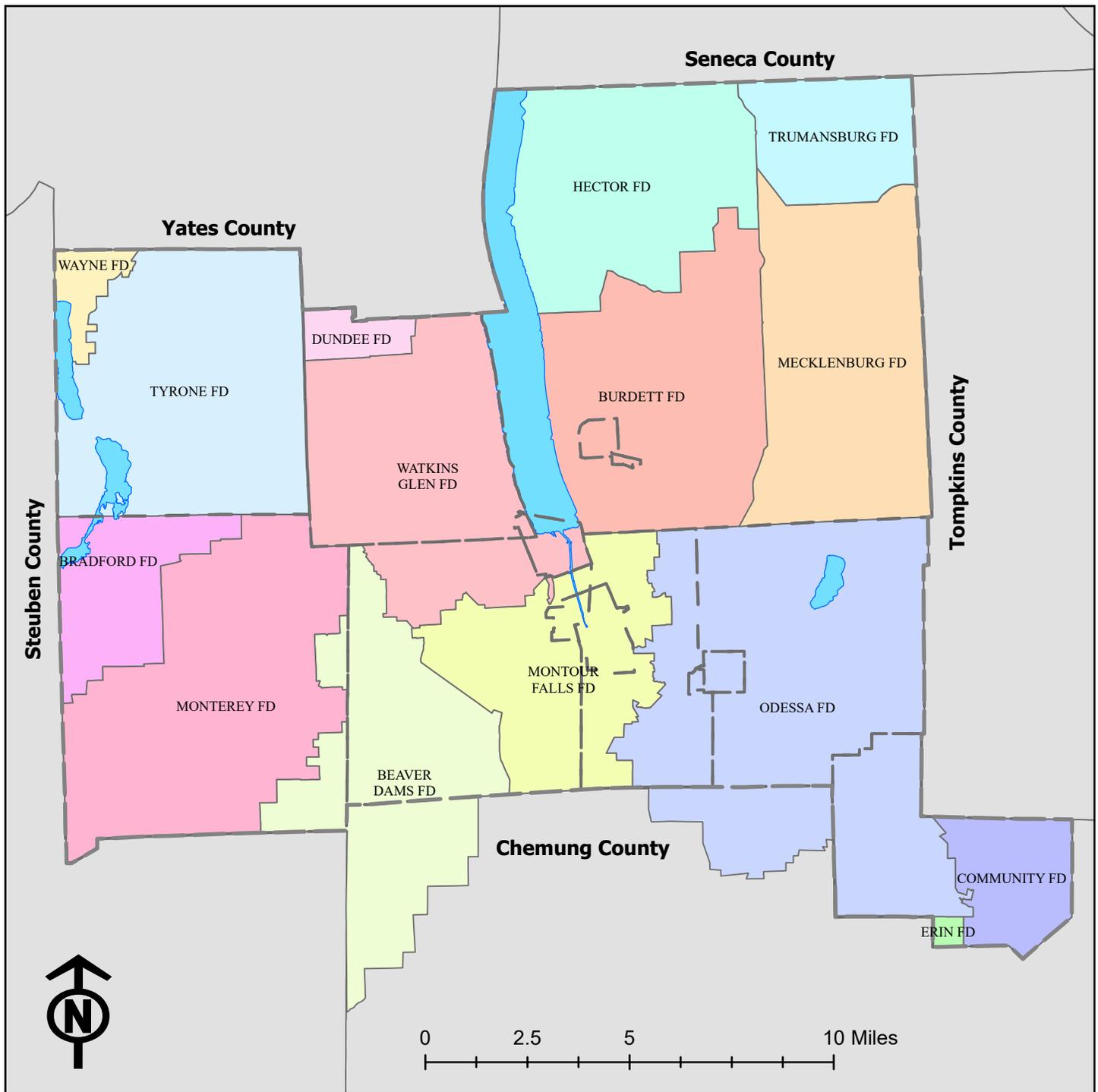




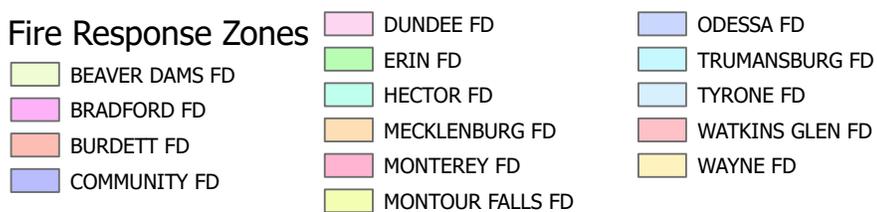
Prime Farmland

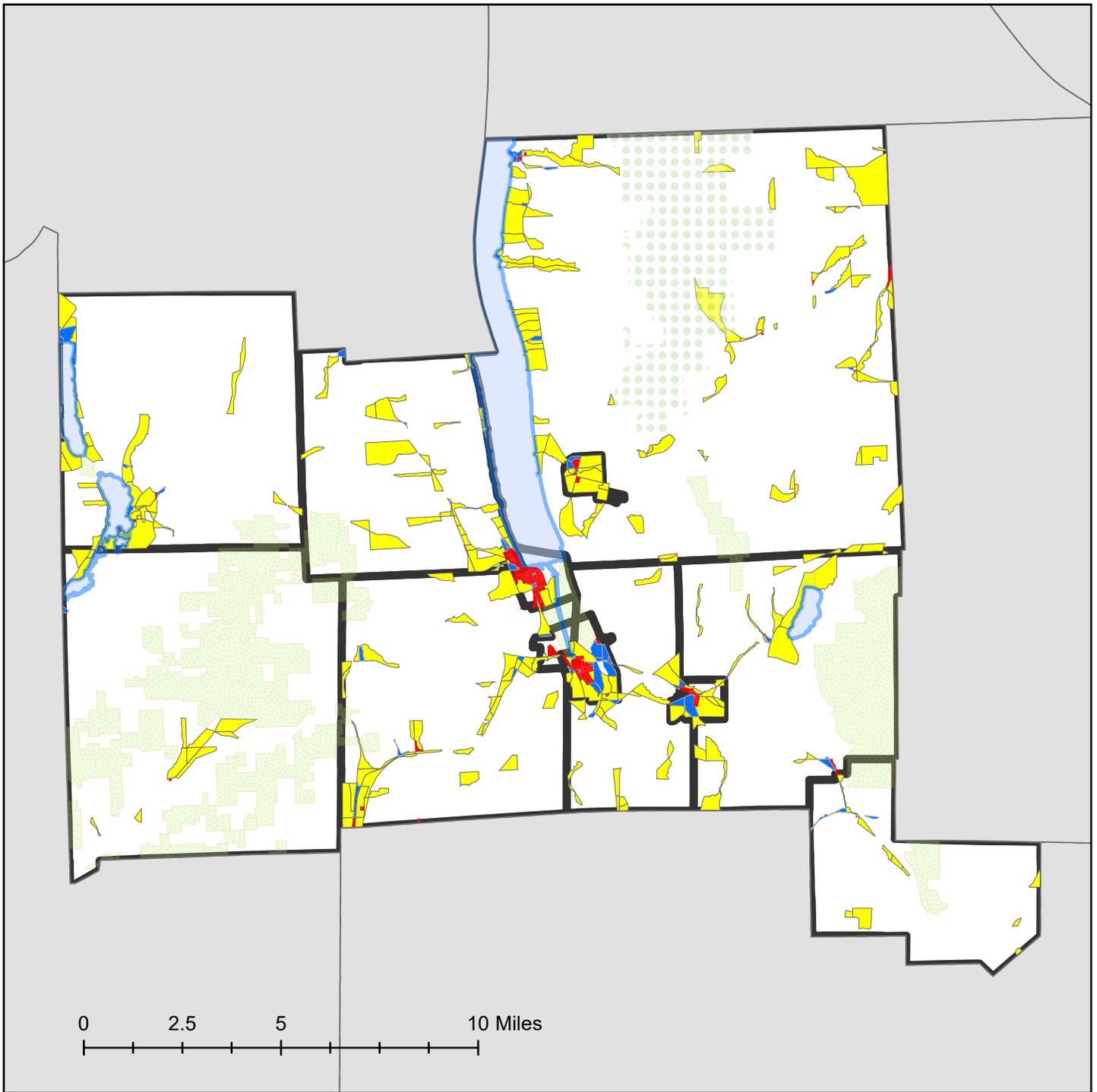
 Prime Farmland (33,595 Acres)





Schuyler County - Fire Department Response Areas



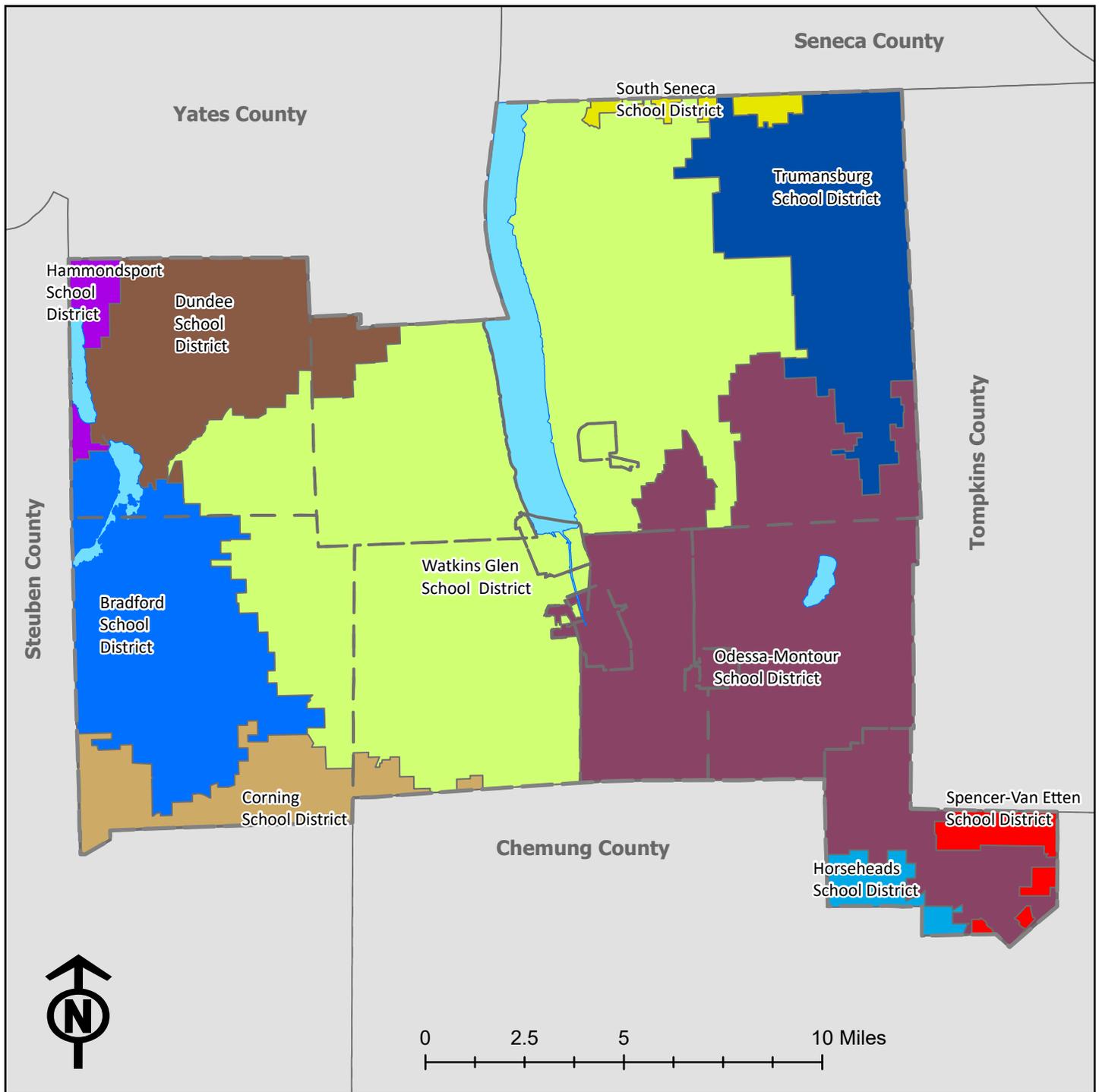


Population Density

Population Per Sq Mile

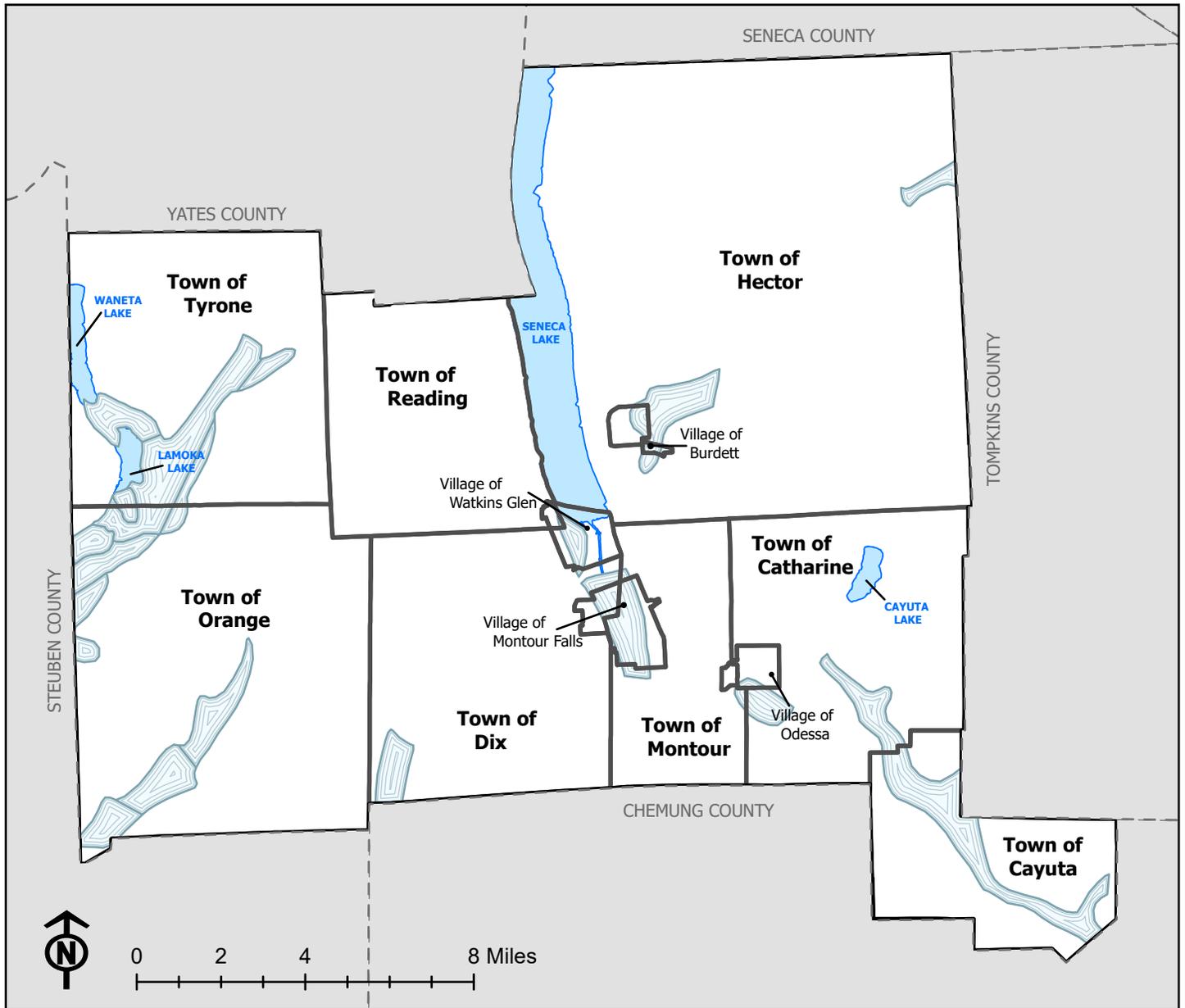
-  Less than 100
-  101 - 500
-  501 - 1000
-  Greater than 1,000
-  Lakes
-  NYS Forests
-  Finger Lakes National Forest





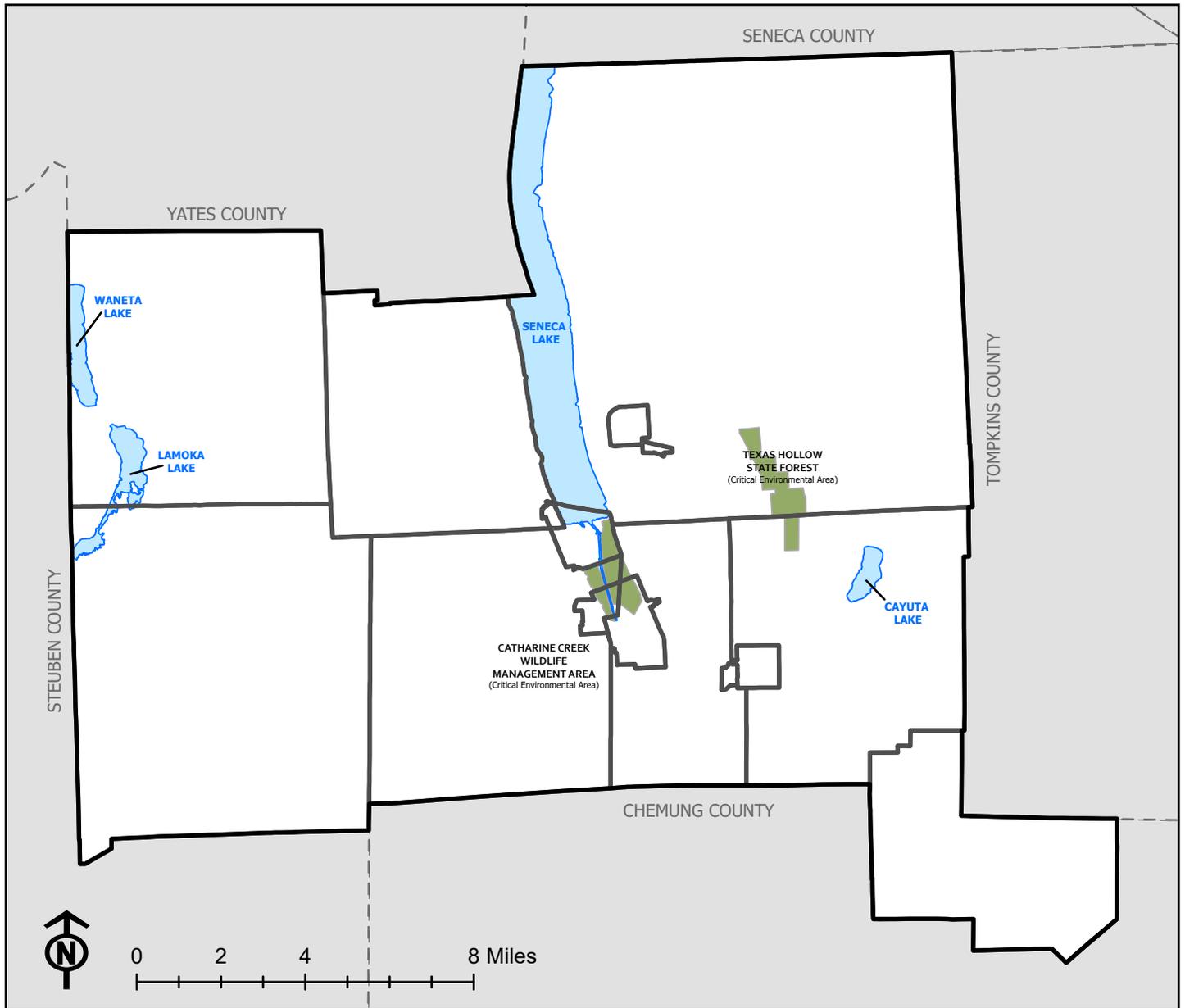
Schuyler County - School District Areas

- | | |
|---|--|
| ■ Bradford School District | ■ Odessa-Montour School District |
| ■ Corning School District | ■ South Seneca School District |
| ■ Dundee School District | ■ Spencer-Van Etten School District |
| ■ Hammondsport School District | ■ Trumansburg School District |
| ■ Horseheads School District | ■ Watkins Glen School District |



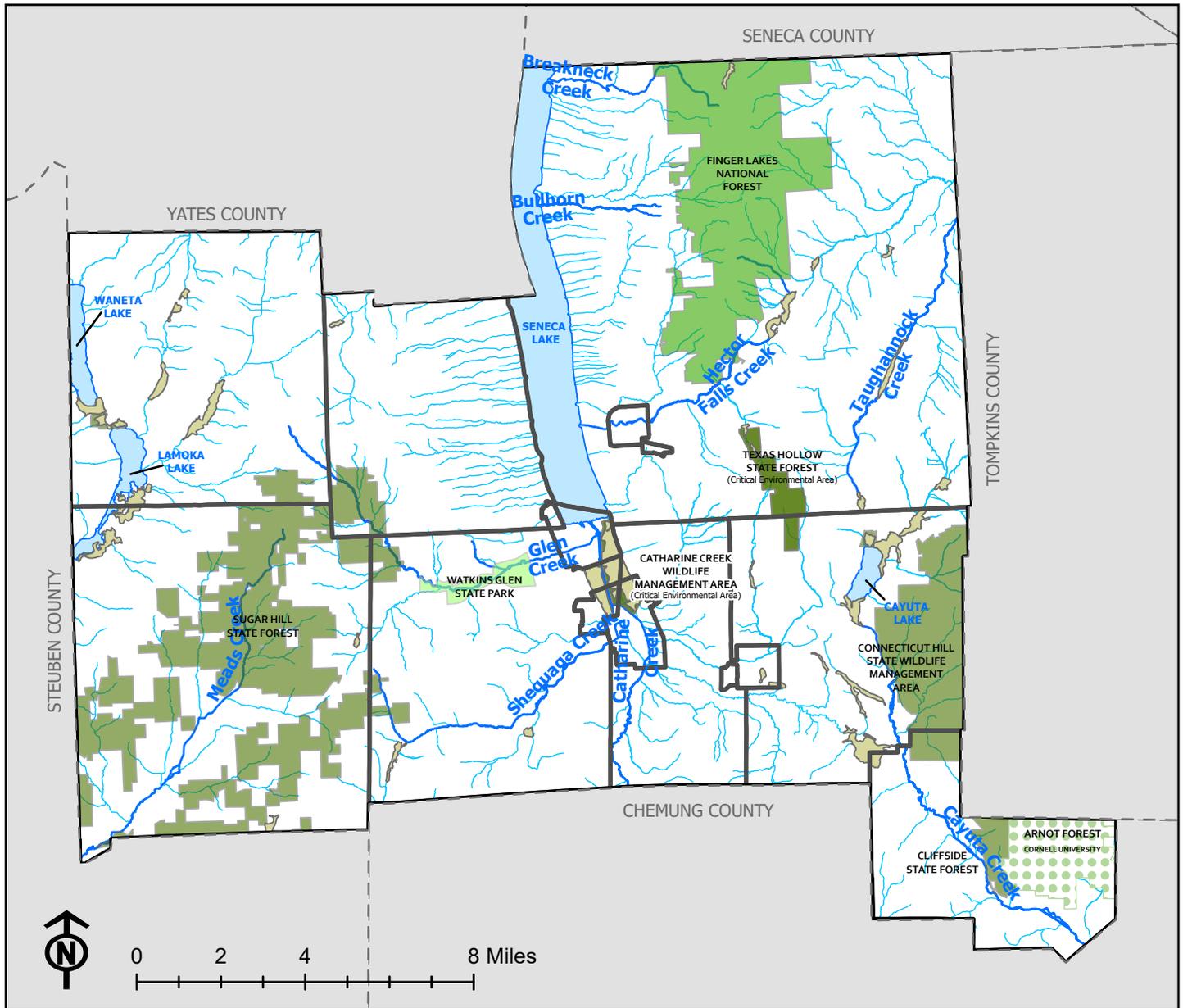
Schuyler County - Aquifers

-  Municipal Boundaries
-  Aquifers



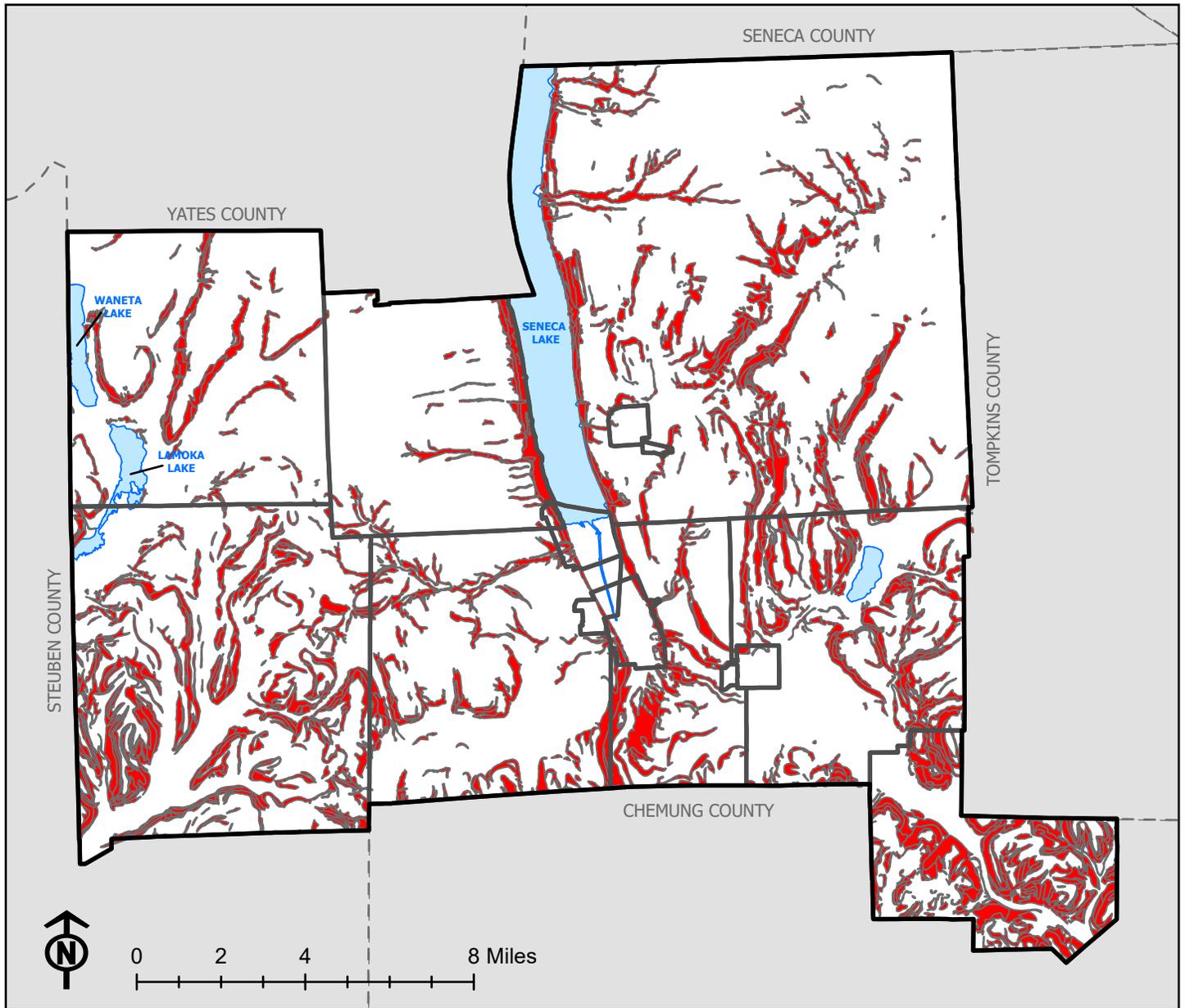
Schuyler County - Critical Environmental Areas

-  Municipal Boundaries
-  Critical_Environmental_Areas



Schuyler County - Natural Resources

- National Forest
- NYS Forest
- NYS State Park
- Arnot Forest
- Marsh/Wetlands
- Critical_Environmental_Areas
- Municipal Boundaries
- Main Stem Streams
- Streams

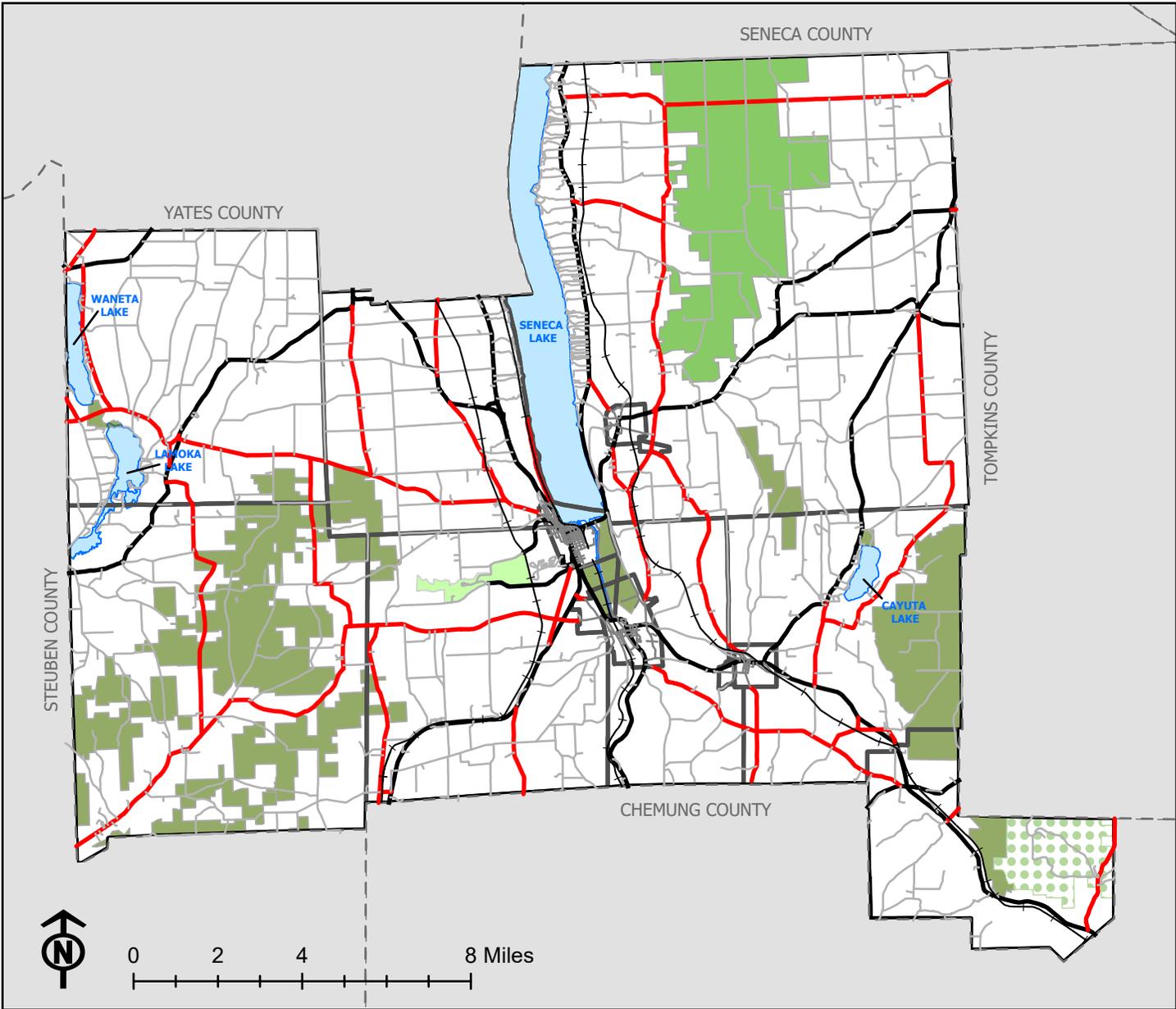


Schuyler County - Steep Slopes

 Municipal Boundaries

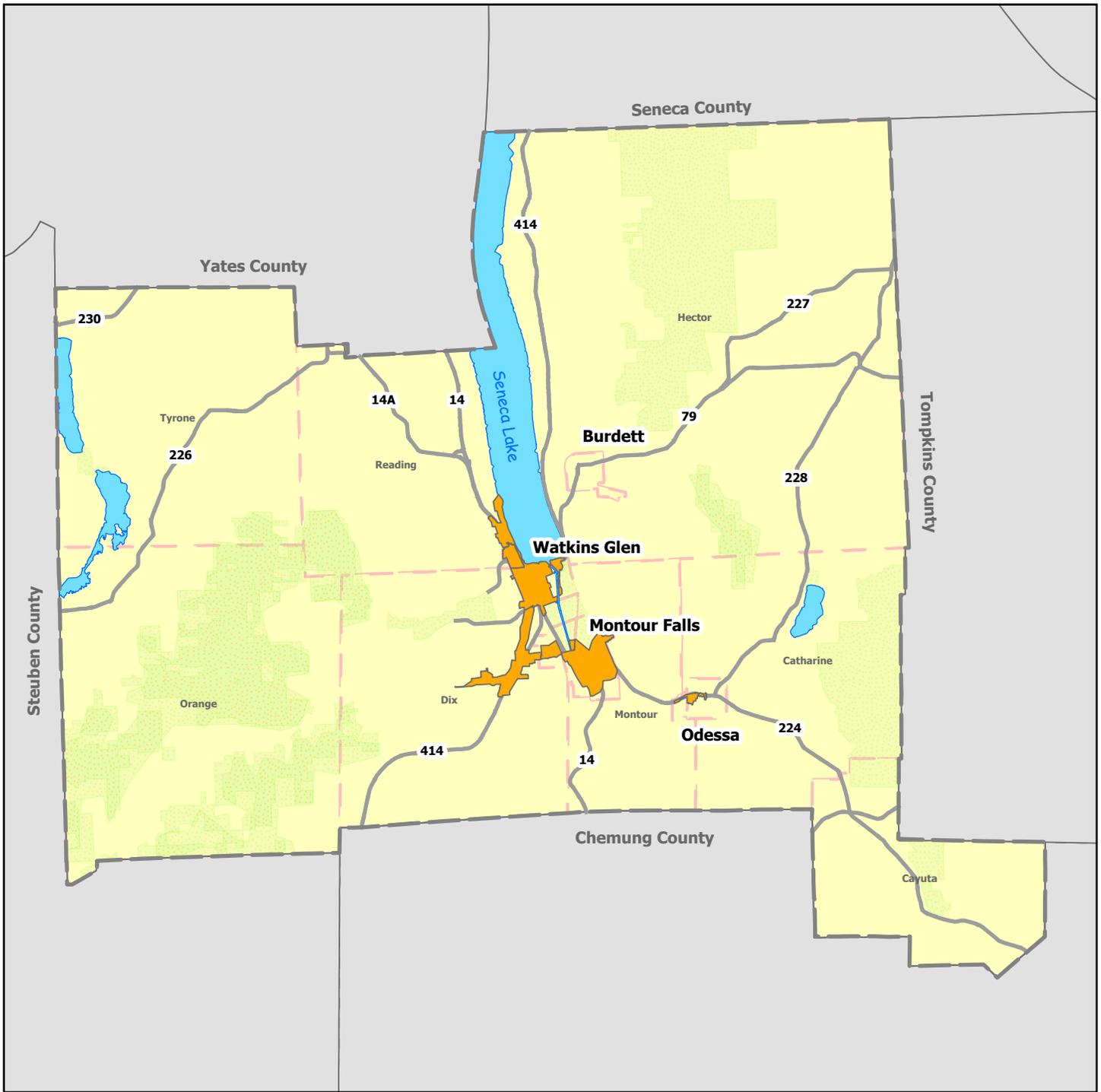
Slope

 Greater Than 15%



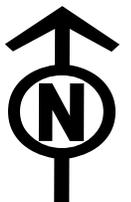
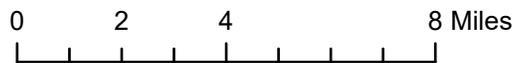
Schuyler County - Transportation

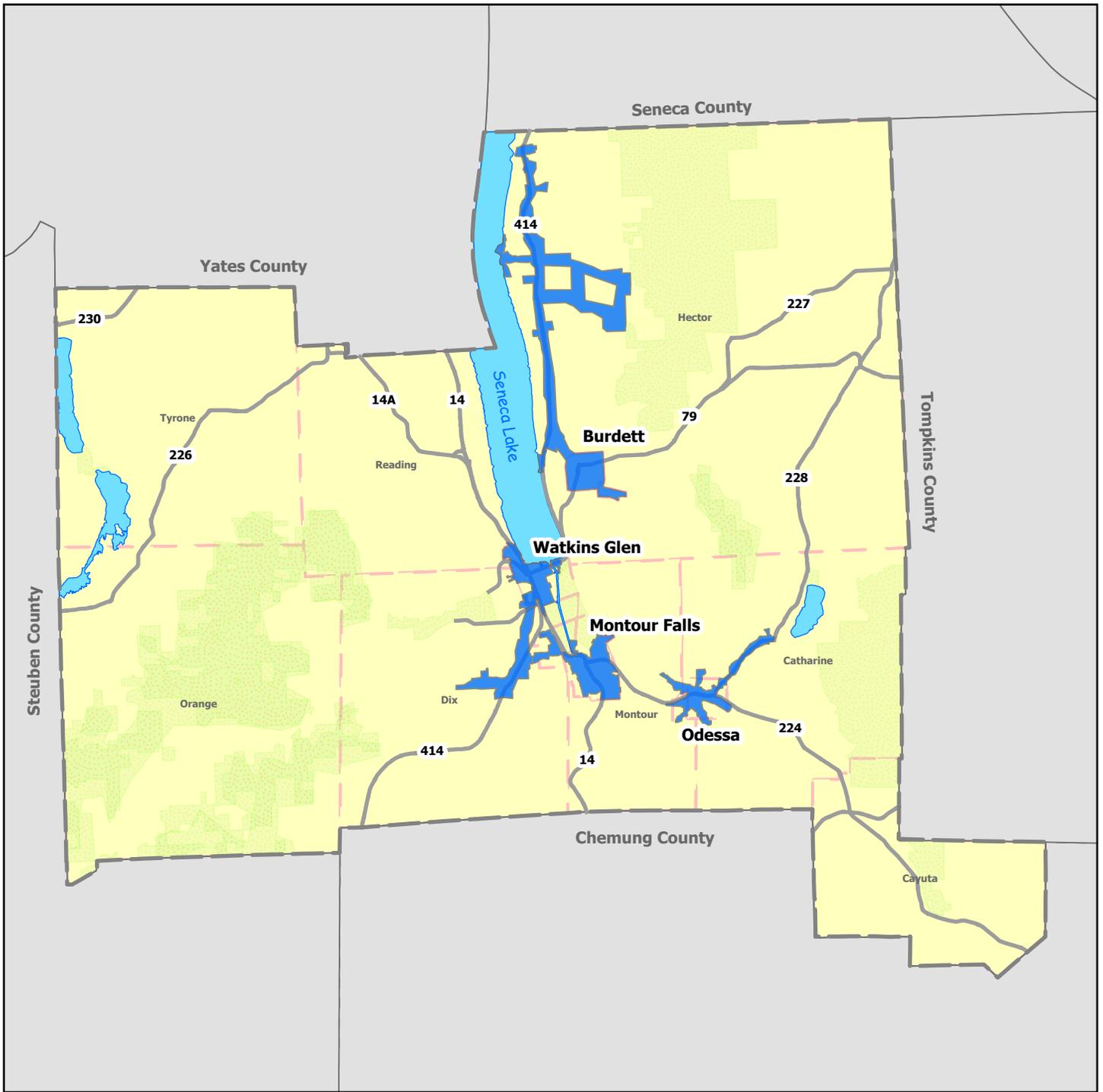
- State Routes
- County Roads
- Town Roads
- Village Streets
- Railroads



Existing Sewer Systems

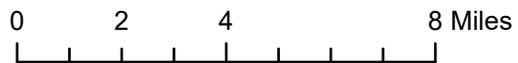
- Existing Public Sewer Systems
- State Routes

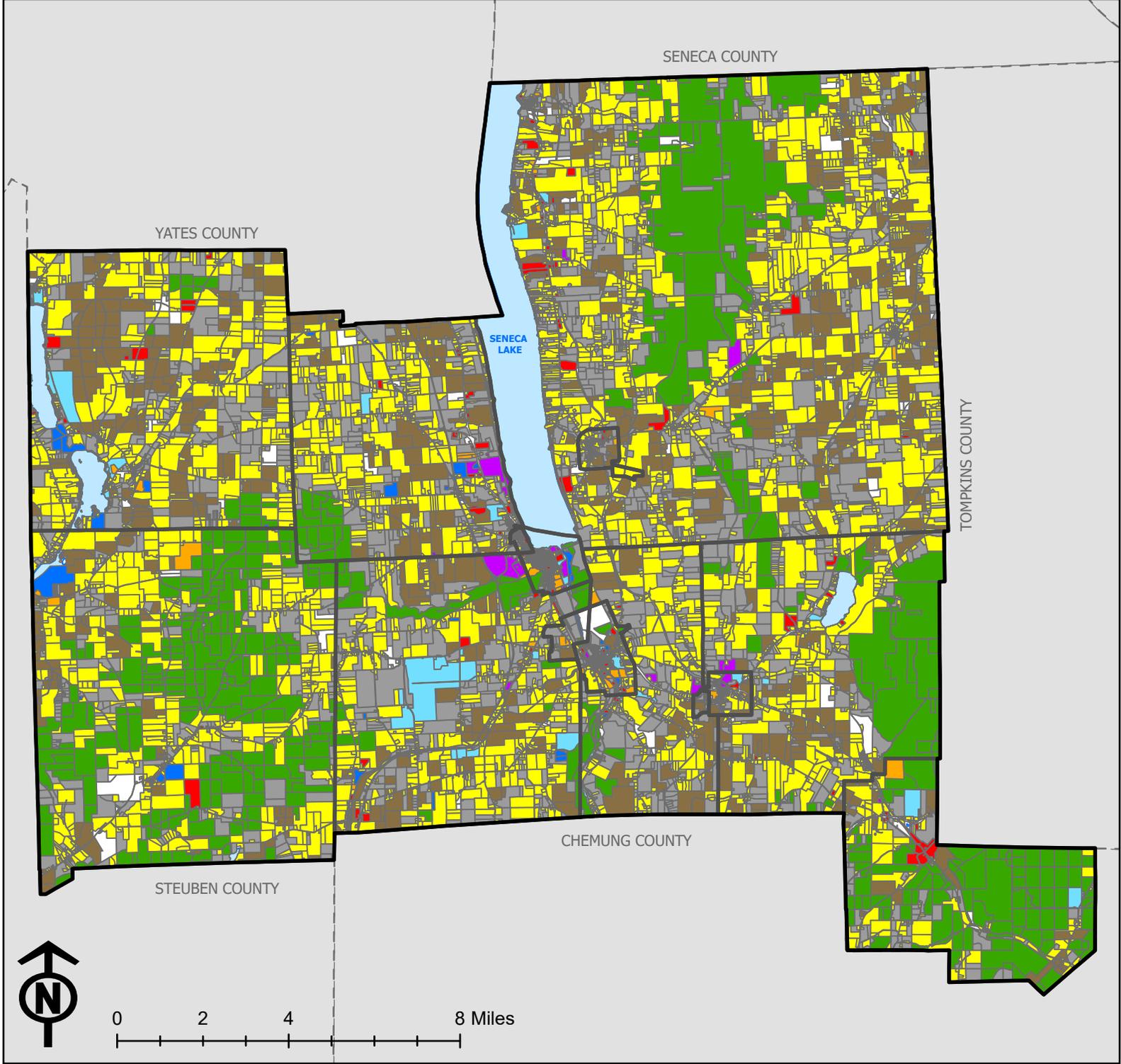




Existing Water Systems

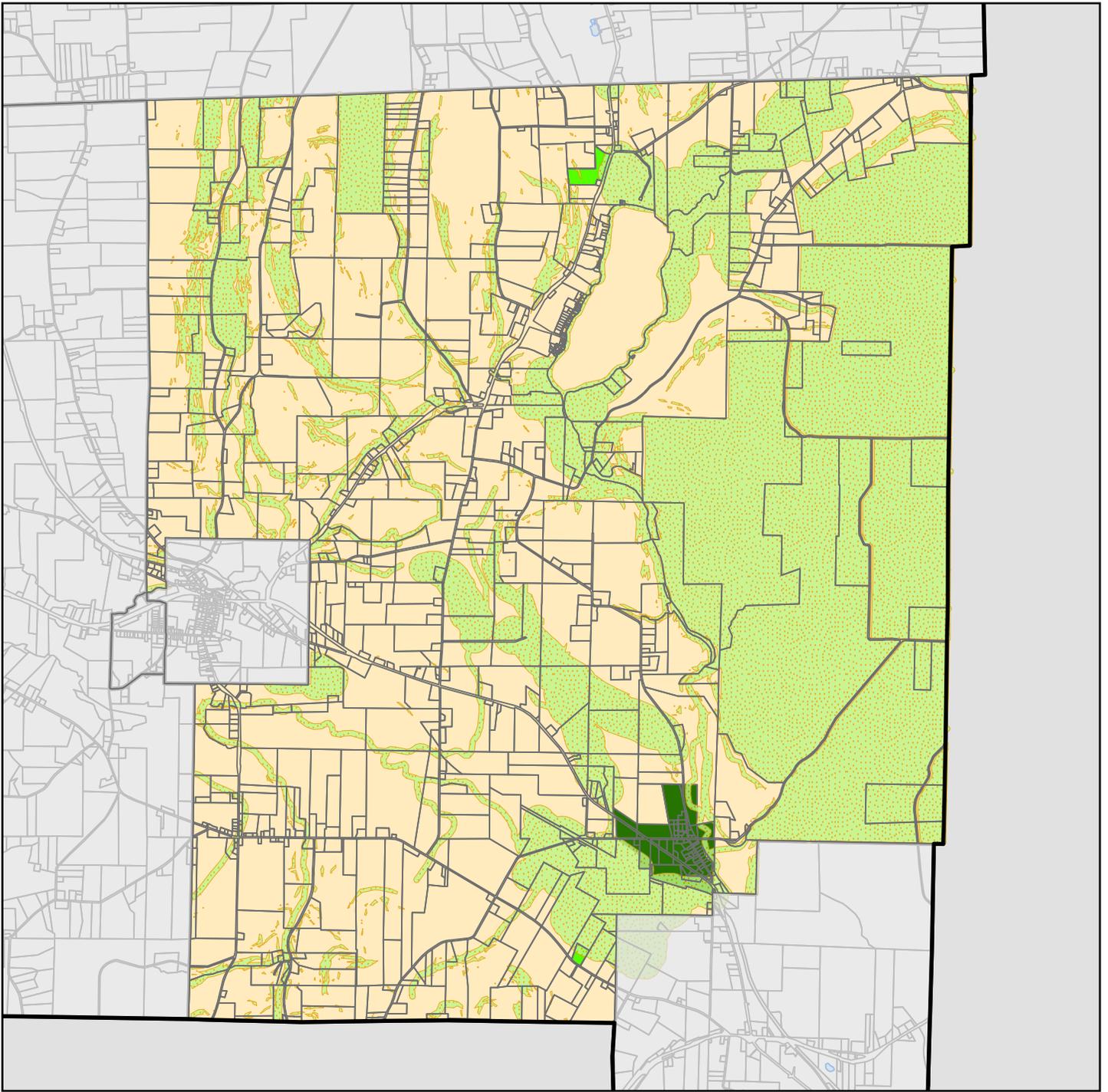
- Existing Water Systems
- State Routes





Schuyler County - Land Use Classifications (2024)

- Municipal Boundaries
- Unclassified
- Agricultural
- Residential
- Vacant Land
- Commercial
- Recreational & Entertainment
- Community Services
- Industrial
- Public Services
- Wild, Forested, Conservation Lands, & Public Parks



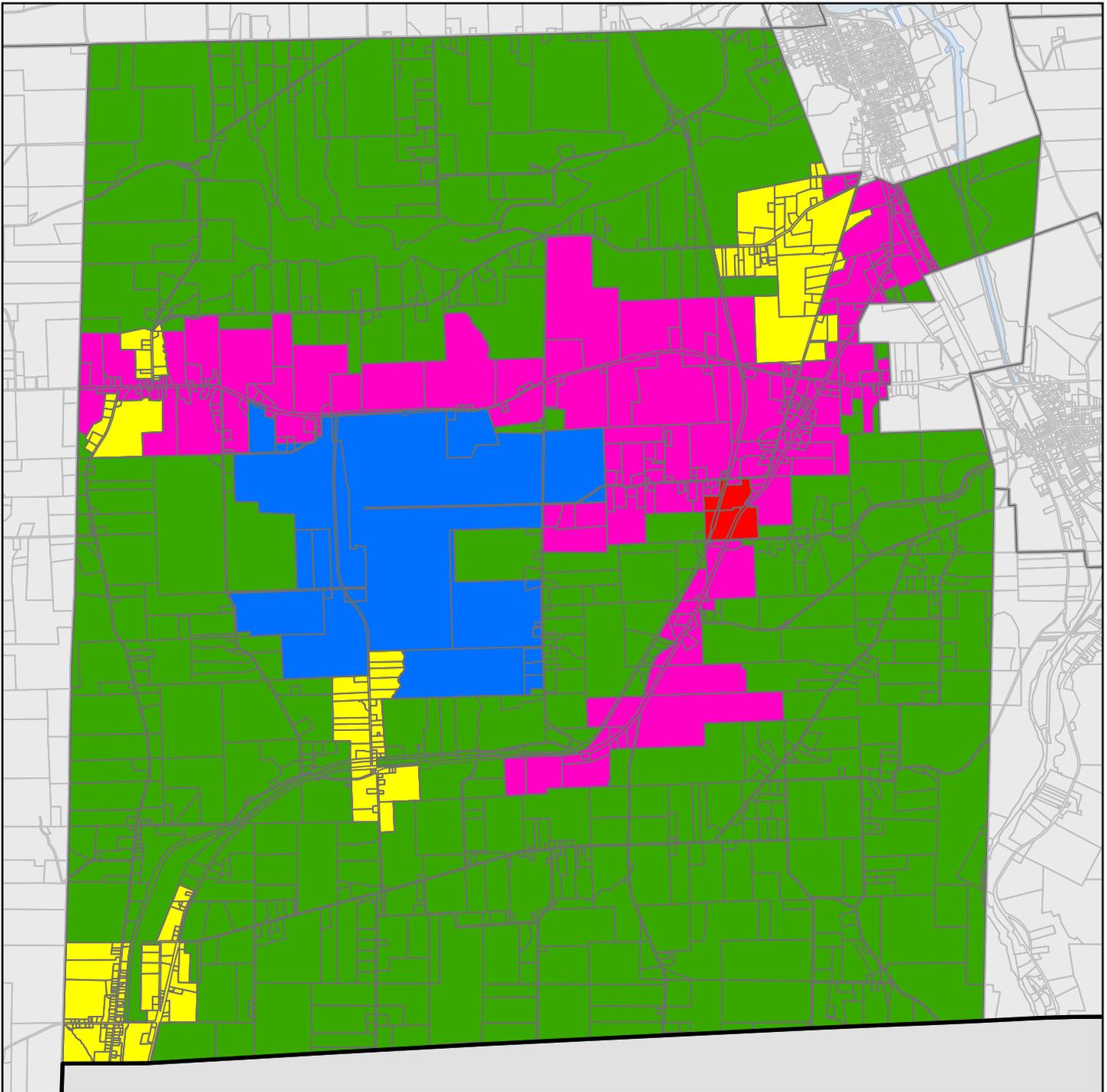
1 inch equals 1 miles

Town of Catharine - Zoning District Map

Zoning Districts

- House Trailer Zone
- Rural Neighborhood Zone
- Rural Agricultural Zone
- Conservation Overlay



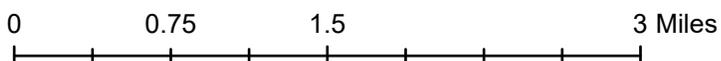


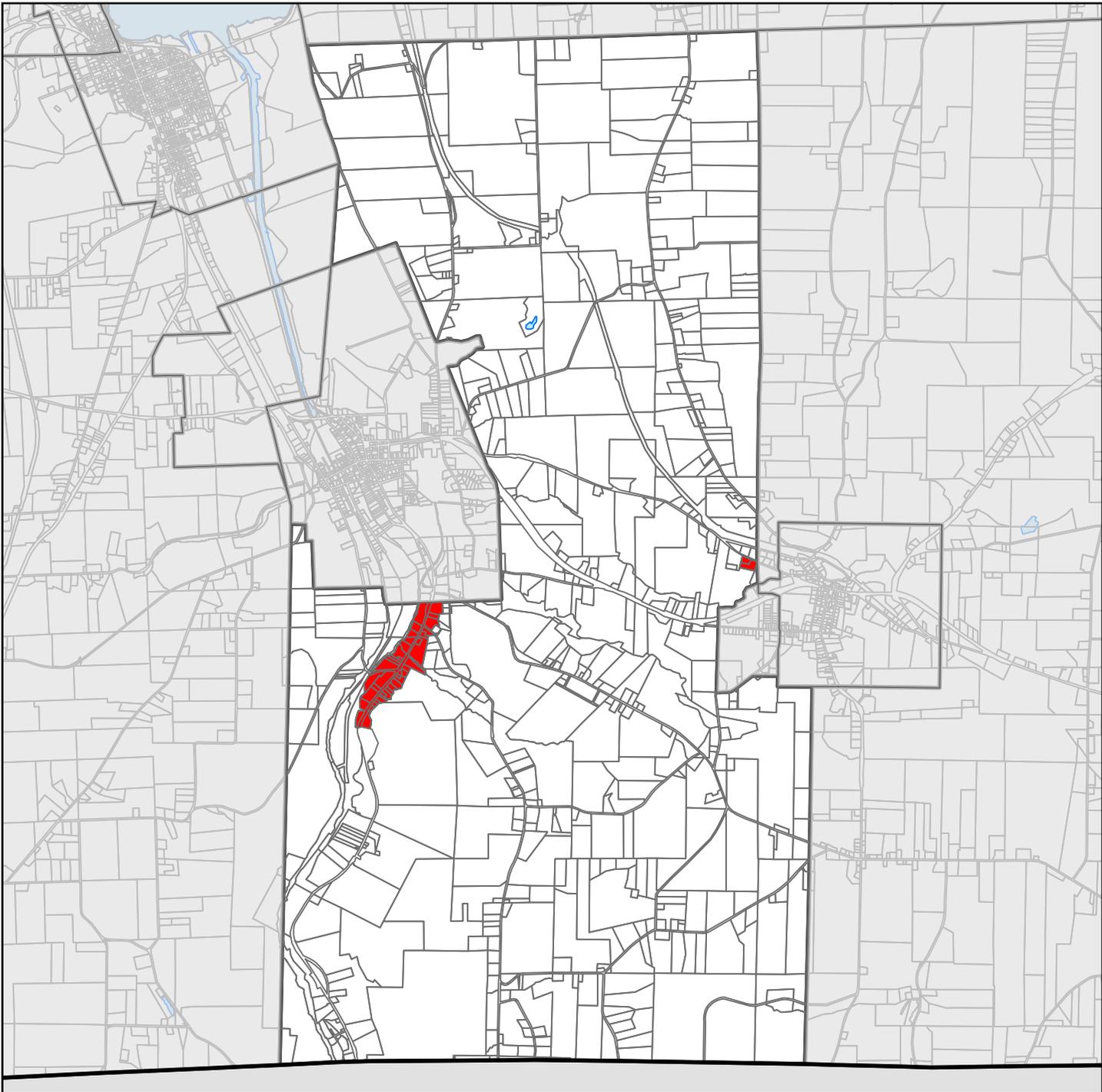
1 inch equals 1 miles

Town of Dix - Zoning District Map (Map Adoption Date 2016)

Town of Dix Zoning

- Special Entertainment
- Business Park
- Mixed Use
- Mixed Density Residential
- Low Density Rural



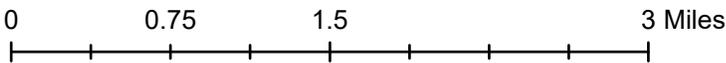


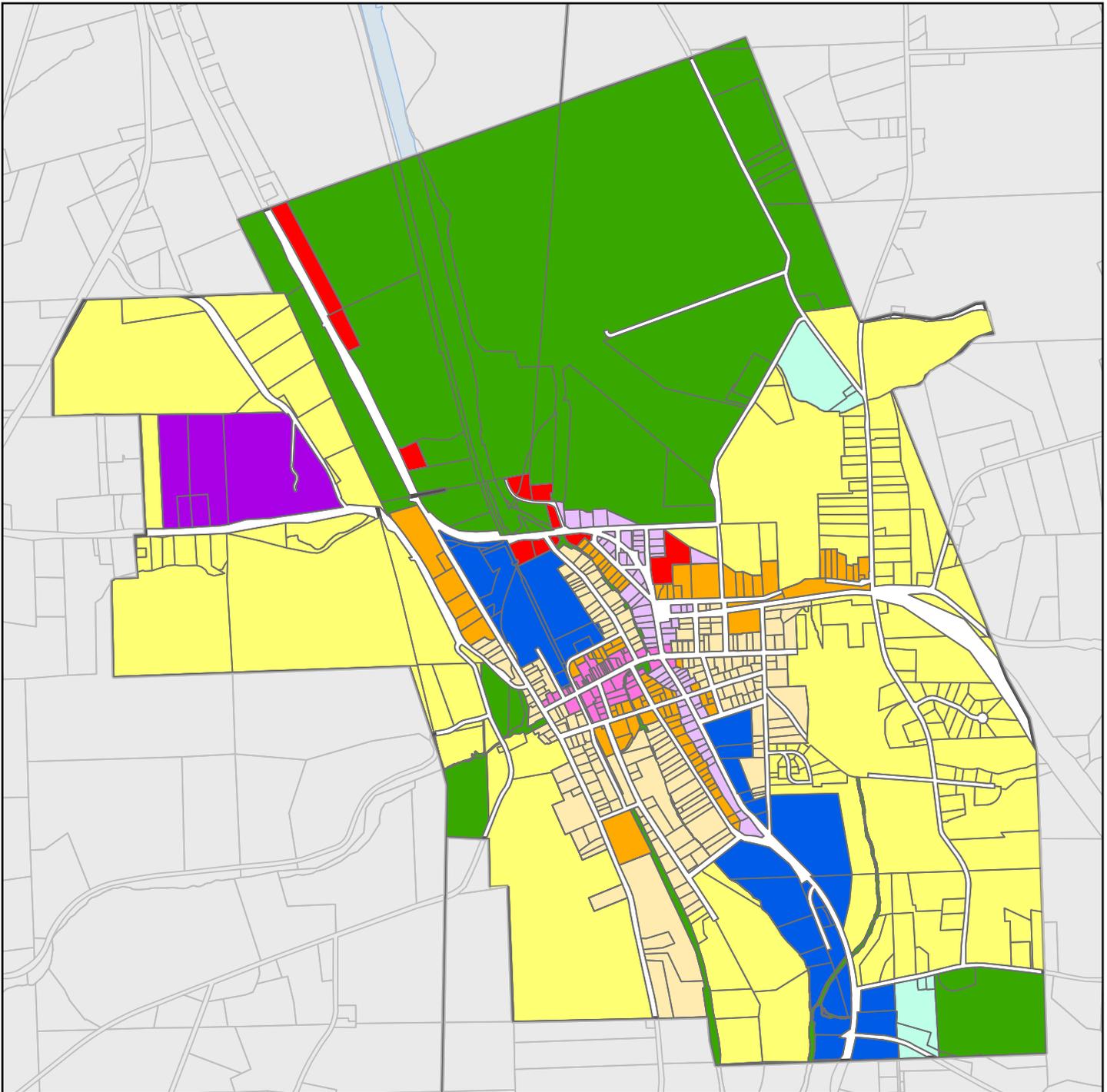
1 inch equals 1 miles

Town of Montour - Zoning District Map (Map Adoption Date 2008)

Name

- Residential
- Business



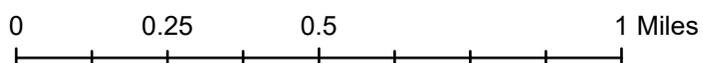


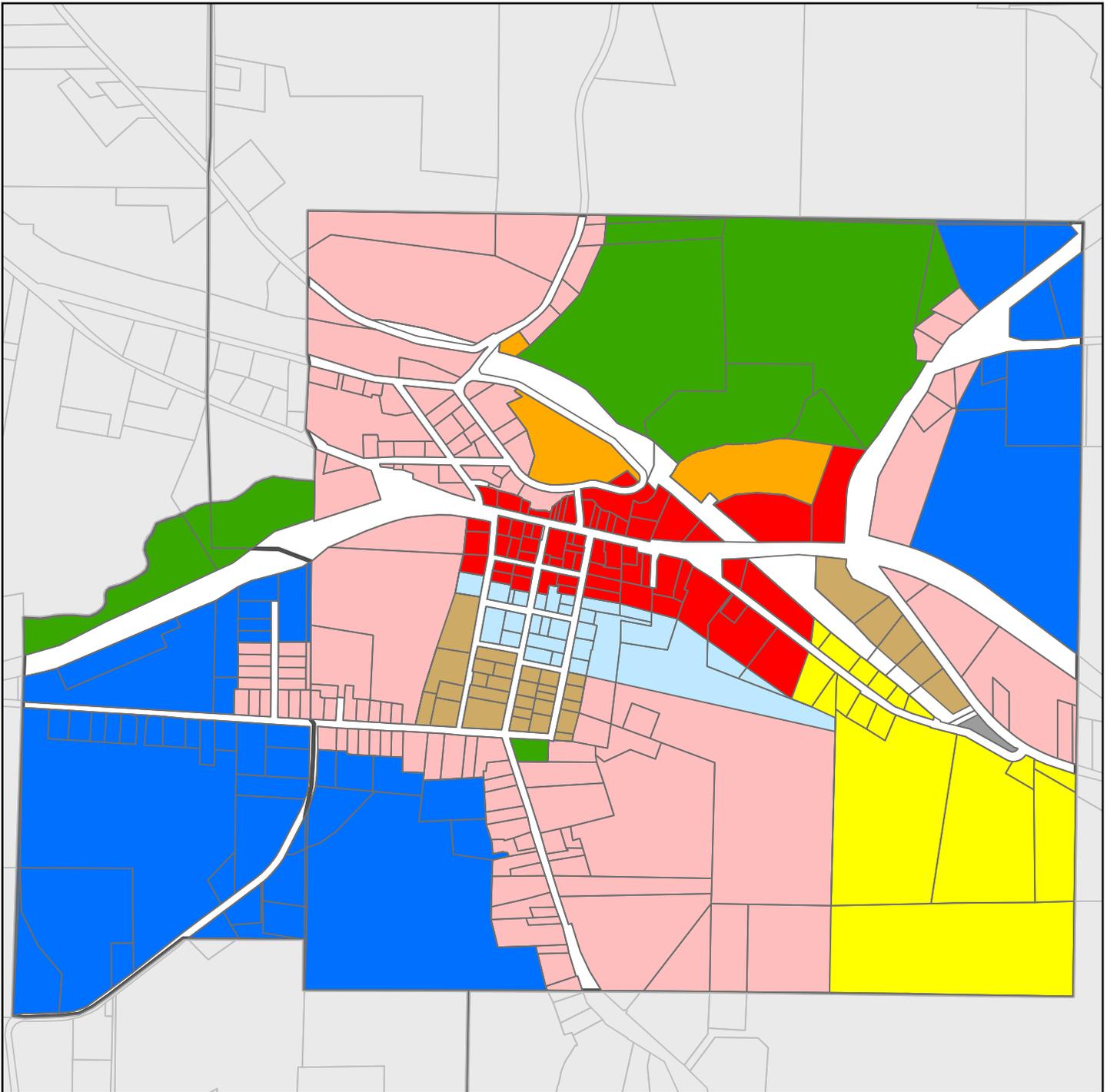
1 inch equals 0 miles

Town of Montour - Zoning District Map (Map Adoption Date 2020)

Zone

- PC - Public Conservation
- B1 - Business
- R1 - One-Family Residential
- R2 - Moderate Density Residential
- RMH - Manufactured Home Residential
- RLB - Residential - Limited Business
- MU1 - Mixed Use District
- CB - Core Business
- HC - Health Care
- G - Gateway



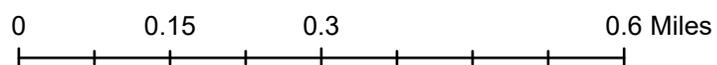


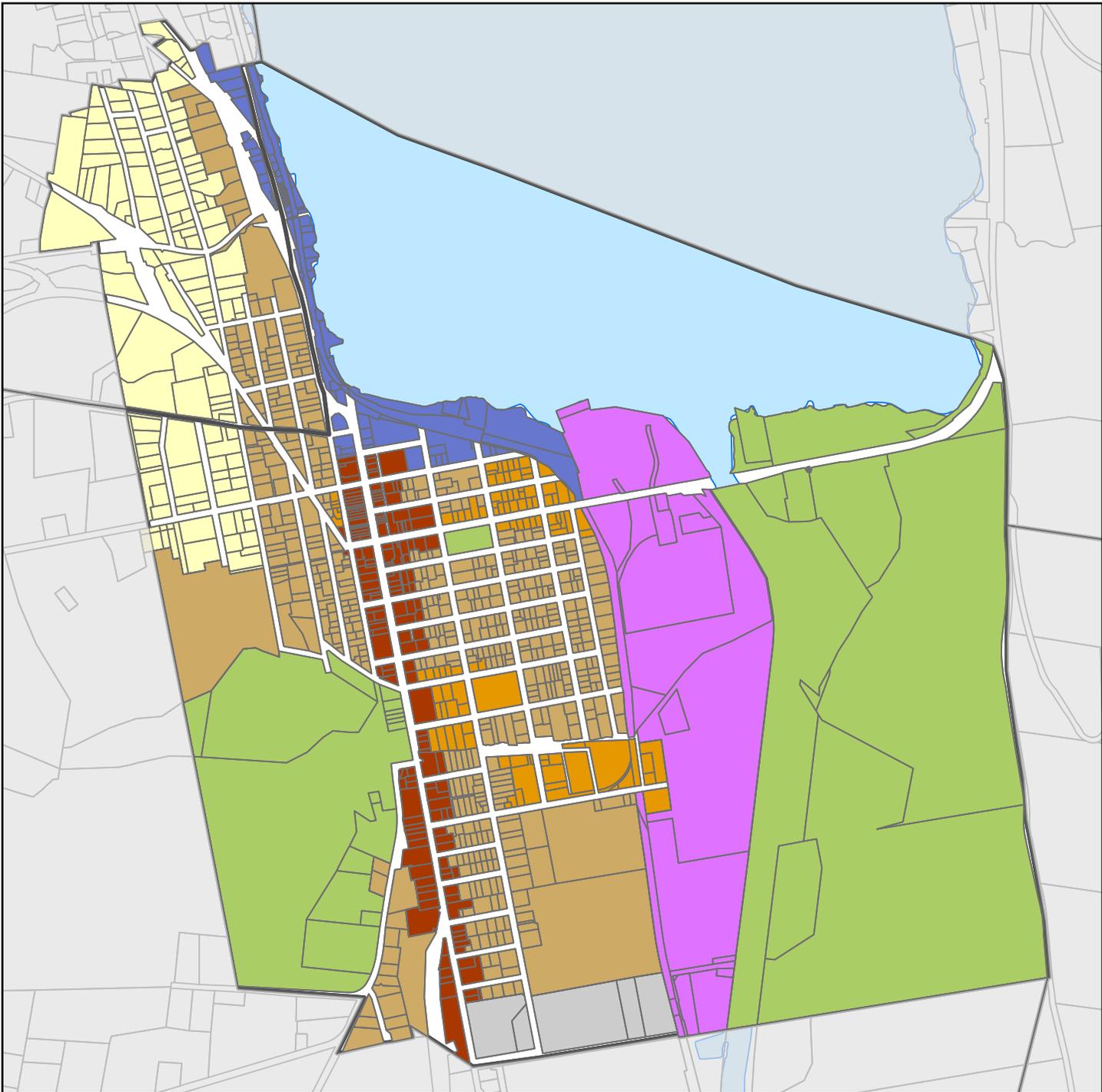
1 inch equals 0 miles

Village of Odessa - Zoning District Map (Map Adoption Date 2017)

Zoning Districts

- R1 - Single-Family Residential Use
- R2 - Single-Family Residential Use
- R3 - Single-Family Residential Use
- MR - Multi-Family Residential Use
- B1 - Business Use
- X - Open Space Use
- F - Industrial Use
- MH - Manufactured Housing Use
- H - Highway Use



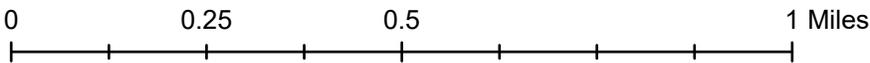


1 inch equals 0 miles

Village of Watkins Glen - Zoning District Map (Map Adoption Date 2022)

Zoning Districts

- Low Density Residential (LDR)
- Mixed Density Residential (MDR)
- Mixed Use Canal (C)
- Mixed Use Lakefront (L)
- Mixed Use Neighborhood (N)
- Mixed Use Village Center (VC)
- Mixed Use Industrial (I)
- Open Space (OS)



APPENDIX C: SOURCES

2025 Schuyler County Child Care Report. Pro-Action Child Care Council.

Chemung-Schuyler-Steuben Workforce Development Analysis. Prepared by E.M. Pemrick & Company for Southern Tier Central Regional Planning & Development Board (2022).

Commercial Market Analysis: Southern Tier Central Region – Chemung, Schuyler & Steuben Counties, New York (2022) Need author and verified date

Comprehensive Regional Community Health Assessment. Prepared by Common Ground Health for Chemung, Livingston, Monroe, Ontario, Schuyler, Seneca, Steuben, Wayne and Yates Counties. (2022)

Coordinated Public Transit-Human Services Transportation Plan. (2022).

Economy Overview: Schuyler County by Lightcast. (2024).

Housing Analysis: Southern Tier Central Region – Chemung, Schuyler & Steuben Counties, New York (2022) Need author and verified date

Industry Supply Chain Analysis: Southern Tier Central Region – Chemung, Schuyler & Steuben Counties, New York (2022) Need author and verified date

New York State Statewide Comprehensive Outdoor Recreation Plan: Improving our Visitors' Experience Through Equity, Inclusivity, Diversity & Resiliency 2020-2025. New York State Parks, Recreation and Historic Preservation.

Office / Industrial Market Analysis: Southern Tier Central Region – Chemung, Schuyler & Steuben Counties, New York (2022) Need author and verified date

Regional Resilience and Recovery Plan for Chemung, Schuyler and Steuben Counties.

Southern Tier Central Regional Planning and Development Board (2022) Need date verified
Schuyler County Agricultural & Farmland Protection Plan. (2021).

Schuyler County Hazard Mitigation Plan, 2021-2026. (2021).

Schuyler County Partnership for Economic Development (SCOPED): 2021-2023 Strategic Plan (2021).

Seneca-Keuka Watershed Nine Element Plan for Phosphorus. Prepared for the Seneca Watershed Intermunicipal Organization, Keuka Watershed Improvement Cooperative, Seneca Lake Pure Waters Association & the Keuka Lake Association. (2022).

APPENDIX D: GUIDING LEGISLATION GML 239-D

§ 239-d. County comprehensive plan.

Content. The county comprehensive plan may include but shall not be limited to the following topics at the level of detail adapted to the special requirements of the county:

- (a) General statements of goals, objectives, principles, policies, and standards upon which proposals for the immediate and long-range protection, enhancement, growth and development of the county are based;
- (b) Consideration of regional needs and the official plans of other governmental units and agencies within the county;
- (c) The existing and proposed location and intensity of land uses;
- (d) Consideration of agricultural uses, historic and cultural resources, coastal and natural and scenic resources and sensitive environmental areas;
- (e) Consideration of population, demographic and socio-economic trends and future projections;
- (f) The location and types of transportation facilities, including the reuse of abandoned transportation facilities;
- (g) Existing and proposed general location of public and private utilities and infrastructure;
- (h) Existing housing resources and future housing needs, including affordable housing;
- (i) The present and future general location of educational and cultural facilities, historic sites, health facilities, and facilities for emergency services;
- (j) Existing and proposed recreation facilities and parkland;
- (k) The present and potential future general location of commercial and industrial facilities;
- (l) Specific policies and strategies for improving the county economy in coordination with other plan topics;
- (m) Proposed measures, programs, devices, and instruments to implement the goals and objectives of the various topics within the county comprehensive plan;
- (n) All or part of the plan of another public agency;

(o) Any and all other items which are consistent with the protection, enhancement, orderly growth and development of the county; and

(p) Consideration of cumulative impacts of development, and other issues which promote compliance with the state environmental quality review act under article eight of the environmental conservation law and its implementing regulations.

Preparation. The county legislative body, or by resolution of such body the planning board or a special board, may prepare a proposed county comprehensive plan and amendments thereto. In the event the planning board or special board is directed to prepare a proposed comprehensive plan or amendment thereto, such board shall, by resolution, recommend such proposed plan or amendment to the county legislative body.

3. Environmental review. A county comprehensive plan and any amendments thereto shall be subject to the provisions of the state environmental quality review act under article eight of the environmental conservation law and its implementing regulations. A county comprehensive plan may be designed to also serve as, or be accompanied by, a generic environmental impact statement pursuant to the state environmental quality review act statute and regulations. No further compliance with such law is required for subsequent site-specific county actions that are in conformance with the thresholds established for such county actions in the generic environmental impact statements and its findings.

4. Agricultural review and coordination. A county comprehensive plan and any amendments thereto for a county containing all or part of an agricultural district or lands receiving agricultural assessments within its jurisdiction, shall continue to be subject to the provisions of article twenty-five-AA of the agriculture and markets law relating to the enactment and administration of local laws, ordinances, rules or regulations. A newly adopted or amended county comprehensive plan shall take into consideration applicable county agricultural and farmland protection plans as created under article twenty-five-AAA of the agriculture and markets law.

7. Adoption. The county legislative body may adopt by resolution a county comprehensive plan or any amendment thereto.