

Schuyler Falls

Bicentennial Comprehensive Plan

2018 - 2048

CREATED BY SUNY PLATTSBURGH, CENTER FOR EARTH AND ENVIRONMENTAL SCIENCE
&
COMMUNITY ROOTS, LLC

ADOPTED BY SCHUYLER FALLS TOWN BOARD

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PREPARED BY:

SUNY PLATTSBURGH, CENTER FOR EARTH
AND ENVIRONMENTAL SCIENCE

&

COMMUNITY ROOTS, LLC

PREPARED FOR:

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CONTENTS

List of Images ____ iii
List of Maps ____ iii
List of Tables ____ iv
List of Figures ____ v
Schuyler Falls Comprehensive Planning Vision Statement ____ vi
Executive Summary ____ viii
Chapter 1: Overview & the Process ____ 1
Introduction ____ 1
Schuyler Falls Comprehensive Plan Vision Statement ____ 1
Committee Planning Process & Structure of the Plan ____ 1
Community Engagement Process ____ 2
Planning Methodology & Data Analysis ____ 3
SWOT Analysis ____ 3
Scenario Planning ____ 3
Chapter 2: Community Profile ____ 12
Intro: A Brief History of Schuyler Falls ____ 12
Demographics ____ 12
Land Use/Land Cover ____ 15
Economics, Business & Agriculture ____ 21
Health & Well-being ____ 23
Natural Environment ____ 32
Culture, Arts, Recreation, & Entertainment ____ 36
Governance & Infrastructure ____ 38
Chapter 3: Land Use ____ 58
SWOT: Land Use ____ 58
Planning & Recommendations: Land Use ____ 72
Scenario Integration: Land Use ____ 75
Chapter 4: Economics, Business & Agriculture ____ 76
SWOT: Economics, Business & Agriculture ____ 76
Planning & Recommendations: Economics, Business & Agriculture ____ 78
Scenario Integration: Business, Economics & Agriculture ____ 80
Chapter 5: Health & Wellbeing ____ 81
SWOT: Health & Wellbeing ____ 81
Planning & Recommendations: Health & Wellbeing ____ 84
Scenario Integration: Health & Wellbeing ____ 87
Chapter 6: Natural Environment ____ 88
SWOT: Natural Environment ____ 88
Planning & Recommendations: Natural Environment ____ 91
Scenario Integration: Natural Environment ____ 93
Chapter 7: Culture, Arts, Recreation & Entertainment ____ 94
SWOT: Culture, Arts, Recreation & Entertainment ____ 94
Planning and Recommendations: Culture, Arts, Recreation & Entertainment ____ 96
Scenario Integration: Culture, Arts, Recreation & Entertainment ____ 98
Chapter 8: Governance & Infrastructure ____ 99
SWOT: Governance & Infrastructure ____ 99
Planning and Recommendations: Governance & Infrastructure ____ 101
Scenario Integration: Governance & Infrastructure ____ 104
Chapter 9: Integration & Implementation ____ 105
Prioritization of Recommendations ____ 106
Temporal Planning for Implementing Recommendations ____ 109
Integrated Timeline & Prioritization ____ 113
Sustainability Metrics of Plan Recommendations ____ 115
Performance Indicators ____ 116
Adaptive Management Protocol ____ 119
Appendices ____ 120
Appendix A ____ 120
Appendix B ____ 161
Appendix C ____ 180
Appendix D ____ 197
Appendix E ____ 225
Appendix F ____ 230

List of Images

Image 1. Barn in a field along route 22B in Schuyler Falls, New York Cover Image
Image 2. Saranac River near Kent Falls Road, Schuyler Falls, New York vii
Image 3. Rural Residential Bedroom Community 4
Image 4. Large Lot Bedroom Community 4
Image 5. Bedroom Community Neighborhood 4
Image 6. Disconnected Roads and Residential Neighborhoods 5
Image 7. Small farms and other Bio-based Businesses Exemplify Economic Gardening 6
Image 8. Bio-based Economic Gardening 7
Image 9. Economic Gardening also Supports Daily Service Needs 7
Image 10. Schuyler Falls Supports Many Small Businesses 7
Image 11. Creative Economic Gardening Exists in Schuyler Falls 7
Image 12. Examples of Typical Rural Exogenous Growth 8
Image 13. Satellite image of an exogenous growth area in the Town of Plattsburgh 9
Image 14. Light Industrial and Residential Land Uses on Military Turnpike 9
Image 15. Eco-hamlets Design Economic Development Around Natural Assets 10
Image 16. Eco-hamlets can be wonderful places to age-in-place 10
Image 17. Schuyler Falls supports Diverse Small Value-added Farms 10
Image 18. Satellite image of Woods Mill hamlet 10
Image 19. Hamlet of Schuyler Falls exemplifies Eco-hamlet dynamics 10
Image 20. Stella population model 13
Image 21. A subdivision in Schuyler Falls without sidewalks 45
Image 22. Clinton County Public Transit Bus 45
Image 23. Clinton County Landfill 49
Image 24. Clinton County Landfill 49
Image 25. Morrisonville Fire Department 81
Image 26. Davis Lake at Macomb State Forest south of Schuyler Falls, New York 88
Image 27. Playground in Schuyler Falls, New York 94
Image 28. Town Hall, Schuyler Falls, New York 99

List of Maps

Map 1. Schuyler Falls, New York 17
Map 2. Zoning Map, Schuyler Falls, New York 18
Map 3. Land Uses by Parcel, Schuyler Falls, New York 19
Map 4. Land Cover, Schuyler Falls, New York 20
Map 5. Agricultural Land Use by Parcels, Schuyler Falls, New York 24
Map 6. Agricultural Land Cover, Schuyler Falls, New York 25
Map 7. Agricultural Districts, Schuyler Falls, New York 26
Map 8: New York State EcoRegions, Schuyler Falls, New York 33
Map 9. Watersheds, Hydrology, Dams in Schuyler Falls, New York 34
Map 10. Wetlands in Schuyler Falls, New York 35
Map 11. Parks, Open Space, & Trails in Schuyler Falls, New York 37
Map 12. School Districts in Schuyler Falls, New York 39
Map 13. Fire Districts in Schuyler Falls, New York 40
Map 14. Ambulance Service District in Schuyler Falls, New York 41
Map 15. Election Districts, Schuyler Falls, New York 42
Map 16. Roads by type within the Town of Schuyler Falls, New York 46
Map 17. Traffic Counts on Schuyler Falls, New York Roadways 47
Map 18. Collisions/Accidents in Schuyler Falls, New York 48
Map 19. Clinton County Landfill, Schuyler Falls, New York 51
Map 20. Clinton County Landfill Convenience Stations. Clinton County, New York 52
Map 21. Potential Natural Gas Route in Hamlet of Morrisonville, New York 53
Map 22. NYSEG Hydroelectric Dam 1, Schuyler Falls, New York 54
Map 23. NYSEG Hydroelectric Dam 2, Schuyler Falls, New York 55
Map 24. Enel Dam 3, Schuyler Falls, New York 56
Map 25. Agricultural Land Use Policy Map , Schuyler Falls, New York 61
Map 26. Ecological Land Use Policy Map, Schuyler Falls, New York 62
Map 27. Wetlands Adjacent to Morrisonville Hamlet, Schuyler Falls, New York 63
Map 28. Hamlet Land Use Policy Map, Schuyler Falls, New York 64
Map 29. Hamlet of Morrisonville, Schuyler Falls, New York 65
Map 30. Hamlet of Woods Mill, Schuyler Falls, New York 66
Map 31. Hamlet of Schuyler Falls, Schuyler Falls, New York 67
Map 32. Industrial Land Use Policy Map, Schuyler Falls, New York 68
Map 33. Morrisonville/Plattsburgh Synergy Areas 69
Map 34. Military Turnpike Industrial Corridor, Schuyler Falls, New York 70
Map 35. Composite Land Use Policy Map, Schuyler Falls, New York 71

LIST OF TABLES

Table 1 .Summary of Schuyler Falls Comprehensive Plan: Topic Areas, Key Opportunities and Threats vii
Table 2. Schuyler Falls Comprehensive Planning Committee Meetings 2
Table 3. Community Engagement Opportunities 2
Table 4. Bedroom Community SWOT Analysis 5
Table 5. Economic Gardening SWOT Analysis 8
Table 6. Exogenous Growth SWOT Analysis 9
Table 7. Eco-Hamlet SWOT Analysis 11
Table 8. Population by Race in Schuyler Falls, 2017 12
Table 9. Population Modeling Assumptions 15
Table 10. Land cover by area in acres 16
Table 11. Poverty in Schuyler Falls, 2010 and 2017 22
Table 12. Overview of Farms in Clinton County, 2012 23
Table 13. All-cause Mortality (rate per 100,000 population, age-standardized, 2014) 28
Table 14. Comparison of Mortality in Selected Categories 29
Table 15. Comparison of Mortality by Cancer 30
Table 16. Schuyler Falls' annual budgets, 2014-2019 43
Table 17. Implied tax rates for Schuyler Falls, 2014-2019 43
Table 18. Expenditures from Town of Schuyler Falls budget, 2014-2019 44
Table 19. Summary recommendations for land use 58
Table 20. Land Use SWOT Analysis 59 - 60
Table 21. Recommendations for Land Use 72 - 74
Table 22. Summary recommendations for economics, business and agriculture 76
Table 23. Economics, Businesses and Agriculture SWOT Analysis 77
Table 24. Recommendations for Economics, Business and Agriculture 78 - 79
Table 25. Summary recommendations for Health and Wellbeing 81
Table 26. Health and Wellbeing SWOT Analysis 82 - 83
Table 27. Recommendations for Health and Wellbeing 84 - 86
Table 28. Summary Recommendations for Natural Environment 88
Table 29. Natural Environment SWOT Analysis 89 - 90
Table 30. Recommendations for Natural Environment 91 - 92
Table 31. Summary Recommendations for Culture, Arts, Recreation and Entertainment 94
Table 32. Culture, Arts, Recreation and Entertainment SWOT Analysis 95
Table 33. Recommendations for Culture, Arts, Recreation and Entertainment 96 - 97
Table 34. Summary Recommendations for Governance and Infrastructure 99
Table 35. Governance and Infrastructure SWOT Analysis 100
Table 36. Recommendations for Governance and Infrastructure 101 - 103
Table 37. Prioritization of Comprehensive Planning Recommendations 106 - 108
Table 38. Short, Medium and Long-term Implementation Strategy for Comprehensive Planning Recommendations 109 - 112
Table 39. Integrated Prioritization and temporal implementation of Comprehensive Planning Recommendations 113 - 114
Table 40. Example Performance Indicators for Assessing Success of Comprehensive Planning Recommendations 116 - 118
Table 41. Schedule for monitoring performance indicators as well as review and revision of the Comprehensive Plan 119

List of Figures

Figure 1. Population Change in Schuyler Falls, 2009-2017 12
Figure 2. Population Pyramid of Schuyler Falls, 2017 13
Figure 3. Population Change Scenario 1. Maintenance of Historic and Current Growth Trends 14
Figure 4. Population Change Scenario 2. Economic Recession, Job Loss and Brain Drain 14
Figure 5. Population Change Scenario 3. Rural Investment and Resurgence 14
Figure 6. Annual Income in Schuyler Falls 21
Figure 7. Distribution of Households across Income Groups, 2009 and 2017 21
Figure 8. Employment by industry of Schuyler Falls residents, 2000, 2010 and 2017 22
Figure 9. Number of Farms by Size in Clinton County, 2012 22
Figure 10. Number of Farms by Values of Sales in Clinton County, 2012 23
Figure 11. Selected Measures for Health and Wellbeing in Schuyler Falls/Clinton County 27
Figure 12. Education Attainment in Schuyler Falls, 2017 27
Figure 13. Percent Children Who are Overweight 28
Figure 14. Percent of adults Who are Overweight 28
Figure 15. Clinton County Percentage very low birthweight 30
Figure 16. Primary Care Physicians per 100,000 population, 2010-2018 30
Figure 17. Percentage of people under age 65 without insurance 31
Figure 18. Public Health Behavior in Clinton County 31
Figure 19. Access to Primary Care Physician within 10 Miles 31
Figure 20. Annual number of Traffic Accidents 45
Figure 21. Annual number of Traffic Accidents by Manner of Collisions 45
Figure 22. Schuyler Falls Comprehensive Plan Recommendations, and Achievement of Sustainability Goals 115

Vision Statement

The Town of Schuyler Falls strives to be the best community to reside in, in the North Country. We embrace our unique historical and environmental assets and characteristics. We support appropriate infrastructure, economic growth, and stability in all sectors of our community. We desire positive health and wellbeing for our residents by supporting housing, healthcare access, and cultural and recreational opportunities for all ages and abilities. We strive to wisely and sustainably utilize natural resources while protecting our unique environmental assets. We support partnerships with adjacent municipalities and Clinton County to reach our vision.

Executive summary

Ask residents of the Town of Schuyler Falls what they love about their community and you will hear a variety of responses. Typical answers include "the people," "my friends and neighbors," "the quality of life," "small town feel, but being close to larger cities," "the Adirondack Mountains!," and "The Saranac River and Lake Champlain!" Residents gush about the local environment; kind and generous neighbors; accessible outdoor recreation in a beautiful place; the quiet, pastoral environment; and that Schuyler Falls is a safe and wonderful place to raise a family.

Schuyler Falls is a special place, and the goal of this comprehensive plan is to document the elements that make it unique, as well as to serve as a guide for leveraging these strengths into a clear-eyed vision for the future.

For nearly two years a committee of dedicated volunteers from Schuyler Falls researched, discussed, analyzed, argued, prioritized, planned and wrote as they created this plan. Other community members participated in public forums and focus groups where they provided ideas, insights, feedback and critique. The plan could not have been written without these individuals. The product of their work now serves as a roadmap for Schuyler Falls to achieve its aspirations.

This comprehensive plan outlines opportunities for development in six key areas. These areas present a holistic view of Schuyler Falls, and the plan describes ways that strengths in each area can be aligned to elevate Schuyler Falls as a premier live, work and play destination.

However, Schuyler Falls is not perfect. Residents and decision makers should not be blind to the challenges that the community faces. Like many rural places in the United States Schuyler Falls is experiencing population decline. The middle class is hollowing and poverty is persistent. Local ordinances, including zoning, are outdated and do not provide strong guidance to community decision makers. Tensions are emerging within the community over transitions in land uses, and how development pressures may alter some of the characteristics residents cherish most about the community, including natural environmental assets.

This plan attempts to frame and manage Schuyler Falls' strengths and weaknesses, as well as opportunities and threats, so that the community can maintain control of its destiny; best support all residents; be resilient to the changing dynamics of the region, state and nation; and achieve its vision for the future.

Table 1, on the following page, summarizes the key findings and recommendations contained in the plan.

Table 1. Summary of Schuyler Falls Comprehensive Plan: Topic Areas, Key Opportunities and Threats

Topic Areas	Key Opportunities	Key Threats
Land Use	Develop a modern zoning code that merges desires for environmental conservation, establishment of a strong base for local entrepreneurship, and to provide housing to workers taking advantage of increasing employment in the Town of Plattsburgh	Ad hoc decision making and an outdated zoning code lead to development decisions that bring unintended consequences and raise tensions within the community
Business, Economics, Agriculture	Highlight the community's agricultural legacy by supporting diversified farms and farmers, while encouraging the development of commercial, service and industrial hubs that align with job growth in nearby jurisdictions	Transformations in the agricultural industry threaten small, diversified farms and bring environmental impacts, while a lack of planning in Schuyler Falls may mean the community misses out on opportunities to piggyback on regional developments
Health & Wellbeing	Turn the tide of declining population through creative recruitment opportunities that diversify the community, collect data on local health attributes and needs to inform decision making, and offer opportunities for residents to age in place and establish an ethic of lifelong learning	Health determinants foreshadow that Schuyler Falls mirrors the health problems facing many rural places including obesity, a lack of physical fitness, mental health challenges and decision making patterns that do not demonstrate prioritization of health matters
Natural Environment	Use creative zoning and land conservation tools to create a mosaic of natural and pastoral landscapes that include and honor the Saranac and Salmon Rivers, foothills of the Adirondack Mountains, and Schuyler Falls' industrial and agricultural history	Habitat and forest fragmentation from rural residential development are eating into large, contiguous areas, while agricultural land uses such as manure and nutrient spreading threaten local waterways. Many residents believe Clinton County Landfill poses air and water quality risks.
Culture, Arts, Entertainment, & Recreation	Initiatives to develop the Saranac River Trail Greenway and a local public library offer significant opportunities for enhancing Schuyler Falls. Additionally, growth in eco and experience tourism leverage Schuyler Falls' environmental resources into economic development around outdoor recreation and entertainment.	Many residents in Schuyler Falls suggest the community lacks identity and placeness. Schuyler Falls is largely dependent on neighboring communities for services, arts and entertainment. Consequently, Schuyler Falls is overlooked as a location for those seeking these opportunities. Feedback loops and spillover effects ripple through the community.
Governance & Infrastructure	Movements to develop public-private partnerships for sewer and natural gas in Morrisonville may significantly raise the development possibilities in the Hamlet. Elsewhere, opportunities for enhancing parks and recreation programs as well as walk/bikeability throughout the Town exist. A recent tax increase and fund balance policy secure the community's financial future.	Historic ad hoc decision making has established in Schuyler Falls a laissez faire attitude toward planning and governance. Residents and decision makers are working hard to turn the tide of this legacy, and growing pains exist. Decision makers must be supported and held accountable to this plan and others in order for Schuyler Falls to achieve its full potential.

Chapter 1: Overview & the Process

A comprehensive, or "comp," plan describes how a community will address the tension between hope and uncertainty. It offers a community's goals and vision for the future, and describes the economic, ecological, and social changes that may occur over the next several decades. A comprehensive plan is an exhaustive review of a community's features, in addition to a review and forecast of changes that may occur over time. A comprehensive plan communicates a community's intentions and commitments for dealing with what is to come.

In Schuyler Falls a comprehensive plan is long overdue. Comprehensive plans typically consider a timeframe of one to two decades into the future, which in this case marks an auspicious occasion in the Town's history. Schuyler Falls was founded in 1848 and therefore 2048 marks the Town's 200th Anniversary. For decades, Schuyler Falls has relied on a functional or ad hoc approach to addressing changes and planning for the future. Its current zoning code and map were adopted in July of 1999, nearly two decades ago. While Schuyler Falls has not changed much in those two decades, much has changed around the Town and many of the provisions in the zoning code need to be updated. Because zoning sets the stage for how the Town will handle land use changes on an ongoing basis, it is important that recommended changes reflect the wants, needs, and desires of the community.

Schuyler Falls Comprehensive Plan Vision Statement

The Schuyler Falls Comprehensive Planning Process launched in spring of 2017. On May 23, 2017 the Town Board passed a resolution to develop a comprehensive plan, and created a Comprehensive Planning Committee of eight town residents to guide this process. Committee members represented long-term residents of Schuyler Falls as well as relative newcomers; younger residents as well as seniors; diverse interests and experiences; and professions that provide unique perspectives and knowledge of the community.

The first task of the committee was to develop a vision statement for the Comprehensive Plan. A vision statement describes a community's values and aspirations, and a shared image of their community in the future. Such a statement should be generated through community engagement and reflect forward thinking. It should be written in a positive and inspirational style. A vision statement should function as a guideline for the future of the community while changes occur.

Vision Statement

The Town of Schuyler Falls strives to be the best community to reside in, in the North Country. We embrace our unique historical and environmental assets and characteristics. We support appropriateinfrastructure, economic growth, and stability in all sectors of our community: We desire positive health and wellbeing for our residents by supporting housing, healthcare access, and cultural and recreational opportunities for all ages and abilities. We strive to wisely and sustainably utilize natural resources while protecting our unique environmental assets. We support partnerships with adjacent municipalities and Clinton County to reach our vision.

Committee Planning Process & Structure of the Plan

The Schuyler Falls Comprehensive planning process examined Schuyler Falls' past, present and future from six perspectives. These perspectives became themes for discussion, and eventually evolved into the chapters of the comprehensive plan. These focus areas and chapters are:

- Land use;
- Business, economics and agriculture;
- Health and wellbeing;
- Natural environment;
- Arts, culture, entertainment and recreation
- Governance and infrastructure

In addition to these themes and the recommendations that accompany them, the plan includes a description of our planning methodology as well as a profile of current conditions in Schuyler Falls. Maps and images are provided throughout the plan to support our analysis and suggestions for the future. Additional resources such as programs, policies and news articles that provide examples of other communities that have found successes addressing similar issues as are faced in Schuyler Falls are included. The Table of Contents, Lists of Figures, Tables and Images, and Appendix will help readers and decision makers navigate the plan.

Faculty from the SUNY Plattsburgh Center for Earth and Environmental Science (SUNY), along with a professional facilitator and planner from Community Roots, Inc., were contracted to support and guide the process.

The Comprehensive Planning Committee and SUNY met on the second Tuesday of each

month. Several members of the committee and SUNY met prior to this meeting to develop forthcoming meeting agendas and facilitation plans. Table 2 outlines the schedule of these meetings.

The committee dedicated the first few meetings to the development of the vision statement included previously. This statement guided subsequent research, discussion and development of recommendations for the comprehensive plan. The vision statement identified the six focus areas which became the chapters contained in the plan. Each focus area is organized around one or more objectives that the committee identified as being critical for the future of Schuyler Falls. Once this vision was developed, most of the committee's time was spent on two topics:

Table 2. Schuyler Falls Comprehensive Planning Committee Meetings

June 13, 2017	January 9, 2018	August 14, 2018	January 8, 2019
August 8, 2017	February 13, 2018	September 11, 2018	February 12, 2019
September 12, 2017	March 20, 2018	October 9, 2018	March 12, 2019
October 17, 2017	April 10, 2018	November 13, 2018	April 9, 2019
November 14, 2017	May 5, 2018	December 18, 2018	

1. Identifying town goals, strengths, weaknesses, opportunities and threats in each of the six planning themes contained in the vision statement. This work was generally accomplished through ideation exercises facilitated by the SUNY team.

2. Organizing community engagement opportunities for members of the broader community to learn about and provide input into the plan. This work entailed identifying/creating events for gathering input, developing plans for informing the public about the plan, and developing methodologies for collecting data from the participants in community engagement sessions.

Committee members spent approximately two meetings researching and discussing each theme within the plan. First, committee members discussed the Town's assets, liabilities and aspirations for a particular topic. The SUNY team would then process this information and conduct further research into the planning theme. Next, committee members would examine and discuss the information returned by SUNY, often pouring over maps and generating creative ideas based on geography. Not every idea was considered a great one and embedded in the plan. Members and consultants kept a keen eye on priorities, realistic possibilities, and time horizons.

Community Engagement Process

The planning committee and SUNY worked hard to provide stakeholders in the future of Schuyler Falls with ample and authentic opportunities to engage in the planning process. Generally speaking, engagement opportunities focused on three primary functions:

- Informing the public about the planning process and benefits, and building support for the plan;
- Gathering information from members of the community and providing opportunities for residents of diverse perspectives to provide input to the plan;
- Allowing stakeholders to review and comment on the plan as it is written and adopted.

Table 3. Community Engagement Opportunities

November 29, 2017. Business Leaders' Focus Group. 9 attendees.	October 16, 2018. Natural Environment Focus Group. 8 attendees.
April 21, 2018. Morrisonville Pancake Breakfast. 60 attendees.	November 13, 2018. Health, Wellbeing, Recreation Focus Group. 9 attendees.
May 8, 2018. Interactive Open House. 5 attendees.	February 26, 2019. Public Forum.

The planning process included six formal community engagement opportunities. Table 2 provides the dates, locations, approximate number of attendees, and topic areas of each community engagement session.

Community engagement sessions included a variety of activities to gather input and feedback from members of the public. For example, participants engaged in sticky note and sticky dot ranking exercises, mapping and prioritization activities, focus groups, interviews and small group discussions. These methods helped create interactions among participants that allowed them to build

ideas off of one another and accelerate creative thinking. In addition to face-to-face opportunities, the committee developed a Facebook page to inform residents about the planning process, provide updates and gather input.

Planning Methodology & Data Analysis

In order to analyze data collected from online databases such as the US Census, Bureau of Labor Statistics, and Clinton County Public Health among others, as well as information collected through interactions with community members, SWOT analysis, Scenario Planning and geospatial analysis were used.

SWOT Analysis

SWOT analysis uncovers the Strengths, Weaknesses, Opportunities and Threats within a community, including different patterns of development on the landscape and community-related programs and projects. In SWOT analysis, strength and weaknesses represent internal factors under Schuyler Falls' control. Opportunities and threats, on the other hand, represent dynamics that are external to the community and cannot be controlled.

The ability to revise the town's zoning ordinance, for example, is an internal strength for Schuyler Falls because the town board can control the process of developing a new zoning code, and doing so might enhance development. Alternatively, Schuyler Falls' Town Hall has limited operating hours. This may be classified as an internal weakness because while the limited hours restrict efficient processing of town business and participation from residents, the operating hours could be modified by the town board. On the other hand, dramatic economic decline in Schuyler Falls due to a national recession is not under the town's control, and is therefore considered an external threat. An example of an external opportunity might be the possibility of receiving grant funding to initiate new recreational programs.

SWOT analysis is an interpretive act. This means that our team made choices about what to include in the analysis and about how specific items would be classified. Our choices were guided by discussions with the planning committee and the community engagement forums offered as part of the planning process.

In this plan we used SWOT to analyze the outcomes of historic and ongoing development in the Town of Schuyler Falls, as well as to forecast future outcomes. For each SWOT analysis, data was collected from community stakeholders, members of the planning committee, professionals in the community and others, including county, state and federal sources. Data was both qualitative–such as interviews, focus groups and document analysis–and quantitative–such as demographic data, traffic counts, and water quality data. These data informed the creation of scenarios, objectives and recommendations throughout the planning process. Table 4 provides an example of SWOT analysis.

Scenario Planning

Scenario planning is a tool for identifying and accounting for uncertainties, and the ways that uncertainties might limit progress toward desired objectives. Scenario planning involves the creation of several different stories about the future. The stories developed represent various possibilities for how the future might look, act, and feel. Once a variety of possible outcome scenarios are developed, stakeholders engage in creative thinking about what changes might need to occur in order to make each of the various futures a reality. By discussing changes and consequences, stakeholders reveal objectives, performance indicators and preferences that can be translated into their respective elements of the comprehensive plan. Scenario planning is not a crystal ball, however. Its intention is to reveal challenges and changes within a community, and the consequences of trying to address those factors. Once these changes and consequences are rendered explicit through ideation activities, planners can recommend actions to cultivate and accelerate the changes and consequences that align best with community values and objectives, as well as strategies to avoid, minimize or mitigate for less desirable contingencies. In the Schuyler Falls Comprehensive Plan we used scenario planning to uncover residents' ideas and aspirations for the future of the community, including relative to land use.

Four scenarios were developed to guide our discussion about the future of Schuyler Falls. Each was based on important trends and expected changes in the town and the surrounding region, and all scenarios are equally likely. In fact, our team sees elements of each scenario occurring in the Town of Schuyler Falls today, to greater and lesser extents. Some attributes of these outcomes are desirable while others are less so. The lack of planning by the Town of Schuyler Falls in past years has created an environment in which the more desirable elements of each scenario occur by chance, while the less desirable consequences compound one another and have amplified effects.

The four scenarios developed for Schuyler Falls are:

1. Bedroom Community
2. Economic Gardening
3. Exogenous Development
4. Eco-hamlet

Throughout this process we looked at each scenario from six perspectives:

- Land use;
- Business, economics and agriculture;
- Health and wellbeing;
- Natural environment;
- Culture, arts, recreation and entertainment;
- Governance and infrastructure.

For this process, SWOT analysis and scenario planning were integrated to evaluate the outcomes of the changes identified by the planning committee relative to each scenario, and in the six thematic areas. Eventually these themes became chapters in the comprehensive plan. The Committee then developed recommendations for facilitating the most desirable consequences and preventing others. SWOT analysis provided a tool for considering the feasibility and desirability of these recommendations, relative to current conditions. The outcomes of this process are represented in the subsequent chapters.

Bedroom Community

In a bedroom community, there are very few jobs available locally. Most employed residents travel elsewhere to work and only return home in the evenings. The Town of Schuyler Falls strongly illustrates this dynamic. The hamlets of Woods Mills, Morrisonville and Schuyler Falls provide very few of the services needed for residents' daily routines. The lack of available services including grocery stores and entertainment options exacerbate this dynamic, as residents must travel outside the community for these activities and services. The most recent developments of significance in the Town of Schuyler Falls are in rural areas outside the hamlets and represent housing only, with no additional services provided. This context has developed alongside industrial



Image 3. *Rural Residential Bedroom Community. This street view from a residential development along 22B illustrates the bedroom community dynamic in rural Schuyler Falls. Growth is limited to residential development and little to no significant retail, service or entertainment. Driving is mandatory, as no other transport options occur on a regular basis. Such development patterns limit neighborhood placemaking and require residents to spend time and resources in nearby communities.*

expansion and accompanying employment opportunities in the Town and City of Plattsburgh, among other areas outside of Schuyler Falls.

In the future, the Town of Schuyler Falls, under the Bedroom Community Scenario, would expect to see equal growth across all segments of the residential markets. The Town would put forth no



Image 4. *Large Lot Bedroom Community. Large residential lots eat into unfragmented forest habitat in west-central Schuyler Falls. A lack of nearby services creates longer travel times/distance for everyday items such as groceries. Town service costs, such as plowing and road maintenance increase. There is limited potential for sewer and natural gas.*

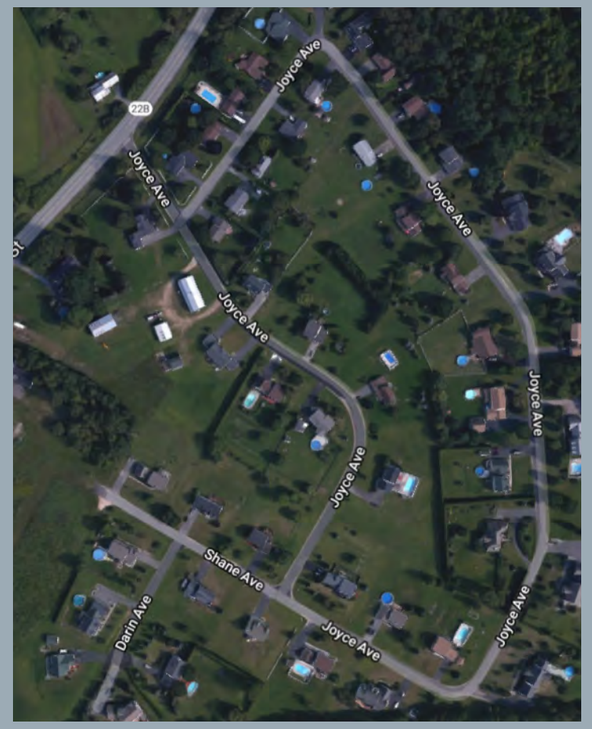


Image 5. *Bedroom Community Neighborhood. This large deforested and graded neighborhood outside the Hamlet of Morrisonville does not reflect local ecology. The street layout unnecessarily increases impervious area, and is unconnected to other nearby streets and routes into Morrisonville. There is a lack of basic services at the neighborhood scale. These characteristics set up the bedroom community dynamic, as residents must travel for most activities.*



Image 6. *Disconnected Roads and Residential Neighborhoods. Roads to nowhere along 22B. Development patterns such as this require more land than necessary, limit community building among residents, and mandate automobile driving and ownership. There are no services nor retail in close proximity. This version of the bedroom community fails to realize its full potential as residents must work, play and meet other routine needs outside the community.*

major economic development push of any kind, relying, instead, on economic growth initiatives in the City and Town of Plattsburgh. If all goes well, 2040 Schuyler Falls might have several new neighborhoods scattered throughout the town and perhaps a few small convenience businesses such as Maplefields and Stewarts. New neighborhoods will likely reflect suburban/exurban land uses, with single family homes on lots between ¼ and 10 acres. Multi family units could occur at higher densitites, such as 4-10 dwelling units per acre.

Table 4. Bedroom Community SWOT Analysis

Internal

Strengths	Weaknesses
• Elevated employment rate among town residents, as employment outside the community drives residential expansion within Town; • Property values increase as development pressures increase alongside economic expansion in neighboring jurisdictions; • Support for creating professional development programs to assist residents in entrepreneurial activities; • Support for development of library and community center, as well as arts, culture and entertainment options, to keep tax revenue local rather than send to neighboring jurisdictions; • Residential growth includes an increase in the number of school-aged children, anchoring the importance and permanence of Morrisonville Elementary.	• Increase in residential housing and population without equivalent commercial and industrial growth creates an imbalance in tax revenues and expenditures; • Residents demand services, though development patterns do not accommodate service expansion; • Lost revenue from commercial and industrial development to neighboring jurisdictions; • Maintains current pattern of planning and development; • Lack of community identity and sense of place.

External

Opportunities	Threats
• Modify zoning code to encourage entrepreneurial activity and commercial, industrial development alongside residential development to increase employment opportunities; • Encourage expansion in daily services such as grocery and medical care, as well as restaurant and entertainment options; • Enhance broadband network to improve communications as an economic development and employment strategy; • Low impact development building guidelines to reduce environmental impacts of residential development.	• Sprawling residential development eats up rural land base, raising property values and taxes; • Reduction in agriculture as a result of rising property values; • Land use conflicts between residential and agricultural uses; • Lack of community center and sense of place threatens unique character and feel of the Town of Schuyler Falls; • Growth primarily occurs in the residential sector, increasing potential for land use conflicts between residential and agricultural land uses; • Future success of the Town of Schuyler Falls hinges on successes of neighboring jurisdictions, reducing independence; • Environmental impacts from development pressures, including septic leaks and maintenance, rural sprawl, habitat fragmentation, increased carbon footprint from automobile dependent residential and work patterns.

Economic Gardening

Economic Gardening focuses on building capacity for entrepreneurial activity and innovation to support the local economy. It is built around historic and current entrepreneurial activity, and creating new opportunities for entrepreneurial residents. This includes efforts to retain and launch both larger and smaller businesses and farms, without stated preference for either. Currently the Town of Schuyler Falls boasts some home-based, online and brick and mortar enterprises, including service firms. The future-oriented capacity of economic gardening is based upon creating professional development workshops and trainings for business owners in the Town of Schuyler Falls to increase current owners' chances at success as well as provide a launching pad for new ventures. Additionally, this scenario includes policy incentives for businesses and new start-ups such as zoning that allows for flexibility, directing start-ups to needed areas, and creating linkages among synergistic businesses for the creation of micro-hubs of like services. Under this scenario, if all goes well, 2040 Schuyler Falls has several small, rural Ag/Bio-based start-ups; a few craft initiatives; landscaping/construction operations; perhaps a mine and brewery, and possibly some invisible work-from-home online start-ups. The key to understanding economic gardening is that the firms and opportunities under focus are locally owned and operated, and the town opens itself up to creating and promoting these developments and becomes known as a place for nurturing local entrepreneurs. The community seeks changes in policy to achieve these goals as well as funding and partnerships to advance the local economy by building residents' skills for business ownership and innovation.



Image 7. *Small farms and other Bio-based Businesses Exemplify Economic Gardening. Bio-based business have emerged in recent years in Schuyler Falls. Equestrian farms, diversified produce farms, greenhouses and wineries are among recent start-ups. Current zoning limits some opportunity by requiring special use permits for business operations. Revisions to the zoning code could better define allowable uses, encouraging and streamlining entrepreneurship. There is a need to allow residents to build capacity for economic independence. Such independence will support town growth without sending resources to neighboring communities.*



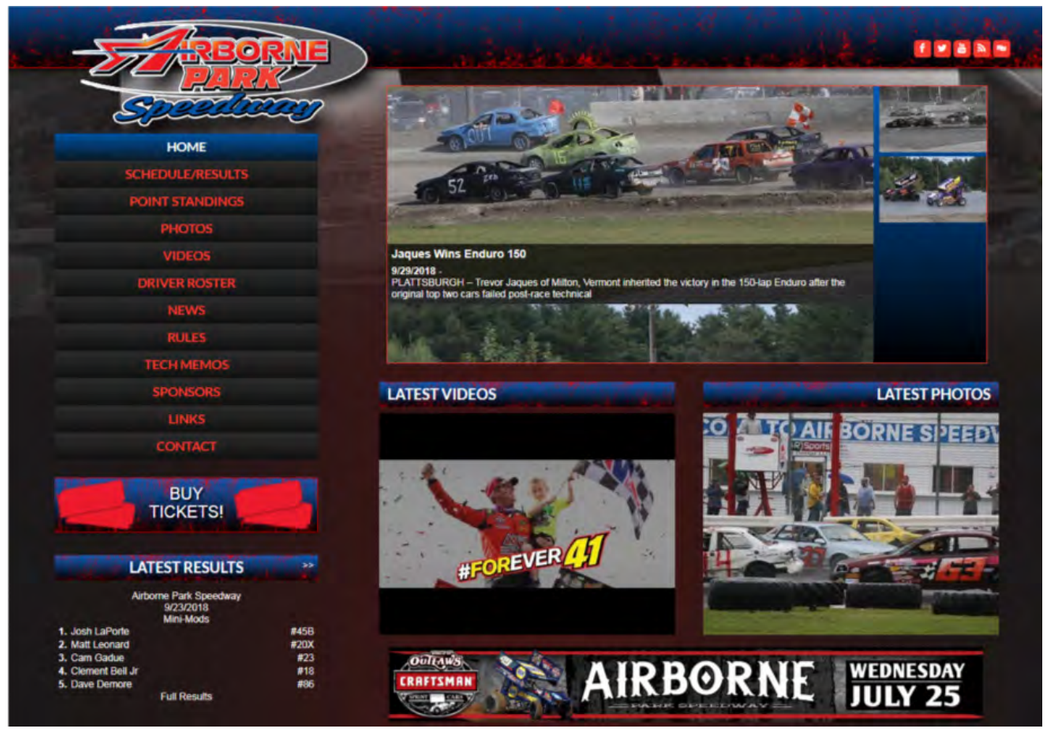
Image 8. *Bio-based Economic Gardening. Many small businesses in Schuyler Falls depend on local natural resources. Natural assets provide secure sources of materials on which to base unique, local enterprises.*

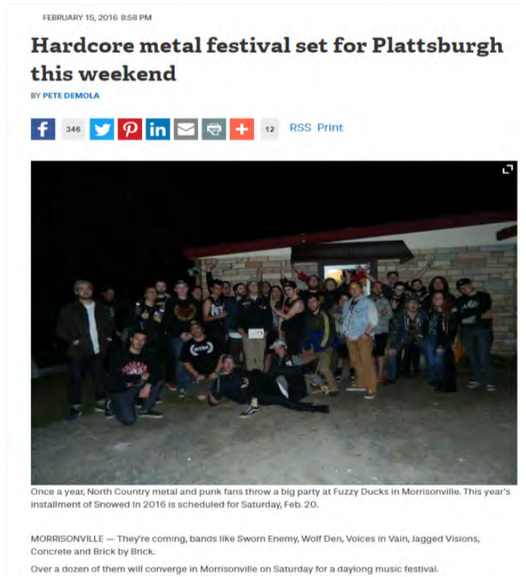


Image 9. *Economic Gardening also Supports Daily Service Needs. Economic gardening does support basic services in Schuyler Falls. Local, independent services decouple Schuyler Falls' economy from the City and Town of Plattsburgh, among other jurisdictions..*



Image 10. *Schuyler Falls Supports Many Small Businesses. This image of rural Schuyler Falls illustrates the variety of businesses that an economic gardening initiative may cultivate. Additionally, with economic gardening firms can sprout in rural areas as well as hamlet centers. Strong cellular and broadband connections are required for start-ups such as these. Economic gardening allows for rural living and working while participating in the 21st Century economy.*




FEBRUARY 15, 2016 8:58 PM

Hardcore metal festival set for Plattsburgh this weekend

BY PETE DEMOLA

346 12 RSS Print

Once a year, North Country metal and punk fans throw a big party at Fuzzy Ducks in Morrisonville. This year's installment of Snowed In 2016 is scheduled for Saturday, Feb. 20.

MORRISONVILLE — They're coming, bands like Sworn Enemy, Wolf Den, Voices in Vain, Jagged Visions, Concrete and Brick by Brick.

Over a dozen of them will converge in Morrisonville on Saturday for a daylong music festival.

Image 11. *Creative Economic Gardening Exists in Schuyler Falls. Examples of local firms that contribute to the unique character of Schuyler Falls.*

Table 5. Economic Gardening SWOT Analysis

Internal

Strengths	Weaknesses
• Currently the Town of Schuyler Falls hosts a variety of small businesses, service firms and agricultural enterprises; • Hamlet centers provide central points for business activity; • Extensive rural areas provide space for natural resource-based firms, and those with larger footprints; • Location and transportation routing allow for Schuyler Falls to be an ideal environment for new businesses.	• Few entertainment, arts, culture, or restaurant options currently exist; • Lack of local directory makes current operations difficult to find; • Unclear zoning code and misconceptions are limiting entrepreneurs; • Few training opportunities, and poor awareness and access to them; • Current firms provide few jobs in the Town of Schuyler Falls; • Lack of broadband and cell service limit potential.

External

Opportunities	Threats
• Ideal location for eco-tourism, CSA farms, bio-based firms to capitalize on the Saranac River Trail, Northern Forest Canoe Trail, equine and bike riding, etc.; • SUNY Plattsburgh, Clinton Community College, Chamber of Commerce and other agencies offer opportunities for training workshops and linkages to economic development programs; • Ongoing initiatives in Town and City of Plattsburgh, Clinton County and other neighboring jurisdictions offer opportunities for launching synergistic businesses and creating hubs.	• Neighboring jurisdictions have strong comprehensive plans; • Neighboring jurisdictions have stronger branding as innovation hubs; • Lack of plan and prior support limits funding and momentum; • Rural context poses marketing challenges; • Lack of broadband and cellular expansion plan limits business owners' ability to plan.

Exogenous Growth

Exogenous growth is characterized by economic development that comes from outside the community, often by chain franchises and corporations. In Clinton County this can be most clearly seen along NYS Route 3 and Military Turnpike in the Town of Plattsburgh where many national chains and corporate offices/manufacturing facilities are located. The Exogenous Growth scenario is focused on attracting businesses from outside the area to capitalize on regional economic development initiatives. If all goes well, the Town of Schuyler Falls in 2040 has a few manufacturing, industrial, and small tech or healthcare firms, along with small chain restaurants such as Subway or Arby's and convenience stores such as Maplefields or Stewarts. These new developments accompany growth in neighboring jurisdictions and create hubs of synergistic firms such as the current transportation hub being developed in the Town of Plattsburgh. In contrast to Economic Gardening, this scenario is primarily focused on growing Schuyler Falls' economy through recruitment rather than cultivating local activity.

Image 12. *Examples of Typical Rural Exogenous Growth. Examples of exogenous firms that often locate in communities such as Schuyler Falls.*







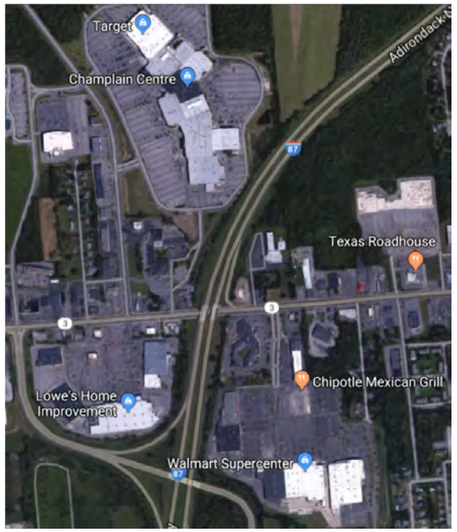


Image 13. *Satellite image of an exogenous growth area in the Town of Plattsburgh. Firms in this area are corporate-owned and send a large percentage of local consumers' cash outside the region. Furthermore, these firms have very specific geographic requirements and site plans that are dependent on automobiles and promote sprawl.*

Image 14. *Light Industrial and Residential Land Uses on Military Turnpike. Satellite image of the light industrial corridor along Military Turnpike. This corridor includes local and non-local firms as well as residences. It's proximity to an industrial and commercial sector in the Town of Plattsburgh make an attractive industrial and commercial corridor in its own right. Care must be taken however, as these uses may be incompatible with the current residential portions of the corridor, and land use conflicts may arise.*



Table 6. Exogenous Growth SWOT Analysis

Internal	
Strengths	Weaknesses
• Franchises and corporate manufacturing facilities often employ many workers, boosting employment; • This scenario would provide necessary services such as inexpensive grocery, eating and retail options; • Route 3 and 22B, as well as Military Turnpike, provide attractive routes for exogenous growth; • Risk of development is borne by franchise and/or corporation, reducing direct risk to residents of Town of Schuyler Falls.	• Large percentage of revenues leave community to corporate headquarters; • Companies tend to offer part-time employment only; • Automobile dependent with large parking footprints; • Particular and inflexible design requirements; • Tend to locate near transportation nodes where other services are already located, limiting provision of services to areas in need; • Detract from unique look and feel of community.
External	
Opportunities	Threats
• Increase tax revenues; • Provide necessary services; • Increase employment; • Grow interactions with regional economic development organizations; • Create synergies with other nearby firms.	• Detract from unique look and feel of community; • Reduce economic independence, pinning success on other jurisdictions and absentee corporate owners; • Limited water and sewer availability hamper full growth potential; • Limited influence on design, management and operations.

Eco-Hamlet

This scenario focuses on preservation of rural farmland and forested areas, while focusing small development projects in hamlets. Current examples can be seen in the hamlets of Woods Mills and Schuyler Falls. In Woods Mills, we observe walkable residential areas and parks integrated along a rural road. In Schuyler Falls, the triangular area bounded by Salmon River Road, Route 22B and Mason Street includes residential neighborhoods, farms and services with small commercial enterprises. Salmon River Park is walkable to the hamlet, and the interior of the triangle is a forested stream corridor. If this scenario is fostered, the hamlets of the future will look much like they do now with small developments such as cafe's, retail and services that support residential daily lifestyle patterns. Eco-tourism, and rural/ag operations may coexist. If all goes well, the Schuyler Falls of 2040 retains rural character, has biking/walking/snowsport paths, along with a few small, ag-tourism and service firms such as community supported agriculture farms, vineyards, breweries/hops growing, and orchards.





Image 15. *Eco-hamlets Design Economic Development Around Natural Assets. The eco-hamlet scenario merges locally-based, hamlet focused economic development with environment, recreation and entertainment. It confronts the typical disadvantages of the bedroom community by providing services, recreation and entertainment in close proximity to residential neighborhoods. The Saranac River, Lake Champlain and Adirondacks serve as cornerstones for the eco-hamlet scenario.*



Image 16. *Eco-hamlets can be wonderful places to age-in-place. Schuyler Falls has a growing number of seniors and elderly residents looking for medical service and lifelong learning opportunities.*



Image 17. *Schuyler Falls supports Diverse Small Value-added Farms. The eco-hamlet scenario builds on the region's tourism economy and leverages growth in experience-tourism.*



Image 18. *Satellite image of Woods Mill hamlet. Woods Mill offers a variety of housing options and centrally-located park in a walkable neighborhood.*



Image 19. *Hamlet of Schuyler Falls exemplifies Eco-hamlet dynamics. The hamlet of Schuyler Falls embeds several services in a well-bounded neighborhood. A green corridor connects residential neighborhoods. Recreation opportunities are within walkable distance.*

Table 7. Eco-Hamlet SWOT Analysis

Internal

Strengths	Weaknesses
• Many examples exist, as well as seeds of new eco-hamlet opportunities; • Forest and farmland is preserved; • Saranac and Salmon Rivers; • Unique community characteristics are preserved; • Strong sense of place and identity is preserved; • Synergistic businesses that complement scenic and rural beauty and recreation opportunities.	• Relies on external visitors for most economic growth (eco-tourism, etc); • Business opportunities limited to industries and sectors that fit a specific niche; • Lacking local skills and expertise requires attracting new talent to the area • Few or no opportunities for pairing recreational activities with entertainment or dining.

External

Opportunities	Threats
• Farm and forest conservation; • Eco-tourism and bio-based business development blends; • Blends economic gardening and bedroom community scenarios; • Potential for in-home entrepreneurial activities without major capital needs; • Partnerships with Towns of Peru and Saranac.	• An already crowded “eco-tourist” marketplace with competitors like Saranac Lake, Lake Placid, and communities in Vermont; • Economic downturn reduces external flux of cash for eco-based businesses.



Chapter 2: Community Profile

A Brief History of Schuyler Falls:

Schuyler Falls has a rich history of human habitation, growth and evolution. A brief history of Schuyler Falls was written by several residents in 1998, for the community's sesqui-centennial (Appendix A). Their report contains historical maps, lists, and photos of historical sites; the Town's original charter along with other stories and details. Furthermore, the town historian's office contains original documents and artifacts that tell the story of Schuyler Falls. From a planning perspective these historical resources reveal much about change and growth in the community over the past 175 years.

Demographics

The Town of Schuyler Falls is a small, rural community. According to the American Community Survey (ACS), the population of Schuyler Falls peaked at 5,238 people in 2009, representing a slight increase from the 2000 census when the population was just over 5,100 (see Figure 1). The ACS estimated in 2016 that the population had declined, slightly, from its previous peak. However, over one-third of the population settled in Schuyler Falls during the 1990s, making this the largest growth period. Since 2000 Schuyler Falls has had a declining rate of population growth and a negative rate of growth most recently. Population density in the town is 142 people per square mile, though the population is not spread evenly throughout town. The hamlets of Woods Mills, Schuyler Falls and Morrisonville have much higher population densities compared to the rural portions of the town in the south and southwest. As of 2016, seventy percent of the 2,144 households in town were occupied by married couples. The average family size was 2.4 people. Residents' median age was 41.3 years old.

Schuyler Falls is racially homogenous (see Table 8), as 97% of residents are white. Schuyler Falls is about ten percent less diverse than Clinton County and Plattsburgh. Approximately 90% of the population of these neighboring jurisdictions is white. Furthermore, the percentage of white residents in Schuyler Falls is two-and-a-half times greater than New York State. Less than 1% of Schuyler Falls' residents are of Asian descent, black or African American,, American Indian or Native Hawaiian and Pacific Islander.

There are slightly more women (52%) than men (48%) residing in Schuyler Falls. Based on the population pyramid (see Figure 2), it appears that Schuyler Falls is dominated by families. Age cohorts with the largest populations by percentage are the 45-64 and under 19 cohorts.

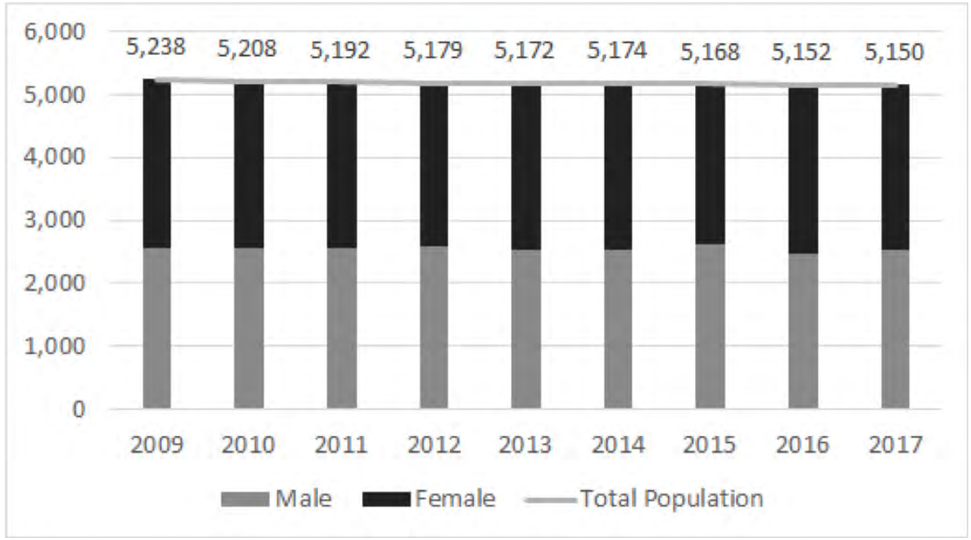


Figure 1. *Population Change in Schuyler Falls, 2009-2017*
Source: U.S. Census Bureau, American Community Survey, various years

Table 8. Population by Race in Schuyler Falls, NY (2017)

Race	Population	Percent of Total Population
White Alone	4,908	95.3%
Black or African Alone	17	0.3%
American Indian or Alaskan Native Alone	31	0.6%
Asian Alone	125	2.4%
Native Hawaiian and Other Pacific Islander Alone	0	0.9%
Some Other Race Alone	7	0.1%
Two or More Races	62	1.2%
Total	**5,150**	**100%**

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

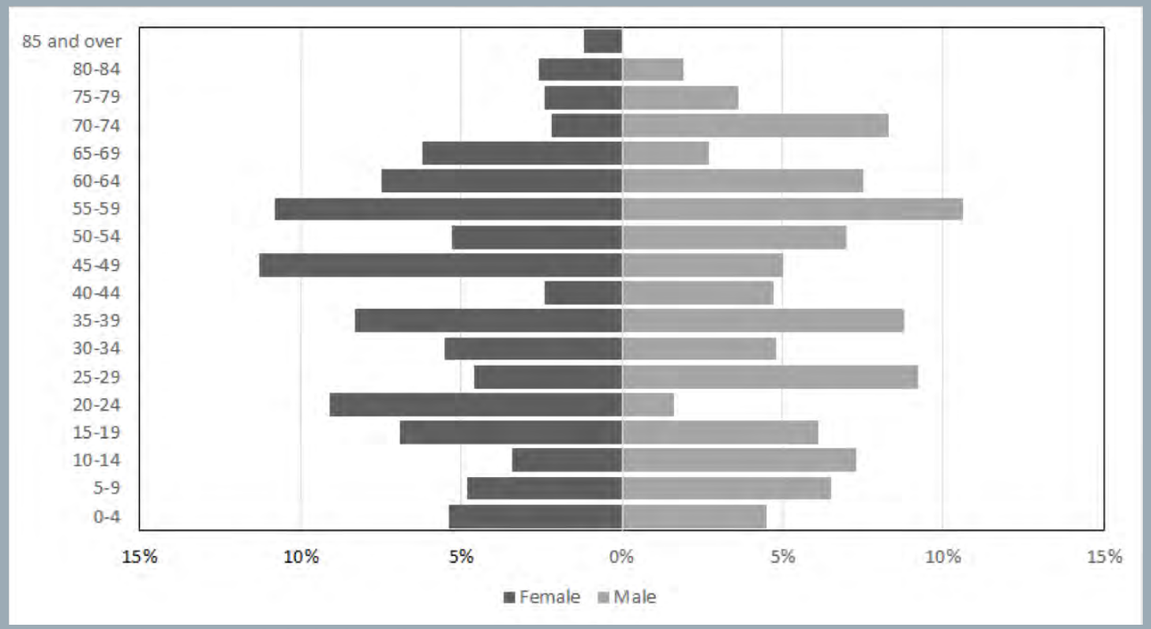


Figure 2. *Population Pyramid of Schuyler Falls, 2017*
Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

As of 2016, there were just over 2,000 housing units in Schuyler Falls, of which nearly 80% were single family homes. The majority (98%) of housing units were occupied. Home ownership rates are high, with over two-thirds of housing units being owner-occupied. The median monthly housing cost was just under $800, which mirrors Clinton County and the Plattsburgh region. Median property values were just under $130,000.

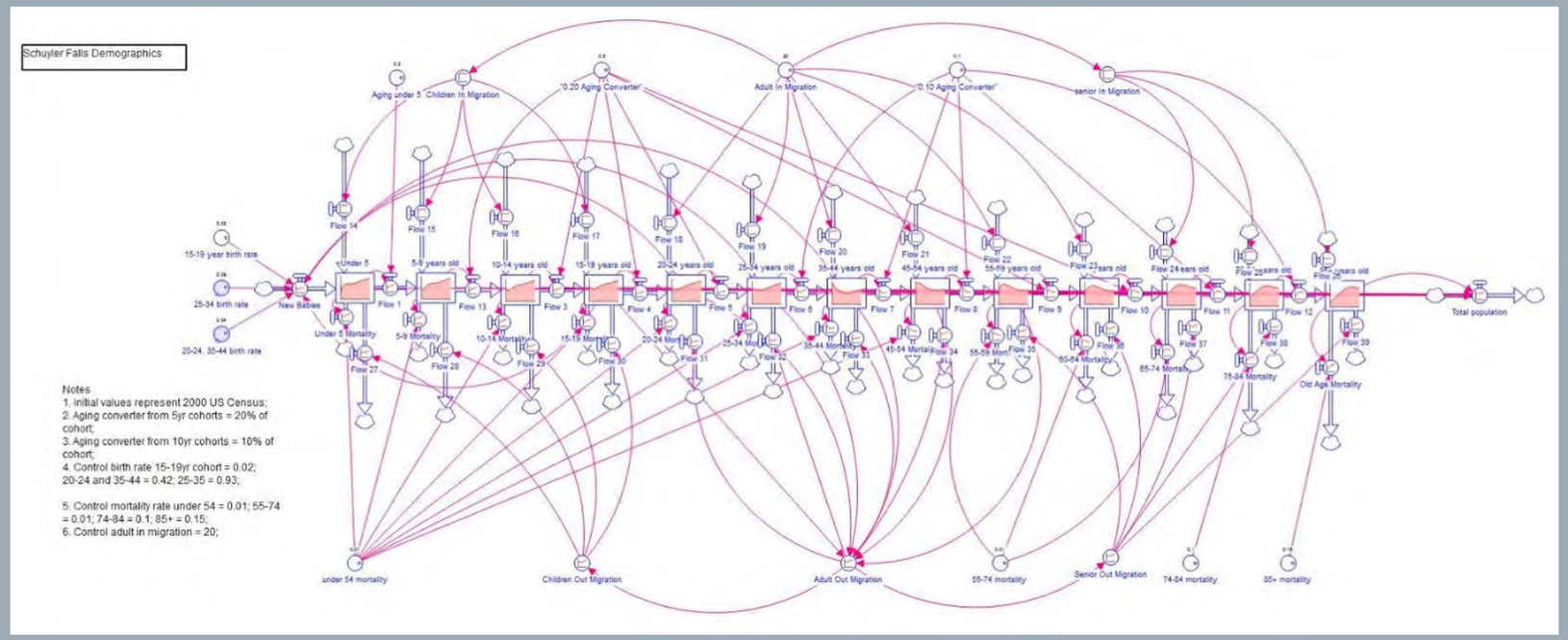
Schuyler Falls' full American Community Survey details are included in Appendix B.

Population Modeling

The population model illustrated below is based on 2000 and 2010 census data, as well as the 2010-2015 American Community Survey. The model includes a number of different dependent and independent variables, that in concert can be used to predict population change over the life of the comprehensive plan and in response to different development scenarios.

Variables included in the plan are:

- Birth rates for various age cohorts (15-19 years, 20-24 years, 25-35 years, 35-44 years);
- Mortality rates for various age cohorts (under 54 years, 55-74 years, 75-84 years, 85+ years);
- Adult migration into and out of Schuyler Falls.



We developed three different population scenarios to inform our decision making throughout the planning process. The assumptions made in the creation of each scenario, as well as the results from modeling the scenarios are provided in the graphs and tables below.

Population Change Scenario 1: Maintenance of Historic and Current Growth Trends. The assumptions of this scenario represent the growth rates evidenced by the US Census from 2000-2015, as well as consistent decision and development patterns in Schuyler Falls. Therefore, this scenario reflects continued ad hoc decision making, little effort to retain residents, limited economic development activities within Schuyler Falls and reliance on development within

Image 20. *Stella population model. The model provides a predictive tool to explore population change in Schuyler Falls. The boxes that run horizontally across the middle of the graphic represent current population in Schuyler Falls for various age groups. The circles above the boxes represent in-migration, while those below represent out migration and mortality. Mathematical equations represented by the arrows that connect the circles and boxes calculate changes in population based on assumptions about in/out migration rates in Schuyler Falls. The model is based on US Census data and predicts population change over 50 years.*

neighboring jurisdictions for employment of town residents. At larger scales, the state, national and global economies remain steady and reflect no significant deviation from typical growth and inflation rates. Population changes reflect and maintain those in the 2000-2015 census and American Community Survey.

Population Change Scenario 2: Economic Recession, Job Loss and Brain Drain. Economic recession at the state, national and global scales stress all communities in the Northeast. Disinvestment in states and regions including the North Country and Clinton County eliminates industries and jobs in Schuyler Falls. Damages spread to housing and agricultural sectors, among others. Out migration increases, while in migration suffers. Brain drain sets in and young workers leave rural areas to find opportunity in urban areas.

Population Change Scenario 3: Rural Investment and Resurgence. State, national and global economies expand. In the North Country and Clinton County, investment in economic development and employment programs aid population growth within Schuyler Falls, as well as robust growth in quality of life sectors such as natural environment and arts, culture, entertainment options. Rural areas are seen as cutting edge areas of innovation for young people and the creative class. Rural areas offer seniors opportunities to age in place. Schuyler Falls' proximity to the City/Town of Plattsburgh, Burlington, Vermont and Montreal, Quebec allow it to thrive in this context.

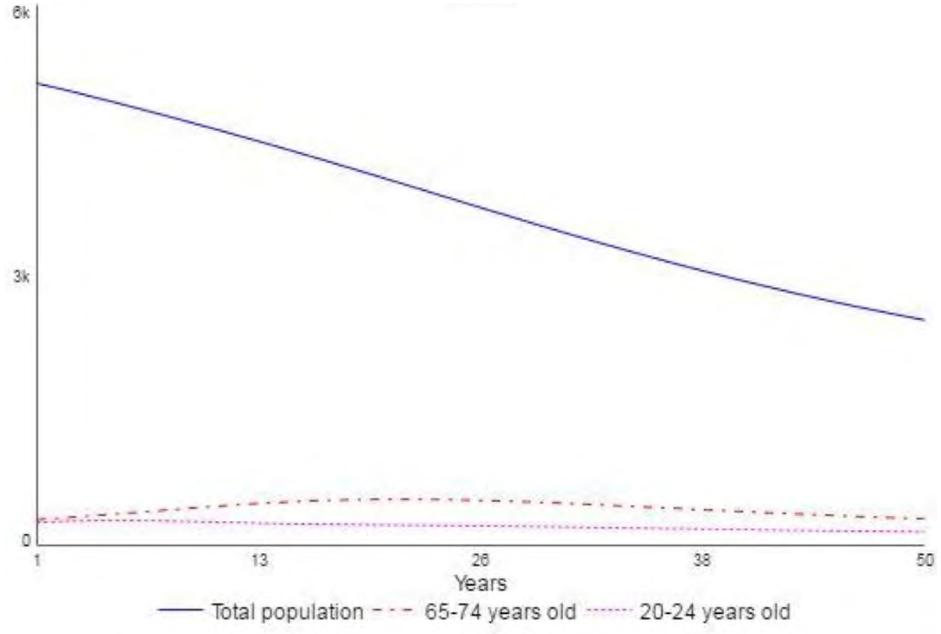


Figure 4. *Population Change Scenario 2. Economic Recession, Job Loss and Brain Drain. This scenario illustrates a significant decline in population, from approximately 5200 in 2019 to 3000 in 2050. This change corresponds to a shrinking economy and disinvestment in national and state infrastructure and funding, that trickles to Schuyler Falls.*

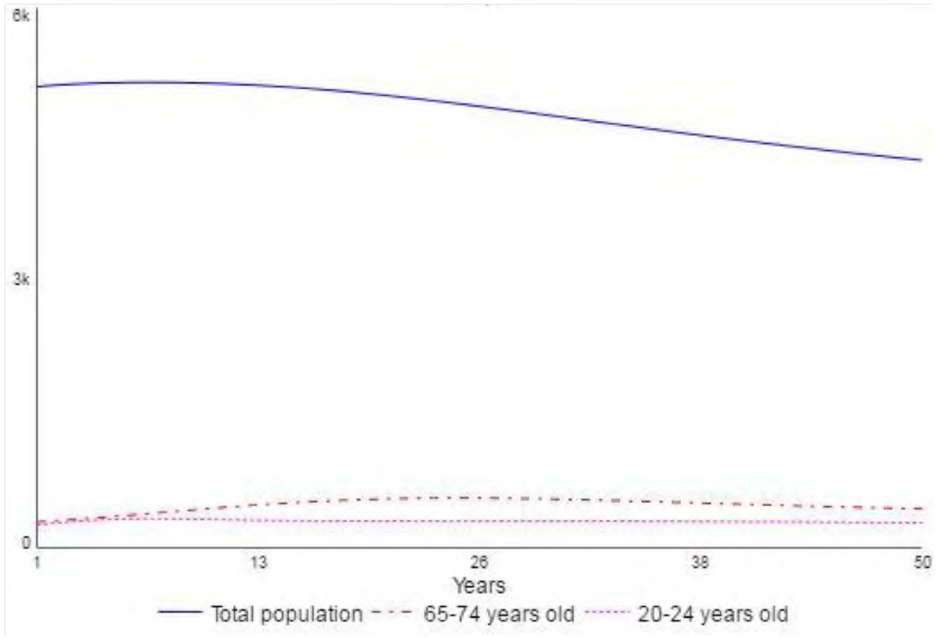


Figure 3. *Population Change Scenario 1. Maintenance of Historic and Current Growth Trends. This scenario illustrates a slight decline in population from approximately 5200 in 2019 to 4800 in 2050.*

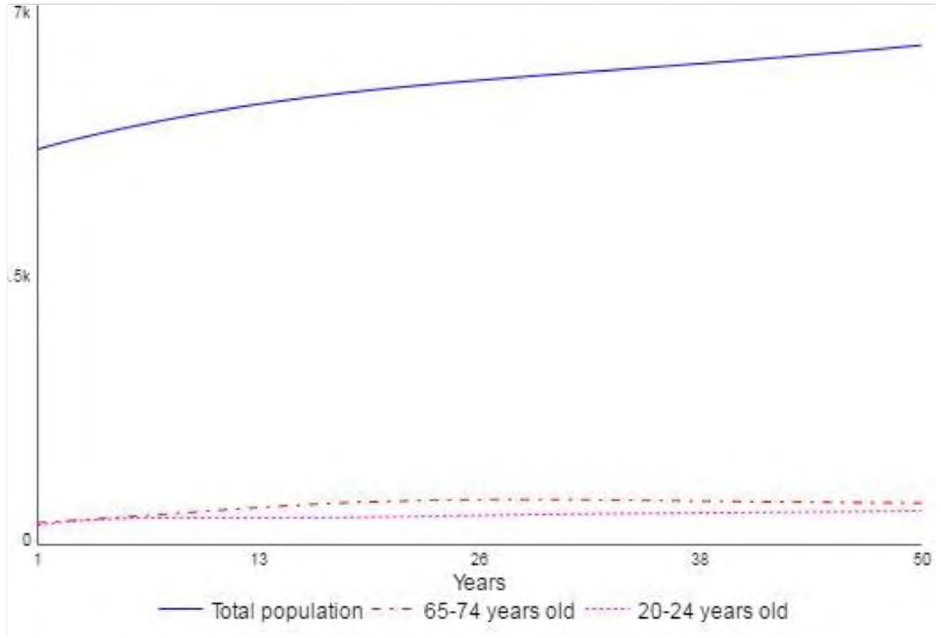


Figure 5. *Population Change Scenario 3. Rural Investment and Resurgence. Investment in economic development, employment and quality of life improvements transform the North Country and Schuyler Falls into a sought after place to be. From 2019 to 2050 population grows from approximately 5200 to 6800.*

Table 9. Population Modeling Assumptions

Scenario	Birth Rates	Mortality Rates	Migration Rates
Population Scenario 1: Maintenance of Historic and Current Growth Trends. Assumptions consistent with US census and American Community Survey, 2000-2015. Maintain current development rates and plans.	15-19 years: 0.02 20-24 years: 0.042 25-35 years: 0.093 35-44 years: 0.042	Under 54 years: 0.01 55-74 years: 0.01 75-84 years: 0.10 85+ years: 0.15	Annual adult in migration: 20/year Annual adult out migration: 44 years and under, 0.02; 45+ years, 0.002
Population Scenario 2: Economic Recession, Job Loss and Brain Drain. Birth rates and in migration decline. Out migration increases. Rates of development drop in Schuyler Falls, no major planning initiatives.	15-19 years: 0.02 20-24 years: 0.04 25-35 years: 0.09 35-44 years: 0.04	Under 54 years: 0.01 55-74 years: 0.01 75-84 years: 0.10 85+ years: 0.15	Annual adult in migration: 15/year Annual adult out migration: 44 years and under, 0.04; 45+ years, 0.004
Population Scenario 3: Rural Investment and Resurgence. Slight increases in birth rates and in migration. Out migration slows. Enhanced development and planning in Schuyler Falls.	15-19 years: 0.02 20-24 years: 0.049 25-35 years: 0.096 35-44 years: 0.046	Under 54 years: 0.01 55-74 years: 0.01 75-84 years: 0.08 85+ years: 0.10	Annual adult in migration: 24/year Annual adult out migration: 44 years and under, 0.01; 45+ years, 0.001

Land Use/Land Cover

Schuyler Falls sits on the boundary of the urbanizing Plattsburgh region (to the East) and the rural Adirondack wilderness (to the West). The Saranac River forms the Town's northern boundary, which is shared with the Town of Plattsburgh (Map 1). The town is just over 37 square miles or approximately 24,000 acres in area. It is currently subdivided into nearly 24,000 individual parcels. Each parcel is zoned for one of six zones are described below:

- Rural Residential I (RRI): Single and two family dwellings
- Rural Residential II (RRII): Single and two family dwellings along with mobile home parks
- Hamlet Residential (HR): Single family dwellings only
- Neighborhood Commercial (NC): Low density, suburban style commercial development
- Hamlet Commercial (HC): Higher density, rural village style commercial
- General (GEN): Includes all other land use types

Only certain residential uses and agricultural uses are permitted by right in each of the six zoning categories. All other land uses require a special permit even when located in a suitable zone for that land use type. For example, building a commercial development on a commercially-zoned parcel would still require a special permit from the Town of Schuyler Falls. Only Single Family and Two Family Dwellings and Agriculture are permitted by right in all zones. Double-wide dwellings are permitted in RR1, RR2, NC, and GEN. Single-wide mobile homes are only permitted in RR2, NC, and GEN.

The Town's zoning map is reproduced in Map 2 below. It shows that nearly 80 percent of Schuyler Falls is zoned for either Rural Residential 1 or General. Nearly 11,400 acres are zoned for Rural Residential I, and just over 7,500 acres are zoned for General uses. Approximately 4,000 acres are zoned for Rural Residential 2 which accounts for about 16 percent of the Town. Hamlet Residential, Hamlet

Commercial, and Neighborhood Commercial account for just under a thousand acres, combined—or just over four percent of the Town.

Because most land uses are determined by special permit and not by the allowed uses in each zone, the actual land uses (shown in Map 3 below) differ substantially from the zoning for a particular parcel. The New York State Real Property Code system classifies land uses for property taxation purposes into nine broad categories:

100 - Agriculture
200 - Residential
300 - Vacant
400 - Commercial
500 - Recreation & Entertainment
600 - Community Services
700 - Industrial
800 - Public Services
900 - Wild, Forested, Conservation Lands, & Public Parks

All nine categories of land uses are represented in the Town of Schuyler Falls, and Map 3 below shows their spatial distribution across the Town. According to this classification system, thirty-five percent of the land is used for residential purposes(~35%), Conservation/Wilderness (~25%), or is Vacant (~25%). The remainder is split nearly equally between Agricultural (~3%), Commercial (~2%), Recreational (~1%), Community Services (<1%), Industrial (~5%), and Public Services (3%).

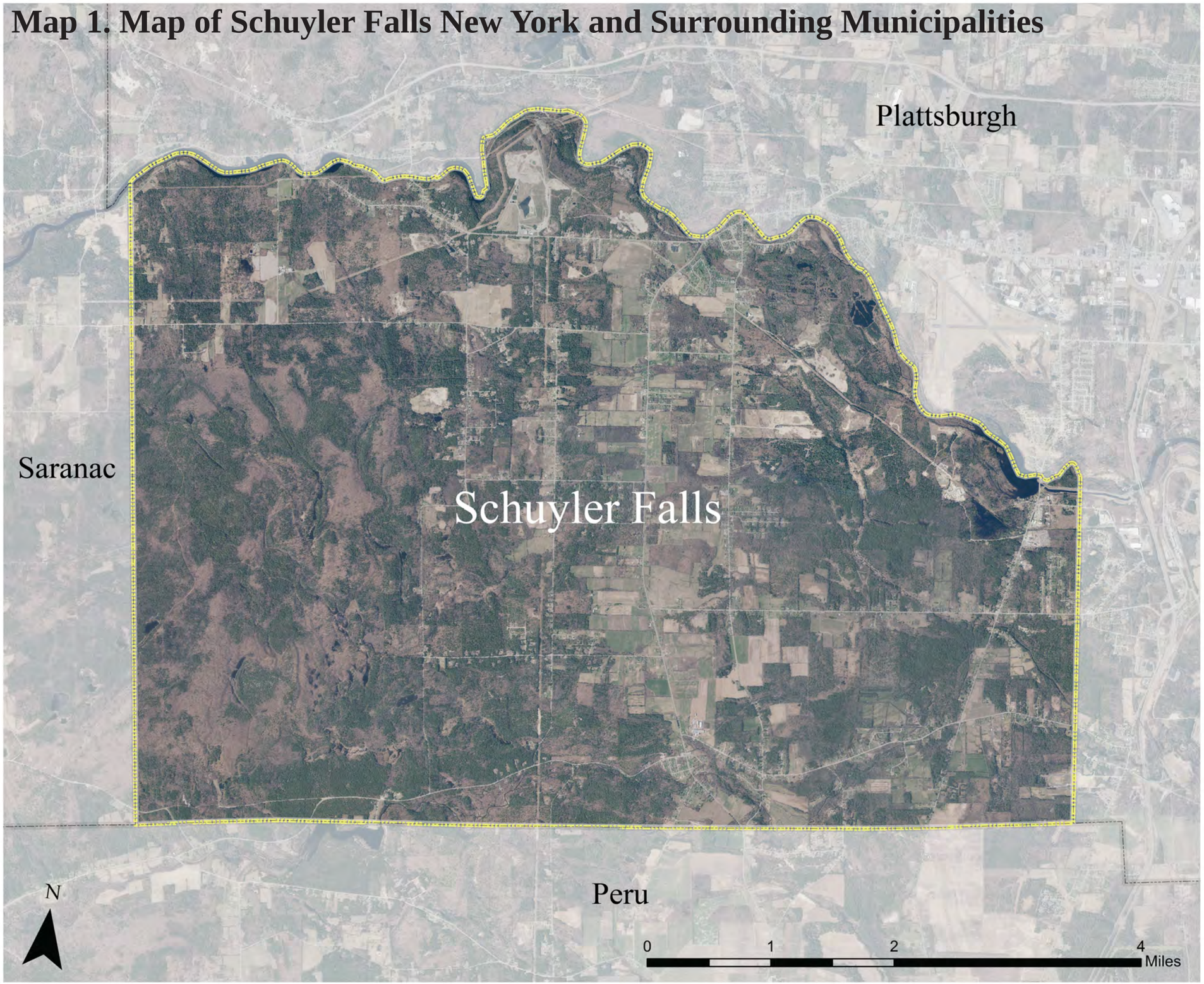
Further complicating matters, land cover is distinct from land use. Land cover refers to the physical characteristics (e.g., vegetation, soil, rocks, buildings, concrete) of the land as assessed from satellite imagery while land use refers to the ways that the land is currently used. Land cover and land use are often related, but a property that is one land use type (e.g., residential) may have multiple land cover types on a single parcel.

According to the 2010 National Land Cover Dataset, the majority of the town is forested (Table 10, above). Approximately sixty-five percent of the land cover is either deciduous (~34%, 8,000 acres), evergreen (~28%, 6,800 acres), or mixed forest types (~5%, 1,100 acres). Most of the forested land is located in contiguous tracts in the western half of the town. The remainder is located in the eastern half (Map 3). Less than ten percent of the town is classified as developed, and most of the developed land cover types are located in the northern areas associated with the Hamlet of Morrisonville. The remainder of Schuyler Falls is classified as one or more types of agricultural land covers. Alfalfa, hay, and corn are the most abundant agricultural land covers at approximately 1,000, 950, and 800 acres respectively.

Table 10. Land cover by area in acres

Land Cover Type	Area (in Acres)	Percent of Total
Agricultural Land Cover Types		
Corn	826.4	3.47%
Soybeans	0.7	0.00%
Sweet Corn	8.9	0.04%
Barley	0.2	0.00%
Winter Wheat	0.4	0.00%
Rye	50.0	0.21%
Oats	10.7	0.04%
Alfalfa	1017.2	4.27%
Other Hay	975.6	4.09%
Other Crops	0.7	0.00%
Onions	0.4	0.00%
Herbs	0.9	0.00%
Clover/Wildflowers	0.2	0.00%
Sod/Grass Seed	0.2	0.00%
Fallow/Idle Cropland	162.6	0.68%
Pasture/Grass	98.3	0.41%
Apples	43.1	0.18%
Pumpkins	1.1	0.00%
Christmas Trees	0.2	0.00%
Open Space Land Cover Types		
Barren	34.0	0.14%
Deciduous Forest	8141.6	34.14%
Evergreen Forest	6866.0	28.79%
Mixed Forest	1167.8	4.90%
Shrubland	1040.1	4.36%
Woody Wetlands	1600.8	6.71%
Herbaceous Wetlands	63.2	0.26%
Open Water	359.6	1.51%
Developed Land Cover Types		
Developed/Open Space	927.6	3.89%
Developed/Low Intensity	379.6	1.59%
Developed/Medium Intensity	60.0	0.25%
Developed/High Intensity	10.5	0.04%

Map 1. Map of Schuyler Falls New York and Surrounding Municipalities



Legend:

Town Boundary

Date:
20 March 2019

Drawn By:
DCM

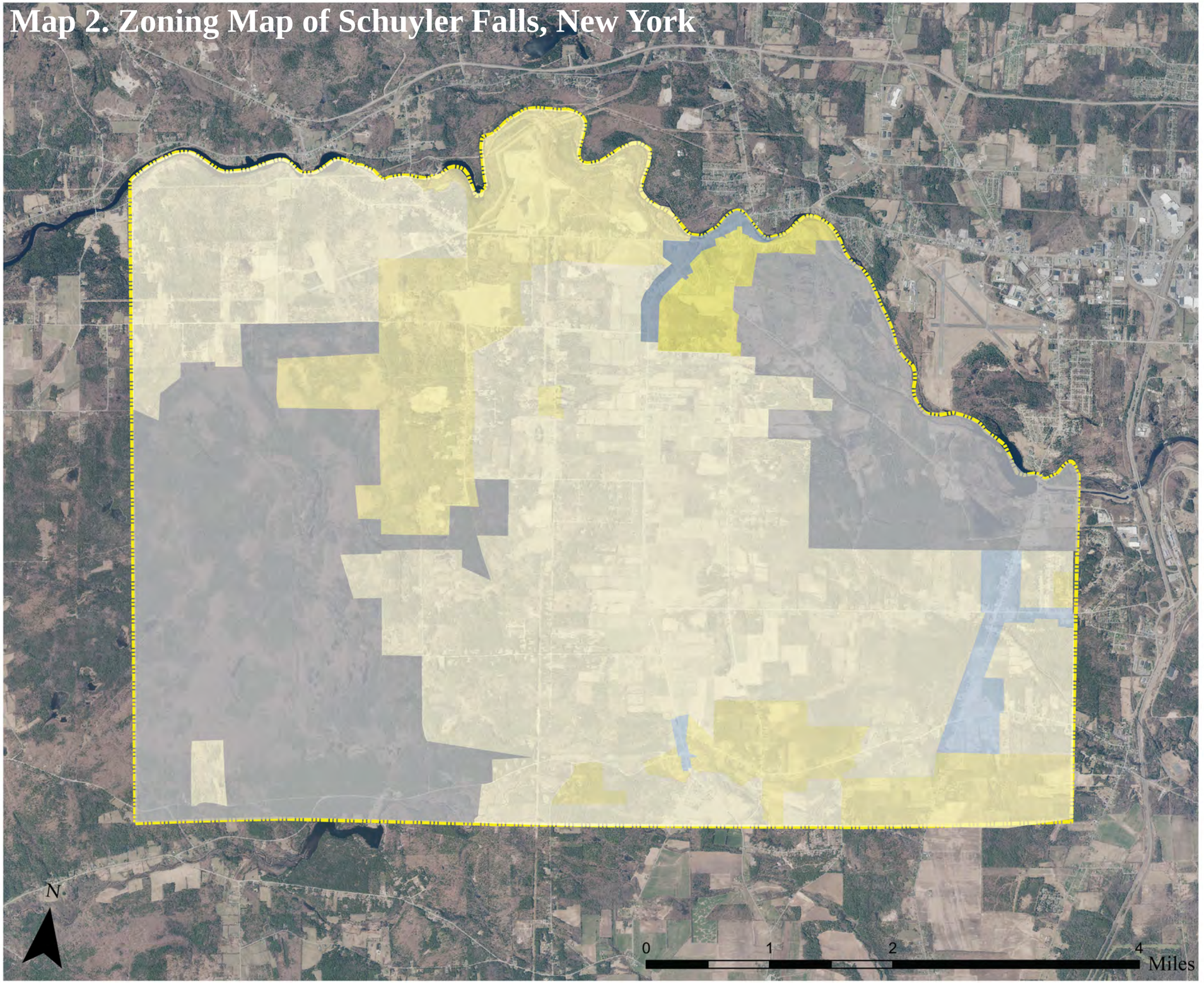
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Data Sources:

Municipal and county boundaries were retrieved from the New York State Geospatial Data Clearninghouse. 2014 Aerial Imagery was provided by the United States Department of Homeland Security.



Map 2. Zoning Map of Schuyler Falls, New York



Legend:

Town Boundary

Zoning

- Rural Residential I
- Rural Residential II
- Hamlet Residential
- Neighborhood Commercial
- Hamlet Commercial
- General

Date:
20 March 2019

Drawn By:
DCM

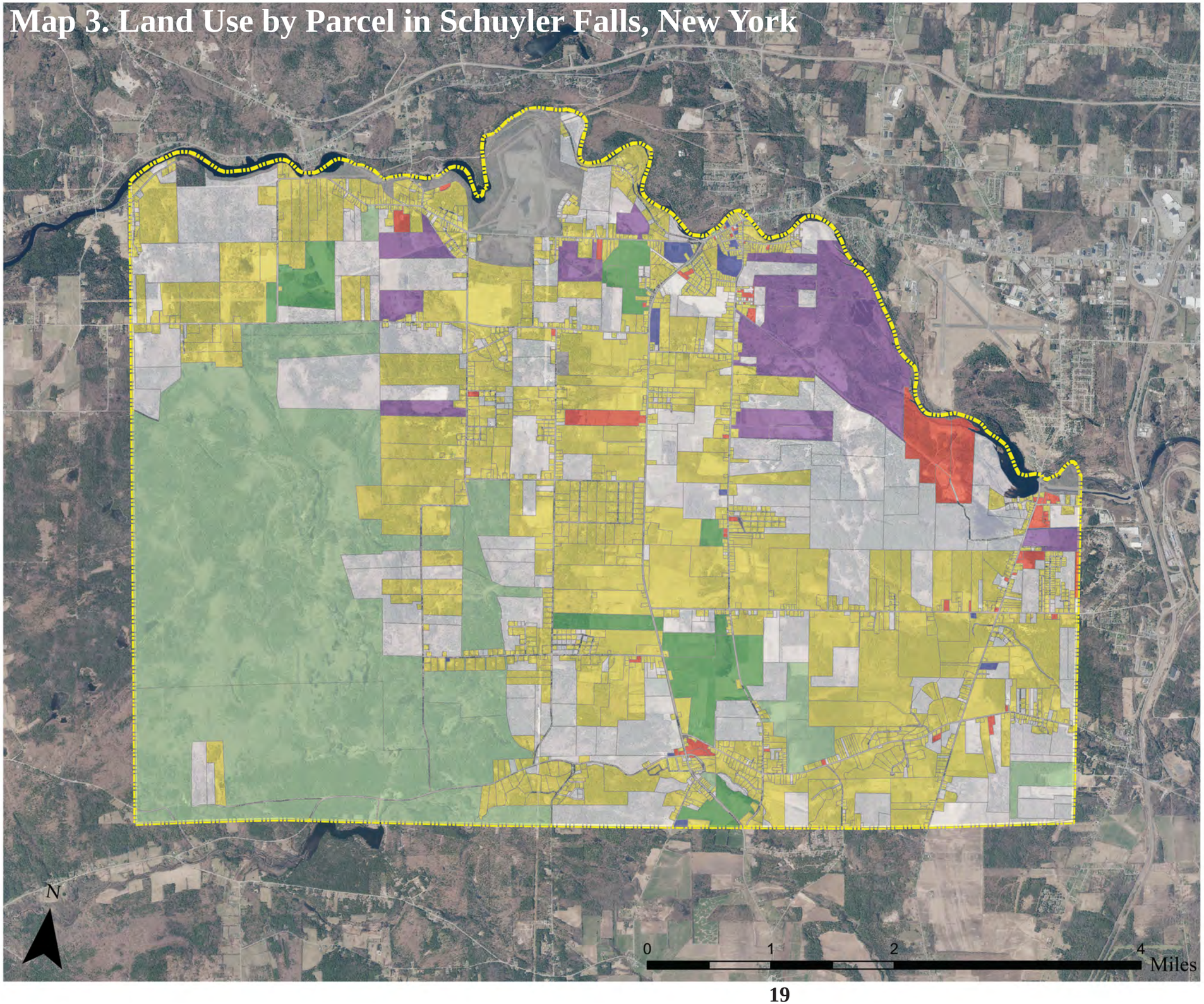
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Data Sources:

Municipal and county boundaries were retrieved from the New York State Geospatial Data Clearninghouse. 2014 Aerial Imagery was provided by the United States Department of Homeland Security. Zoning data was provided by the Clinton County Planning Department.



Map 3. Land Use by Parcel in Schuyler Falls, New York



Legend:

Town Boundary

Land Use by Parcels

- Agricultural
- Residential
- Vacant
- Commercial
- Recreation
- Community Services
- Industrial
- Public Utilities
- Wild, Forested, Conservation

Date:

20 March 2019

Drawn By:

DCM

Revisions:

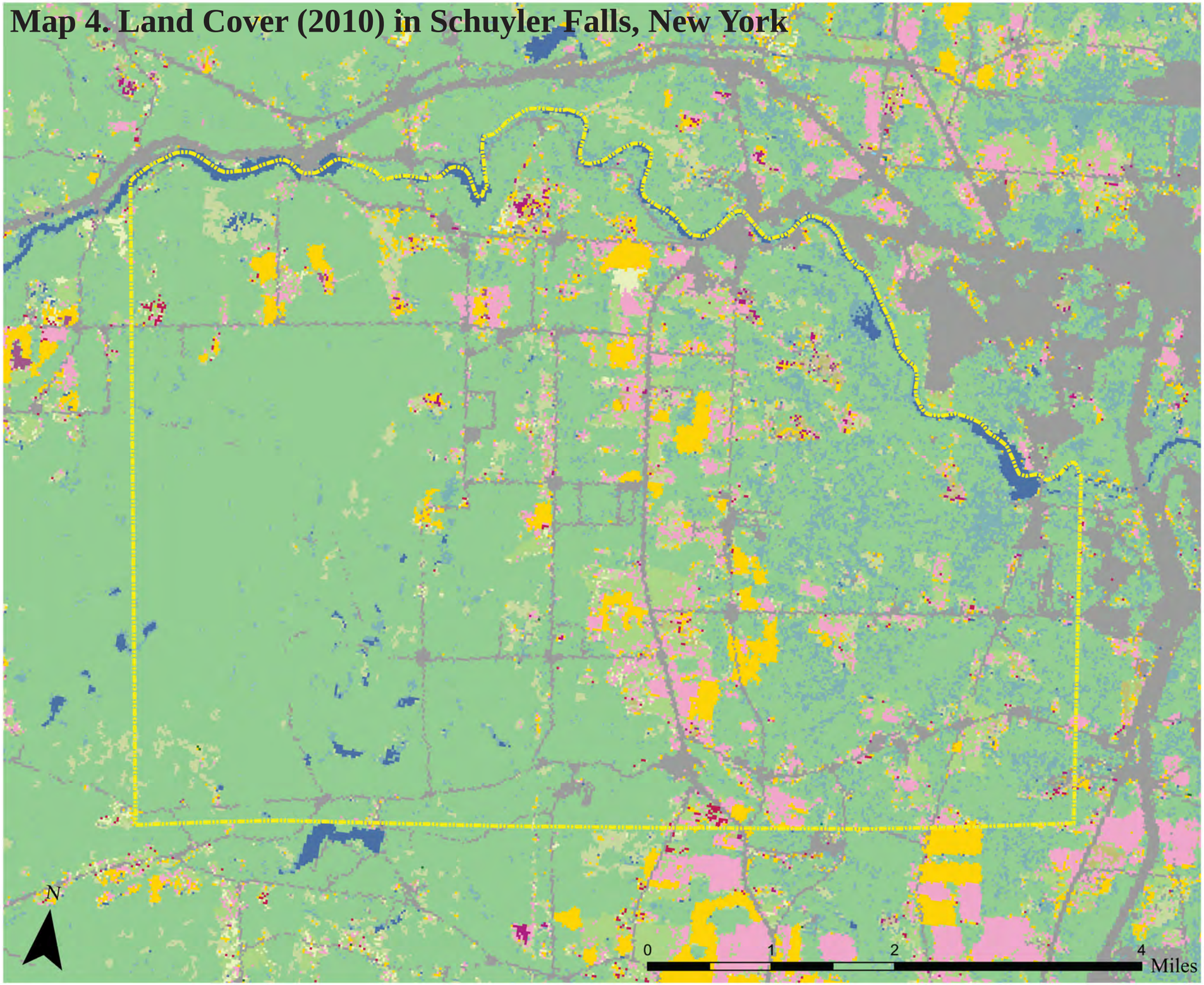
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Data Sources:

Municipal and county boundaries were retrieved from the New York State Geospatial Data Clearninghouse. 2014 Aerial Imagery was provided by the United States Department of Homeland Security. Parcels were provided by the Clinton County Planning Department. Land uses were derived from the Real Property Classification system.



Map 4. Land Cover (2010) in Schuyler Falls, New York



Legend:

Town Boundary

Land Cover (2010 NLCD)

- Corn
- Sweet Corn
- Soybeans
- Barley
- Winter Wheat
- Rye
- Oats
- Alfalfa
- Other Hay
- Other Crops
- Onions
- Herbs
- Clover/Wildflowers
- Sod/Seed Grass
- Fallow/Idle Cropland
- Pasture/Grass
- Apples
- Pumpkins
- Christmas Trees
- Barren
- Forest
- Shrubland
- Wetlands
- Open Water
- Developed

Date:

21 March 2019

Drawn By:

DCM

Revisions:

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Data Sources:

Municipal and county boundaries were retrieved from the New York State Geospatial Data Clearninghouse. 2010 National Land Cover Data (NLCD) was retrieved from the Cornell University Geospatial Information Repository.



Economics, Business & Agriculture

Income & Poverty

The median household annual income in Schuyler Falls in 2017, as estimated by the United States Census Bureau, was $65,319 (Figure 6), and the per capita income was $29,297 (figures reported in 2017 inflation adjusted dollars). Per capita and median household incomes in the Town of Schuyler Falls are around 25% higher than Clinton County and similar to other communities across the State of New York (excluding the New York City Metropolitan Region). In 2017, approximately nine percent of the population fell below the poverty line. This was an increase from seven percent in 2000. Figure 7 shows the distribution of households (as a percentage of the total number of households) across incomes from the 2000 US Census as well as the 2009 and 2017 American Community Survey. This figure shows that Schuyler Falls experienced an increase in the percentage of households earning above $75,000 per year since the turn of the 20th Century, suggesting some upward income mobility. It could also reflect in- and out-migrations, or other economic changes.

The percentage of families experiencing poverty increased from 2000 to 2017. The percentage of families living below the poverty line increased from 7.4% in 2000 to 13.6% in 2010, then decreased to 9.1% in 2017, as measured in 2013-2017 American Community Survey 5-year Estimates (see Table 11). For women with children poverty is an especially severe problem, as it is for residents under 18 and living alone, or individuals over 65 years old.

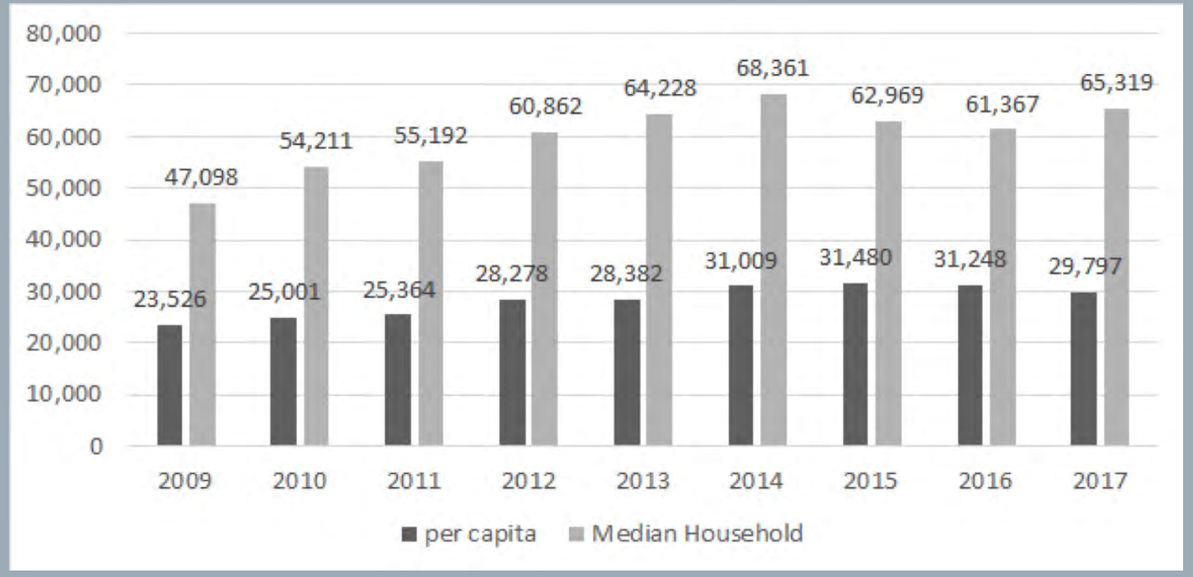


Figure 6. *Annual Income in Schuyler Falls (inflation-adjusted dollars)*
Source: U.S. Census Bureau, American Community Survey, various years

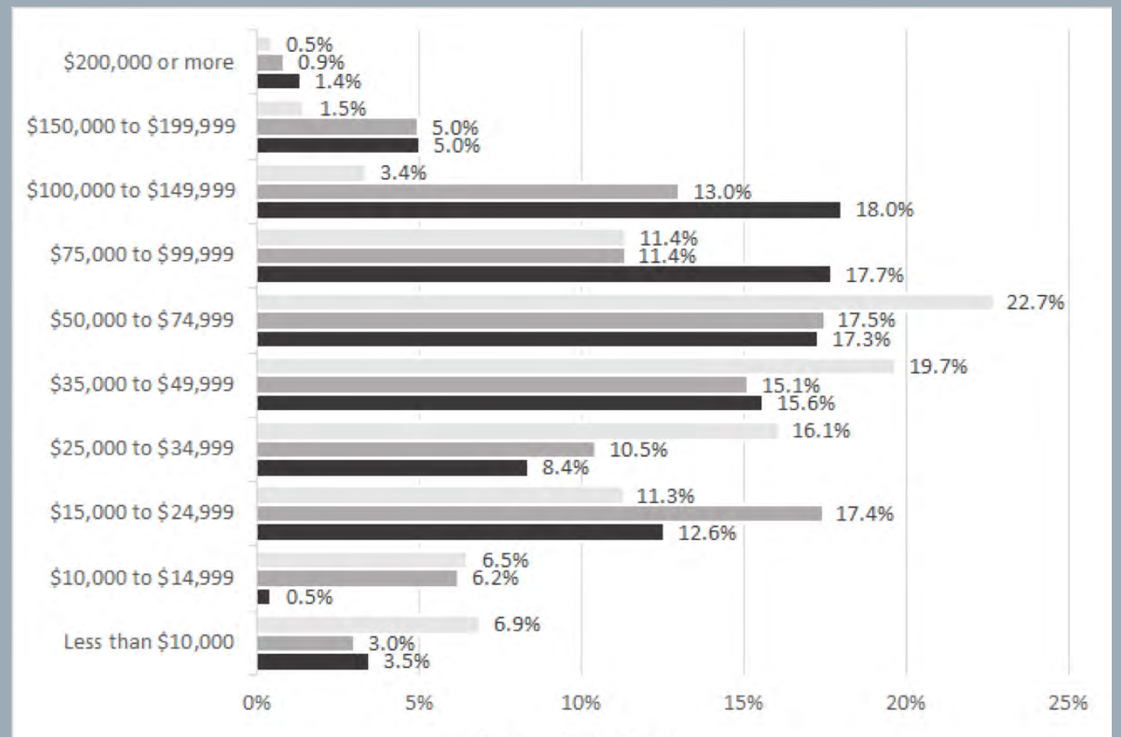


Figure 7. *Distribution of Households across Income Groups, 2009 and 2017*
Source: U.S. Census Bureau, American Community Survey, 2009 and 2017

Employment

As of the 2012 Economic Census, around 300 firms operated in the Town of Schuyler Falls, of which only 75 firms had paid employees. There were just over 250 paid employees in the Town of Schuyler Falls, and the annual payroll during the 2012 Economic Census was around $6 million (in 2016 inflation adjusted dollars). These firms produced around $60 million in aggregate economic output (Gross Town Product or GTP). The labor force participation rate for the town was 93.6% in 2017, with an estimated unemployment rate of 6.4% (slightly higher than Clinton County's level of 5.4%). Given the low employment rates within the Town of Schuyler Falls, and low number of positions at firms based within the Town, it is assumed that the majority of employed residents commute to jobs outside the town.

According to the 2017 American Community Survey, healthcare and social assistance, retail trade, educational services, manufacturing and public administration represent the top employment industries in Clinton County. Town level data are not available. Administrative occupations; sales; production; education, training and library services; and management are occupational fields with

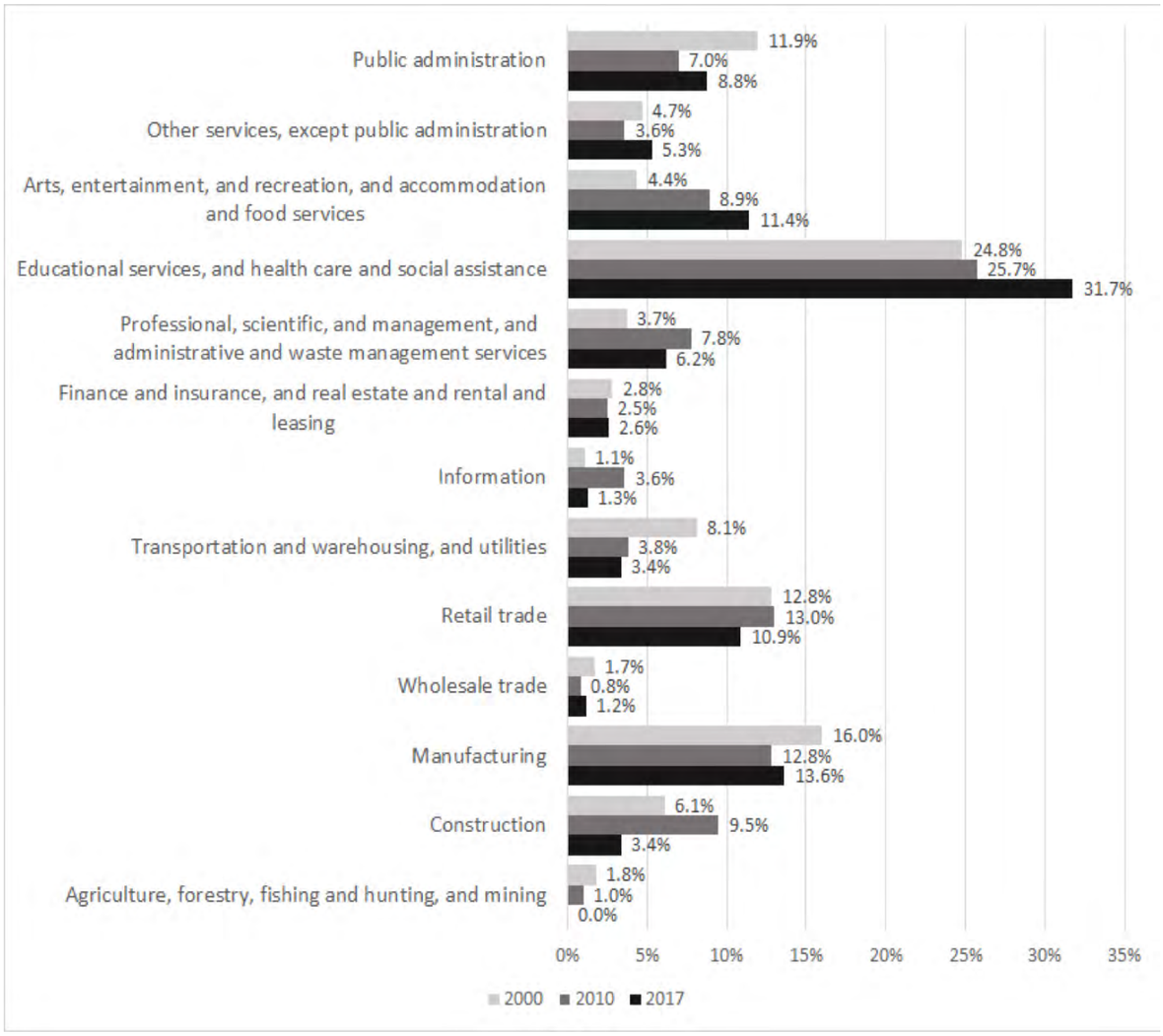


Figure 8. *Employment by industry of Schuyler Falls residents, 2000, 2010 and 2017*
Source: U.S. Census Bureau, 2000 U.S. Census, American Community Survey 2010 and 2017

higher percentages of employment. Figure 8 shows the breakdown of employment by industry in 2000, 2010 and 2017. Educational and health services were the largest growth sectors, experiencing a nearly seven percent increase since the year 2000. Those employed in Professional Services increased by nearly 4% from 2000 to 2010, but then decreased by 2017. Employment in Art/Entertainment grew by almost 7% since 2000. Public administration employment declined by just over 3% and manufacturing employment experienced a 2.4% decline.

Table 11. Poverty in Schuyler Falls in 2010 and 2017

	2010	2017
All Families	13.6%	9.1%
With related children of the householder under 18 years	20.1%	15.9%
Married couple families	3.2%	3.2%
With related children of the householder under 18 years	2.8%	3.9%
Families with female householder, no husband present	33.3%	33.5%
With related children of the householder under 18 years	39.2%	44.2%
All People	13.0%	9.0%
Under 18 Years	22.6%	13.1%
Related children of the householder under 18 years	20.8%	13.1%
18 years and older	10.0%	8.0%
18 - 64 years	8.6%	8.8%
65 years and older	18.1%	4.8%
People in families	12.5%	7.2%
Unrelated individuals 15 years and over	15.6%	16.6%

Source: U.S. Census Bureau, American Community Survey 2010 and 2017

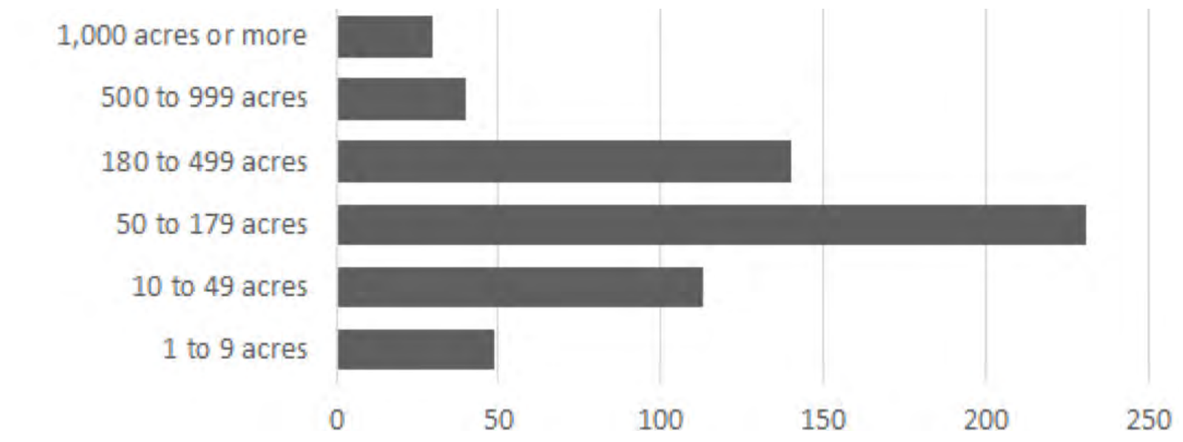


Figure 9. *Number of Farms by Size in Clinton County, 2012*
Source: USDA 2012 Census of Agriculture

Agricultural Census

Detailed town level data regarding agriculture is not available, therefore our analysis of agricultural lands and economics are at the county level. According to the US Department of Agriculture's 2012 census of agriculture data, there were 603 farms in Clinton County. These farms totaled 147,229 acres of land with a median size of 117 acres. Small farms under 10 acres accounted for 8.12% of the total number of farms. The majority of farms were between 10 and 500 acres (See Table 12). Of this acreage, 74,012 acres were cropland, which was about half of all the farmland. Only 27 farms were irrigated, totaling 146 acres. For the whole county, the market value of agricultural products sold was $149 million, averaging $247,096 per farm. Approximately 149 farms received government payments that totaled $1.66 million. Of all 603 farms, the net cash farm income of operations amounted to $36.46 million, averaging $60,465 per farm (see Figure 10).

About 158 farms in Clinton County hired farm labor with a total of 1,244 workers earning a payroll of $21.22 million. Of the 1,244 hired workers, 633 (50.9%) were migrant workers, and 671 (53.9%) worked 150 days or more in 2012. About 289 farms reported a total of 654 unpaid workers.

In 2012, the total net cash farm income of the operations in Clinton County amounted to $36.46 million, which was a 19.7% decrease from 2007 ($45.42 million). The average net cash income per farm decreased from $76,982 (2007) to $60,465 (2012). Only 284 farms reported to have net gains that averaged $151,989 per farm, which also decreased from $210,043 per farm in 2007. On the other hand, 319 farms reported net losses that averaged $21,018 in 2012, which increased from $12,353 in 2007. It seems that larger farms were able to make profits, while smaller farms were struggling.

Only six farms in Clinton County were operating with certified organic production by the USDA National Organic Program in 2012, with three other farms exempt from such certification. Two more farms were transitioning into organic production. Eight of these farms reported a total organic product sales of $923,000, five of which achieved sales above the scale of $5,000 with a total value of $921,000.

Table 12. Overview of Farms in Clinton County, 2012

Item	
Number of Farms	603
Land under cultivation (in acres)	147,229
Average farm size (in acres)	244
Median farm size (in acres)	117
Estimated market value of land and buildings:	
Average per farm (in dollars)	494,533
Average per acre (in dollars)	2,025
Estimated market value of all machinery and equipment (in $1,000)	87,318
Average per farm (in dollars)	144,805

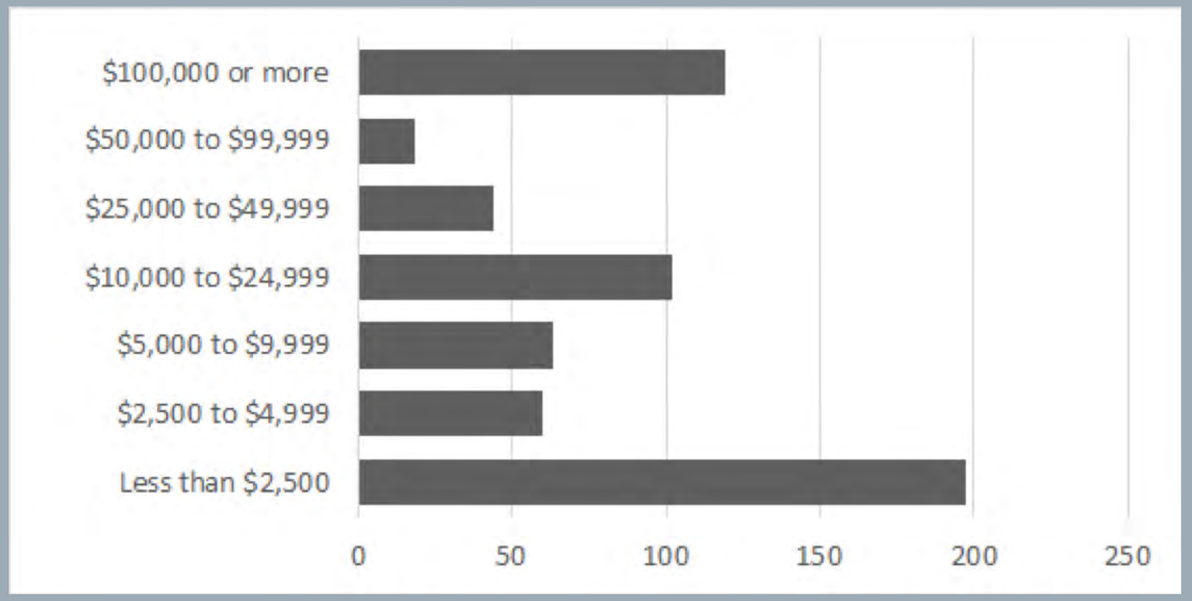


Figure 10. *Number of Farms by Values of Sales in Clinton County, 2012*
Source: USDA 2012 Census of Agriculture

Health & Well-being

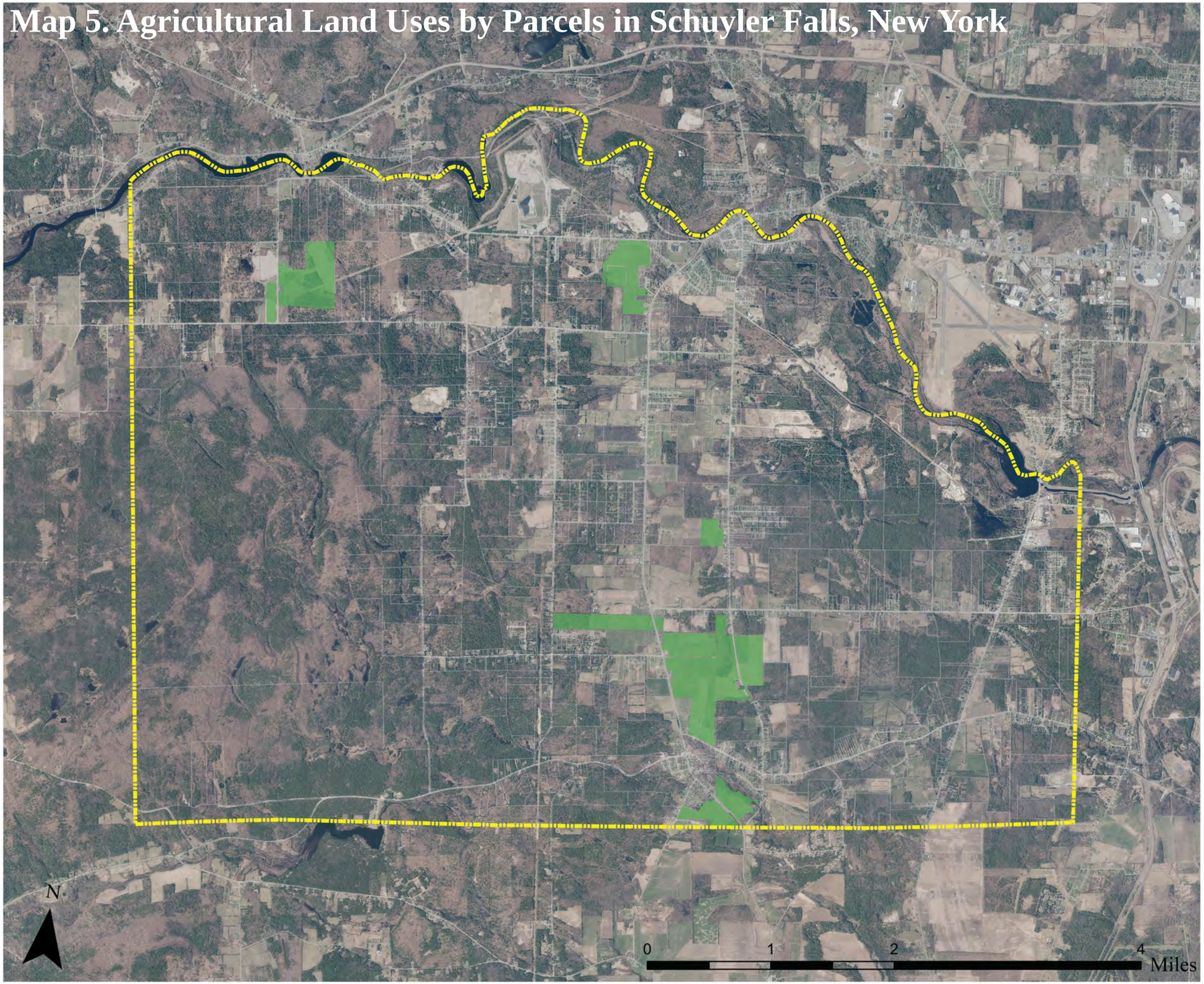
This section presents a population model developed for the planning process as well as data gathered from the Clinton County Health Department and the County Health Ranking & Roadmaps project, which measures and documents vital health factors at the county level. [insert webpage access http://www.countyhealthrankings.org]. Municipal health and well-being data is not available for Schuyler Falls, so we consider the data for Clinton County the most relevant for our analysis.

Adapted from recommended health metrics compiled by the County Health Ranking & Roadmaps project, we focus on the following six areas to help identify the most pressing issues related to health and well-being in Schuyler Falls (see Figure 11).

Demographics & Social Environment

In Clinton County, life expectancy at birth in 2014 was 81.2 years for females, slightly lower than both the state and national averages (82.5 and 81.5 respectively), and 77.2 years for males, lower than the state average (78.1) but higher than the national average (76.7). The County Health Ranking project measures premature death by the total years of potential life lost before age 75 per 100,000 population (age-adjusted to population in 2000). Clinton County lost 6,000 years to premature deaths per 100,000 people yearly between 2014 and 2016, which is higher than the state average (5,300 years). Both measurements suggest a slightly lower quality of health in the county.
In 2016, 13.4% of the population in Schuyler Falls was estimated to be differently-abled, 71.5% of

Map 5. Agricultural Land Uses by Parcels in Schuyler Falls, New York



Legend:

- Town Boundary
- Parcel Boundaries
- Agricultural Land Uses

Date:
21 March 2019

Drawn By:
DCM

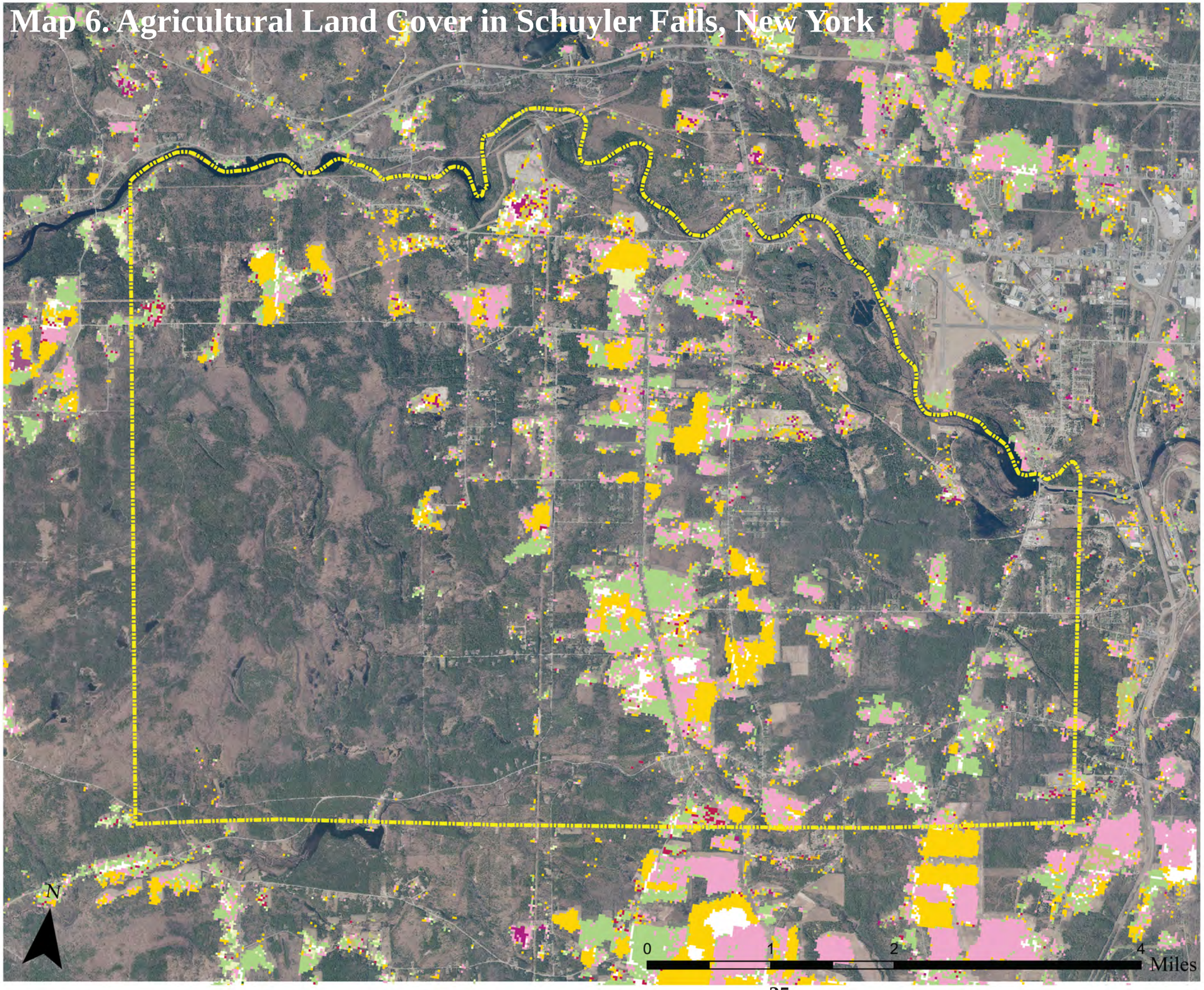
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Data Sources:

Municipal and county boundaries were retrieved from the New York State Geospatial Data Clearninghouse. Parcels were provided by the Clinton County Planning Department and land uses were based on the New York State Real Property Classification System. 2014 Aerial photograph was provided by the U.S. Department of Homeland Security.



Map 6. Agricultural Land Cover in Schuyler Falls, New York



Legend:

Town Boundary

Land Cover (2010 NLCD)

- Corn
- Sweet Corn
- Soybeans
- Barley
- Winter Wheat
- Rye
- Oats
- Alfalfa
- Other Hay
- Other Crops
- Onions
- Herbs
- Clover/Wildflowers
- Sod/Seed Grass
- Fallow/Idle Cropland
- Pasture/Grass
- Apples
- Pumpkins
- Christmas Trees

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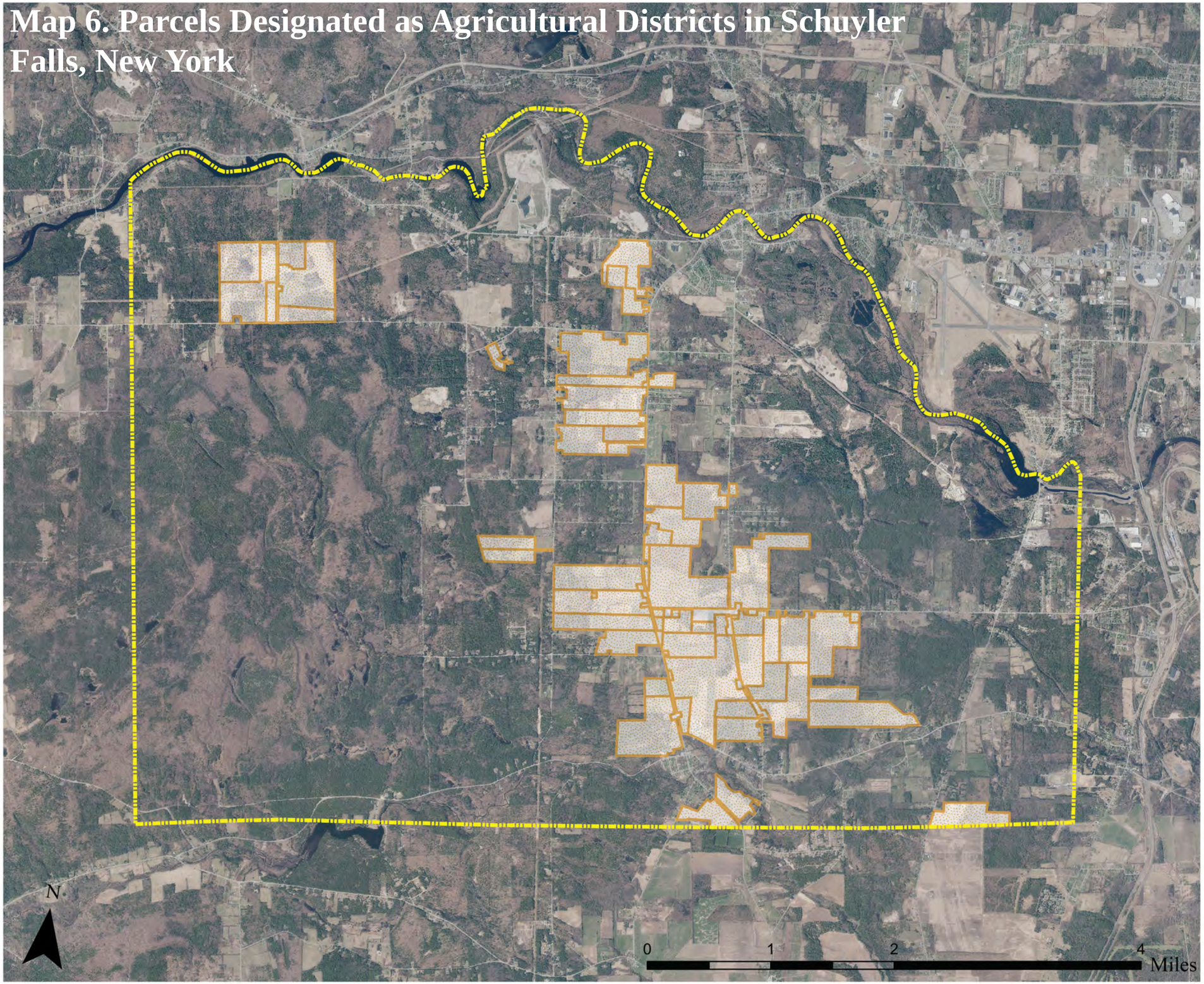
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Data Sources:

Municipal and county boundaries were retrieved from the New York State Geospatial Data Clearninghouse. Parcels were provided by the Clinton County Planning Department. 2010 Cropland Cover was extracted from 2010 National Land Cover Dataset and was retreived from the Cornell University Geospatial Information Repository. 2014 Aerial photograph was provided by the U.S. Department of Homeland Security.



Map 6. Parcels Designated as Agricultural Districts in Schuyler Falls, New York



Legend:

- Town Boundary
- Agricultural Districts

Date:
21 March 2019

Drawn By:
DCM

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Data Sources:

Municipal and county boundaries were retrieved from the New York State Geospatial Data Clearninghouse. Parcels and agricultural districts were provided by the Clinton County Planning Department. 2014 Aerial photograph was provided by the U.S. Department of Homeland Security.



whom are aged 65 or above indicating a need for health care and assistance for seniors. About 369 veterans live in the town, accounting for 9.1% of civilian population 18 years and over. (2012-2016 American Community Survey 5-year Estimates).

Approximately 45.2% of the 3,715 residents living in Schuyler Falls who were 25 years or older in 2017 obtained a high school education or equivalent, while 12.1% had a Bachelor's degree, and 10.1% earned a graduate or professional degree (see Figure 12). It is of significant value to provide opportunities and resources for lifelong learning in the town, such as access to books, computers, internet and printing services, information distribution, career advice, resume building and job hunting assistance, among others. Currently, such resources are largely absent in the town.

Availability and access to healthy and secure food sources are essential for a healthy lifestyle. The County Health Rankings project uses the Food Environment Index (FEI) to reflect food insecurity within 10 miles from a store in rural areas. Values for FEI range from 0-10, with 0 being the most unhealthy environment and 10 being the most healthy. Clinton County was measured at 7.7 in 2018, which was lower than the state average level of 9.1. Rock's is the only operating store in Schuyler Falls that offers a variety of food items and other daily needs. However, Rock's does not currently offer fresh produce, meat or dairy. Most residents go out of town to grocery stores in the City or the Town of Plattsburgh. Obtaining healthy food is a challenge for households without a car or the ability

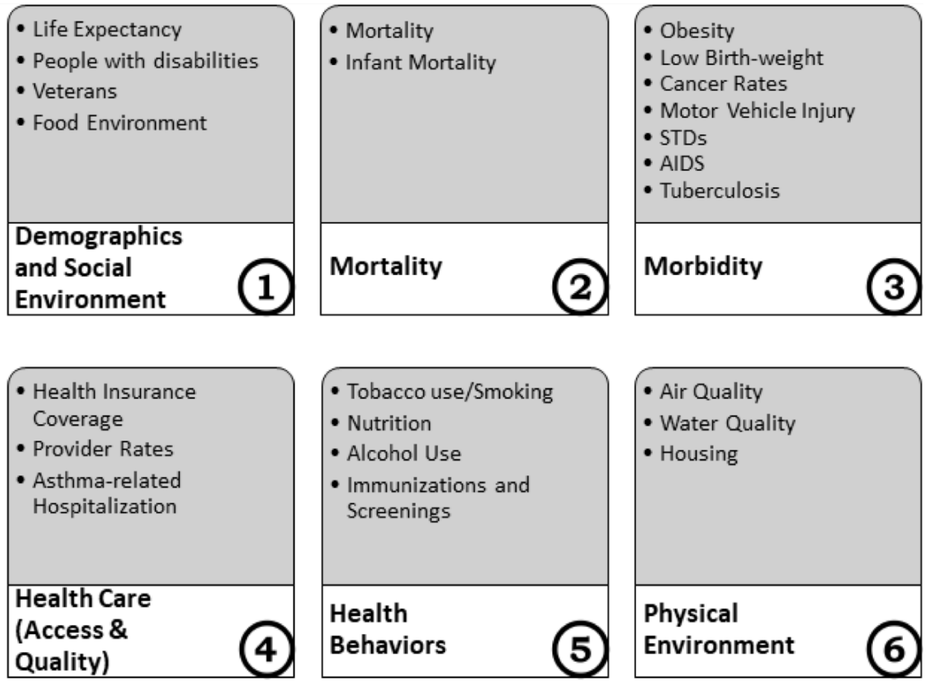


Figure 11. *Selected Measures for Health and Well-being in Schuyler Falls/ Clinton County*
Source: Adapted from the County Health Ranking & Roadmaps project, which measures and documents vital health factors at the county level. http://www.countyhealthrankings.org

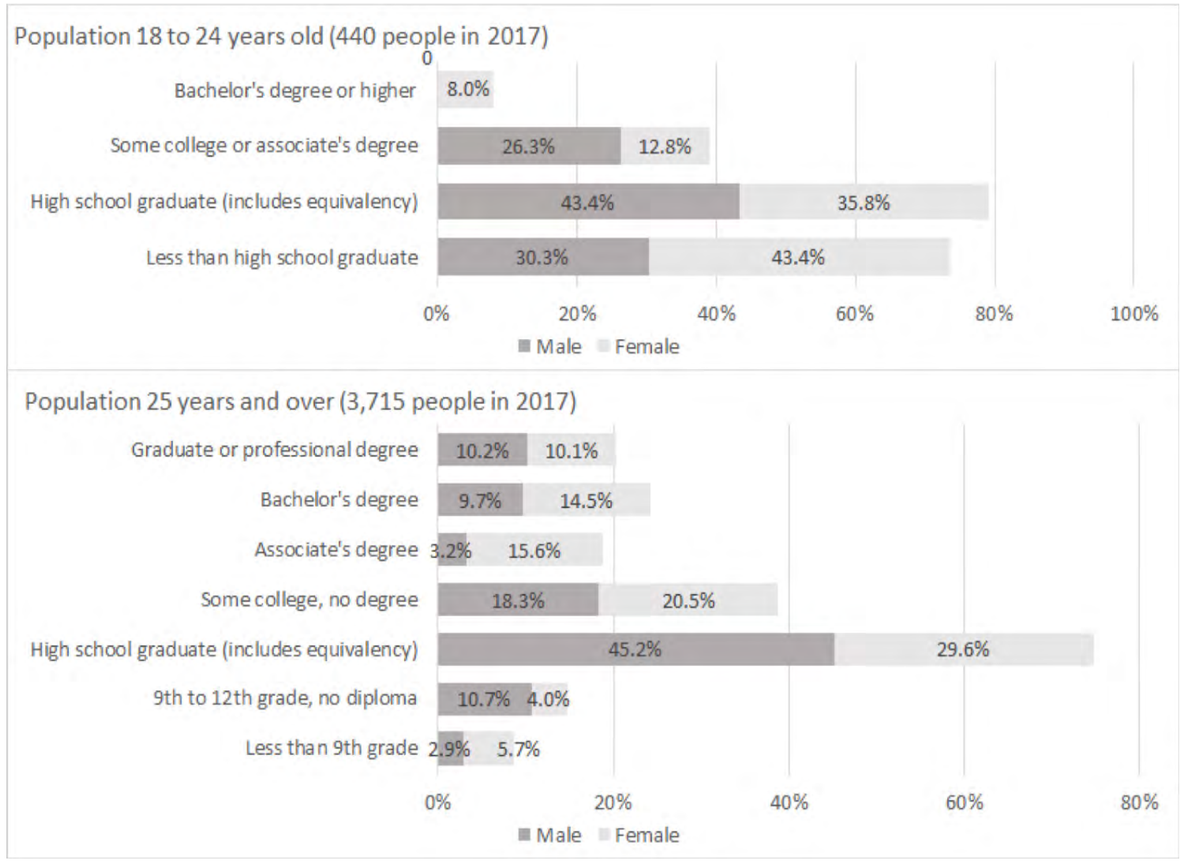


Figure 12. *Education Attainment in Schuyler Falls, 2017*
Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates level. http://www.countyhealthrankings.org

to arrange out-of-town grocery shopping trips.

Mortality

Both male and female all-cause mortality rates in Clinton County are higher than New York State and national averages (see Table 13). When reviewed in detail, Clinton County performs worse than the state average in most categories including diabetes, urogenital, blood and endocrine, self-harm and interpersonal violence, transport injuries, and cirrhosis and other chronic liver disease. The only category in which it performs better is mental health and substance use (see Table 14). With the exception of New York City, infant mortality (less than one year old) in Clinton County between 2013 and 2015 was lower than New York State. Clinton County had 3.1 deaths per 1,000 live births, compared to 5.2 (New York State Department of Health).

Table 13. All-cause Mortality (rate per 100,000 population, age-standardized, 2014)

Sex	Clinton County	New York	National	National Rank	Percent Change 1980-2014
Male	81.2	82.5	81.5	1060	+4.0
Female	77.2	78.1	76.7	837	+9.3

Source: The Institute for Health Metrics and Evaluation (IHME), US County Profiles. http://www.healthdata.org/sites/default/files/files/county_profiles/US/2015/County_Report_Clinton_County_New_York.pdf

Morbidity

As shown in Table 14, obesity is a very big issue for Clinton County. The male obesity rate is higher than both the state and national averages. The female obesity rate is higher than the state average but lower than the national average. Both genders have seen a major increase in the obesity rate from 2001 to 2011 (23.1% increase for female and 41.4% increase for male). Approximately 1 out of every 3 children in Clinton County is overweight or obese. The percentages of obese children and adults in Clinton County exceeds the Healthy People 2010 Objectives (see Figure 13 and Figure 14).

Figure 15 shows the percentage of low birthweight (<1.5kg) singleton births in Clinton County and New York State excluding New York City. While the State average remained steady, Clinton County's conditions worsened during 2009 and 2012. Data illustrate some improvement since then.

Between 2012 and 2014, approximately 6 out of every 1,000 people were diagnosed with cancer in

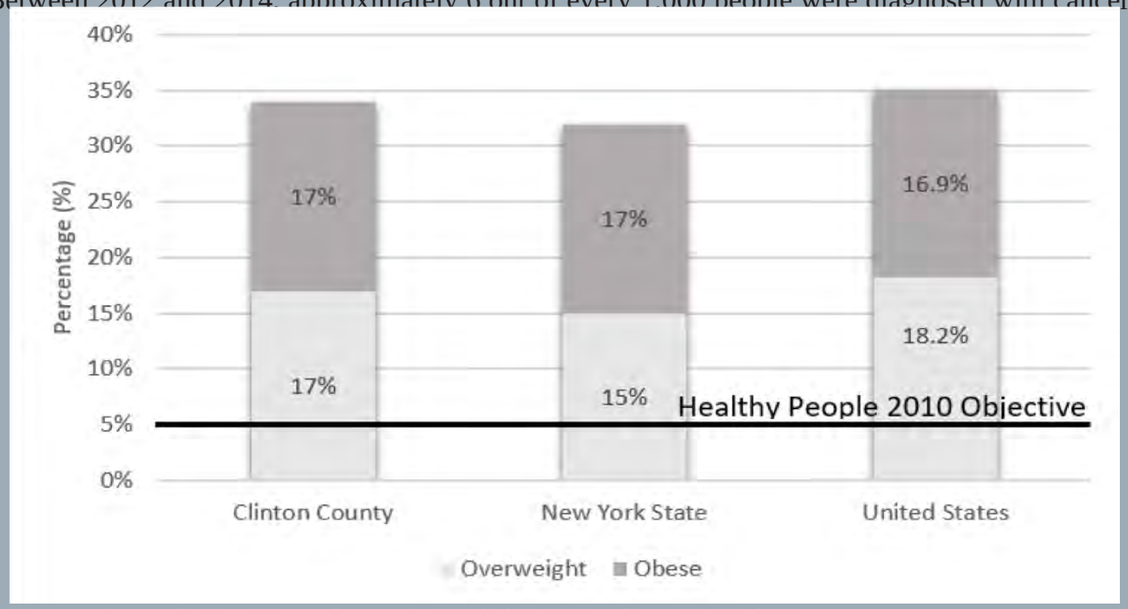


Figure 13. Percent Children Who are Overweight (BMI% 85th-95th) or Obese (BMI%>95th)
Source: Adapted from NYSDOH Student Weight Status Category Report 2008-2010

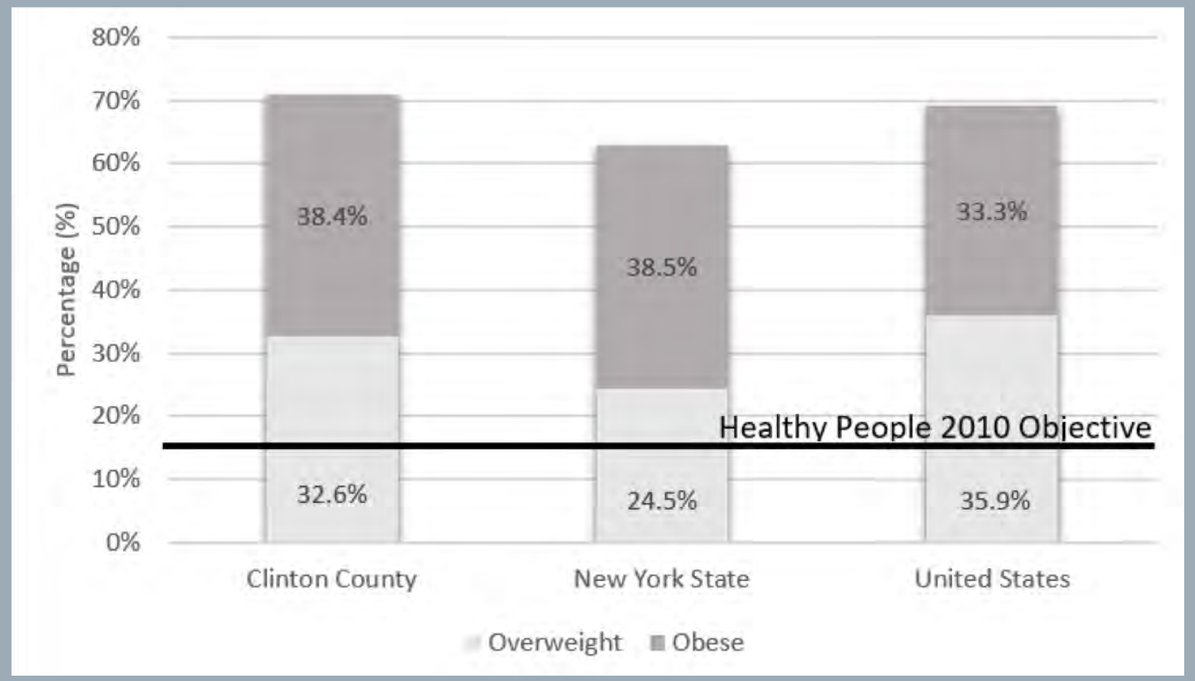


Figure 14. *Percent of adults Who are Overweight (BMI 25-30) or Obese (BMI >30)*
Source: BRFSS BMI Categories for NYS Adults 2010, NYS Obesity Statistics for Clinton County 2008-2010, CDC FastFacts State and Territorial Data 2009-2010

Clinton County. However, Clinton County performed better than many other counties in the State (see Table 15). According to HIV/AIDS and other STD infection indicators for Clinton County between 2013 and 2015, the County had fewer cases than the State average, excluding New York City. The County also performed better than the State average (again, excluding New York City) in tuberculosis incidences between 2006 and 2015 (New York State Department of Health).

Health care (access and quality)

The rate of access to primary care per 100,000 people in Clinton County is consistently lower than the state average (see Figure 16). Within Clinton County, primary care physicians are mostly located in the City of Plattsburgh and its immediate surrounding areas. No health care services are offered within the Town of Schuyler Falls. For most of the county, residents have access to fewer than three primary care physicians within a 10 mile radius (see Figure 19). Access to mental health providers and dentists is equally poor throughout Clinton County. However, because of the Town of Schuyler Falls' proximity to Plattsburgh, residents of Schuyler Falls enjoy better geographical access to health care than many other parts of the county.

In 2018, about 7% of the residents under the age of 65 in Clinton County were not covered by health insurance. Coverage rates in the county have been consistently lower than the the state average since

Table 14. Comparison of Mortality in Selected Categories (age-standardized, most recent data available)

	Sex	Clinton County	New York	National	National Rank	% change 1980-2014
Diabetes, Urogenital, Blood, and Endocrine Diseases Mortality (rate per 100,000 population, 2014)	Female	49.1	40.1	49.6	1083	+65.5
	Male	55.3	52.8	63.8	673	+32.8
Obesity (prevalence (%), 2011)	Female	34.7	33.8	36.1	554	+23.1
	Male	35.7	31.2	33.8	871	+41.4
Mental and Substance Use Disorders Mortality (rate per 100,000 population, 2014)	Female	4.8	5.3	8.2	490	+210.3
	Male	12.2	17.6	18.7	970	+267.2
Heaving Drinking (prevalence (%), 2012)	Female	7.0	6.1	6.7	2285	+16.8
	Male	12.5	9.0	9.9	2409	+17.3
Smoking (prevalence (%), 2012)	Female	17.4	16.2	17.9	454	-33.4
	Male	21.8	19.7	22.2	539	-21.3
Self-harm and Interpersonal Violence Mortality (rate per 100,000 population, 2014)	Female	5.8	5.6	9.0	168	+4.9
	Male	21.3	20.9	30.9	258	+20.4
Transport Injuries Mortality (rate per 100,000 population, 2014)	Female	8.0	4.6	8.1	462	-26.0
	Male	17.0	11.6	19.8	344	-51.0
Cirrhosis and other Chronic Liver Diseases Mortality (rate per 100,000 population, 2014)	Female	10.1	7.7	11.8	757	-13.9
	Male	18.3	15.5	22.2	935	-30.9
Recommended Physical Activity (prevalence (%), 2011)	Female	54.0	50.8	52.6	896	+5.3
	Male	57.2	55.3	56.3	785	+2.4

Source: The Institute for Health Metrics and Evaluation (IHME), US County Profiles.

2012 (see Figure 18). The situation for children is better, with only 3% being uninsured.

Health Behaviors

As shown in Figure 18, the adult smoking rate in Clinton County is 21%. This is higher than the state average. About 23% of adults drink heavily, which is about the same as the state average. A similar situation applies to alcohol-impaired driving deaths. About 26% of the residents above 20 years of age reported no leisure-time physical activity, which is slightly higher than the state average. The County Health Rating and Roadmaps program measured residents' access to exercise opportunities, which was defined as the percentage of residents who reside in a census block within a half mile of a park, or within one mile of a recreational facility in urban census blocks, or within three miles of a recreational facility in rural census blocks. About 30% of residents in Clinton County lack such asses, demonstrating that there is much room for improvement.

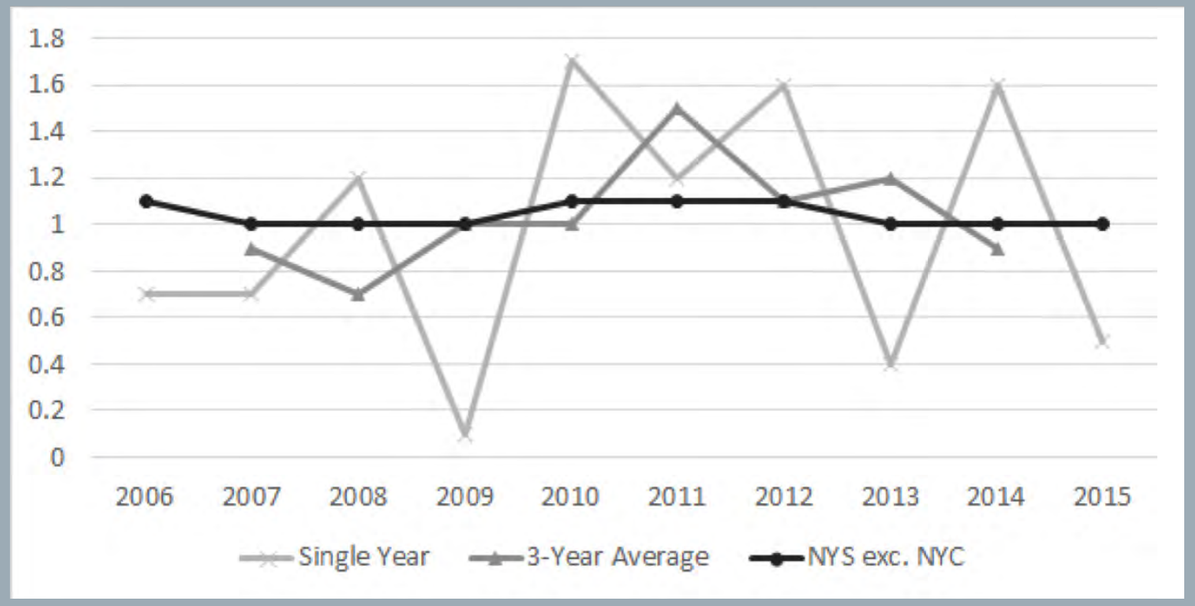


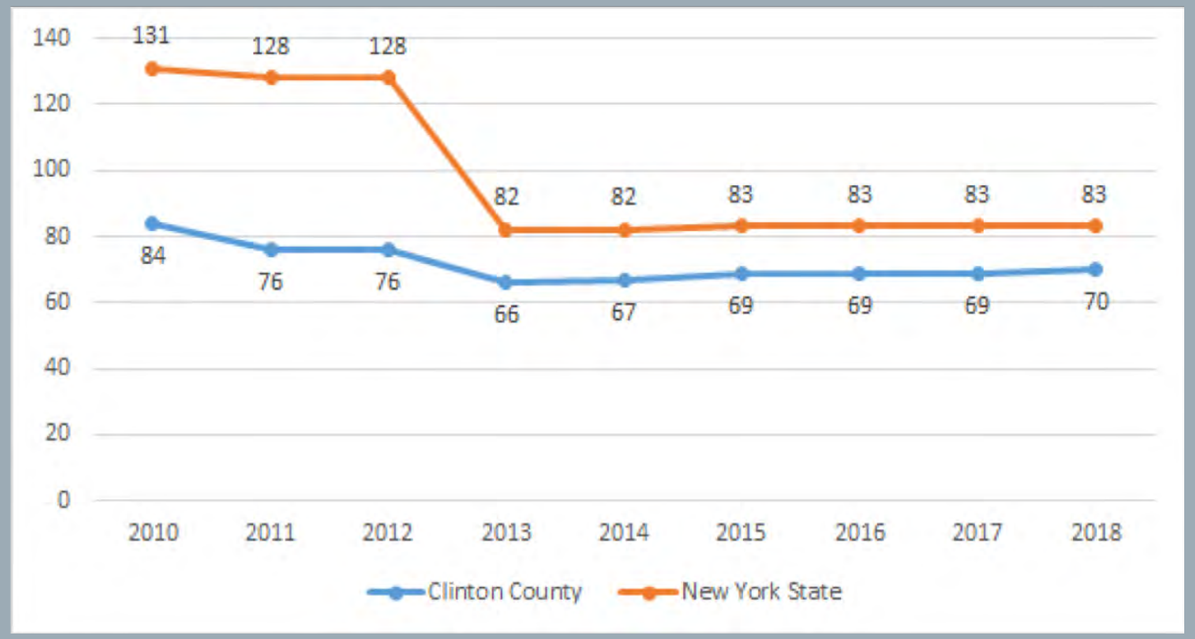
Figure 15. *Clinton County Percentage very low birthweight (<1.5kg) singleton births, 2006 - 2015.*
Source: New York State Department of Health. https://www.health.ny.gov/statistics/chac/birth/b35_9.htm

Table 15. Comparison of Mortality by Cancer (rate per 100,000 population, age-standardized, 2014)

	Sex	Clinton County	New York	National	National Rank	% change 1980-2014
Tracheal, Bronchus, and Lung Cancer	Female	49.1	40.1	49.6	1083	+65.5
	Male	55.3	52.8	63.8	673	+32.8
Breast Cancer	Female	34.7	33.8	36.1	554	+23.1
	Male	35.7	31.2	33.8	871	+41.4

Source: The Institute for Health Metrics and Evaluation (IHME), US County Profiles. http://www.healthdata.org/sites/default/files/files/county_profiles/US/2015/County_Report_Clinton_County_New_York.pdf

Figure 16. *Primary Care Physicians per 100,000 population, 2010-2018*
Source: County Health Ranking & Roadmaps project, which measures and documents vital health factors at the county level. http://www.countyhealthrankings.org



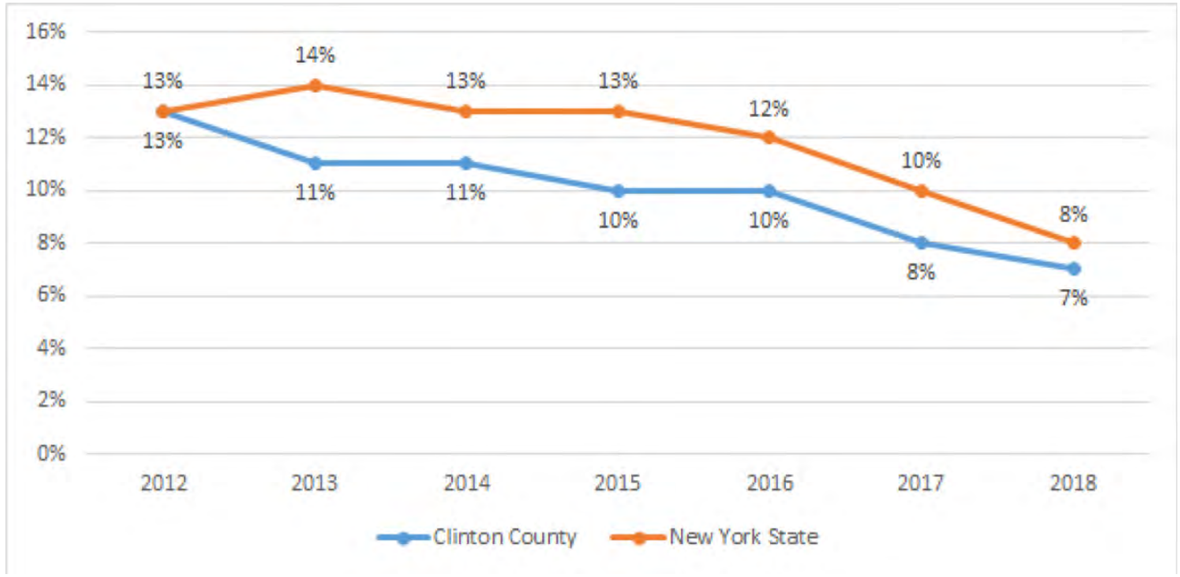
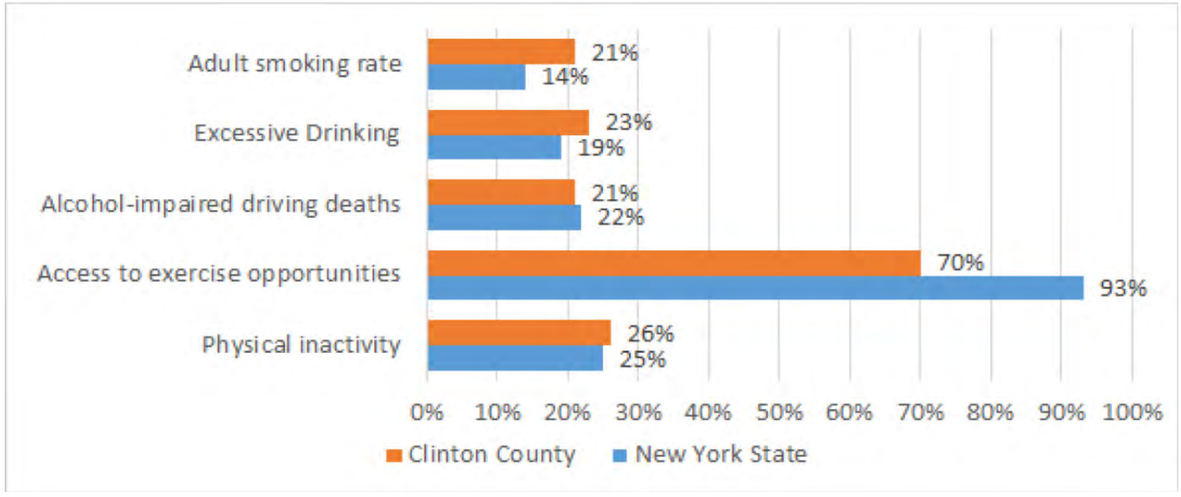


Figure 17. *Percentage of people under age 65 without insurance in Clinton County and New York State*
Source: County Health Ranking & Roadmaps project, which measures and documents vital health factors at the county level. http://www.countyhealthrankings.org

Figure 18. *Health Behavior in Clinton County, compared to New York State average level, 2018*
Source: County Health Ranking & Roadmaps project, which measures and documents vital health factors at the county level. http://www.countyhealthrankings.org



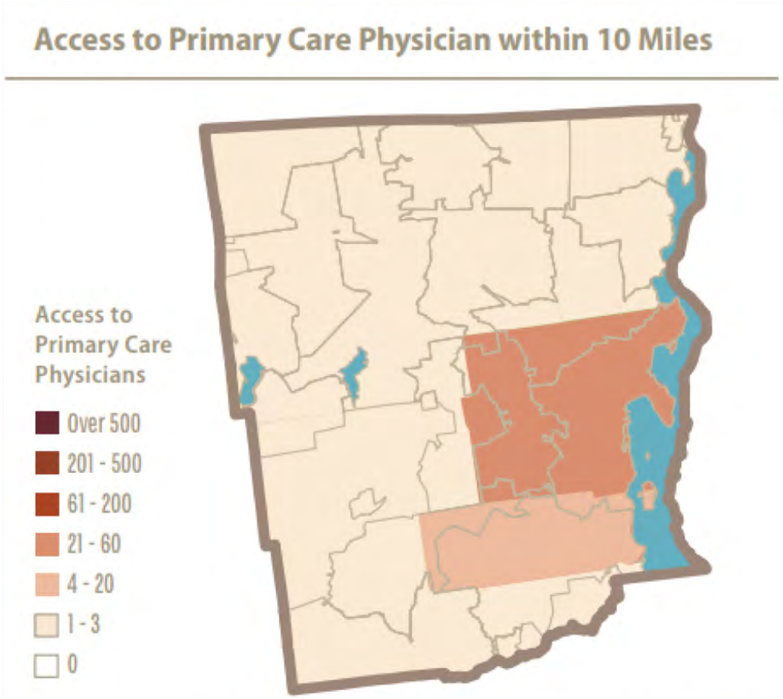


Figure 19. *Access to Primary Care Physician within 10 Miles, Clinton County*
Source: Total Physicians within 10 miles by Tract. Centers for Medicare & Medicaid Services (CMS) 2012. C-68

Natural Environment

Ecoregions

Schuyler Falls is in a unique ecological area. Situated on the margin between the Adirondack Mountains and the Champlain Basin, Schuyler Falls includes elements of two distinct ecoregions. The southwestern corner of the town is located within the Eastern Adirondack Foothills, which includes ridges and foothills accompanied by broader river valleys such as the Ausable and Saranac Rivers. Streams in this ecoregion can support naturally reproducing brown and rainbow trout. The surficial geology includes glacial till and exposed bedrock along with outwash sand and gravel. The Eastern Adirondack Foothills contain elements of Appalachian oak forests, dominated by white pine, red maple, white ash, and northern red oaks.

The remainder of the town is located in the Champlain Lowlands ecoregion which is described as a glaciated area that is generally flat but can include gently rolling plains. Streams are low gradient, especially as they approach Lake Champlain, with sand/silty substrates. The area has been heavily glaciated, so the ecoregion's geology includes glacial till as well as lake silt/clay. Depending on location, it includes a mix of vegetation. The Champlain Lowlands can contain remnant clayplain forests in valleys that include a mix of red maple, beech, hemlock, swamp white oak and burr oak, among others. Sandplain forests in small areas are also present, as are floodplain forests. On hilltops, the area can include hardwood forests, bluff cedar-pine forests, and dry oak forests. Sandstone pavement barrens can also support small jack pine forests.

Wildlife in Schuyler Falls matches the typical wildlife associated with these ecoregions. There are currently no known state or federal endangered species located within the town. Schuyler Falls is, however, within the range of the Federally endangered Indiana Brown Bat.

The Saranac and Salmon Rivers host significant fisheries. These are both ecological and recreational resources. The Saranac River holds the potential for restoring a historic salmon fishery.

Hydrology

The town straddles three river systems. The majority of Schuyler Falls is within the Salmon River watershed (HUC 10: 0415040814) and is split between the Salmon River Headwaters (HUC 12: 041504081401) and Salmon River Subwatersheds (HUC 12: 041504081402). Ultimately, Salmon River flows directly into Lake Champlain. Portions of the town also drain into the Saranac River (HUC 10: 0415040605), which is split into two subwatersheds: the Saranac River subwatershed (HUC 12: 041504060504) and the Riley Brook subwatershed (HUC 12: 041504060503). The Saranac River ultimately flows through the Town and City of Plattsburgh, into Lake Champlain. Two remaining areas of the town drain into the Little Ausable River (HUC 10: 0415040813) and Lake Champlain (HUC 10: 0415040816) watersheds.

Water generally flows from west to east across the town, with several exceptions. In the northwest corner of the town, water flows north directly into the Saranac River, and water flows south into the Salmon River in the southwest corner. Regardless of the local direction of flow, stormwater originating in Schuyler Falls ultimately ends up in Lake Champlain via the Saranac or Salmon Rivers.

There are no impaired water bodies on New York State's 303(d) list located within the Town of Schuyler Falls itself. However, upstream of Macomb State Forest the Salmon River was listed as impaired in 2012 for sediment pollution. Because the segments of the Salmon River in the town and beyond are not listed as impaired, it appears likely that Davis Lake acts as a sediment trap and improves water quality downstream in the Salmon River. Moreover, there are no active discharge locations into waterbodies within the town. There are three dams, all on the Saranac River. The vast majority of the town is on well and septic systems; eighty percent of the parcels (1,860 out of 2,299), in fact, rely on septic systems for wastewater management. There are about fifty septic systems per square mile of land area in the Town. Most septic systems are concentrated in the developed areas in the town.

Land Cover

Around three-quarters of the Town of Schuyler Falls is undeveloped (see Map 4). Most of this land is either categorized as deciduous, evergreen, or mixed forest, and just over ten percent of the Town's land cover is classified as either shrubland or wetland. Generally speaking, if more than ten percent of a watershed is characterized as having impervious surfaces, the land cover can degrade the health and integrity of waterbodies in that watershed. Undeveloped and forested land in Schuyler Falls provides an ecosystem service by reducing stormwater run-off rates and improving water quality.

Air Quality

Generally speaking, regional air quality in Schuyler Falls and the surrounding North Country is quite good. The average air quality index is well below the state and national averages. However, odors from Clinton County Landfill and agricultural manure spreading can be problematic.

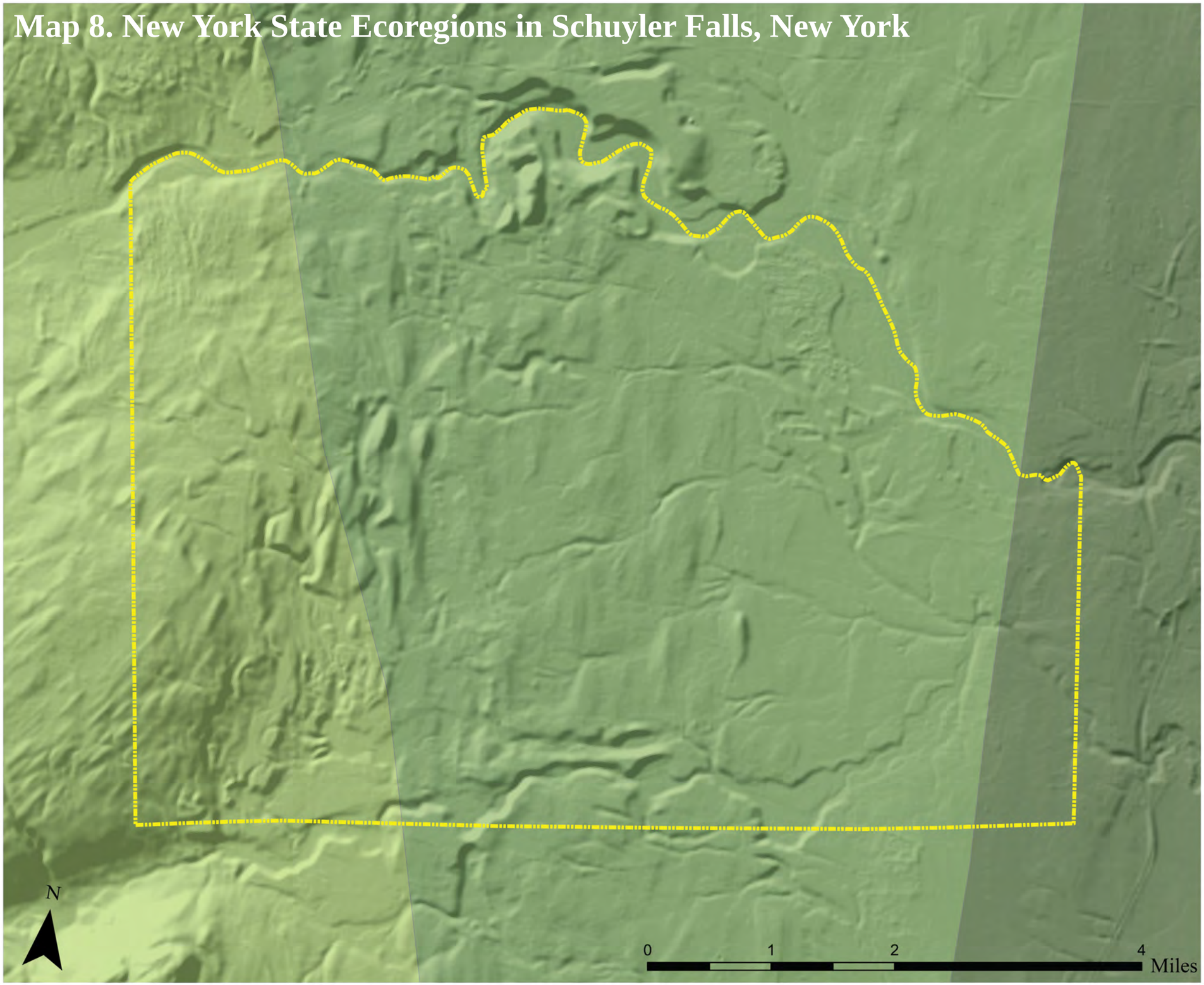
Toxic Releases

There are no sites in the Town of Schuyler Falls listed on USEPA's Toxic Release Inventory. While the Clinton County Landfill is located in the town, it does not accept hazardous waste.

Viewsheds

Several significant view sheds occur in Schuyler Falls. These views represent the dramatic topography of the Adirondack Mountains and Lake Champlain Basin, and are amongst natural assets cherished by local residents. Examples include steep sections of Rock and Staley Road, and portions of 22B Turner and Salmon River Road, as well as along Sand Road overlooking the Saranac River. Viewsheds such as these help create the rural and natural feel of Schuyler Falls.

Map 8. New York State Ecoregions in Schuyler Falls, New York



Legend:

- Town Boundary
- Western Adirondack Foothills
- Champlain Transition
- Champlain Valley

Date:
22 March 2019

Drawn By:
DCM

Revisions:
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Data Sources:

Municipal, county, and ecoregion boundaries were retrieved from the New York State Geospatial Data Clearinghouse. LiDAR derived terrain data (hillshade) was provided by the Clinton County Planning Department.



Map 9. Hydrography in Schuyler Falls, New York

Legend:

- Town Boundary
- Watershed Boundaries (HUC 12)
- Water Features (Streams and Lakes)
- Dam

Date:
22 March 2019

Drawn By:
DCM

Revisions:
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Data Sources:

Municipal and county boudnaries were retrieved from the New York State Geospatial Data Clearninghouse. LiDAR derived terrain data (hillshade) was provided by the Clinton County Planning Department. Hydrologic features, including HUC 12-Digit watersheds, streams, and waterbodies, were retreived from the National Hydrography Dataset (NHD) maintained by the United States Geological Survey.

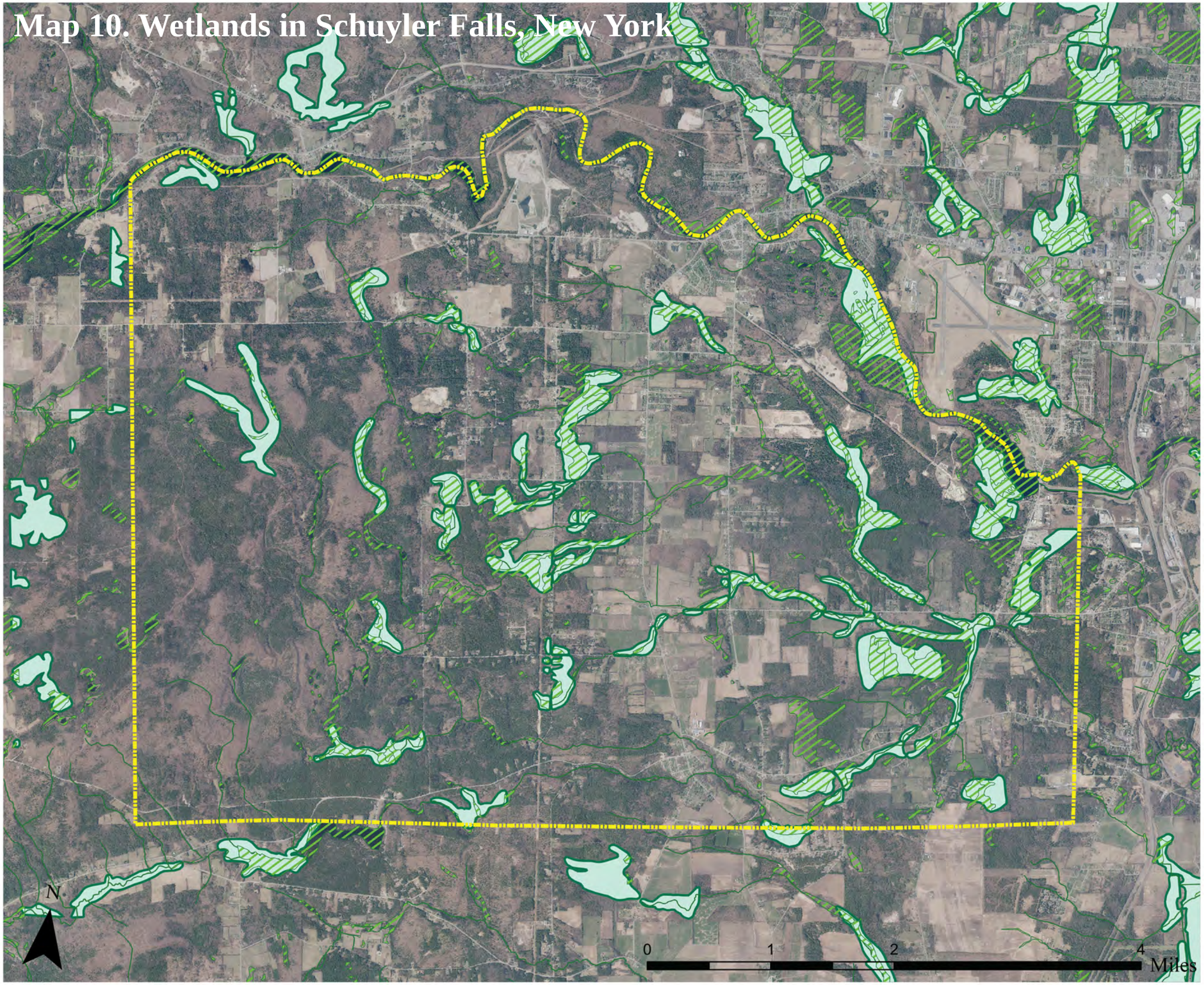


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0 1 2 4 Miles

Map 10. Wetlands in Schuyler Falls, New York



Legend:

- Town Boundary
- National Wetlands Inventory (NWI)
- New York State Department of Environmental Conservation Wetlands
- New York State Department of Environmental Conservation 100' Wetland Buffer

Date:
22 March 2019

Drawn By:
DCM

Revisions:
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Data Sources:

Municipal and county boudnaries were retrieved from the New York State Geospatial Data Clearninghouse. 2014 Aerial photography was retreived from the United States Department of Homeland Security. National Wetlands Inventory and New York State Department of Environmental Conservation Wetlands and 100' foot buffer was provided by the Clinton County Planning Department.



Culture, Arts, Recreation, & Entertainment

Historical Resources

For a town of its size Schuyler Falls has an exceptionally active historical program. This comprehensive plan will not provide a detailed accounting of the Town's history, but instead point readers to available resources to learn more about the community. In 1998 a committee of residents compiled a concise history of the Town of Schuyler Falls. This book provides a rich directory of events, people, timelines and locations (Appendix A). Other resources include historical markers along transportation routes. A draft directory and description of each marker is available. The directory of historical markers has been converted into a driving tour map of the community. At town hall the highly active historical office has a collection of artifacts, documents and displays. Among the Town's more important historical assets are:

- 10 burial grounds;
- Joseph Ladue House, Schuyler Falls resident and klondike gold rusher who went on to found Dawson City, Canada;
- Several historic churches;
- Historic barns;
- Battlefield sites from the war of 1812;
- Mills and industrial sites.

In the past Schuyler Falls hosted a heritage days festival to celebrate this local history. This has not occurred for many years. A new cultural high point is the reestablishment of a holiday tree lighting ceremony. There is a great need for space to house some of these historical resources.

Parks and Open Space

The state maintains several recreational sites in Schuyler Falls. Macomb State Forest straddles the town's southwestern boundary. The State Forest is approximately 370 acres and includes just over five miles of trails designated for hiking, horseback riding, and snowmobiling. A variety of recreational activities are allowed in the State Forest including hiking, biking, hunting and trapping, snowmobiling, cross-country skiing and snowshoeing, and horseback riding. In addition to dedicated, "improved" campsites in the State Forest, "at large" camping is allowed subject to certain restrictions (e.g., no camping within 150' of a waterbody, road, or trail). Group camping is allowed but requires a permit from a Forest Ranger. The park also contains several fishing areas. Trails within the park are located north of Norrisville and Kayla Hill Roads while the fishing areas are located outside the town boundary, to the south, along the Salmon River. Snowmobile trails in the State Forest link to an additional 15 miles of snowmobile trails throughout the rest of Schuyler Falls. These are part of a larger, regional network of snowmobile trails connecting Plattsburgh and Peru.

Schuyler Falls maintains about 140 acres of land for public recreation across five different sites. At just over 85 acres, Jefferson Dukette Memorial Field is the largest of the Town's parks. Dukette Memorial Field is located on the north side of Salmon River Road about a half-mile east of the hamlet of Schuyler Falls. Dukette Memorial includes two ball fields, one full-size soccer field, a smaller junior soccer field, a playground area, and picnic shelter. It also includes mowed open areas for flex use. Christon-Campbell Recreation Park is approximately 25 acres. Christon-Campbell is located in the hamlet of Woods Mills. Christon-Campbell includes a paved basketball court, grass softball field, medium-sized soccer pitch, large paved playground area, picnic shelter, and a large paved parking lot. Schuyler Falls Town Hall in Morrisonville includes a 20 acre park with two ballfields, pickleball courts, a paved basketball court, playground area, and a large mowed field that abuts a hillside. Pickleball courts and a second softball field were recently added. Peninsula Park is the smallest park maintained by the town (½ acre). The park is adjacent to Military Turnpike and is situated just over the town's boundary with the Town of Plattsburgh. As an extension of the earthworks associated with the dam at the Saranac River Reservoir, this park is a popular destination for anglers. Peninsula Park has been identified by the Town of Plattsburgh as a location for possible waterfront projects, and offers potential for a joint venture recreation project between the Towns of Schuyler Falls and Plattsburgh. The Towns of Plattsburgh and Schuyler Falls cooperatively developed a shared dog park in 2018. This is located at East Morrisonville Park on Bullis Road in the Town of Plattsburgh. The town also owns an unimproved, six-acre parcel adjacent to the Salmon River in the hamlet of Schuyler Falls. This site has been identified for an additional town-owned park.

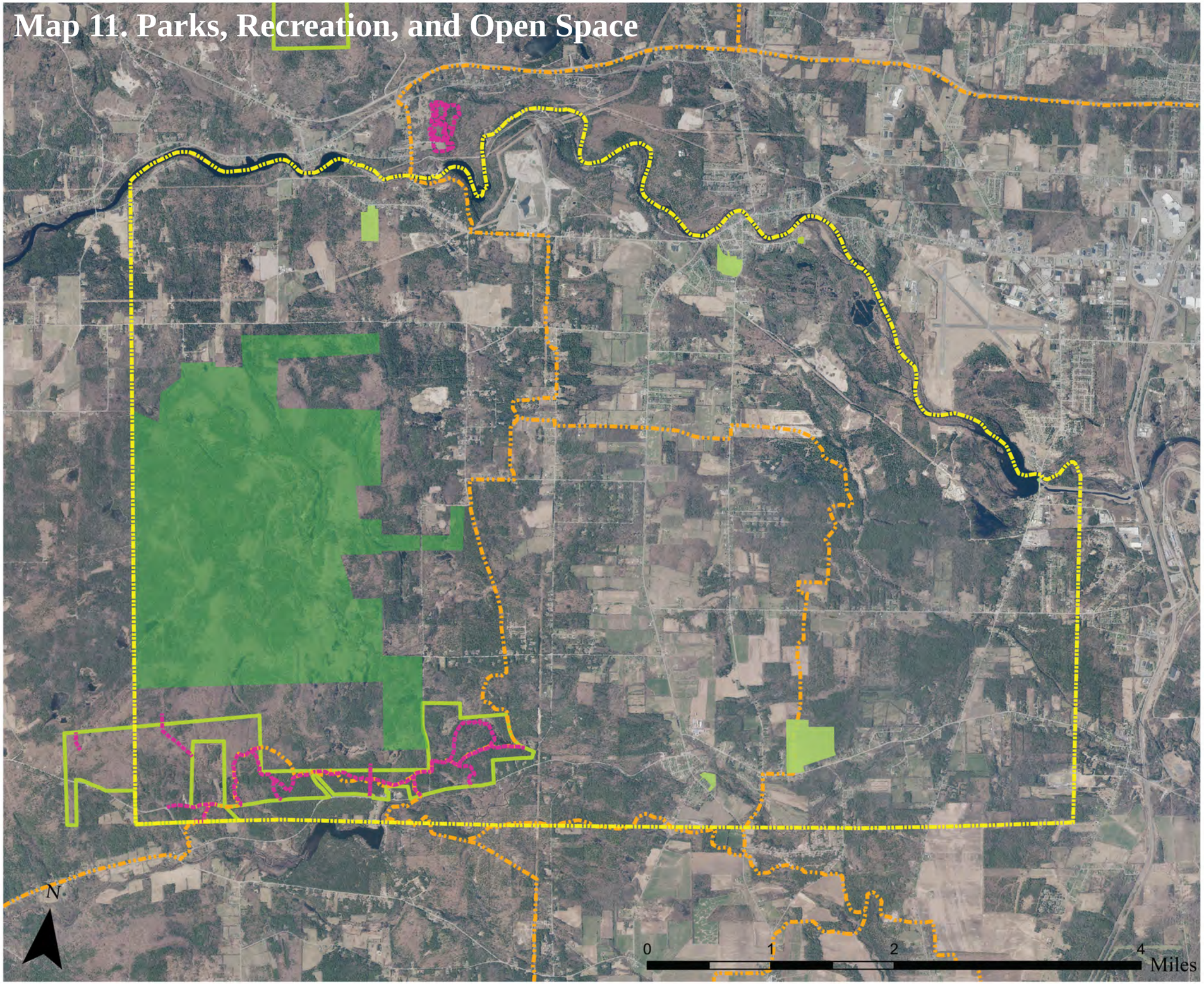
Moreover, within the hamlet of Morrisonville, the Town has developed a conceptual plan for a new park, currently referred to as River Street Park. The new park will be constructed in the 100 and 500 year floodplain of the Saranac River. The plan includes and promotes space for a gazebo, walking trails, a fishing pier, pump park and splash park. Furthermore, the park will be linked to the Saranac River Trail, which will run along the Main Street in Morrisonville. In 2017 AES Northeast was contracted to develop a conceptual plan for this park (Appendix C).

Recreation

The Town's recreation department hosts many youth programs in conjunction with Clinton County. Among current offerings are baseball, softball, t-ball, basketball, soccer, bowling, and ice skating. The Town provides a wide variety of equipment and reusable uniforms. All programs are free of charge for Town residents. The program has eliminated some sports activities entirely or for older age groups in recent years as participants' interests change. The Town also offers a summer reading program for a wide range of ages. Many of these programs take place at Morrisonville Elementary School, though this poses some scheduling, timing and access limitations.

For many years the Town of Schuyler Falls operated a youth bureau. The youth bureau advised the Town on programming for youth. This group has not been active for several years. Other challenges facing youth recreation are generating awareness of programs and keeping students involved in programs, while facing a number of competing programs and interests. Confusion is also created over

Map 11. Parks, Recreation, and Open Space



Legend:

- Town Boundary
- New York State Park Land
- Schuyler Falls Township Park
- Protected Lands
- Snowmobile Trails
- Hiking Trails

Date:
25 March 2019

Drawn By:
DCM

Revisions:
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Data Sources:

Municipal and county boudnaries were retrieved from the New York State Geospatial Data Clearninghouse. 2014 Aerial photography was retreived from the United States Department of Homeland Security. New York State Parks and Trails were provided by the Department of Environmental Conservation and were retrieved from the New York State GIS Clearinghouse. Snowmobile trails and local parks were provided by the Clinton County Planning Department.



Schuyler Falls' division into two different school districts. Parents are unsure which programs their children should enroll in, how to enroll them, and how to make sure they are placed on teams that represent Schuyler Falls.

The rural roads of the town are a popular destination for cyclists. The Saranac River is a popular destination for paddlers and anglers. The Saranac River is currently a focus of planning efforts. Currently under development is the Saranac River Trail. This 30 mile trail will run along the Saranac from the city of Plattsburgh to the Town of Saranac, and through the hamlet of Morrisonville along the way (Appendix D). The Northern Forest Canoe Trail, a paddling trail that runs through New York, Vermont, New Hampshire and Maine, follows the Saranac River, offering opportunities for paddle sports development. Additionally, the hydrofacilities owned by NYSEG and Enel offer trail access along the Saranac River. These trails are frequently used by hikers, mountain bikers, and anglers.

Saranac River Trail

The Saranac River Trail Greenway is a local not for profit promoting the development of a 27 mile recreation trail that extends from the confluence of the Saranac River and Lake Champlain, westward to the Town of Saranac. The trail is to follow the Saranac River, including routing through the Hamlet of Morrisonville. A feasibility study was completed (Appendix D) in 2013 and reflects the many development opportunities that may accompany development of the project.

Governance & Infrastructure

Governance Structure

Schuyler Falls is governed by a town council. Town Governments in the State of New York are general service provision districts, which include general services like highway maintenance, police, and recreational services. General services are provided on a town-wide basis. Additionally, towns can provide services only to certain areas, typically in the form of special districts. Special districts include fire and ambulance services, schools, and water and sewerage. The remainder of Schuyler Falls sits under the general jurisdiction of the Town council and town supervisor.

Schuyler Falls shares special districts with the Towns of Plattsburgh, Saranac, and Peru. Schuyler Falls is split by the Saranac and Peru School Districts, which it shares with the Towns of Saranac and Peru, respectively and with the Town of Plattsburgh (both school districts). Schuyler Falls is also divided between three different fire districts. The Cadyville District covers the northwest area around Woods Mills. The Morrisonville District covers the largest area of the town and includes the Hamlets of Morrisonville and Schuyler Falls. The South Plattsburgh Fire District covers the eastern area of the Town including the commercial corridor along Military Turnpike. The Town currently does not have any special sewer districts. It does have several special water districts. These are all located in the northern area of the town and cover Woods Mills, the Landfill, and Morrisonville. Departments, related service/safety agencies and staff:

- The Town of Schuyler Falls bureaucracy includes the following:
- Town Board with four at-large officers
- Town Supervisor
- Town Clerk/Tax Collector
- Code Enforcement
- Town Justices (two)
- Assessor
- Highway Department
- Historian
- Recreation Director
- Dog Control Officer
- Morrisonville Volunteer Fire Department
- South Plattsburgh Fire Department
- Town Attorney

In terms of improvements being considered by the Town, are the move to a cloud-based computing system (currently the town operates its own servers from a closet in the Town Hall), and searching for a building to house the Town court. Additionally, the town would like to increase resident awareness and involvement in governance activities.

Boards & committees

Town governance is supported by the following:

- Town Board
- Planning Board
- Zoning Board of Appeals

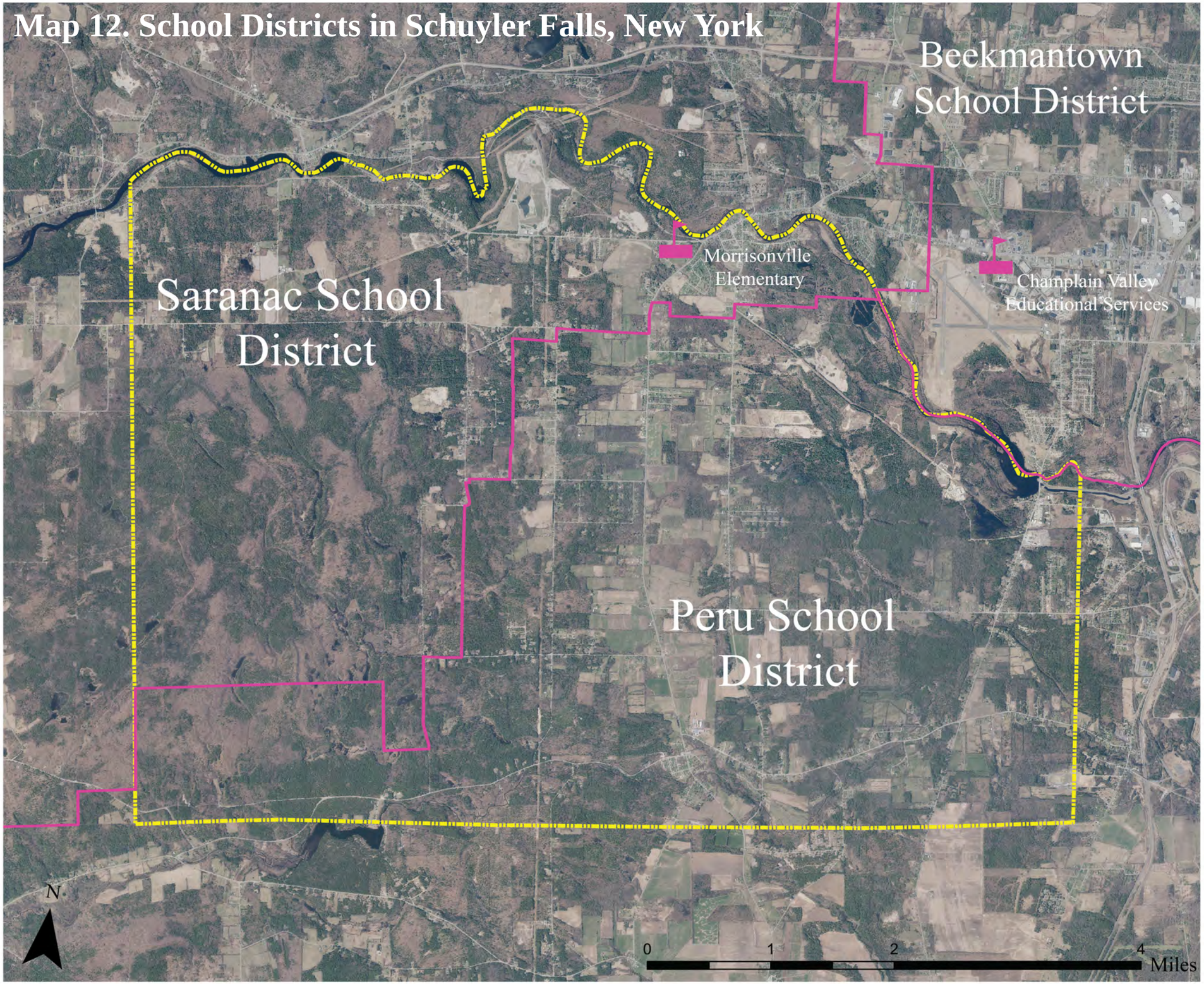
Budget

For the purposes of this planning process the Town of Schuyler Falls budgets were reviewed for the past five years. The minimum appropriated budget over that range was $2,422,239 in 2014 and the maximum was $2,805,573 in 2019. Over the five year period, the Town of Schuyler Falls budget increased by 15.83%. Tables 16-18 provide some details of budgeting and expenditures over this period.

The 2019 budget

The Town of Schuyler Falls posted a budget surplus for several years in the early-mid 2000s, and as a result the board reduced taxes significantly over this period. In 2015 Schuyler Falls held a fund

Map 12. School Districts in Schuyler Falls, New York



Legend:

- Town Boundary
- School District Boundary
- School/Educational Facility

Date:
23 March 2019

Drawn By:
DCM

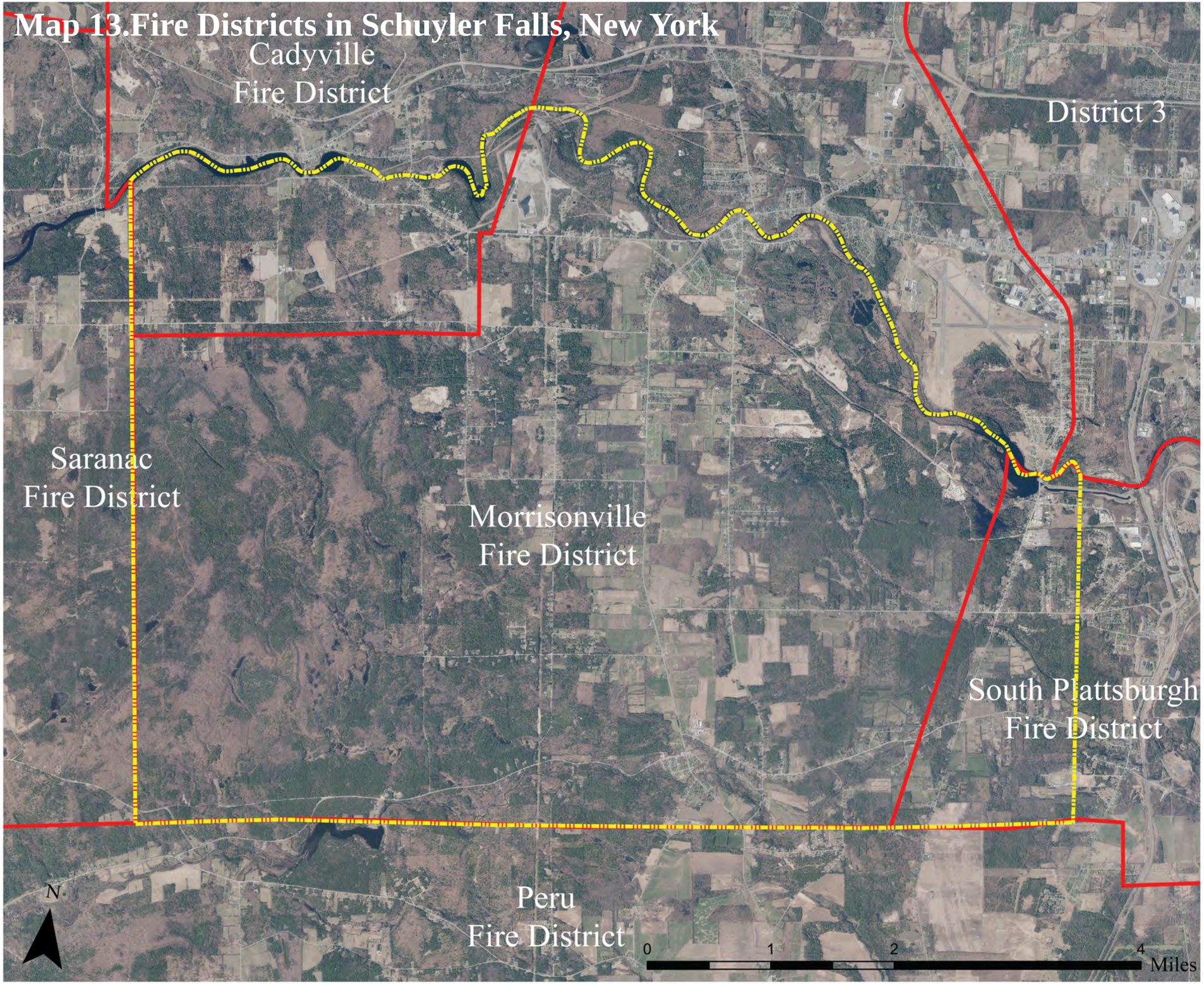
Revisions:
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Data Sources:

Municipal and county boudnaries were retrieved from the New York State Geospatial Data Clearninghouse. 2014 Aerial photography was retreived from the United States Department of Homeland Security. School district boundaries and school locations were provided by the Clinton County Planning Department.



Map 13.Fire Districts in Schuyler Falls, New York



Legend:

Town Boundary

Fire District Boundary

Date:
23 March 2019

Drawn By:
DCM

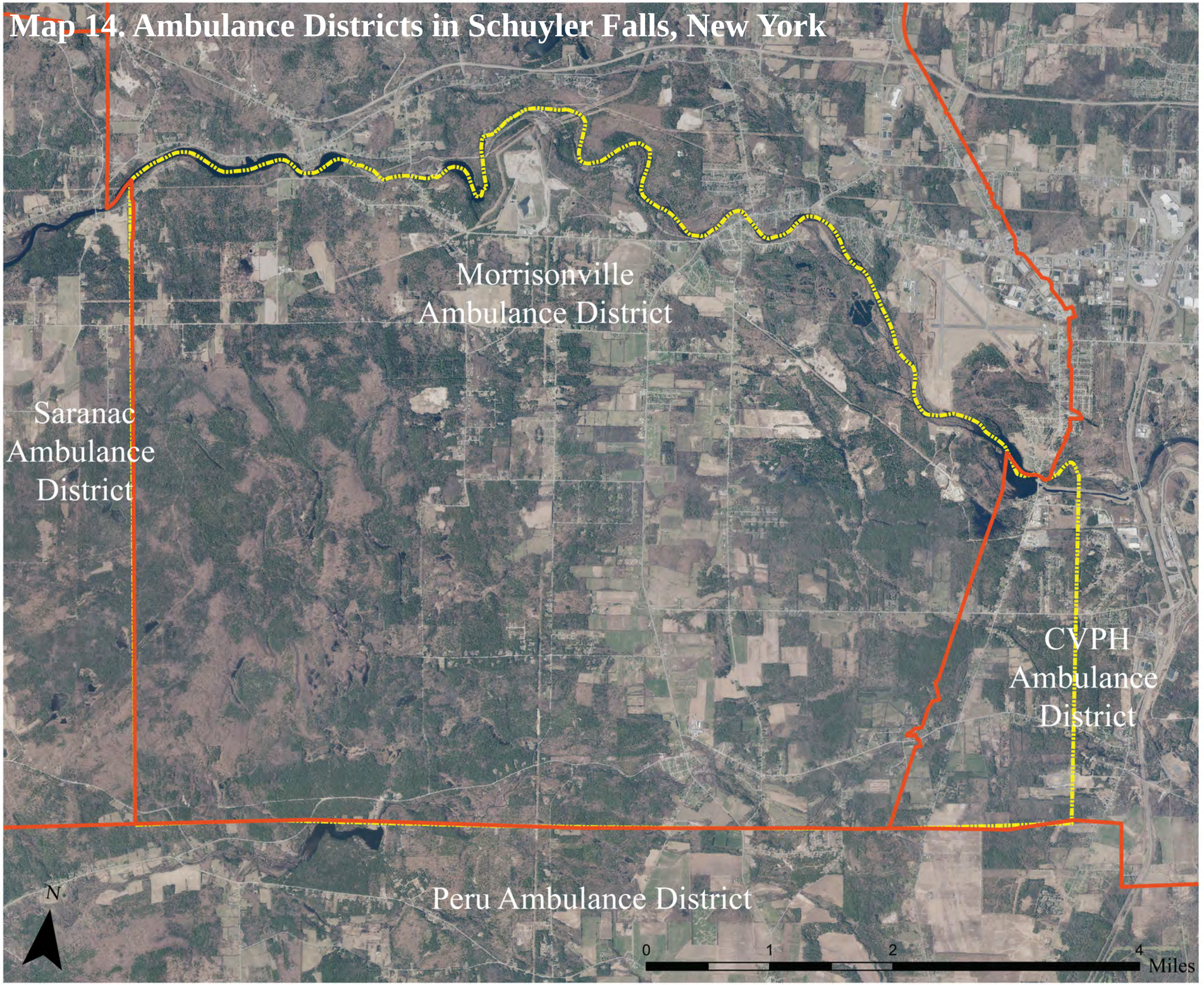
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Data Sources:

Municipal and county boudnaries were retrieved from the New York State Geospatial Data Clearninghouse. 2014 Aerial photography was retreived from the United States Department of Homeland Security. Fire district boundaries were provided by the Clinton County Planning Department.



Map 14. Ambulance Districts in Schuyler Falls, New York



Legend:

Town Boundary

Ambulance District Boundary

Date:
23 March 2019

Drawn By:
DCM

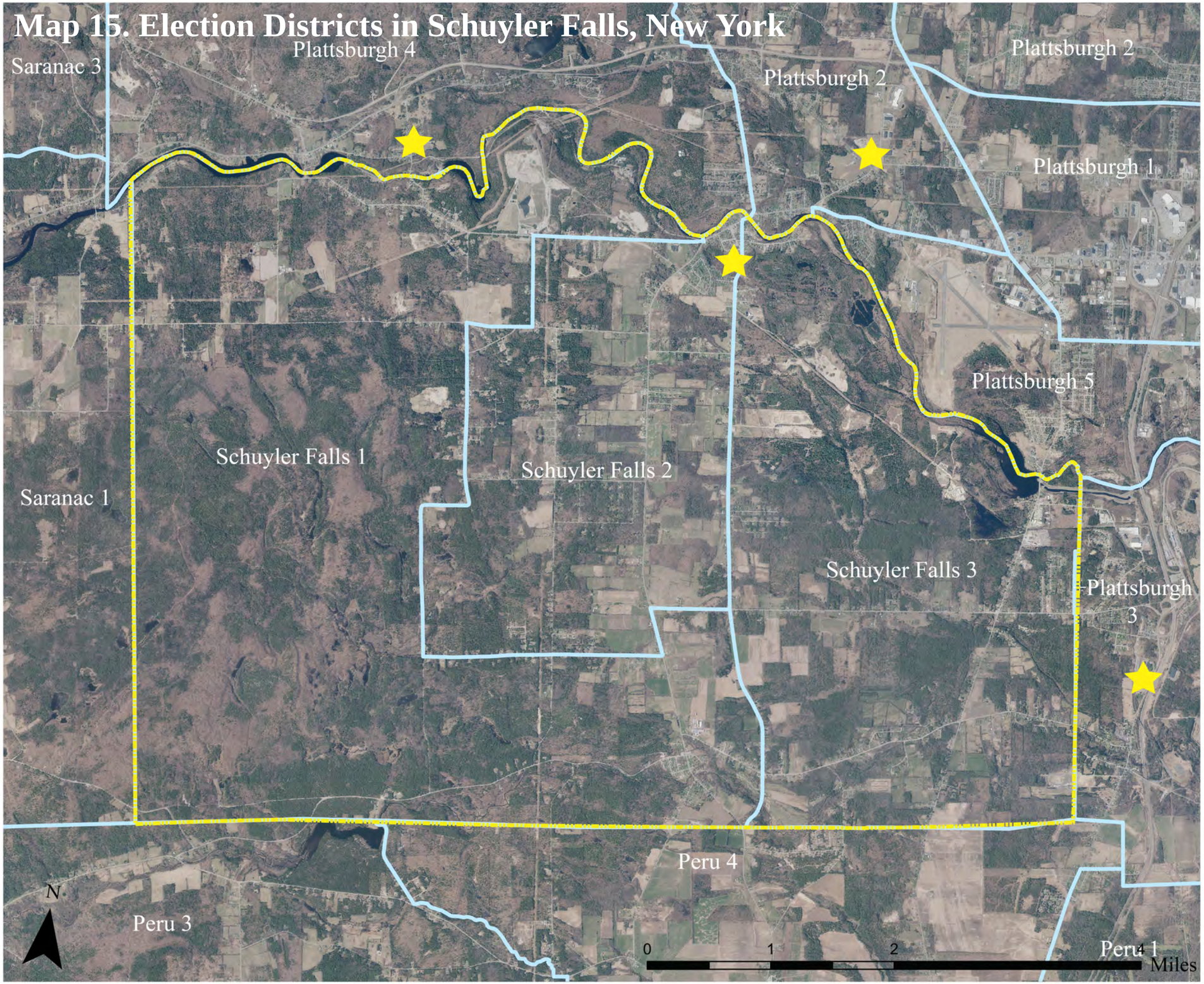
Revisions:
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Data Sources:

Municipal and county boudnaries were retrieved from the New York State Geospatial Data Clearninghouse. 2014 Aerial photography was retreived from the United States Department of Homeland Security. Ambulance district boundaries were provided by the Clinton County Planning Department.



Map 15. Election Districts in Schuyler Falls, New York



Legend:

- Town Boundary
- Election District Boundary
- Polling Location

Date:
23 March 2019

Drawn By:
DCM

Revisions:
1.
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Data Sources:

Municipal and county boudnaries were retrieved from the New York State Geospatial Data Clearninghouse. 2014 Aerial photography was retreived from the United States Department of Homeland Security. Election district boundaries and polling locations were provided by the Clinton County Planning Department.



Table 16. Schuyler Falls' Annual Budget (2014 - 2019)

Year	Budget
2014	$2,422,239
2015	$2,509,590
2016	$2,566,491
2017	$2,578,668
2018	$2,681,183
2019	$2,805,573

balance of approximately $2.5million. Since 2015, Town spending increased and this, alongside reduced taxation, depleted the fund over the 2015-2018 timeframe. Consequently, entering 2019 the board proposes a tax hike of 78.5%. If adopted, property owners will see general taxes increase from $1.56 to $2.68/$1000 assessed value. Residents in particular lighting, ambulance and fire districts may see additional increases.

The fluctuations in spending and uncertainty created by adjustments in tax schedules highlight the need for a fund balance policy to create more predictability for property owners and planners in Schuyler Falls. A fund balance policy has been proposed by the Town Board and will likely be adopted in early 2019 (Appendix E).

Finally, it has been some time since the Town's fee schedules for permits and activities have been adjusted. A new fee schedule is proposed and will be adopted in 2019.

Lighting District

In 2018 the board resolved to consolidate all lighting districts into one. This change will reduce costs and allow for more efficient transitions to LED lights and other developments.

Water Districts

There is a need to map water districts in the Town of Schuyler Falls. Current water district maps do not align with locations of users on the ground. Once accurate maps are developed the Town can proceed with water line improvements. Improvements have been planned since 2001, but not implemented.

Transportation

Within the Town of Schuyler Falls, 22B is primary New York State Department of Transportation highway without limited access, while Military Turnpike, Irish Settlement Rd, Salmon River Rd, Norrisville Rd, Sand Rd, Rabideau St, and Hardscrabble Rd are secondary highways. All other roads are categorized as local streets (see Map 16). In 2015, Military Turnpike (the section north of Irish Settlement Rd) was the busiest street in the Town of Schuyler Falls, registering an annual average daily traffic of 6,964. The southernmost section of 22B and the easternmost section of Irish Settlement Road, registering 3,232 and 3,444 respectively (see Map 17).

From January 2000 to July 2018, a total of 622 traffic accidents were recorded within the Town of Schuyler Falls. 237 injuries and four fatalities were registered over these eighteen years. All fatalities happened at or close to an intersection. One of the four fatalities involved a collision with a

Table 17. Implied tax rates for Schuyler Falls, 2014-2019.

Implied Tax Rate	2014	2015	2016	2017	2018	Proposed 2019
General	0.30227	0.27309	0.15344	0.14736	0.15773	0.15518
Highway	1.44616	1.41716	1.39098	1.39011	1.41526	2.53582
Morrisonville Water	1.51154	1.65522	1.56887	1.44867	1.45134	1.53267
Woods Mills Water (Special)	0.63174	0.70406	0.66231	0.6405	0.62732	0.62850
Woods Mills Water (General)	1.26811	1.28103	2.50741	2.71318	2.70931	2.50724
Cadyville Lighting Dist	0.08032	0.08003	0.0716	0.0716	0.07144	0.00000
Fatima St. Lighting	0.5996	0.58226	0.43235	0.43238	0.43236	0.00000
M'ville Lighting Dist.	0.24649	0.24894	0.24946	0.24994	0.25105	0.00000
Newell Court Light. Dist.	0.3486	0.34865	0.34779	0.66436	0.66431	0.00000
Schylr Falls Lighting Dist.	0.46763	0.45761	0.45672	0.45805	0.43591	0.00000
Ambulance District # 1	0.31423	0.31881	0.32408	0.35068	0.3502	0.34513
Ambulance District # 2	0	0	0	0	0	
Cons. SF lighting district (new)						0.13305
Cadyville Fire District	1.10013	1.15866	1.24836	1.37351	1.3994	2.15531
Morrisonville Fire District	1.20064	1.22029	1.22685	1.23351	1.25374	1.22286
South Plattsburgh Fire District	2.60768	2.59198	2.52572	2.35929	2.42846	2.31667
Macey Lane Water (General) Fund	4.25526	4.26794	4.5085	4.52688	4.43841	4.16808
Macey Lane Water (Special) Fund	3.39091	3.307	3.3173	3.32793	3.34623	3.25403

Table 18. Expenditures from Town of Schuyler Falls budget, 2014-2019.

Expenditures	2014	2015	2016	2017	2018	Proposed 2019	Total Five Year Expenditure	Percent change
General	$ 754,170	$ 807,550	$ 848,445	$ 875,209	$ 908,907	$ 954,118	$ 5,148,399	20.52%
Highway	$ 897,450	$ 916,020	$ 925,468	$ 909,767	$ 927,025	$ 926,296	$ 5,502,026	3.30%
Morrisonville Water	$ 108,866	$ 111,516	$ 109,572	$ 104,981	$ 149,314	$ 151,320	$ 735,569	37.15%
Woods Mills Water (Special)	$ 16,000	$ 18,000	$ 16,860	$ 16,320	$ 16,000	$ 16,770	$ 99,950	0.00%
Woods Mills Water (General)	$ 63,739	$ 64,254	$ 65,811	$ 67,080	$ 67,110	$ 69,048	$ 397,042	5.29%
Cadyville Lighting District	$ 4,000	$ 4,000	$ 4,200	$ 4,200	$ 4,200	$ -	$ 20,600	5.00%
Fatima St. Lighting	$ 700	$ 700	$ 750	$ 750	$ 750	$ -	$ 3,650	7.14%
Morrisonville Lighting District	$ 14,000	$ 14,000	$ 15,000	$ 15,000	$ 15,000	$ -	$ 73,000	7.14%
Newell Court Light. District	$ 450	$ 600	$ 600	$ 573	$ 573	$ -	$ 2,796	27.33%
Schuyler Falls Lighting District	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 4,300	$ -	$ 24,300	-14.00%
Ambulance District # 1	$ 98,500	$ 100,250	$ 102,035	$ 104,856	$ 104,856	$ 109,107	$ 619,604	6.45%
Ambulance District # 2	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cons. SF lighting district (new)						$ 39,823		
Cadyville Fire District	$ 61,727	$ 65,574	$ 70,886	$ 78,333	$ 79,774	$ 126,868	$ 483,162	29.24%
Morrisonville Fire District	$ 220,364	$ 224,249	$ 225,798	$ 227,398	$ 231,452	$ 240,588	$ 1,369,849	5.03%
South Plattsburgh Fire District	$ 113,173	$ 114,418	$ 112,794	$ 105,867	$ 109,349	$ 110,129	$ 665,730	-3.38%
Macey Lane Water (General) Fund	$ 38,600	$ 38,636	$ 38,448	$ 38,511	$ 37,750	$ 36,682	$ 228,627	-2.20%
Macey Lane Water (Special) Fund	$ 25,500	$ 24,823	$ 24,824	$ 24,823	$ 24,823	$ 24,824	$ 149,617	-2.65%
TOTAL	**$ 2,422,239**	**$ 2,509,590**	**$ 2,566,491**	**$ 2,578,668**	**$ 2,681,183**	**$ 2,805,573**	**$ 15,523,921**	**15.83%**

pedestrian. Military Turnpike had the most accidents, with 163. Shingle Street and Flat Rock Road were next, with 56 and 53 accidents respectively. See Map 18, Figures 20 and 21 for details. Improvements to signage, visibility and road shoulders will further improve road safety in Schuyler Falls. Residents have also complained about safety impairments from on-road farm and waste hauling equipment, as well as spillage of farm waste and litter from waste haulers at the landfill.



Image 21. *A subdivision in Schuyler Falls without sidewalks. Driveways pose a significant risk for vehicle collisions, especially on busier streets and roads.*



Image 21. *Clinton County Public Transit Bus. The county operates bus service throughout Clinton County and Schuyler Falls.*

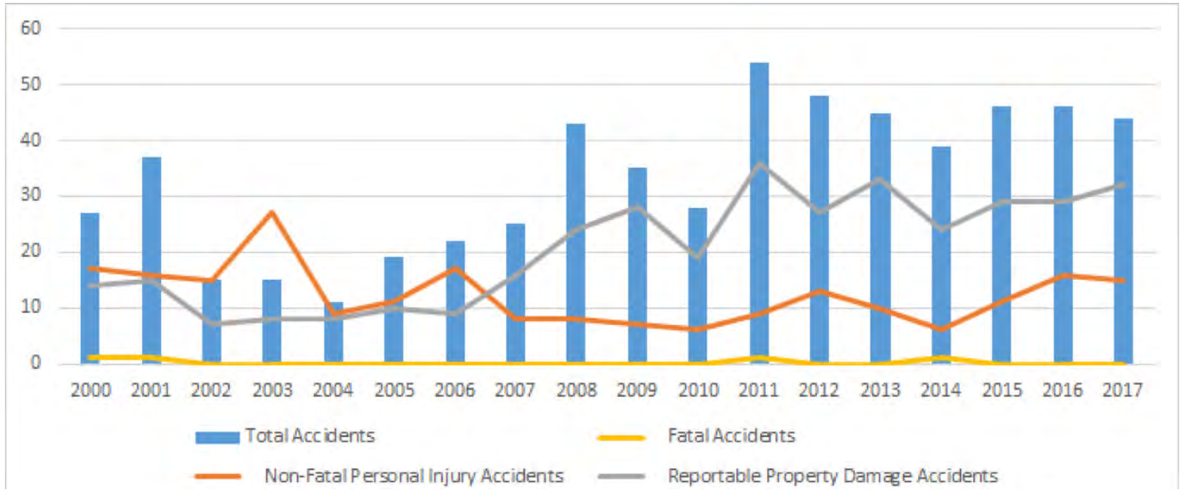


Figure 20. *Annual number of Traffic Accidents by Types in the Town of Schuyler Falls*
Source: New York State Department of Transportation

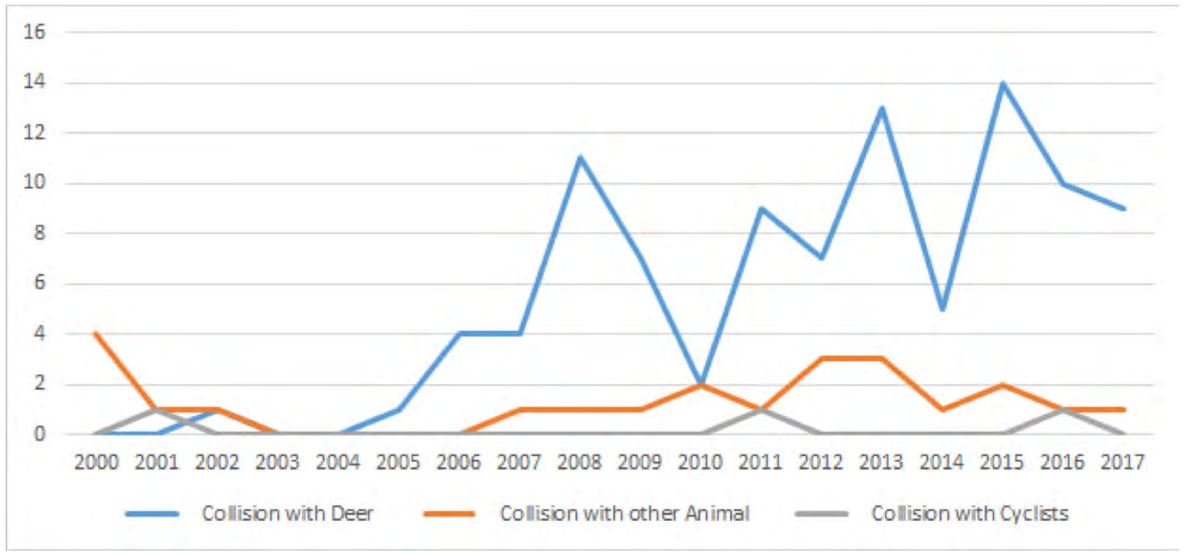
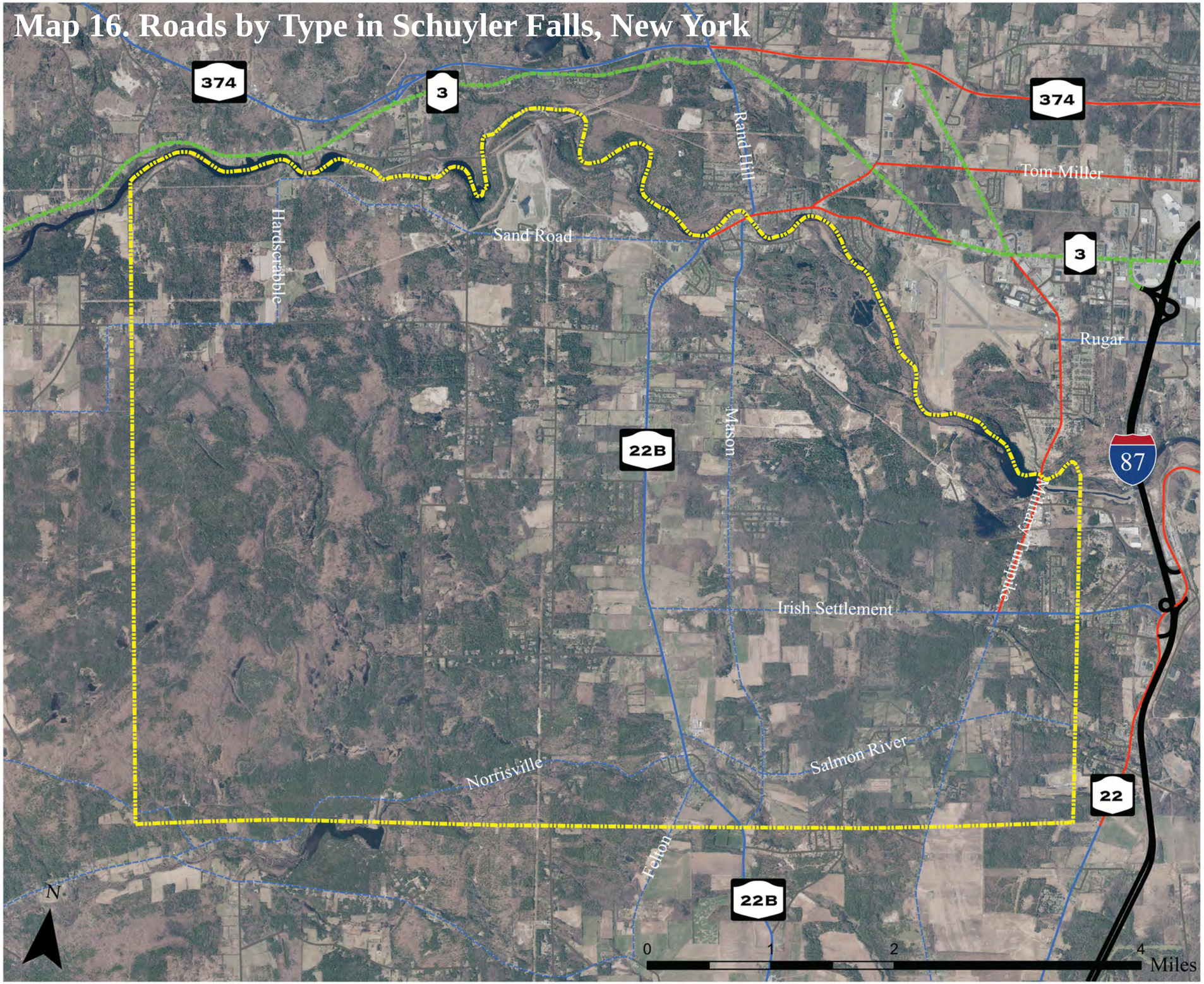


Figure 21. *Annual number of Traffic Accidents by Manner of Collision in the Town of Schuyler Falls*
Source: New York State Department of Transportation

Map 16. Roads by Type in Schuyler Falls, New York



Legend:

Town Boundary

Roads by Functional Class

- Principal Arterial Interstate
- Principal Arterial Expressway
- Principal Arterial Other
- Minor Arterial
- Major Collector
- Minor Collector
- Local

Date:
25 March 2019

Drawn By:
DCM

Revisions:
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Data Sources:

Municipal and county boudnaries were retrieved from the New York State Geospatial Data Clearninghouse. 2014 Aerial photography was retreived from the United States Department of Homeland Security. Roads were retrieved from the New York State GIS Clearinghouse and were created by the New York State Department of Transportation.



Map 17. Short and Average Annual Traffic Counts in Schuyler Falls, New York

964
1222
942
0
116
239
136
743
782
1254
1270
348
175
1761
2420
1797
2469
3381
4272
762
1961
4272
1521
1073
1052
742
100
40
840
1115
15
600
116
623
333
587
0
N
0
1
2
4
Miles

Legend:

- Town Boundary
- Short Count Sensor Location
- Roads
- 1234 Traffic Short Counts
- **1234** Average Annual Daily Traffic

Date:
25 March 2019

Drawn By:
DCM

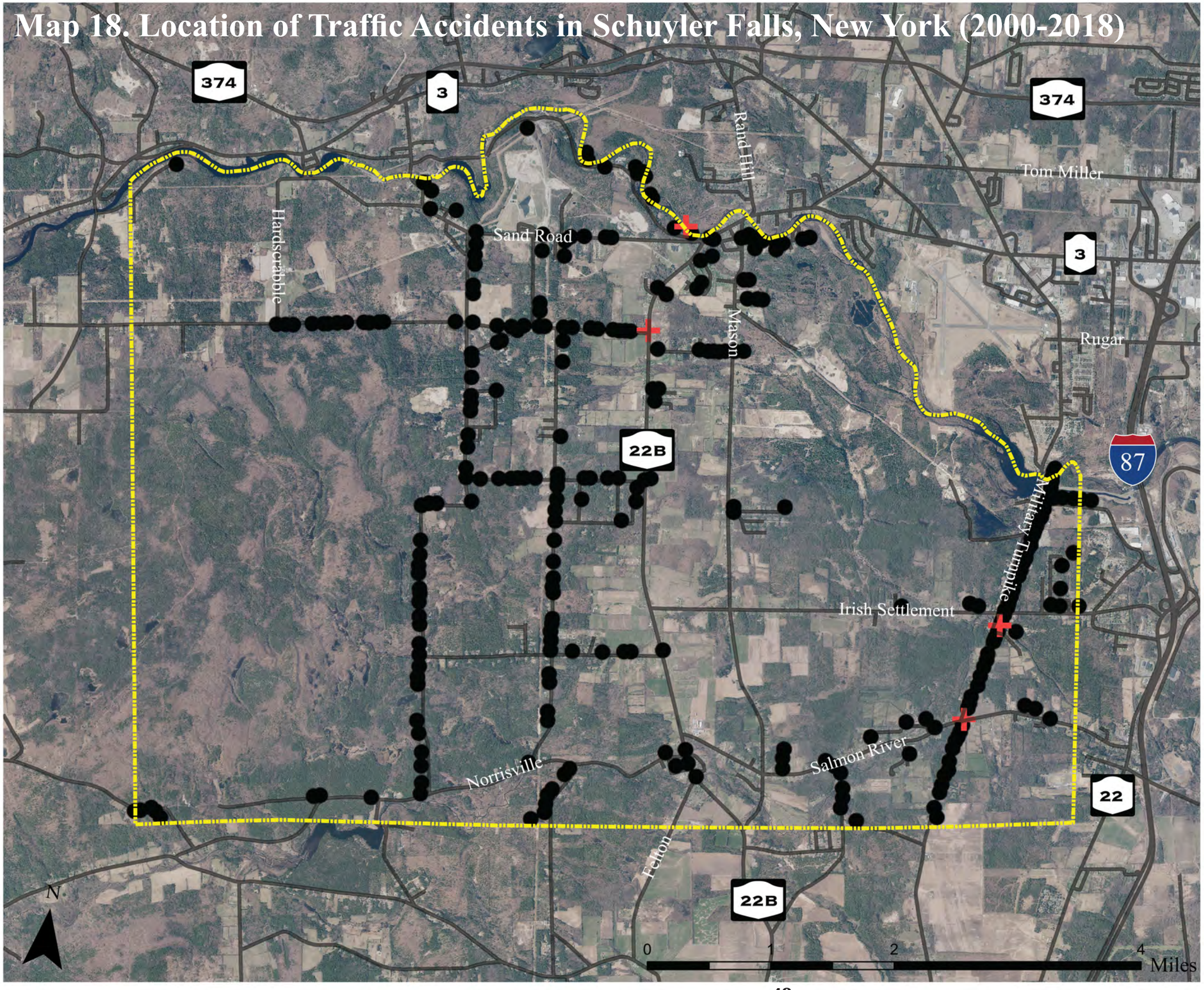
Revisions:
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Data Sources:

Municipal and county boudnaries were retrieved from the New York State Geospatial Data Clearninghouse. 2014 Aerial photography was retreived from the United States Department of Homeland Security. Roads were retrieved from the New York State GIS Clearinghouse and were created by the New York State Department of Transportation. Traffic count data was provided by NYDOT



Map 18. Location of Traffic Accidents in Schuyler Falls, New York (2000-2018)



Legend:

- Town Boundary
- Location of Fatalities
- Location of Accidents
- Roads

Date:
25 March 2019

Drawn By:
DCM

Revisions:
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Data Sources:

Municipal and county boudnaries were retrieved from the New York State Geospatial Data Clearninghouse. 2014 Aerial photography was retreived from the United States Department of Homeland Security. Roads were retrieved from the New York State GIS Clearinghouse and were created by the New York State Department of Transportation. Vehicle collision data was provided by NYDOT



Clinton County Landfill

Clinton County owns the landfill located at 286 Sand Road in Morrisonville. The landfill is operated by Casella Waste Systems. The landfill collects municipal solid waste, construction and demolition waste, and a variety of recyclable materials. Additionally, Casella, in conjunction with Clinton County, operates a series of convenience transfer waste stations throughout Clinton County.

Members of the planning committee met with representatives of Casella on September 11, 2018 to learn about current landfill operations and future plans.

Casella Contact

- Sean Lukas. Operations Manager, Casella. Sean.lukas@casella.com. 802-249-4347

The landfill's total ownership footprint is 450 acres. The operational portion of the landfill, that which includes the lined and unlined portions where waste is stored and managed, warehouses for recycling, offices, and methane gas generation plant operated by Aria Energy, is approximately 95 acres.

Landfill Lifespan, Permits & Contracts

Clinton County opened the landfill at the current site on Sand Road in 1977. The county operated the facility as an unlined landfill until 1991. In 1991 the county opened additional lined cells, which it operated until 1996. In 1996 the county entered into its first agreement with Casella, who has operated the landfill since.

The landfill is permitted by NYDEC (permit number 509460004900005). Based on current permitting and plans, Casella estimates the landfill has an approximate 95 year lifespan. In 2018 the landfill increased its intake capacity from 175,000 tons/year to 250,000 tons/year. This increase in allowable waste collection may shorten the lifespan of the operation by about five years. The current permit allows the landfill to accept 1,000 tons/day. The landfill is permitted to a height of 782.5 feet. At the time this plan was written, the Clinton County Landfill accepts waste from New York and Canada. Casella's operations at the Clinton County Landfill include 24 employees, with an average wage of $17.00/hr. Casella employs twelve individuals at the convenience transfer stations located throughout Clinton County. Employees are members of the CSEA union.

Casella operates the landfill on behalf of Clinton County through 25 year contracts. Casella also operates through a host agreement with the Town of Schuyler Falls. These host agreements renew every five years. The most recent renewal occurred in November 2017. Included in the the Town of Schuyler Falls host agreement is an annual payment by Casella to the Town of Schuyler Falls. The amount varies based on the volume of waste taken in by the landfill. In 2018 the payment amounted to approximately $325,000. The 2019 payment is estimated at $350,000. The maximum payment is $450,000, though this amount has not been reached.

In addition to the operational assets of the landfill, Casella owns several houses to the southeast of the landfill. Many of these are leased to employees. One property owner in this neighborhood has retained ownership of his or her home and has entered into a lifetime purchase agreement with Casella. Casella also leases a small property for a cell phone tower.

Environmental Management

Casella's operations at the Clinton County Landfill include several elements of environmental management. Environmental management has improved steadily over the years, and the new contract includes new and improved soil stabilization, water diversions to reduce leachate, and a barrier wall between the unlined historic county landfill and new landfill cells.

Associated with the landfill and owned by Clinton County is a small wastewater treatment facility built to treat groundwater from the original (prior to 1991) unlined portion of the landfill. A plume of



Image 23. *Clinton County Landfill.*



Image 24. *Clinton County Landfill*

contaminated groundwater extends off the active landfill site northeast toward the Saranac River. The treatment facility is designed to reduce toxicity from this plume. Casella monitors groundwater from the landfill through an extensive series of perimeter monitoring wells. Leachate from the landfill is transported by truck to the City of Plattsburgh Water Pollution Control Plant.

Traffic associated with the landfill is a common complaint among residents in Schuyler Falls. Traffic challenges and complaints include small independently owned waste haulers (often in small trucks and dump trucks) as well as from larger waste haulers including Casella and neighboring jurisdictions (larger waste handling trucks). To reduce traffic noise, dust, blowing garbage and other impacts, Casella encourages all drivers to reduce speeds while staying on county roads and avoiding those owned by the Town of Schuyler Falls. Unfortunately Casella can only require specific routing for Casella vehicles. Truck traffic is likely to increase with the recent increase in tonnage associated with the new permit.

Noise can be a common complaint from industrial facilities such as a landfill. Casella has installed "white noise alarms" and limited operating hours to reduce impacts from noise.

Odor presents a major problem for landfills. When wind directions and speed are just right, the Clinton County landfill can create odors that impact a portion of the Town of Schuyler Falls. Odors are most noticeable when atmospheric thermal inversions do not allow odors from the landfill rise into the upper atmosphere, and when gas builds up under the plastic sheeting that caps the landfill and sudden changes in barometric pressure cause the gas to "burp." The landfill works to reduce odor by collecting methane gas from within the landfill through a series of pipes that connect to a natural gas energy generation plant operated by Aria Energy. Furthermore, the Clinton County Landfill does not accept sludge.

Aria Energy's generation project uses four large diesel engines to generate electricity from methane collected from the landfill. The electricity produced at the plant is sent to a nearby substation and put onto the grid. The plant produces about 15MW of power, enough to power about 5,000 homes.
One project in which Casella is extremely interested is development of a sewer line that would connect the landfill to the Town of Plattsburgh's sewer system, and eventually to the City of Plattsburgh's Water Pollution Control Plant. Currently the landfill sends approximately twelve tractor trailer loads of sludge to the City's treatment plant each day/week. Not only is this expensive, but it also poses environmental risks. Casella has entered into preliminary talks with the Town of Schuyler Falls and the Town of Plattsburgh about the potential for addressing this issue through a variety of sewer expansion projects. One possibility is construction of a sewer line that would start at the landfill, run south along Sand Road, pick up sewage from Morrisonville elementary, then turn east and run along Route 22B through Morrisonville and to the Town of Plattsburgh. Another possibility is to construct a small wastewater treatment plant within the Town of Schuyler Falls. These talks are in preliminary stages and many details are outstanding. If successful these projects have the potential for dramatically altering development patterns in the Hamlet of Morrisonville. Sewer service would provide for much higher residential densities and alter property values.

New York State Electric & Gas (NYSEG)

NYSEG, a New York State utility company regulated by the Public Service Commission, delivers electricity and natural gas for heating and cooking throughout the the Town of Schuyler Falls. NYSEG began distributing gas in the North Country in the early 1990s. Much of NYSEG's gas supply comes from Alberta, Canada. It travels east across Canada on the Trans-Canada Pipeline to the Falcon Seaboard Power Plant in the Town of Plattsburgh. NYSEG has expanded the provision of gas throughout the region in recent years, but currently does not provide natural gas to the Town of Schuyler Falls.

NYSEG Contacts:

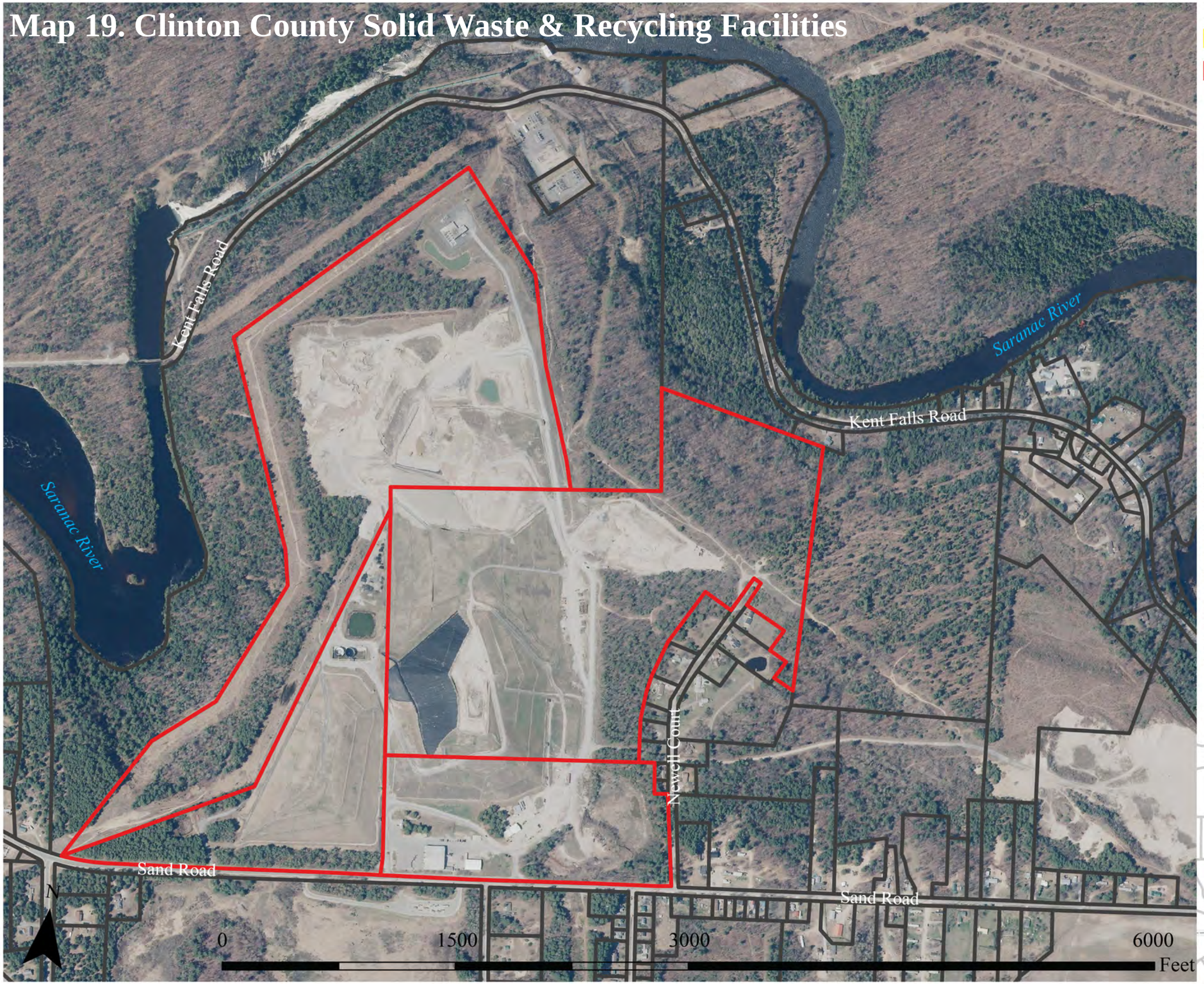
- Melany Putman. Manager, Community Outreach MFPutman@NYSEG.com. 315-224-3244.
- Tim Karst. Major Projects, 585-484-4213.

At the time this plan was written, NYSEG did not offer natural gas service in the the Town of Schuyler Falls, though the company had taken some steps to expand into the region. the Town of Schuyler Falls granted NYSEG a natural gas distribution franchise for the community in 2016 (Appendix F). At that time, NYSEG surveyed residents and businesses in the Town of Schuyler Falls about interest in installing natural gas for heat and cooking. The survey received a 41% response rate; 85-90% of respondents expressed an interest in natural gas.

The most likely route for natural gas expansion in the the Town of Schuyler Falls is from the bridge over the Saranac River on the east side of Morrisonville (the Town of Plattsburgh on the east side of the river along route 22B has natural gas and the line ends at the bridge). The bridge was built to carry natural gas lines when it was constructed. The line would begin at the Town of Plattsburgh's connection, run over the bridge and along Route 22B through Morrisonville. The line would turn north and extend up Sand Road to pick up its anchor customer, Morrisonville Elementary.

Residential densities along 22B do not meet NYSEG's typical indicators of economic viability. Typically NYSEG supports projects where residential densities exceed one structure per 100 feet. When residential densities fall below this threshold, customer surcharges are added to the cost of the project. These surcharges discourage property owners from adopting the service. NYSEG does offer suggestions for reducing these surcharges, some of which may be suitable in the the Town of Schuyler Falls. NYSEG suggests identification of a community champion to advocate for the project and keep it on the front burner of city officials and NYSEG's planners. Additionally, the the Town of Schuyler Falls can save money and reduce the surcharge by assuming responsibility for some installation processes and costs. For example, the the Town of Schuyler Falls may decide to use town staff to open

Map 19. Clinton County Solid Waste & Recycling Facilities



Legend:

- Town Boundary
- Clinton County Solid Waste & Recycling Facilities

Date:
26 March 2019

Drawn By:
DCM

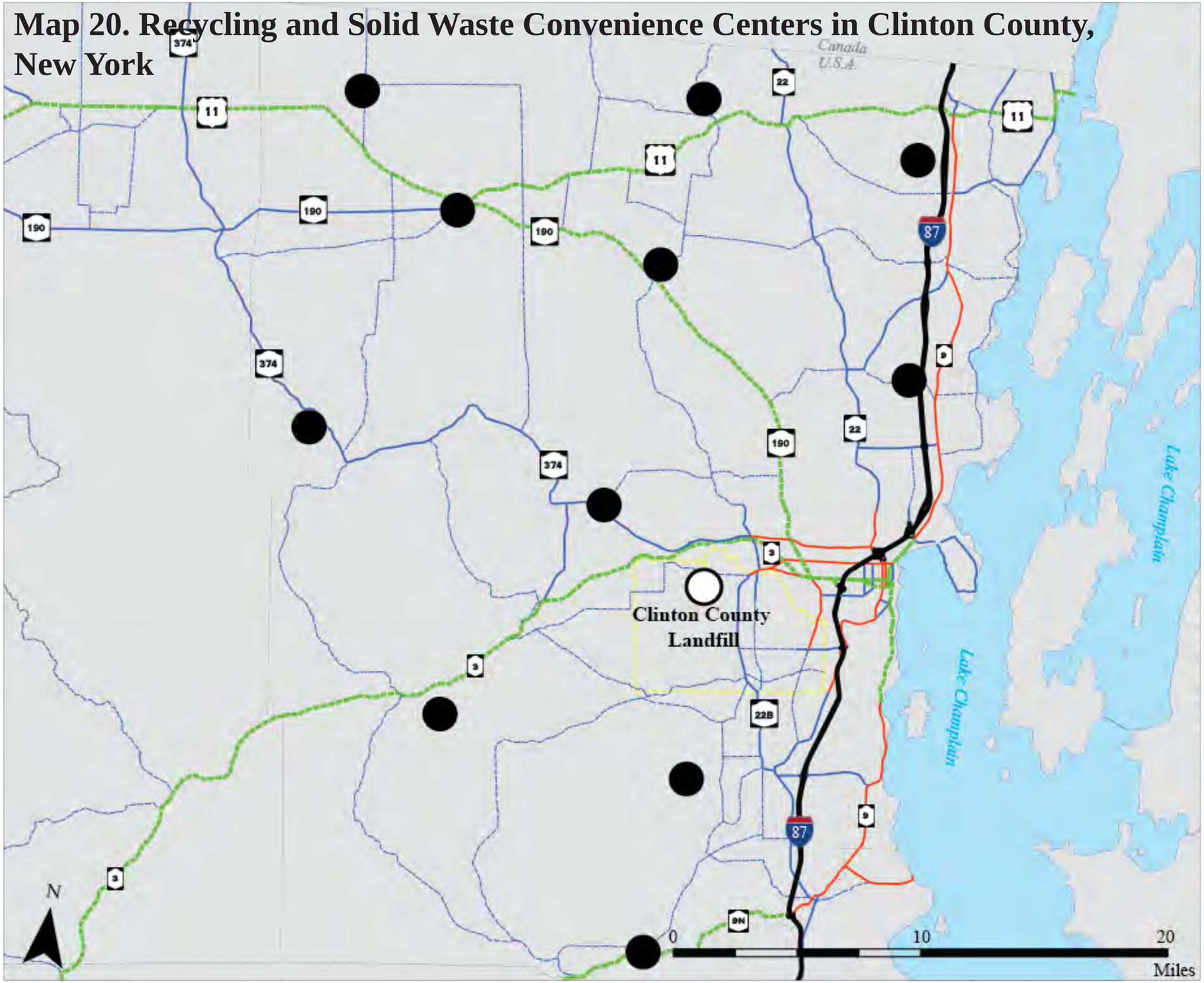
Revisions:
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Data Sources:

Municipal and county boudnaries were retrieved from the New York State Geospatial Data Clearninghouse. 2014 Aerial photography was retreived from the United States Department of Homeland Security. Parcels were provided by the Clinton County Planning Department.



Map 20. Recycling and Solid Waste Convenience Centers in Clinton County, New York



Legend:

- Town Boundary
- Convenience Center Location
- Clinton County Landfill

Date:
10 April 2019

Drawn By:
DCM

Revisions:
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Data Sources:

Municipal, county boundaries, and roads were retrieved from the New York State Geospatial Data Clearninghouse. Roads were created by the New York State Department of Transportation. Landfill and Convenience Center Location were created using an address points file provide by the Clinton County Planning Department. Center locations were created by referencing addresses listed at: https://www.clintoncountygov.com/Departments/Landfill/LandfillHome.html



Map 21. Possible Right-of-Way for a Natural Gas Extension

Saranac River
Saranac River
Kent Falls Road
Rand Hill Road
22B
Sand Road
Morrisonville Elementary School
Church Street
Ennory Street
Mason Street
River Street
Maple Street
Joyce Avenue
Joyce Avenue
Schuyler Falls Town Hall
Mason Street
22B
N
0
600
1200
2400
Feet

Legend:

Potential Natural Gas Extension Right-of-Way

Date:
26 March 2019

Drawn By:
DCM

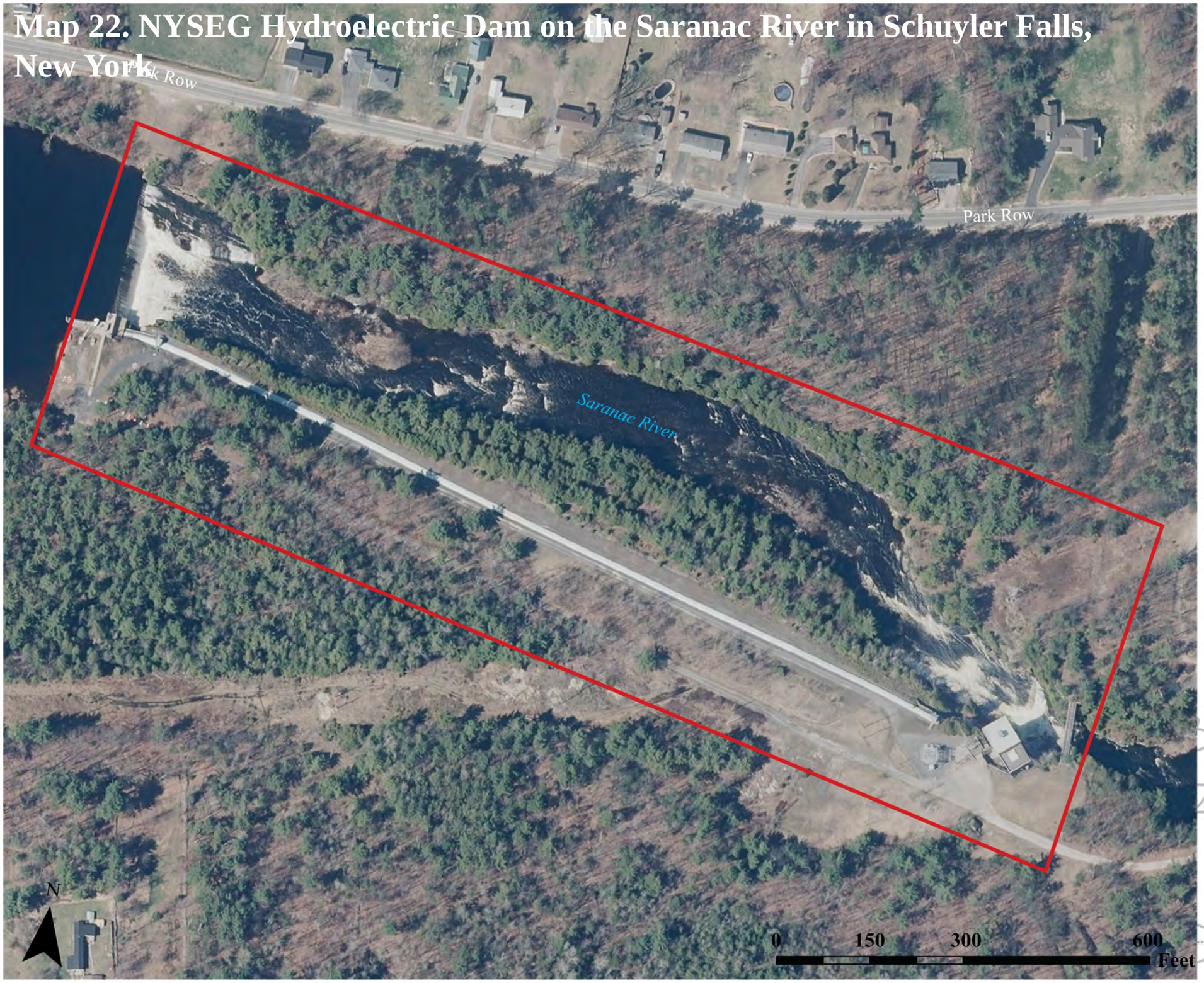
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Data Sources:

Municipal and county boudnaries were retrieved from the New York State Geospatial Data Clearninghouse. 2014 Aerial photography was retreived from the United States Department of Homeland Security. Roads were created by NYDOT.



Map 22. NYSEG Hydroelectric Dam on the Saranac River in Schuyler Falls, New York



Legend:

New York State Electric & Gas Hydroelectric Dam

Date:
26 March 2019

Drawn By:
DCM

Revisions:
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Data Sources:

Municipal and county boudnaries were retrieved from the New York State Geospatial Data Clearninghouse. 2014 Aerial photography was retreived from the United States Department of Homeland Security. Roads were created by NYDOT.



Map 23. NYSEG Hydroelectric Dam on the Saranac River in Schuyler Falls, New York



Legend:

New York State Electric and Gas Hydroelectric Dam

Date:
26 March 2019

Drawn By:
DCM

Revisions:
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Data Sources:

Municipal and county boudnaries were retrieved from the New York State Geospatial Data Clearninghouse. 2014 Aerial photography was retreived from the United States Department of Homeland Security. Roads were created by NYDOT.



Map 24. Enel Hydroelectric Dam on the Saranac River in Schuyler Falls, New York



Legend:

Enel Green Power Hydroelectric Dam

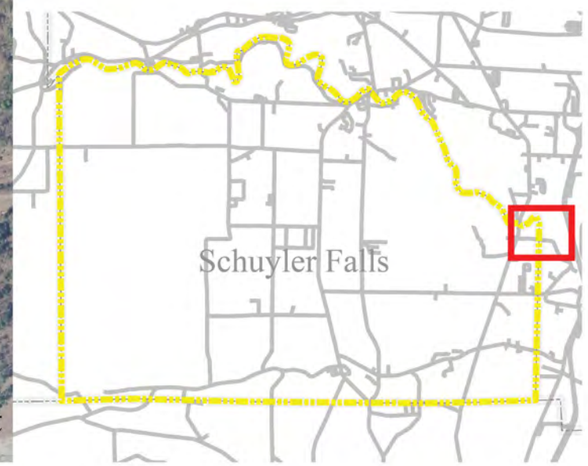
Date:
26 March 2019

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Data Sources:

Municipal and county boudnaries were retrieved from the New York State Geospatial Data Clearninghouse. 2014 Aerial photography was retreived from the United States Department of Homeland Security. Roads were created by NYDOT.



up the trench for laying pipe and can host information sessions to work with residents and business owners that may be reluctant to adopt natural gas. The towns of Dannemora and Maine, New York offer models of small communities that do not meet NYSEG's typical standards for installation but have been successful in expanding natural gas to their residents. NYSEG suggests contacting officials in these communities and uncovering the steps and strategies that increased their success.

The permitting and approval processes for expanding natural gas service has many steps. NYSEG first conducts an economic analysis to examine financial sustainability and return on investment. NYSEG seeks a ten year return on investment. Second, NYSEG conducts engineering surveys to investigate and resolve installation challenges. NYSEG then designs a route and installation plan, conducts its environmental analysis and State Environmental Quality Review (SEQR). Fourth, the company obtains necessary permits and approval from the Public Service Commission. Installation can begin once these steps are completed and aligned.

NYSEG is progressing slowly in the Town of Schuyler Falls. The community does not meet NYSEG's benchmark size and density for new projects. Nonetheless, representatives of NYSEG believe the process may be initiated in 1-3 years depending on a variety of factors.

In addition to natural gas, NYSEG has two hydroelectric dams on the Saranac River within the the Town of Schuyler Falls. A second company, ENEL, has a third dam in the the Town of Schuyler Falls. These dams are run-of-the-river dams that funnel water through a penstock to build velocity and pressure to turn turbines in the powerhouse. These dams do not have large impoundments of water.

Chapter 3: Land Use

A primary focus of any comprehensive plan is land use, especially as it relates to municipal zoning regulations. In the case of the Town of Schuyler Falls, a key driver of land use change is growth and development in nearby jurisdictions. The City and Town of Plattsburgh provide enticing opportunities for residential, commercial and industrial developers and firms. Similarly, communities to the north receive attention from industrial firms because of their proximity to the Canadian border and Montreal, Quebec. Communities to the west receive a degree of development pressure from the tourism centers of the Adirondacks, including the Lake Placid region. Consequently, the Town of Schuyler Falls seems to have been overlooked as a hub for development activity. For better or worse, these dynamics interact to create the bedroom community, eco-hamlet, economic gardening and exogenous growth scenarios we observe today. Through policies and programs intended to guide land uses and decisions, as well as other recommendations set forth in this plan, we aim to foster the elements of these scenarios that align with Schuyler Falls' development goals, while avoiding and mitigating for the less desirable consequences as outlined in the previous SWOT analysis (reference scenario SWOTs).

A second driver of change is the current dynamics of the agricultural industry, which is-- or has already-- shifted from smaller scale, diversified farms to larger scale enterprises including confined animal feeding operations. Along with this transition in the scales of production comes a conversion in agricultural land uses. Many farms now produce grain for large regional dairy operations and serve as sites for manure spreading, as large dairies require space for land application waste disposal. Simultaneously, smaller diversified farms and horticulture operations do exist in the Town of Schuyler Falls, and these farms (along with residential neighborhoods) often occur in close proximity to larger operations. Residents and producers alike demonstrate mixed feelings regarding the tensions that accompany conversions in agricultural uses and associated environmental impacts. Traffic, odors, water quality, loss of forests and visual impacts are all topics raised by members of the community relative to land use.

Land use change, within the town, is governed by the town's zoning code and map (Map 2). The Zoning Board of Appeals and Planning Board play important roles, as they make decisions regarding proposed developments in the town. Yet, as described previously, the Town of Schuyler Falls' zoning code provides relatively little guidance to new and existing residents. Therefore, our central recommendation concerning land use is an overhaul of the zoning code to capitalize on the strengths and opportunities of the four scenarios, while addressing their relative weaknesses and accompanying threats. Other recommendations are also noted.

Table 19. Summary of recommendations for land use

Summary Recommendations for Land Use
• Revise zoning code and include agricultural, ecological and industrial overlays
• Promote higher density and mixed use developments in hamlet centers
• Develop Planned Use and Low Impact Development guidelines and promote appropriate use
• Align Town land use planning with regional jurisdictions and efforts such as the Saranac River Trail and development in the Town of Plattsburgh

SWOT: Land Use

In this section, we describe the results of a land use SWOT analysis. Our assessment identifies several key takeaways. First, one current strength is that the town has been able to maintain a healthy balance of land use types (see Map 3). However, it has done so despite a weak and arbitrary zoning code, which suggests that until this point in time the town has been lucky in its efforts to prevent the most undesirable consequences of unplanned development from emerging. At some point in the future, however, it is likely that luck will run out and the community will be taken advantage of by developers that do not have residents' best interests at heart. There are several opportunities of which the town may take advantage that will provide guidance to future decision makers, and set a backstop to prevent unintended consequences from occurring. These opportunities protect the potential to expand by delineating hamlet boundaries that focus higher density and commercial development within the hamlets, while protecting rural character outside the hamlets through agricultural and ecological overlays. The recommendations also include a light industrial overlay, that focuses these activities in accessible and convenient locations alongside compatible land uses. Furthermore, because of the Town of Schuyler Falls' low tax and assessment rates, growth in the greater region will drive residents to the Town of Schuyler Falls. Additionally, the rural character of the town is a draw for new residents. The bulleted items in the SWOT below are not prioritized.

Table 20. Land Use SWOT Analysis

Internal

Strengths	Weaknesses
• Schuyler Falls is neatly divided into three distinct sections that foster unique living and working opportunities. On the east and west are large portions of undeveloped land. The agricultural zone is centrally located and bookended by the three hamlets. Maintains rural, forested, agricultural aesthetic, with spaced opportunities for rural residential and hamlet development. • Large, contiguous areas of undeveloped land with high degrees of ecological integrity and unique ecological features including the Saranac and Salmon Rivers and several smaller streams, perched wetlands above the Saranac River, and large tracts of state forest. Furthermore, the Town is adjacent to the Adirondack Park (Map 1). • Each hamlet has distinct character (Map 29-31). • Transportation connectivity among hamlets and to larger population centers including the Towns of Plattsburgh, Peru and Saranac (Map 16). • Gridded road system allows for clear boundaries among land use patterns and future uses. • Agricultural districts (Map 6) are being used to protect working lands, and some active farms are aligned with ag soils. • Parks and recreation areas are well-distributed throughout the Town of Schuyler Falls (Map 11). • The hamlet of Morrisonville is located in close proximity to the Town of Plattsburgh's industrial park (Map 28 & Map 33), while the hamlet of Schuyler Falls is in convenient proximity to the emerging industrial hub at the south end of Military Turnpike. • The large undeveloped wetlands situated between Mason Street and Military Turnpike in the northeast corner of the Town buffer Morrisonville and the Mason Street residential corridor from the Town of Plattsburgh's industrial zones (Map 27). • A revocable permit for use of state lands in the southwest region of Schuyler Falls was granted to Native Americans of the Mohawk Nation in the 1970s. The Mohawk community represents a unique and diverse community within Schuyler Falls, as well as provides a deep connection to the region and nation's history. This region of Schuyler Falls represents the community's first point of connectivity to the Adirondack mountains.	• Conversion of agricultural lands into exurban style residential development that erode ecological integrity. • Clinton County Landfill is not among the highest and best uses for property adjacent to the Saranac River and creates environmental and quality of life impacts, including a Not In My Backyard (NIMBY) syndrome among residents; • Hamlets neglect to incorporate natural assets into development. For example, Morrisonville sits with its back to the Saranac River. • Hamlets lack a sense of center or core draw, such as daily service providers, that support daily activity. • Some degradation of areas of ecological concern, such as the wetlands between Military Turnpike and Mason Street (Map 27). • Residential development is starting to eat into forested areas (e.g. along Norrisville and Hardscrabble Roads). • Adjacent and incompatible residential and light industrial land uses along Military Turnpike (Map 34). • Little communication among the Town of Schuyler Falls, County and Native American users of state lands. • Widely spaced and leapfrogging residential developments are too widely spaced for sewer development. Septic maintenance and leak potential should be monitored. • Current zoning code includes numerous provisions for special permits, which does not provide guidance for development and encourages ad hoc decision making that lacks transparency and consistency. • Children are divided into several school districts (Map 12).

External

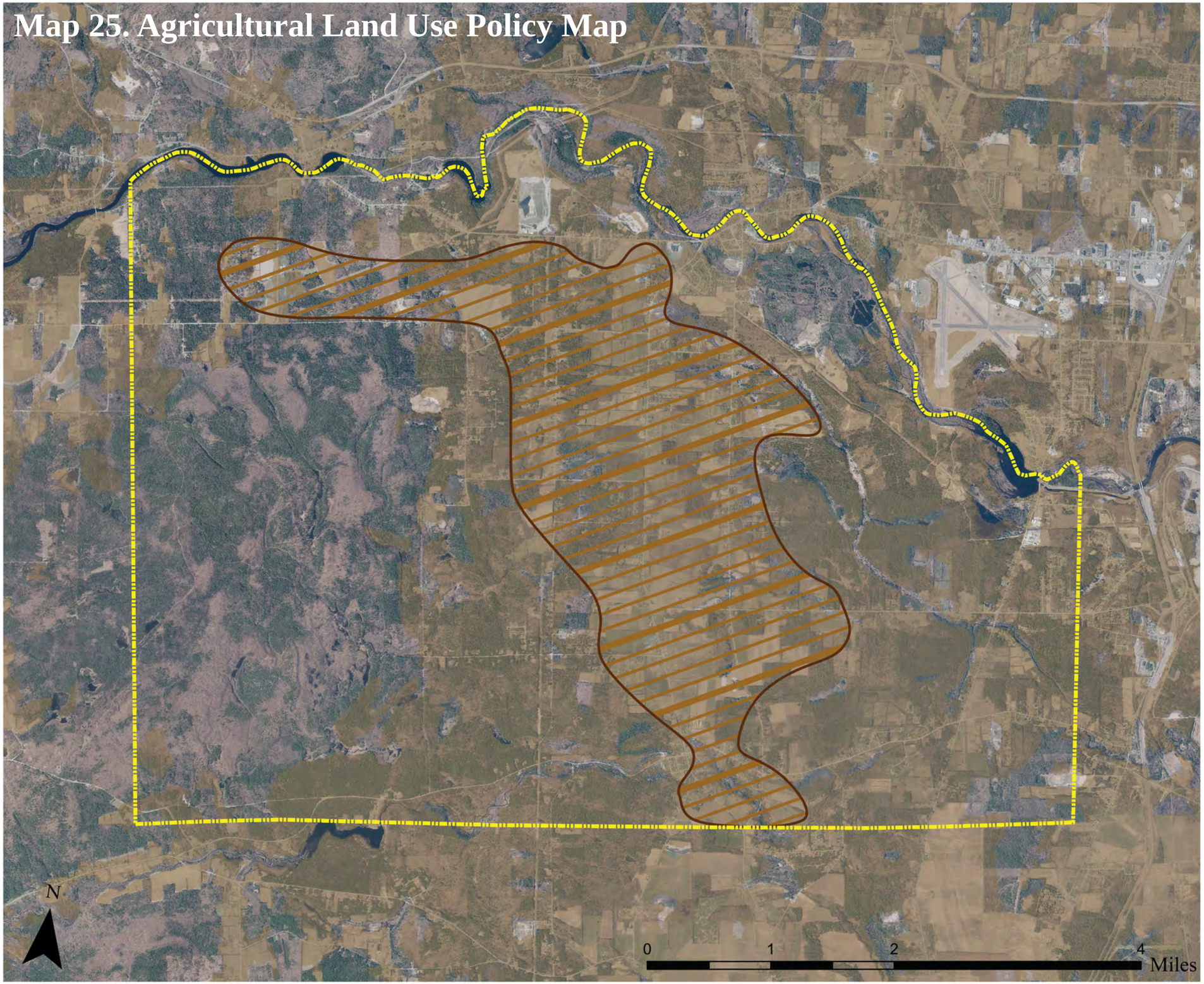
Opportunities

- Habitat restoration, especially in northeastern corner adjacent to Morrisonville between Mason Street and Military Turnpike (Map 27).
- Landfill provides a reduced-cost opportunity for installing sewer in Hamlet of Morrisonville (Map 19).
- Agricultural district designation presents an option for protecting working lands (Map 6).
- Hamlets offer potential for diverse residential housing.
- Habitat corridors connect east and west portions of the Town of Schuyler Falls such as those along Riley Brook and the Salmon River (Map 26).
- Adopt conservation subdivision ordinance to maintain densities but retain habitat and water quality.
- Protect confluence of Riley Brook and Salmon River (Map 9).
- Opportunity for improved relationships and communication with Native American permit holders for state lands in the Town of Schuyler Falls.
- Current zoning code presents numerous opportunities for creative zoning and land uses.
- NYSERDA and ANCA host opportunities for expanding renewable energy generation including wind and solar;
- Promote zoning code revisions that allow for private water and sewer;
- Potential for ecological restoration, conservation and limited development along former railroad bed that connects Mason Street and Military Turnpike.

Threats

- Increased flooding from severe storms, climate change, and increased precipitation, such as occurred along River Street in 2011.
- Growth of airport industrial zone in the Town of Plattsburgh, along Military Turnpike and Route 3, and create new industrial transportation patterns and incompatible land uses (Maps 33-34).
- Agricultural transformations encourage landowners to sell land assets in a hot market and/or adopt farming practices that threaten ecological integrity.
- Lack of information and communication regarding the status of the Native American revocable permit for state lands in Town of Schuyler Falls makes collaborative planning and attaining the multiple and public use potential of this land challenging.
- Climate change.
- Economic recession.
- Declining population threatens Morrisonville Elementary closure by Saranac School District.
- Fire and ambulance services are distant, and lack ideal transportation routes.

Map 25. Agricultural Land Use Policy Map



Legend:

- Town Boundary
- Natural Heritage Overlay
- Prime Agriculture Lands (NRCS SSURGO Soils)

Date:
21 March 2019

Drawn By:
DCM

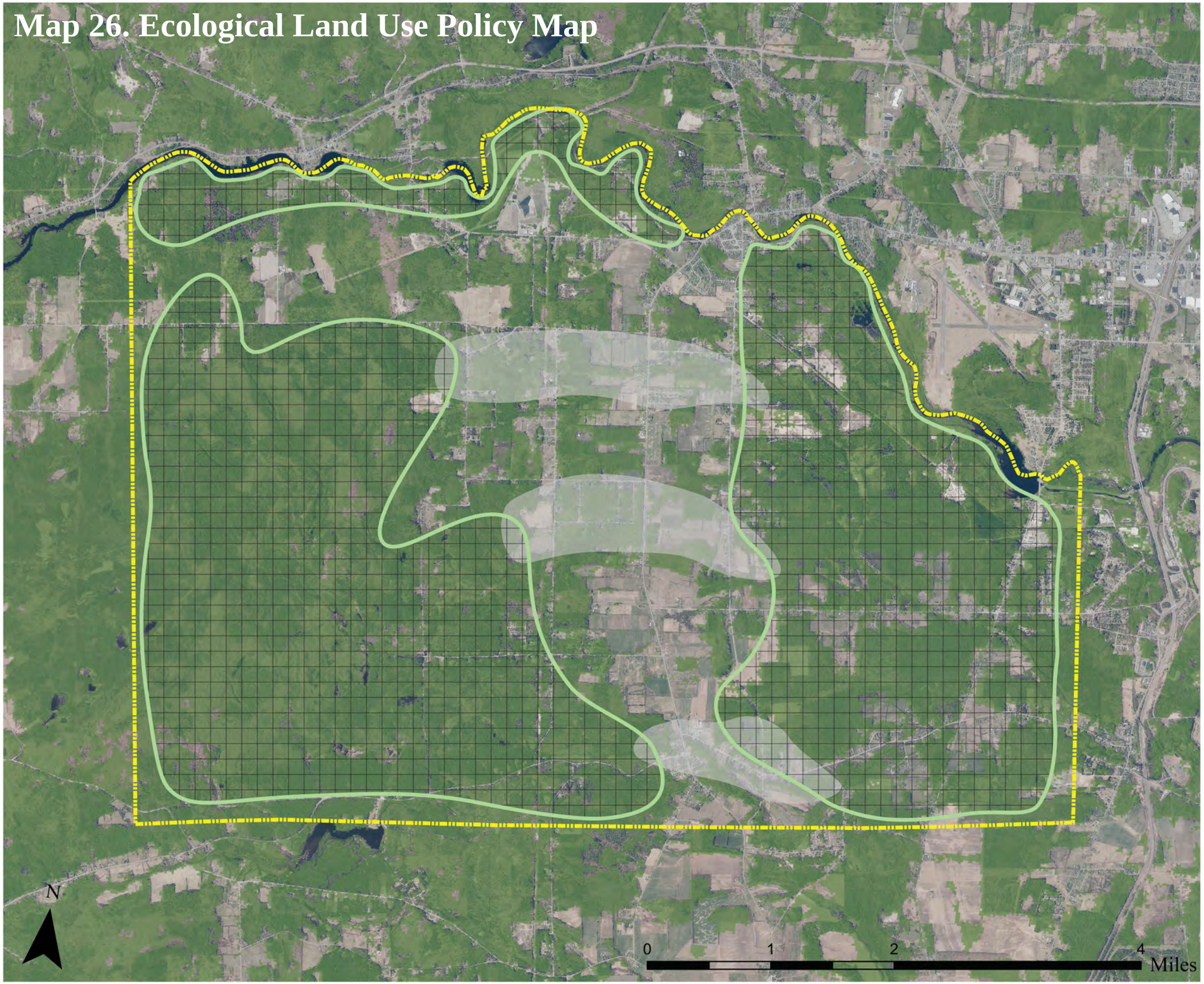
Revisions:
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Data Sources:

Municipal and county boundaries were retrieved from the New York State Geospatial Data Clearninghouse. Soils were retrieved from the Natural Resources Conservation Service's Soil Survey Geographic Database (SSURGO).



Map 26. Ecological Land Use Policy Map



Legend:

- Town Boundary
- Ecological Overlay Zone
- Ecological Corridors
- Natural/Forested Land Cover (NLCD 2010)

Date:
25 March 2019

Drawn By:
DCM

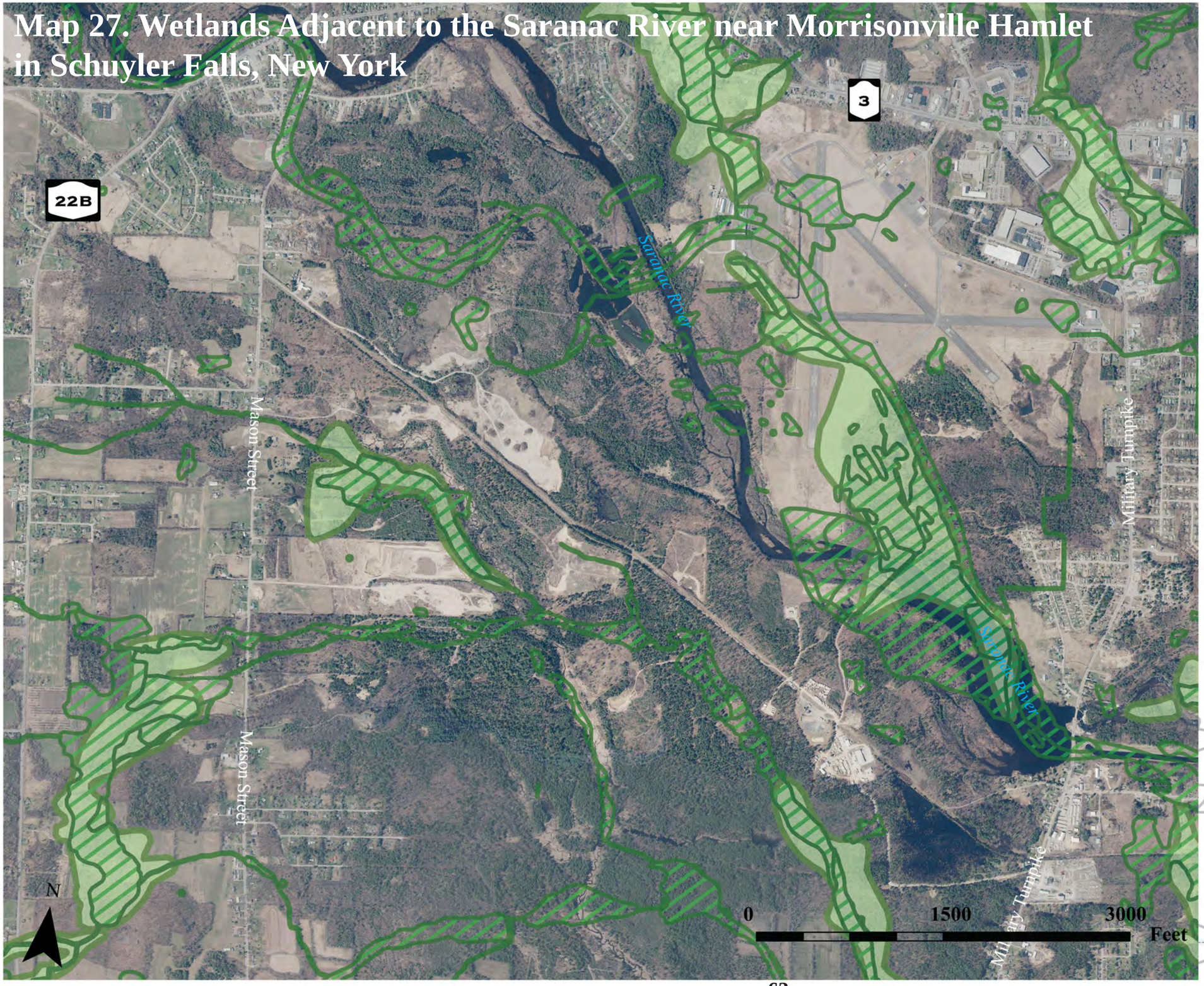
Revisions:
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Data Sources:

Municipal and county boudnaries were retrieved from the New York State Geospatial Data Clearninghouse. 2014 Aerial photography was retreived from the United States Department of Homeland Security. Forested land cover was extracted from the 2010 National Land Cover Dataset which was retrieved from the Cornell University Geospatial Information Repository.



Map 27. Wetlands Adjacent to the Saranac River near Morrisonville Hamlet in Schuyler Falls, New York



Legend:

- National Wetlands Inventory (NWI)
- New York State Department of Environmental Conservation Wetlands
- New York State Department of Environmental Conservation 100' Wetland Buffer

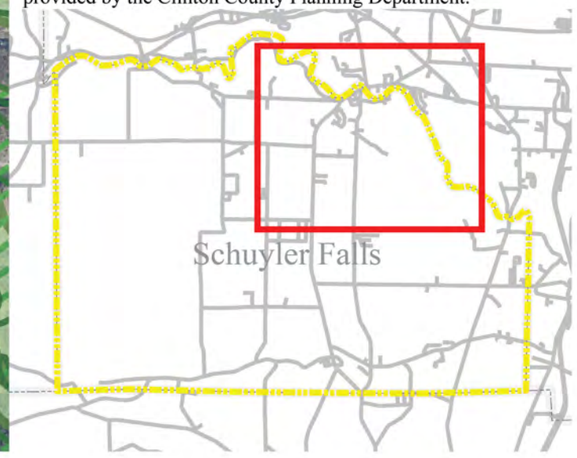
Date:
02 April 2019

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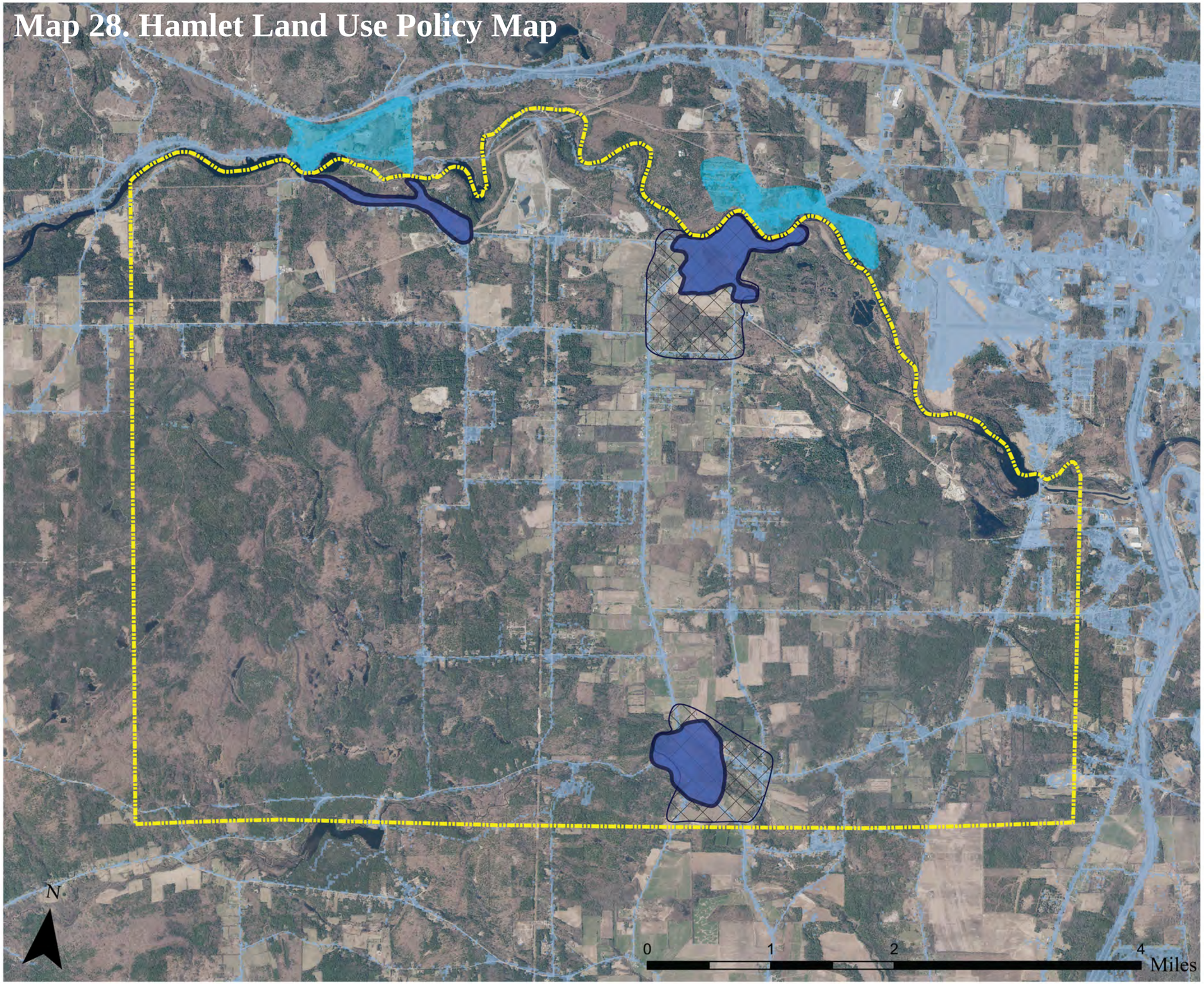
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Data Sources:

Municipal and county boudnaries were retrieved from the New York State Geospatial Data Clearninghouse. 2014 Aerial photography was retreived from the U.S. Department of Homeland Security. New York State wetlands and buffer were created by the NYSDEC. National wetlands inventory was created by the USGS. Wetlands data was provided by the Clinton County Planning Department.



Map 28. Hamlet Land Use Policy Map



Legend:

- Town Boundary
- Hamlet Boundaries
- Hamlet Expansion Areas
- Hamlet Synergy Zones
- Existing Developed Land (NLCD 2010)

Date:
25 March 2019

Drawn By:
DCM

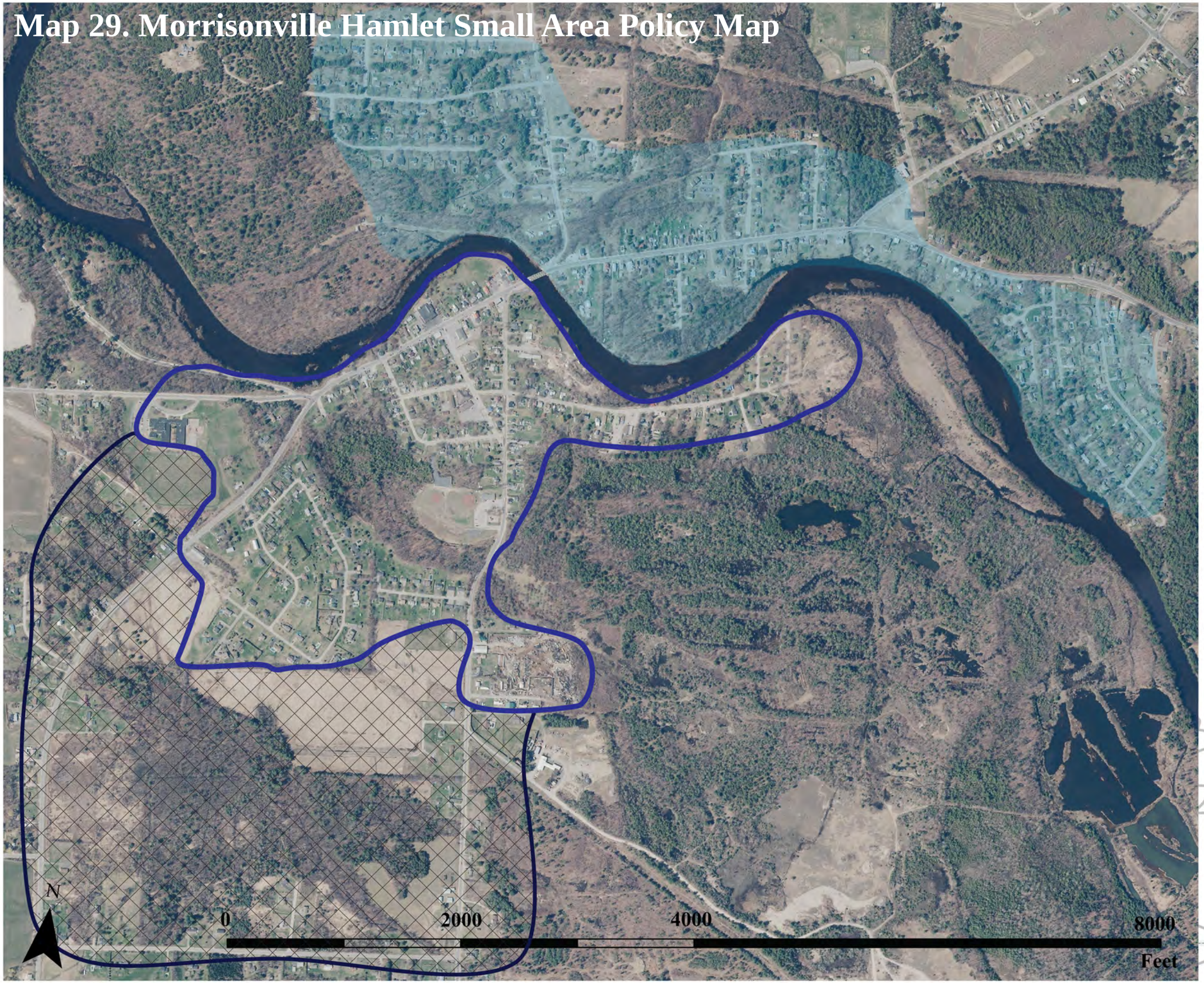
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Data Sources:

Municipal and county boudnaries were retrieved from the New York State Geospatial Data Clearninghouse. 2014 Aerial photography was retreived from the United States Department of Homeland Security. Developed land cover was extracted from the 2010 National Land Cover Dataset which was retrieved from the Cornell University Geospatial Information Repository.



Map 29. Morrisonville Hamlet Small Area Policy Map



Legend:

- Hamlet Boundaries
- Hamlet Expansion Areas
- Hamlet Synergy Zones

Date:
02 April 2019

Drawn By:
DCM

Revisions:
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Data Sources:

Municipal and county boudnaries were retrieved from the New York State Geospatial Data Clearninghouse. 2014 Aerial photography was retreived from the U.S. Department of Homeland Security.



Map 30. Woods Mill Hamlet Small Area Policy Map



Legend:

- Hamlet Boundaries
- Hamlet Synergy Zones

Date:
04 April 2019

Drawn By:
DCM

Revisions:
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Data Sources:

Municipal and county boudnaries were retrieved from the New York State Geospatial Data Clearninghouse. 2014 Aerial photography was retreived from the United States Department of Homeland Security. Roads were created by NYDOT.



Map 31. Schuyler Falls Hamlet Small Area Policy Map



Legend:

- Hamlet Boundaries
- Hamlet Expansion Areas

Date:
04 April 2019

Drawn By:
DCM

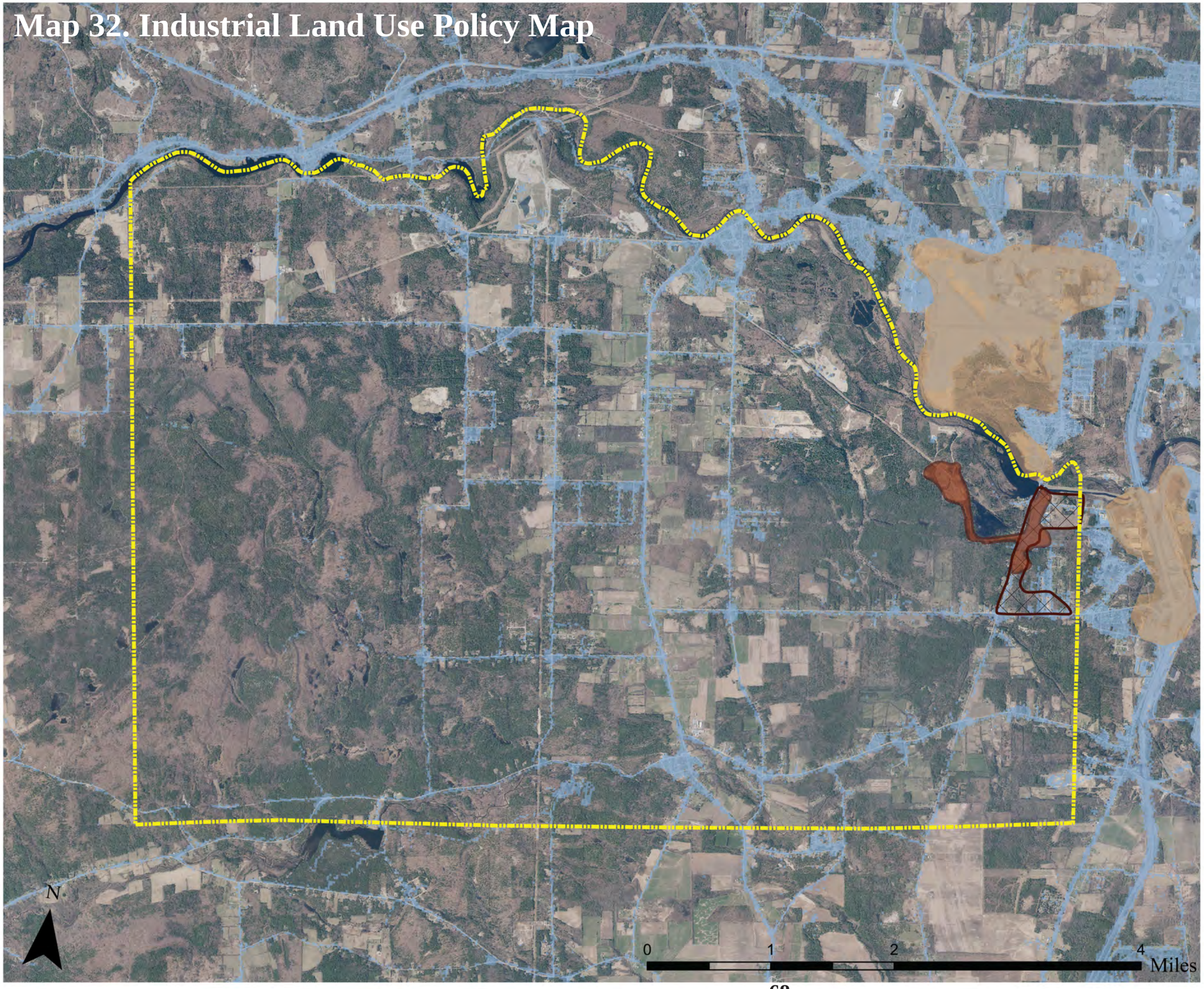
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Data Sources:

Municipal and county boudnaries were retrieved from the New York State Geospatial Data Clearninghouse. 2014 Aerial photography was retreived from the United States Department of Homeland Security. Roads were created by NYDOT.



Map 32. Industrial Land Use Policy Map



Legend:

- Town Boundary
- Military Turnpike Industrial Corridor
- Industrial Corridor Expansion Area
- Industrial Corridor Synergy Area
- Existing Developed Land (NLCD 2010)

Date:
25 March 2019

Drawn By:
DCM

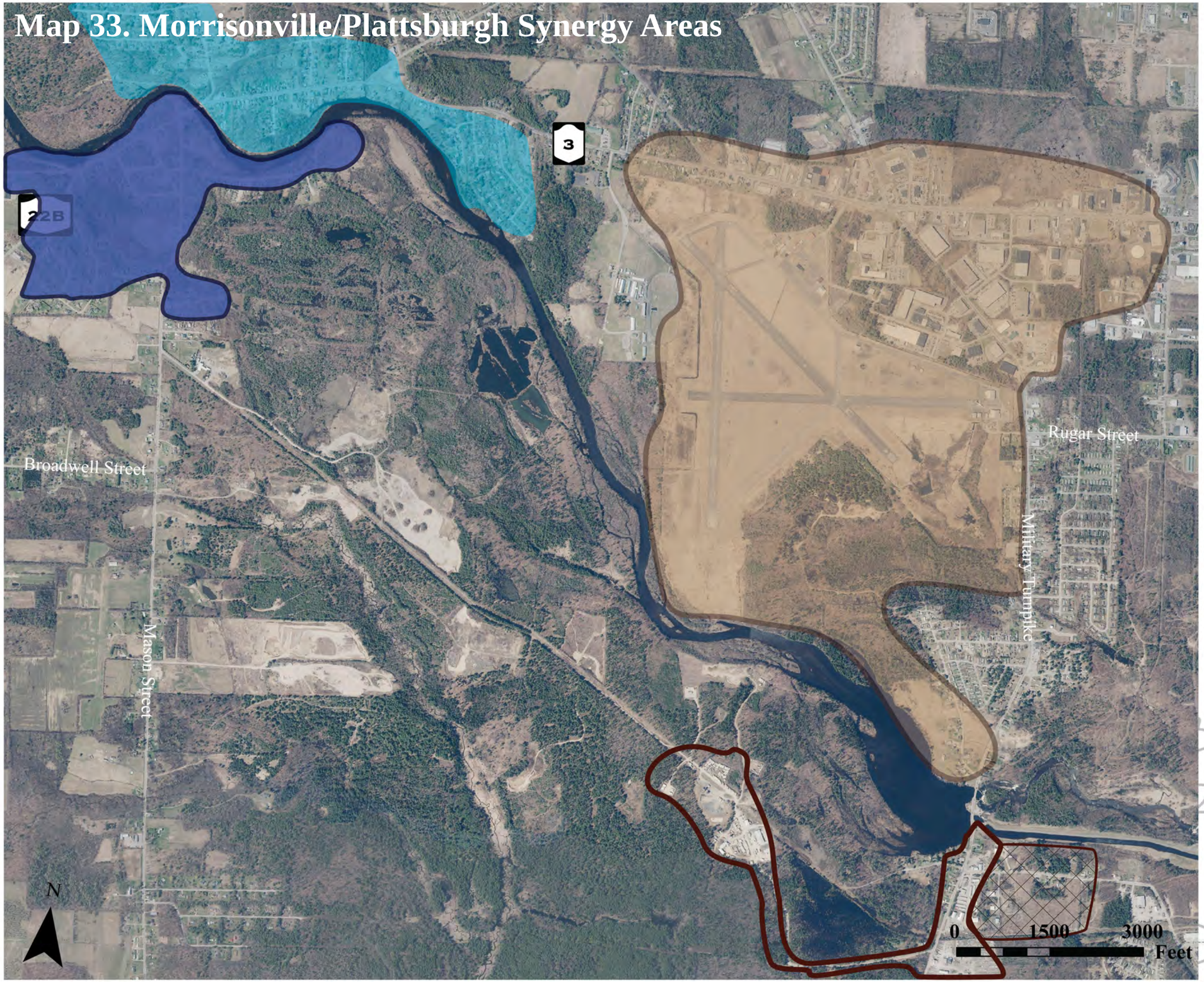
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Data Sources:

Municipal and county boudnaries were retrieved from the New York State Geospatial Data Clearninghouse. 2014 Aerial photography was retreived from the United States Department of Homeland Security. Developed land cover was extracted from the 2010 National Land Cover Dataset which was retrieved from the Cornell University Geospatial Information Repository.



Map 33. Morrisonville/Plattsburgh Synergy Areas



Legend:

- Military Turnpike Industrial Corridor
- Industrial Corridor Expansion Area
- Industrial Corridor Synergy Area
- Hamlet Boundaries
- Hamlet Synergy Zones

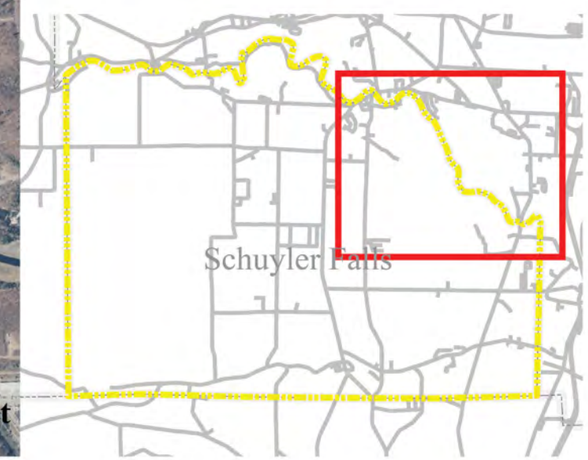
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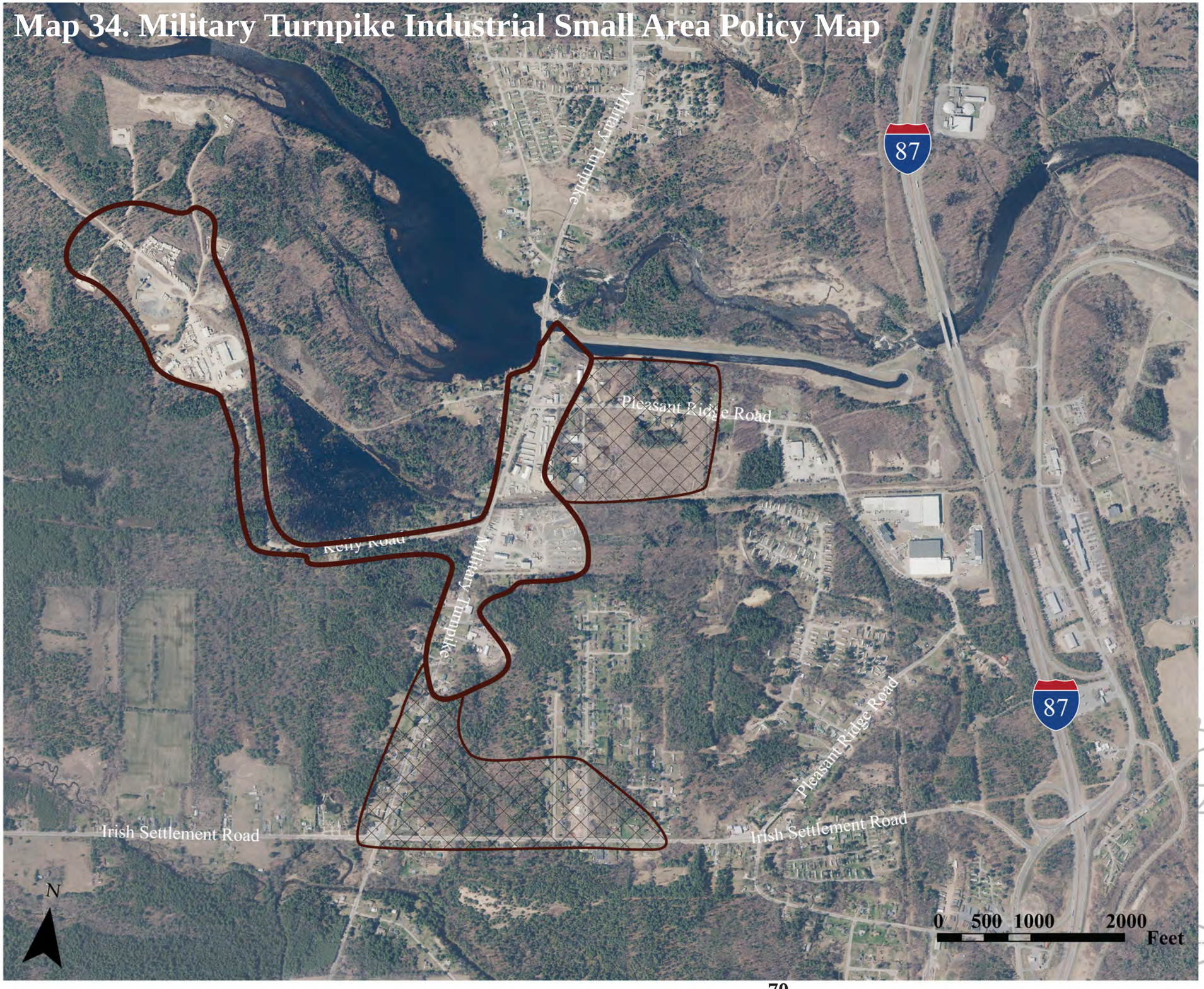
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Data Sources:

Municipal and county boudnaries were retrieved from the New York State Geospatial Data Clearninghouse. 2014 Aerial photography was retreived from the United States Department of Homeland Security. Roads were created by NYDOT.



Map 34. Military Turnpike Industrial Small Area Policy Map



Legend:

- Military Turnpike Industrial Corridor
- Industrial Corridor Expansion Area

Date:
09 April 2019

Drawn By:
DCM

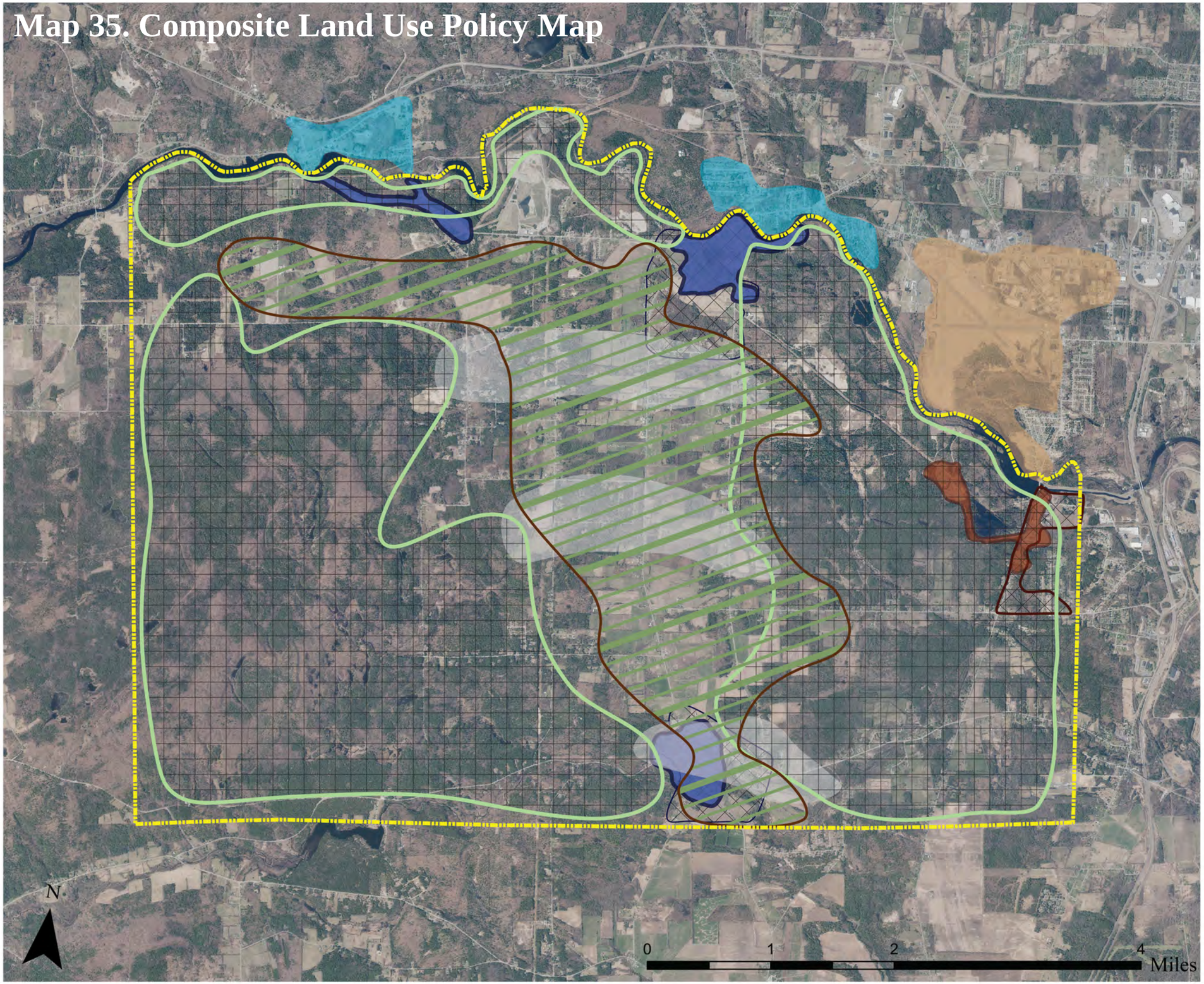
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Data Sources:

Municipal and county boudnaries were retrieved from the New York State Geospatial Data Clearninghouse. 2014 Aerial photography was retreived from the United States Department of Homeland Security. Roads were created by NYDOT.



Map 35. Composite Land Use Policy Map



Legend:

- Town Boundary
- Natural Heritage Overlay
- Ecological Overlay Zone
- Ecological Corridors
- Hamlet Boundaries
- Hamlet Expansion Areas
- Hamlet Synergy Zones
- Military Turnpike Industrial Corridor
- Industrial Corridor Expansion Area
- Industrial Corridor Synergy Area

Date:
25 March 2019

Drawn By:
DCM

Revisions:
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Data Sources:

Municipal and county boudnaries were retrieved from the New York State Geospatial Data Clearninghouse. 2014 Aerial photography was retreived from the United States Department of Homeland Security. Developed and forested land cover was extracted from the 2010 National Land Cover Dataset which was retrieved from the Cornell University Geospatial Information Repository. Prime Agricultural soils were extracted from the NRCS SSURGO Soils database.



Planning & Recommendations: Land Use

The planning team developed the following recommendations that are designed to leverage and protect the Town's existing strengths, address current weaknesses, identify constructive ways to take advantage of existing opportunities, and guard against the threats identified above. In the case of land use and zoning, we recommend a phased approach to advancing land use regulations and programs to meet future needs. The phases represent an evolution from less to more sophisticated policies and programs, as well as more immediate and longer-term needs. We conclude the chapter with a brief description of how the recommendations are integrated into each scenario. The specific form each recommendation will take, and if/when it is implemented, will depend on the conditions at the time. If the recommendations are implemented at the most opportune times, and detailed effectively, evidence suggests they will be highly successful. If opportunities are not seized promptly, and/or patience and care are not utilized during implementation, the recommendations will not assist Schuyler Falls in realizing its full potential. Chapter 9 outlines timing and priorities for each recommendation.

Table 21. Land Use Recommendations

Recommendations	Description	Intended Outcomes
Under leadership of the Town Board, Schuyler Falls should develop a committee to revise zoning code (Phase 1)	▪ Revise, refine and expand permitted uses for all categories and establish new categories; ▪ Verify parcel level zoning map to align with current landscape; ▪ Eliminate conditional use zoning for all but most necessary uses.	▪ Minimize permitting frustrations; ▪ Improve efficiency of approval process; ▪ Establish consistency in approval, permitting and appeals; ▪ Achieve landscape and land use goals in rural, hamlet, commercial and industrial areas, by directing development in alignment with Town goals and vision; ▪ Reduce land use conflicts.
Under leadership of the Town Board, Schuyler Falls should develop a committee to revise zoning code (Phase 2)	▪ Develop a subdivision/planned unit development zoning option that allows for integration of zoning categories; ▪ Create rural, large lot zoning category; ▪ Designate acceptable areas for Planned Unit Developments (PUDs).	▪ Encourage mixed-use, neighborhood service and residential areas; ▪ Protect large, contiguous forest and green space within and outside mixed use areas; ▪ Reduce land use conflicts; ▪ Provide vision and guidance to landowners/developers; ▪ Create new housing options.

Table 21. Land Use Recommendations (Continued)

Recommendations	Description	Intended Outcomes
Under leadership of the Town Board, Schuyler Falls should develop a committee to revise zoning code (Phase 3)	▪ Create overlay zones for agriculture, historic preservation, hamlets, light industrial uses and areas of ecological concern; ▪ Link overlays to small area plans; ▪ Develop form or performance-based zoning codes for specified purposes and areas with small area plans.	▪ Protect integrity of community, unique features of landscape and history, and rural lifestyle; ▪ Promote economic development and expansion; ▪ Provide vision and guidance to developers, landowners, residents; ▪ Reduce land use conflicts; ▪ Create variety of neighborhood types and feels, promoting unique housing, working and conservation landscapes; ▪ Establish desired look and feel throughout the Town of Schuyler Falls.
Under leadership of Town Board, Schuyler Falls should propose an agricultural overlay district to Town Board	▪ Make use of ag district designations and soils maps to conserve prime ag lands; ▪ Partner with Cornell Cooperative Extension and Natural Resource Conservation Service, as well as neighboring jurisdictions, to conduct outreach and education regarding agricultural best management practices and farmland conservation for local farmers.	▪ Promote farming and rural lifestyle throughout the Town of Schuyler Falls; ▪ Reduce impacts of farming and promote innovation and best practices; ▪ Prevent land use conflicts adjacent and incompatible uses; ▪ Nurture positive relationships among farmers and residents of the Town of Schuyler Falls.
Under leadership of Town Board, Schuyler Falls should propose an ecological overlay district to Town Board	▪ Conservation and natural areas overlay;	▪ Protect areas of ecological concern; ▪ Provide for outdoor recreation compatible with ecological characteristics; ▪ Nurture appreciation for local ecological resources; ▪ Integrate conservation with lifestyle and land uses.
Under leadership of Town Board, Schuyler Falls should propose a hamlet center overlay district to Town Board	▪ Hamlet boundaries and overlay; ▪ Identify clear hamlet boundaries; ▪ Seek opportunities for master planning and planned unit developments; ▪ Address affordable housing need; ▪ Targets for small area planning.	▪ Promote distinct and consistent character within each hamlet; ▪ Create clear destinations for residents and visitors; ▪ Align growth with support and infrastructure; ▪ Position the Town of Schuyler Falls to manage future growth; ▪ Allow for branding and marketing of distinct hamlets.
Under leadership of Town Board, Schuyler Falls should propose a light industrial overlay district to Town Board	▪ Light industrial overlay; ▪ Address incompatible land uses between residential and industrial; ▪ Manage traffic; ▪ Identify locations for light industrial development and expansion.	▪ Reduce land use conflicts; ▪ Capitalize on growth along Military Turnpike; ▪ Reduce traffic congestion, costs; ▪ Encourage light industrial development and economic development by engaging business owners in planned growth.

Table 21. Land Use Recommendations (Continued)

Recommendations	Description	Intended Outcomes
Under leadership of Town Board, the Planning Board and Town Supervisor should communicate with Clinton County and other neighboring jurisdictions about ongoing planning initiatives	▪ Address landfill, cell phone towers, traffic and road building/ construction; sewer and gas expansion; ▪ Link the Town of Schuyler Falls with other initiatives to capitalize on these plans including development plans and others, such as Saranac River Trail.	▪ Better position the Town of Schuyler Falls to adapt and grow into future; ▪ Reduce expenses through collaboration; ▪ Reduce reactionary and crisis planning; ▪ Leverage opportunities to establish the Town of Schuyler Falls as unique, desirable and innovative community.
Under leadership of Town Board, a committee should research and develop low impact development building and neighborhood design specifications	▪ Research best practices in rural low impact design; ▪ Select low impact design recommendations that fit Schuyler Falls development context; ▪ Reach out to development community to raise awareness of best practices; ▪ Develop and institutionalize opportunities for using best practices such as integration into building or zoning code, tax or permit fee reductions and other incentives.	▪ Reduce environmental impacts of development; ▪ Protect and integrate natural landscape into development; ▪ Increase housing options and attractiveness; ▪ Serve as example of outstanding development practices for region; ▪ Achieve desired look and feel in community. ▪
Town tax assessor should work with agricultural landowners to enroll properties in the ag district.	▪ Identify and reach out to rural landowners not currently enrolled in program; ▪ Identify and target landowners with prime ag soils; ▪ Develop educational materials about benefits of enrolling in ag district; ▪ Host application workshop and assist in filing applications.	▪ Increase enrollment in ag district and protection of agricultural lands; ▪ Align ag district with prime ag soils; ▪ Align ag district with ag land uses.

Scenario Integration: Land Use

Bedroom Community

The biggest issue to address in the Bedroom Community scenario is the location and type of residential housing. As discussed above, land use conflicts between new residential development and existing agricultural land uses are a potential concern. A secondary concern is the conversion of agricultural and ecologically sensitive lands into exurban/suburban housing. Therefore, the key recommendation in this scenario is the specific nature of zoning code changes. Specifying the details about the type and location of new residential development will be critical to address the emergent threats of the bedroom community scenario. The other recommendations will further buffer the town from the pitfalls of relying on exogenous economic growth with a large population of commuting residents.

Economic Gardening

In the Economic Gardening scenario, land use regulations should be designed to foster entrepreneurial activities. That may mean adopting live/work zoning classifications that scale with small businesses or other entities at the same location. Not that running a small business from your home is currently not allowed, but creating different options for zoning that can scale as small businesses grow would create a more consistent application for regulations for residents and business owners. Furthermore, establishing hamlet boundaries would create specific "opportunity zones" for business development. Finding creative ways to cluster new economic activities would create synergistic outcomes as new businesses become established and play off each other.

Exogenous Development

There are two factors to consider around Exogenous Development and land use planning. First, Schuyler Falls can use land use planning to take advantage of external economic growth. For instance, industrial development in the Town of Plattsburgh will likely occur at the old regional airport near Morrisonville. The Town can take advantage of growth that may occur in that area by using zoning and initiatives creatively. Second, the Exogenous Development scenario can act as a threat to the existing rural/exurban character of the town of Schuyler Falls. Therefore, the town can use a revised zoning code to create development patterns that allow for growth by directing it toward the hamlets or by creating cluster developments instead of traditional, small-lot suburban developments.

Eco-Hamlet

The existing hamlets will be the locus of most of the land use changes associated with the Eco-Hamlet scenario. Changes may include zoning code revisions that allow for a diversity of land use types in the hamlets. Furthermore, more institutional land uses may be needed. For example, space for artisanal/farmers' markets and food trucks might become a priority as the Hamlets become the gravitational center of the town's growth.

Chapter 4: Economics, Business, & Agriculture

Using SWOT analysis, this chapter connects the background data collected for business, economics and agriculture to current conditions in the Town of Schuyler Falls. The chapter then builds upon these data and input from community members to provide recommendations for enhancing the economic, business and agricultural outlook of the community, relative to the four scenarios. It is important to note that very little data is available at the town level in Schuyler Falls, beyond the basic demographic data collected by the US Census. Much of the data discovered in our review sits at the county level. Therefore, one recommendation we make is that the Town begin collecting local level data regarding economics, business and agriculture.

Based on the baseline data we collected and analyzed, we observe the following general conclusions: a) Schuyler Falls reflects regional and national trends. Economic indicators such as employment and income in Schuyler Falls tend to rise and fall alongside those of the nation. While Schuyler Falls has moderately recovered from the 2008 Great Recession, employment and poverty remain problematic; b) in Schuyler Falls, the poverty rate slightly increased from seven percent in 2000 to nine percent in 2017. Poverty also disproportionatly burdens women.; c) the middle class is hollowing as those in lower income brackets slide further into poverty, and a few residents climb into higher income brackets. There is little evidence of individuals or families in poverty entering the middle class; d) many residents are supported by public sector jobs such as in local schools, town and county administration; e) healthcare services are also an important sector for employment.

Furthermore, Schuyler Falls' conditions reflect those of the region, and the community holds its own compared to other nearby communities. While the economic environment in Schuyler Falls illustrates challenges, the community is not worse off than neighboring townships. Income, employment and other characteristics are on par for the region. However, there are relatively few businesses and jobs within the Town of Schuyler Falls itself. Most residents work in nearby communities. The bedroom community dynamic is real. That is, resident live in Schuyler Falls but work elsewhere. Therefore, Schuyler Falls' destiny is currently linked to nearby communities. Schuyler Falls should be aware of changes in neighboring communities leveraging them for its benefit. Decision makers should take into account services that are supplied by other communities and therefore may not need to be supplied within the Town itself. The jurisdictional boundaries that Schuyler Falls shares with the Towns of Plattsburgh, Peru and Saranac are porous. Schuyler Falls should work to build upon these synergies.

Table 22. Summary of recommendations for economics, business, and agriculture

Summary Recommendations for Economics, Business and Agriculture
• Partner with neighboring jurisdictions and regional planning agencies to develop a rural economic development plan
• Engage regional educational institutions to offer training in business planning and related topics
• Town marketing plan to recruit and promote synergistic businesses and hubs
• Capitalize on natural assets and job growth in Town of Plattsburgh
• Promote buying local and supporting local firms

SWOT: Economics, Business & Agriculture

SWOT analysis of the economic, business and agricultural conditions in the Town of Schuyler Falls reveal items that bear discussion. The Town of Schuyler Falls has a strong tradition of successful and unique independently-owned businesses. Entrepreneurship is growing in the community, evidenced by several new firms that take advantage of the region's natural environment. Additionally, opportunities for new businesses that build on natural resources, including tourism and food industries, exist. Opportunities to support growth in neighboring communities also appear robust, as proximity to the Town of Plattsburgh makes the Town of Schuyler Falls attractive for new ventures. While locally owned firms are present, they do not employ significant numbers of people and most residents travel to jobs in outlying communities. Furthermore, the Town of Schuyler Falls lacks robust synergies among businesses that create hubs of economic activity within sectors. Specifically, we observe a need for synergistic firms to supply basic daily services to residents such as restaurants, groceries, health care, entertainment and small retail stores. Limitations to economic growth are also consequences of a lack of public water and sewer. Finally, the Clinton County Landfill is a major employer within the community, and through its operating agreement contributes significantly to the Town of Schuyler Falls' annual revenue. For these reasons the landfill represents a strength. Yet, because the landfill is owned by the county and operated by a contractor headquartered outside the community, the Town of Schuyler Falls has relatively little control of operations. The landfill is perceived in a variety of ways within the community, and we recommend addressing the tensions of hosting this industry through renewed communication and proactive problem solving.

Table 23. Economics, Business, and Agriculture SWOT Analysis

Internal

Strengths	Weaknesses
• Locally rooted, family-owned small businesses and farms; • Landfill contributes to local employment, strong wages, and town finance; • Several niche market businesses that build on local resources and draw visitors from outside Town; • Adjacency to industrial centers in the Town of Plattsburgh and Military Turnpike corridor; • High quality, prime agricultural soils in critical locations throughout the town; • Anchor industries maintain long term employment; • Natural assets in rural character, large forested areas, state lands and Saranac and Salmon rivers.	• Very little data exists at the town level, especially regarding economics, business and agriculture. • Lack of access to nutritious and fresh produce creates a Schuyler Falls food desert; • Lack of retail and service businesses such as banks, groceries, restaurants and hardware or discount/dollar store encourage travel to neighboring jurisdictions and export financial resources; • Lack of broadband and strong cellular service access throughout Schuyler Falls; • Lack of natural gas, public water and public sewer; • Limited public transportation and alternative transportation options throughout town and to neighboring communities; • Most residents work outside Schuyler Falls, perpetuating dependence on nearby communities and exporting resources; • Town of Schuyler Falls is unconnected to regional economic development organizations such as Development Corporation, Regional Economic Development Council, Adirondack North Country Association, and Chamber of Commerce.

External

Opportunities	Threats
• Recognized need for zoning code revision; • Broadband and cellular extensions. Actively mapping and surveying for fibre; • Ongoing conversation regarding NYSEG natural gas extension into Morrisonville; • Emerging discussion with Clinton County Landfill and landfill operators about sewer extension through Morrisonville; • Momentum for change among local business owners to initiate local economic development, including creation of a “Friends of Schuyler Falls” business committee to support and guide activities; • Easily identifiable nodes for economic centers/markets within hamlets highlight potential for hamlet development; • Opportunities for tourism hubs around eco-tourism, food/bio-based tourism; experience tourism; • Adjacency to Town of Plattsburgh; • Creation of hubs around anchor businesses such as recycling, waste hauling; landscaping/grading; construction; food preparation and distribution; • Recruitment opportunities for growing population.	• Risk of making decisions uninformed by data, because town level data regarding business, economics and agriculture does not exist; • Population decline and brain drain; • Competition from Town of Plattsburgh for exogenous growth, commercial, industrial and residential development; • Zoning and special use permits, combined with inconsistent code enforcement, create an atmosphere of unaccountable business practices that pose threats to workers and the environment; • Zoning code relies on special permit for all non-residential and agricultural land uses creating uncertainty and inconsistency for start-ups; • Pace of change in nation and region makes planning difficult for small, under-resourced communities; • New York State and regional planning efforts such as the Regional Economic Development Commission continue to neglect Town of Schuyler Falls.

Table 24. Economics, Business, and Agriculture Recommendations

Recommendations	Description	Intended Outcomes
Identify a community champion to establish a committee to promote local businesses and economic interests	• 4-5 local business owners meet 4-5 times/year; • Advise the Town of Schuyler Falls on planning, development and economic initiatives; • Create a "buy and source local" campaign; • Interact with other regional economic development initiatives; • Explore ways to diversify the economy, including agricultural.	• Residents of the Town of Schuyler Falls better able to find and support local firms; • Stronger alignment of the Town of Schuyler Falls plans and needs with the local business community; • The Town of Schuyler Falls better able to support local firms through local-source contracting; • Stronger and independent local economy; • The Town of Schuyler Falls holds a stronger position in regional economic development initiatives.
Under leadership of Town Board, Town Supervisor should work to improve distribution of the Town of Schuyler Falls solicitations to local businesses	• Work with local firms to determine best modes of communication for Town of Schuyler Falls bid solicitations; • Develop "best value" criteria for evaluating local bids that includes location of firm and complies with NYS Comptroller guidelines for "best value criteria"; • Create a "Guide to Doing Business with Schuyler Falls" pamphlet/manual; • Host proposal/bid writing workshop for local business owners.	• Local firms better informed about opportunities; • More local firms bid on Town of Schuyler Falls solicitations; • Heightened awareness of the Town of Schuyler Falls contracting details among local firms improves bids and increase chances of success; • Town of Schuyler Falls bidding solicitation promotes inclusion of local firms; • Stronger local economy.
Identify a community champion to establish a Town of Schuyler Falls task force to address population decline	• 4-5 local residents meet 4-5 times per year to discuss population and housing needs; • Propose solutions to the Town of Schuyler Falls for initiatives and grant proposals related to population; • Specifically consider conflict and climate refugee resettlement, affordable housing for displaced individuals/families and attracting/keeping young residents and seniors.	• Buffer population decline; • Diversify community; • Positive media attention; • Build community identity and pride.

Table 24. Economics, Business, and Agriculture Recommendations (Conditioned)

Recommendations	Description	Intended Outcomes
Identify a community champion to foster partnerships around economic development and business with Clinton Community College and SUNY Plattsburgh	• Work with appropriate offices to contact faculty and staff that can engage students in Town of Schuyler Falls projects; • Develop Town of Schuyler Falls research agenda in collaboration with SUNY Plattsburgh and Clinton Community College; • Create pathway to lubricate internships and research experiences; • Identify data collection and research priorities, and begin collecting town level data regarding business, economics and agriculture; • Report research and other findings to Town Board; • Incorporate data into Town of Schuyler Falls decision making.	• Stronger, evidence-based decisions by the Town of Schuyler Falls and local firms; • Obtain high quality data at limited cost; • Enhanced funding potential through baseline data and monitoring; • Build knowledge and social capital within region, leverage into projects and grants; • More experienced, better trained young professionals entering field; • Increase likelihood that young talent stays in area.
Identify a community champion to collaborate with Clinton Community College Small Business Development Center to create a virtual business incubator and other professional development opportunities	• Research and develop a virtual business incubator, and invest in 2-3 entrepreneurs by assisting in launching firms; • Host virtual and live professional development trainings on topics such as basic accounting, budgeting grant writing, taxes, etc.; • Host networking events.	• Build local economic independence; • More successful local firms; • Entrepreneurial activity builds attention and momentum; • Grow knowledge and social capital.
Under leadership of Town Board, Town of Schuyler Falls should develop a marketing program to recruit synergistic businesses	• Identify business needs, strengths and areas of synergy; • Develop marketing/recruitment materials; • Reach out to firms that fit needs; • Identify locations for micro-hubs of synergistic business types and align with land use plans; • Create incentives to encourage firms to locate in the Town of Schuyler Falls.	• Grow employment opportunities; • Enhance provision of services to residents; • Diversify economy; • Build momentum and opportunity around economic development.

Scenario Integration: Economics, Business & Agriculture

Bedroom Community

In this scenario, the Town's focus should be, primarily, on those recommendations that support synergist relationships with neighboring communities and the county. Moreover, a local committee for businesses in Schuyler Falls would direct its efforts to interfacing with the North Country Regional Chamber of Commerce and the Regional Economic Development Commission. Under this scenario, regional partnerships with SUNY Plattsburgh and Clinton County Community College will be vitally important, in addition to maintaining a close working relationship with the town of Plattsburgh.

Economic Gardening

In the Economic Gardening scenario, the Town should focus its efforts on creating the conditions for economic growth within its boundaries. While there is little the Town can do to directly influence local business development, it can engage in a marketing and branding strategy to specifically target new enterprises. Furthermore, it can recognize and participate in collaborative conversations with business interest groups and business leaders.

Exogenous Development

The Exogenous Development scenario is similar to the bedroom community scenario. Strategic partnerships are the recommendations that are important to managing the conditions in the exogenous development scenario.

Eco-Hamlet

Finally, recommendations focused on supporting local business growth and development (e.g., incubators, capacity building) will be important for meeting the needs of the Eco-hamlet Scenario. Furthermore, because this scenario is focused on meeting needs locally, it will become important for the Town to consider the needs associated with the local production of goods, especially food.

Chapter 5: Health & Wellbeing

This chapter presents a SWOT analysis of current conditions, and recommendations for moving forward, relative to health and wellbeing within Schuyler Falls. As described previously, it is difficult to obtain local level data regarding health and wellbeing in the Town of Schuyler Falls, and therefore our conclusions are based primarily on county and region-wide information. General conclusions from our research into health and wellbeing are: the Town of Schuyler Falls has similar or lower levels of health and well being compared to the county in areas such as obesity, life expectancy, access to health care, insurance and exercise. Residents of the Town of Schuyler Falls are mostly reliant on outside resources for their health needs. Most services occur in the City and Town of Plattsburgh. These include primary health care providers, hospital facilities, grocery stores for healthy food and exercise facilities, among others. There exists a local need for senior care and facilities to provide opportunities for residents to age in place, to increase access to physical and family activities for all residents, and to rebuild roads for pedestrian and bike access and routing.

SWOT: Health & Wellbeing

The Town of Schuyler Falls boasts a unique integration of the natural, agricultural and village landscapes. This provides many opportunities for outdoor recreation, nature-based and agricultural/experience tourism. One of the greatest opportunities facing Schuyler Falls is the Saranac River Trail, which is proposed to follow the Saranac River corridor through Morrisonville. In addition to the Saranac River, Schuyler Falls hosts several outstanding vistas of the Adirondack Mountains and Champlain Valley.The Town of Schuyler Falls is actively creating new recreation opportunities, including the expansion and creation of new parks and other active spaces. Opportunities exist for purchasing locally produced, nutritious food from area farms, though awareness and access may be limited. Likewise, while many opportunities for outdoor recreation exist, access and awareness are limited. Major weaknesses and threats relative to health and wellbeing are the lack of opportunities for seniors to age in place, and lack of local healthcare providers. Additionally, travel distances to health care providers in the City and Town of Plattsburgh present a hurdle for some residents. Finally, there is a need to alter behavioral patterns among residents such as habits connected to exercise, smoking and drug use, nutrition, and seeking healthcare when necessary. A major impediment to improving the health of individuals is that often people simply don't seek medical care when necessary.

Table 25. Summary of recommendations for Health & Wellbeing

Summary Recommendations for Health & Wellbeing
• Collect and promote the use of town level health and wellbeing data
• Develop recreational and lifelong learning opportunities for residents of all ages
• Engage Clinton County Emergency Management Planning to improve outreach and education regarding emergency plans
• Build stronger communication linkages with Saranac and Peru School Districts
• Promote Saranac River Trail as a key opportunity to improve health and wellbeing
• Address need to improve nutrition, including retail availability of nutritious foods



Image 25. *Morrisonville Fire Department.*

Table 26. Health and Wellbeing SWOT Analysis

Internal

Strengths	Weaknesses
• Morrisonville Elementary is a community anchor that provides a place for children to start educational careers close to home and draws residents from neighboring jurisdictions to Schuyler Falls; • Actively creating new parks and recreation opportunities; • Rural roads, farms and character make for quiet, peaceful living environment; • Air quality; • Water quality; • Home-based horticultural activity such as gardens and small vegetable farms, and several roadside produce stands; • Morrisonville Fire Department is a community anchor that provides fire protection and other services, while also hosting community events; • Ambulance service; • Clinton County Emergency Management includes Schuyler Falls in emergency management plan; • NY State Trooper presence; • Clinton County Health Department provides excellent services, including in-home visits and county level health and wellbeing data; • Cornell Cooperative Extension offers many programs regarding horticulture, nutrition and other aspects of health and wellbeing; • Proximity to regional healthcare network; • Champlain Family Center Recovery Campus drug rehabilitation center.	• Lack of Town level health and wellbeing data; • Schuyler Falls is one of the only towns in the region that does not have a local library and/or community center; • Truck traffic associated with Clinton County Landfill along Route 22B, Sand Road and elsewhere; • Lack of local urgent care health provider; • Lack of broadband cellular service in all parts of town; • Lack of grocery stores with healthy food options; • Lack of robust link between Schuyler Falls and Peru and Saranac School Districts; • Limited transportation options including walking and biking; • Declining and aging population; • Population shows symptoms of preconditions for major health problems such as obesity, cancer (smoking rates), etc.; • Economic inequality and poverty rate are increasing; • Age of housing increases chances of asbestos, lead and other residential safety factors; • Residents lack “connection to community” and sense of place; • Limited diversity of residential housing options, including affordable housing; • Limited opportunities for aging in place; • Limited mental health treatment and care; • Travel distance and time delays in ambulance and fire service to more distant parts of Town.

External

Opportunities

- Support for pursuing development of library and community center;
- Popularity and support for walking and biking routes;
- Strong support for Saranac River Trail;
- Ongoing park development and expansion;
- Support for infrastructure, services and activities that support aging in place including life-long learning;
- Support for attracting healthcare services, including drug treatment and rehabilitation;
- Recognition of need for modernizing, enhancing and diversifying housing opportunities;
- Broadband and cellular expansion;
- Momentum behind small scale, community supported agriculture movement and growth in small diversified farms and home gardens;
- Tobacco cessation programs;
- Comprehensive plan presents touchstone for galvanizing activities to address needs and concerns, and support for funding initiatives;
- Regional planning and shared service discussions among neighboring communities.

Threats

- Continued population decline and other factors within Peru and Saranac School Districts may threaten engagement with Schuyler Falls residents and possible closure of Morrisonville Elementary;
- Risks of industrial hazards to air, groundwater and visual impacts from Clinton County Landfill, agricultural operations and other activities;
- Industrial development in the surrounding areas brings more truck traffic through town, especially on Military Turnpike, Irish Settlement Rd and 22B;
- Closure of healthcare services exacerbate an already thin service area;
- Neighboring jurisdictions outcompete Schuyler Falls for needed resources;
- Addiction related crime and health impacts;
- Increasing tobacco usage among youth, including vaping;
- Declining economy further damages dairy farming and other sectors of agricultural economy;
- Regional and national recession.

Planning & Recommendations: Health & Wellbeing

The following recommendations are designed to enhance health and wellbeing conditions in Schuyler Falls. Following the table we describe how each recommendation supports evolution of the scenarios.

Table 27. Health & Wellbeing Recommendations

Recommendations	Description	Intended Outcomes
Under leadership of Town Board, engage Clinton County Emergency Management to enhance outreach and education among residents regarding emergency procedures and prevention	• Convene planning task force of fire, ambulance, and other emergency management agencies, with the Town Board, to coordinate review, recommend, and revise current management plans for preparedness, response and recovery; • Conduct probability assessment of local natural hazards and other possible emergency events including traffic accidents, injury, hazardous material events; • Develop education and outreach plan for key stakeholders and public regarding hazard events and emergency management plans; • Identify and publicize emergency shelter locations.	• Better relationships and coordination among service providers and the Town of Schuyler Falls; • Improved understanding of risks and alignment of risks and response plans; • Steer development and public events away from hazard-prone areas; • Improve emergency responder response time; • Develop smarter, safer and more efficient emergency response behaviors among residents; • Reduce risks of injury and environmental damage; • Reduce potential economic loss from hazard events.
Identify community champion to organize local level health collaborative	• Establish local health and wellbeing committee to meet 4-5 times per year; • Committee should work with Clinton County Health Department and others to conduct assessment, identify and address needs; • Collect local level health data aligned with best practices of National Committee on Vital and Health Statistics; • Work with other local data sources to provide a comprehensive picture of health and wellbeing in Schuyler Falls; • Publish and share data regularly; • Collaborate with health department and neighboring jurisdictions on grant proposals and other programming; • Develop outreach and education programming.	• Improved communication and collaboration among health service providers; • Improved understanding of local health needs can lead to informed decision making and planning; • Monitor and identify evolving health and wellbeing need will allow for faster response to emerging situations; • Increased funding potential through collaborative partnerships; • Fill service gaps.

Table 27. Health & Wellbeing Recommendations (Continued)

Recommendations	Description	Intended Outcomes
Under leadership of Town Board, coordinate with Clinton County Sheriff's office and NYS Troopers for continued and enhanced crime prevention	• Develop crime prevention and safety committee to meet periodically; • Improve communication with regional police and other agencies; • Conduct needs assessment and prioritize concerns; • Develop crime prevention and safety plan unique to Schuyler Falls.	• Improved response times in emergencies; • Improved personal, home, and business safety; • Improve communication channels with crime prevention agencies can build trust and foster victim and criminal justice; • Reduce crime and associated injuries/damages.
Under leadership of Town Board, improve coordination with Saranac and Peru School Districts	• Convene local committee of students/parents to discuss school district concerns unique to the Town of Schuyler Falls; • Improve communication with school districts, invite superintendents to Town of Schuyler Falls board meetings 1-2 times annually; • Nurture Town of Schuyler Falls residents to run for school boards; • Monitor and report district news, events, decisions to the Town of Schuyler Falls board and others; • Identify early opportunities for collaboration and intervention with school districts • Enhance pedestrian and bike access to Morrisonville Elementary.	• Advance awareness of decisions and changes that affect Town of Schuyler Falls residents families and students; • Strengthen planning and advocacy position in districts; • Morrisonville Elementary is anchored and recognized as vital and necessary component of district and region. Stronger commitment from districts to this school and community.
Identify a community champion to raise awareness about presence and accessibility of local health and wellbeing services, including drug rehabilitation services, and the importance of personal health	• Develop health service business directory and portal to improve patient awareness and access to services; • Outreach and communication plan to encourage residents to access services and receive care when necessary; • Transportation needs assessment and plan to address gaps in accessibility; • Health needs assessment; • Recruit health services to address gaps in services and create synergies among existing providers including drug rehabilitation.	• Improved use of services; • Improved affordability; • Align transport services with needs; • Reduce barriers to care; • The Town of Schuyler Falls is seen as rural living with city services.

Table 27. Health & Wellbeing Recommendations (Continued)

Recommendations	Description	Intended Outcomes
Identify a community champion to address the Town of Schuyler Falls food desert	• Assess availability and competitiveness of healthy food options, identify needs and prioritize; • Improve transport options to grocery stores; • Support local farms/CSAs with roadside stands, farmers markets and marketing campaign; • Develop a home garden program to promote local produce and provide excess food to Schuyler Falls residents in need; • Create a "garden swap" program to help residents diversify gardening and diet options; • Work with local retailers to provide locally grown, healthy produce; • Identify and recruit small grocery store to the Town of Schuyler Falls; • Morrisonville Elementary Farm to School program.	• Improved access to healthy food; • Align grocery options with agricultural/farm strengths; • Improved health outcomes; • Grow local farming businesses; • Build social capital; • The Town of Schuyler Falls provides attractive amenities for current and residents.
Identify a community champion to address needs of elderly/senior residents	• Survey and identify locations of elderly residents who need special care or assisted living, develop volunteer support program; • Establish "ride-share" programs for seniors and others who need transportation services for medical appointments; • Monitor need for assisted living, and actively seek developers to build and run such facilities; • Improve signage and road safety for pedestrians; • Develop robust lifelong learning opportunities such as reading groups, community meals, classes, activities.	• Improved health, safety and living conditions of local senior residents; • Improved sense of community; • Improved access and use of medical care; • Improved quality of life for senior residents.
Identify a community champion to develop an all-ages fitness and wellbeing program	• Work closely with town and county parks and recreation departments to grow programming for all ages; • Align programming with preconditions for fitness and health.	• Improved activity levels and fitness among residents; • Improved sense of community; • Reduction in preconditions of health problems such as obesity; • Improved quality of life for residents.

Prioritization and scheduling is included in Chapter 9.

Scenario Integration: Health & Wellbeing

Bedroom Community

In the Bedroom Community Scenario, Schuyler Falls has an opportunity to draw on the strengths of the County and services provided by the University of Vermont Health Network, Champlain Valley Physicians Hospital. The town, working in partnership with the County and neighboring municipalities, can boast a robust health care network that leverages regional activities. By being the leader of a regional health care collaborative, Schuyler Falls can become known as a health-first community which provides a high quality of life for its residents. Furthermore, by maintaining regional partnerships, the Town can continue to provide high quality emergency health care without the costs of maintaining its own ambulance services and district.

Economic Gardening

By supporting recent retirees and creating an active community, the Town can support residents interested in retiring in place and who wish to remain active in the work-force. By paying special attention to the needs of this population, the Town may be able to support their efforts to supplement their retirement income via individual small/artisanal businesses.

Exogenous Development

Exogenous growth may put additional stress on the Town's ability to manage local health issues. Moreover, if exogenous growth is linked to industrial activity adjacent to the town, there are risks associated with industrial accidents and disasters. That being said, development in the surrounding community should be accompanied by more enhance health and well-being services of which the Town can take advantage, especially if maintains robust partnerships with CVPH, the Town of Plattsburgh, and Clinton County

Eco-Hamlet

In the Eco-hamlet Scenario, emphasis must be placed on identifying opportunities to locate health services closer to Schuyler Falls. Like with the Economic development scenario, this scenario can shore up the resilience of the Town by locating important and critical services in the Hamlets and within walking distance of local residents.

Chapter 6: Natural Environment

This chapter summarizes the strengths, weaknesses, opportunities and threats relative to the natural environment in the Town of Schuyler Falls, as well as recommendations for achieving town goals in the environmental arena. Overwhelmingly, the most common strengths decsribed by residents of the Town of Schuyler Falls are the natural environment and associated quality of life. Residents described the quiet, agricultural lifestyle, natural landscape, and proximity to Lake Champlain and the Adirondack Mountains as primary factors in their decisions to live in Schuyler Falls. However, the environment is not free from threats. Residents have strong and mixed feelings about the impacts from Clinton County Landfill, agricultural land uses and management practices for farm waste. There is also interest in increasing outdoor recreation activities..

SWOT: Natural Environment

The Town of Schuyler Falls represents a mosaic of rural landscapes including hamlets, rural residential neighborhoods, farms, and natural areas. As a result, the town includes ample areas of intact, healthy forests and wetlands. Large portions of the Town of Schuyler Falls are protected as parks and conservation areas by the Town or New York State, and habitat corridors connect many of these assets. Opportunities exist for increasing access to natural areas for hiking, biking, park-based recreation, walking, equestrian activities and paddling, among others. Weaknesses and threats to the natural environment in Schuyler Falls do exist. In particular, habitat fragmentation from residential encroachment into intact forested areas is occurring. A high presence of septic systems, of which the quality and maintenance schedules are unknown, pose risks to water quality; and the Clinton County Landfill brings visual impacts as well as potential impacts to air and water. Further details are outlined below.

Table 28. Summary of recommendations for natural environment

Summary Recommendations for Natural Environment
• Promote development of Saranac River Trail
• Complete ecological Survey and prioritization of areas of concern in collaboration with SUNY Plattsburgh's Center for Earth and Environmental Science
• Align zoning and overlays, as well as parks and recreation planning, with ecological assets
• Link economic development initiatives with natural assets



Image 26. *Davis Lake at Macomb State Forest south of Schuyler Falls, New York*

Table 29. Natural Environment SWOT Analysis

Internal

Strengths	Weaknesses
• Current land cover including large blocks of contiguous habitat; • Biodiversity; • Large areas of state and public lands that remain permanently protected, including those permitted to Mohawk Nation; • Complex stream network including protected riparian corridors and headwaters; • Air and water quality; • Connection to Adirondack Park; • Intact ecosystems provide high quality ecosystem services including water quality enhancements and hydropower; • Proactive flood mitigation efforts; • Expansion of renewable energy resources including natural gas power generation at Clinton County Landfill; • Residents' recognition of the value provided by natural assets.	• Environmental impacts from Clinton County Landfill including litter, noise, traffic, odor, visual impacts and threats to water quality; • High frequency of septic systems, of which maintenance and leakage rates are unknown; • Zoning code encourages unsustainable development practices including sprawl, habitat fragmentation and automobile dependency among other impacts; • Nutrient management on farms; • Impacts to water quality from road salt; • Lack mechanism for additional land or habitat conservation; • Impacts to aquatic habitat and biota from hydropower.

External

Opportunities

- Recreational and economic opportunities that build upon natural assets;
- Improving communication, education and collaborative planning with Clinton County Landfill;
- Payment for ecosystem services and other methods of biodiversity conservation & ecosystem services assessment;
- Work with native american users of State Forest Lands, and New York State, to establish communication for natural area planning and multiple use management plan;
- Align recreation plans and activities with Saranac River Trail and Northern Forest Canoe Trail;
- Identify suitable locations and priorities for habitat conservation;
- Potential for salmon fishery on Saranac and/or Salmon Rivers;
- Establish method for encouraging voluntary permanent protection of areas of ecological concern as well as directing development to hamlets;
- Partner with Lake Champlain Basin Program, SUNY Plattsburgh, Natural Resource Conservation Service and others to research and monitor environmental resources and impacts, and develop plans to minimize impacts to the environment;
- Integrate stormwater best management practices in accordance with NYSDEC regulations in agricultural, residential, commercial and industrial development plans;
- Identify natural hazards and develop natural hazard response plan. Focus on flooding and ice storms/blizzards.
- Develop educational collaborations for Morrisonville elementary. Consider partnering with SUNY Plattsburgh, Lake Champlain Basin Program and NRCS to develop an elementary education STEAM module;
- Improve public access to waterways and greenspace including supporting buildout of the Saranac River Trail;
- Develop a voluntary easement program for establishing and connecting walking, biking, equestrian and winter sports trails on public and private lands;
- Identify and prioritize natural areas for conservation, and develop a plan to achieve objectives.

Threats

- Climate change and associated impacts including social and ecological costs;
- Natural hazards such as floods and ice storms;
- Industrial hazards such as fuel, oil, chemical spills;
- Economic expansion leading to development pressure in areas of ecological concern;
- Traffic patterns and vehicle/wildlife collisions;
- Habitat fragmentation;
- Invasive species;
- Agricultural waste handling and spreading;
- Economic dynamics of timber leads to accelerated deforestation;
- Development pressures on railroad bed connecting Military Turnpike and Mason Street threatens Riley Brook and associated wetlands;
- High density of wells and septic systems threatens water quality and quantity;
- Apathy and mistrust of environmental conservation efforts;
- Air quality impacts from landfill, dust, industrial expansion, woodburning and other sources.

Planning & Recommendations: Natural Environment

The recommendations below are designed to enhance natural environmental assets as well as improve access to these resources. The recommendations listed also protect ecological resources from the threats posed by current and future development.

Table 30. Natural Environment Recommendations

Recommendations	Description	Intended Outcomes
Under direction of Town Board, develop partnership with SUNY Plattsburgh Center for Earth and Environmental Science (CEES) to develop environmental monitoring program	• Host a town tour for CEES faculty to see areas of concern and identify research/monitoring projects; • Work with CEES to develop long term monitoring plan and priorities; • Provide credit and/or internships to students; • Report research findings to the Town of Schuyler Falls board.	• Increased awareness of environmental conditions lead to stronger decision making by the Town of Schuyler Falls and local firms; • Increase opportunities for grant funding through partnerships; • More experienced students entering field; • Provide continuing internship/employment opportunities for students; • Build knowledge and social capital within community.
Under direction of Town Board, align zoning code, overlays and land use plans with ecological conditions	• Work with SUNY Plattsburgh CEES to identify areas of ecological concern; • Map areas of ecological concern; • Align zoning code and overlays with mapped areas of concern; • Develop mechanism for voluntary permanent land conservation.	• Priority sensitive areas are mapped and protected; • Large, contiguous areas remain intact; • Mosaic of natural and built landscapes create hinterland look and feel; • Continuum of landscape types transition to ADK Park; • Development pressures managed and directed to hamlets; • Reduce tensions over loss of agricultural lands and land use transitions.
Under leadership of Town Board, explore partnerships and develop methods for encouraging voluntary protection of private lands	• Research voluntary programs and organizations that can assist in voluntary protection of private lands; • Identify best practices that fit Schuyler Falls' context and determine how to incorporate into land use policies and programs; • Establish program according to best practices, consider allowing public access for trails network; • Raise awareness among landholders and encourage enrollment of appropriate lands.	• Reduce participating landowners' tax burden through donations of voluntary easements; • Enhance public access trails network for biking, walking, equestrian and other sports; • Establish habitat corridors and networks of connected ecosystems; • Protect ecological services; • Maintain rural, forested character of landscape.

Table 30. Natural Environment Recommendations (Continued)

Recommendations	Description	Intended Outcomes
Under direction of Town Board, develop integrated water management plan to promote efficient use and conservation of water resources as well as reduce contamination and pollution threats	• Convene the Town of Schuyler Falls and regional water stakeholders; • Identify assets, liabilities (including septic system maintenance and leakage) and develop water resource management plan; • Integrate water-related needs into the Town of Schuyler Falls plans, including zoning; • Explore services and membership in NY Rural Water Association.	• Grow communication, knowledge and social capital among water stakeholders; • Improve water quality and quantity conditions; • Build resilience to water-related threats; • Prevent future impacts to water resources through planning, zoning and improved decision making.
Under leadership of Town Board, partner with Clinton County Emergency Management to develop natural hazards resilience plan	• Focus on recovery and prevention (response embedded in Clinton County Emergency Plan); • Convene a task force of emergency management stakeholders; • Identify natural assets, opportunities and liabilities; • Integrate needs into the Town of Schuyler Falls and regional plans.	• Grow communication, knowledge and social capital; • Improve planning and align with neighboring jurisdictions; • Improve capacity for grant funding through knowledge and partnerships; • Improve ability to seize opportunities in the immediate aftermath of events; • Build resilience to natural hazards.
Identify community champion to work with Town Board to support the buildout of Saranac River Trail	• Maintain town representative on Saranac River Trail Board of Directors; • Align Town needs and plans relative to health and wellbeing with Saranac River Trail, including parks and recreation development; • Promote Saranac River Trail as major economic development initiative that integrates and builds on local natural assets and addresses many Town needs.	• Maintains communication link with Saranac River Trail; • Synergy among Town plans and Saranac River Trail consolidates and compounds benefits of projects, achieving efficiency gains and amplifying attention throughout region; • Development of local eco-tourism and experience economy.

Scenario Integration: Natural Environment

Bedroom Community

In the Bedroom Community Scenario, the Town must place an emphasis on protecting its open and natural spaces. These areas provide ecosystem services to the Town and surrounding region, so protecting them from the types of low density residential development associated with this scenario is critical. Relying on zoning code updates and perhaps a conservation overlay zone may be useful tools for the Town in this regard. Moreover, site plan review processes are critical as well to ensure that new development limit and or eliminate environmental impacts.

Economic Gardening

In the Economic Gardening Scenario the Saranac River trail represents a unique opportunity of the Town to support the development of local firms and enterprises. The State forest is also a unique asset that the Town can focus on in terms of developing locally grown businesses that are associated with the natural environment.

Exogenous Development

As with the Bedroom Community Scenario, the exogenous development scenario will require the town to proactively protect then natural resources of the entire town. Zoning code revisions will be the best tool for the town to use to support economic development without risking the unique natural features the town possesses. However, unlike the Bedroom community scenario, the potential impact on the town from residential development may not be as severe.

Eco-Hamlet

Finally, by blending its agricultural and natural heritage, the Town of Schuyler Falls may be in a good position to create Eco-hamlet village developments, especially in the existing hamlet areas. These places may benefit from the zoning code revisions but also serve to support local farmers and producers.

Chapter 7: Culture, Arts, Recreation, & Entertainment

This chapter discusses cultural, arts, recreation and entertainment resources in the Town of Schuyler Falls, as well as presents recommendations for additional opportunities in the future.

SWOT: Culture, Arts, Recreation & Entertainment

Many of the Town of Schuyler Falls' strengths in the areas of arts, culture, recreation and entertainment overlap with those listed in other chapters of this plan. Current community assets relate to the natural environment and the rural character of the region, such as clean air and water, as well as opportunities to hike, fish, and bike, for example. Efforts to bring community members together to build social capital within the community are underway, such as the Fire Department's pancake breakfasts and local youth sports leagues. The Town of Schuyler Falls is actively and creatively expanding parks and creating new recreation activities. Opportunities for further expansion do exist, especially in the outdoor, nature-based experience sector. For example, bike rides, 5K runs and triathlons (including creative variations such as biking, running and canoeing), equestrian events, fishing derbies, birding competitions and motorcycle rides are all possible activities that suit local conditions and assets. These activities may offer opportunities for synergistic businesses such as breweries, food trucks, farm to table restaurants, and outdoor gear retail among others.

Table 31. Summary Recommendations for Culture, Arts, Recreation & Entertainment.

Summary Recommendations for Culture, Arts, Recreation, & Entertainment
• Promote development of Saranac River Trail and other natural assets
• Create active recreational activities and lifelong learning opportunities for residents of all ages
• Launch initiative for local public library and community center



Image 27. *Playground in Schuyler Falls, New York*

Table 32. Culture, Arts, Recreation, & Entertainment SWOT Analysis

Internal

Strengths	Weaknesses
• Large and contiguous areas of natural cover provide outdoor recreation; • Several robust recreation/athletic parks, and active plans for improvement and expansion; • Recreational youth sports programs; • Winter ice skating at McComb State Park; • Highly active town history program including archives; • Access to regional entertainment hubs; • Fire department breakfasts; • State forest recreation opportunities, including McComb State Park; • Proximity to Adirondacks; • Strong relationship and experience with Town of Plattsburgh on recreation programming.	• Lack of library and community center; • Lack of shared identity and sense of place; • Lack of awareness and confusion over town programming as well as competition from school offerings and those of neighboring jurisdictions; • Apathy toward town initiatives.

External

Opportunities	Threats
• Active partnerships and alignment of plans/programs with Saranac River Trail, bike lanes on town roadways, Northern Forest Canoe Trail, Clinton County snowmobile trails, etc.; • Interest in increasing access to waterways for paddling and fishing; • Equestrian activities; • Public library and community center; • Interest in enhancing building facades and public art; • Interest in town history, documenting, prioritizing, protecting and preserving town historical resources; • Diversification of recreation opportunities and expansion of park system; • Growing winter recreation and entertainment options; • Interest in establishing a committee for identifying and prioritizing programs for arts, culture, recreation, and entertainment, including youth bureau and generating involvement from seniors; • Development of a Morrisonville gateway plan; • Continue to partner with Town of Plattsburgh as well as other regional recreation groups such as the Champlain Area Trails System (CATS).	• Complacency or inaction; • Decreasing interest among children and parents in town recreation activities; • Vandalism and security at town parks; • Relying on Morrisonville Elementary for town activities; • Competition from nearby jurisdictions.

Planning & Recommendations: Culture, Arts, Recreation & Entertainment

This section outlines our recommendations for expanding cultural, arts, recreation and entertainment

Table 33. Culture, Arts, Recreation, and Entertainment Recommendations

Recommendations	Description	Intended Outcomes
Under leadership of Town Board, enliven historic preservation, recreation and entertainment committee	• 4-5 community members of diverse interests, including youth bureau and involvement from seniors; • Partner with SUNY Plattsburgh to conduct needs assessments and prioritization; • Support development of Saranac River Trail; • Renew youth commission; • Develop plans for expanding park system and offerings; • Explore hosting larger outdoor events such as movies in parks, music events, 5K fun runs and bike rides in partnership with adjacent towns; • Join regional conversations and planning about shared entertainment and recreational services and/or events; • Collaborate with SUNY Plattsburgh history department to develop internships and hands-on class experiences; • Seek grant funding to map, photograph, describe all arts, cultural and historic assets; • Develop a plan for promoting and enhancing arts, cultural and historic preservation assets; • Integrate expansion and preservation activities into economic development plans.	• Improved understanding of the Town of Schuyler Falls residents' interests; • Raise awareness for local arts and culture innovators; • Raise awareness of local history; • Enhanced offerings for current and new residents; • Improve and increase involvement in youth sports and other activities; • Build social capital and community identity; • Improved user experience and attendance at local parks and events; • Attract visitors to Town of Schuyler Falls events; • Creation of educational and employment opportunities for SUNY students and Town of Schuyler Falls residents; • Partnerships with regional recreation agencies increase Schuyler Falls' participation in regional activities; • Improve local understanding of shared history; • Historic and cultural sites permanently documented, laying groundwork for protection; • Improved funding potential; • Provision of educational opportunities for current and new Schuyler Falls residents and others.

Table 33. Culture, Arts, Recreation, and Entertainment Recommendations (Continued)

Recommendations	Description	Intended Outcomes
Under leadership of Town Board, develop Parks and Recreation Plan	• Organize and document park assets and needs into cohesive document; • Maintain current initiatives including maintenance activities at Christon-Campbell Park (rubberizing playground surface, improving field drainage); expanding activities at Jefferson Dukette Memorial Field (pump park, futsal court, possible site for gymnasium); Town hall park (tennis court); development of River Street Park (walking trails, gazebo, BBQ sites, fishing pier, splash pad). • Turner Park remains a challenge and should be considered carefully.	• Increased usage at town parks; • Improved planning and decision making enhances efficiency and reduces costs of park planning and maintenance.
Under leadership of Town Board, establish communication with Mohawk Nation and lay the groundwork for collaboration	• Work with state and county to establish communication with Mohawk Nation regarding use of restricted lands; • Develop understanding of current land uses on this property; • Understand Mohawk concerns about public use and collaboration; • Identify mutually beneficial projects or management opportunities to enhance recreational and conservation uses of restricted lands.	• Build communication, trust, social capital with Mohawk leaders and Nation; • Improved awareness over uses and concerns relative to restricted lands; • Establish amicable co-existence; • Synergistic land uses work toward mutual recreation and conservation goals; • Improved planning capacity in the Town of Schuyler Falls.
Under direction of Town Board, identify a community champion to establish Town of Schuyler Falls library and community center	• Establish library board; • Review NYS procedures to establish a new library; • Conduct needs assessment and develop a plan for integrated library/community center; • Reach out to Clinton, Essex, Franklin Library system for partnership and support; • Seek grants and other support to establish library and community center.	• Library/community center offers a variety of services to current and new Schuyler Falls residents; • Library/community center hosts a variety of new educational, professional and community services; • Building of knowledge and social capital; • Early childhood and lifelong learning opportunities.

opportunities in the Town of Schuyler Falls.

Scenario Integration: Culture, Arts, Recreation & Entertainment

Bedroom Community

In the Bedroom Community Scenario, the Town should prioritize recommendations that would support a population of commuting residents. In this scenario most residents would spend their time outside of the town but would rely on entertainment and recreation activities on the weekends and after hours. So emphasizing the creation of a community center or entertainment/recreation district, especially in the Hamlet of Morrisonville would help the Town make the most of the Bedroom Community Scenario.

Economic Gardening

The Economic Gardening Scenario represents a great opportunity for the Town of Schuyler Falls with regard to recreation and entertainment. In this area, there are a number of actions the Town can take that would improve and enhance the recreational opportunities for the town that have multiplier effects with local private firms and businesses. A community center, for instance, may create the need for a small cafe or coffee shop such as: experience businesses, farm to table restaurants, breweries, wineries, 5K runs, music festival, small theaters, et cetera.

Exogenous Development

In the Exogenous Development Scenario the Town of Schuyler Falls can emphasize its unique rural character as a way of distinguishing itself from the growing micropolitan region. The natural amenities and recreational opportunities become an enticing marketing tool or new residents and businesses choosing to locate in the region.

Eco-Hamlet

Arts and culture can be a particular strong feature of the Eco-hamlet scenario as well. In this case, the Town's actions can work to highlight local artists and creators in addition to supporting a wide array of recreational activities. By linking the Hamlets via walking and biking trials the Town may also be able link nodes of activity in ways that promote more outdoor recreation and exercise.

Chapter 8: Governance & Infrastructure

Chapter eight outlines the current conditions relative to major governance and infrastructure projects in the Town of Schuyler Falls as well as recommendations for advancements in this sector.

SWOT: Governance & Infrastructure

Of critical importance to the Town of Schuyler Falls is the adoption of a fund balance policy to even out fluctuations and uncertainty in tax rates and town spending. The town is also considering adoption of a new fee schedule for town permits and activities. Recently the town consolidated its separate lighting districts into a single district. Schuyler Falls is in need of remapping water districts to align with users. This will allow for needed water system improvements. Opportunities exist to provide sewer and natural gas services in the Hamlet of Morrisonville. Through collaboration with the Clinton County Landfill there is an opportunity to establish sewer service in Morrisonville through a sewer main that extends from the landfill to the Town of Plattsburgh, and eventually the City of Plattsburgh. The main purpose for developing this sewer route is to carry wastewater from the Clinton County Landfill to the City of Plattsburgh Water Pollution Control Plant. Currently wastewater from the landfill is transported by truck. This is an incredibly inefficient method of transporting waste, as well as posing accident risks. Additionally, the Town of Schuyler Falls is in communication with NYSEG about extending natural gas through the hamlet of Morrisonville, along Main Street and Sand Road from the town boundary with the Town of Plattsburgh to Morrisonville Elementary. Other ongoing opportunities for infrastructure expansion are in transportation, where opportunities exist for expanding transport options such as biking and walking, developing the Saranac River Trail, and reducing traffic accidents through visibility and signage enhancements.

In the area of governance, the Town can increase its transparency and consistency in decision making, particularly in the areas of budgeting, planning, zoning, granting of variances and building permits. The Town of Schuyler Falls can also improve the distribution of information to town residents about town business and opportunities for bidding on Town work.

The following challenges to road have been identified by local residents during public charrettes:

- Signage issues
- Narrow shoulders
- Road safety: lack of sidewalks/bike lanes
- Concern over trucks from the landfill including blowing litter and odor
- Agricultural manure spreaders often contimainate roadways with spillage

Table 34. Summary Recommendations for Governance & Infrastructure

Summary Recommendations for Governance & Infrastructure
• Revise zoning code
• Improve decision-making around site planning and development
• Adopt fund balance policy
• Investigate and promote public water and sewer projects
• Engage in regional planning



Image 28. *Town Hall, Schuyler Falls, New York*

Table 35. Governance & Infrastructure SWOT Analysis

Internal

Strengths	Weaknesses
• Small, personable, accessible government; • Elected officials and staff open to new ideas; • Fund balance; • Recent tax increase secures financial footing; • Location and proximity to Town of Plattsburgh and growing industrial and residential areas; • Fire, ambulance and other emergency management services; • Town transportation/road department; • Town parks and recreation department.	• Town lacks an established history of land use and comprehensive planning; • Zoning code does not provide adequate guidance to decision makers; • Ad hoc decision making and lack of transparency and consistency; • Limited resources; • Fluctuation in tax rates and fund balance; • Water district maps do not align with current users; • Town of Schuyler Falls typically not perceived as a player in regional discussions such as Regional Economic Development Commission; • Lack of population and density reduces opportunities for infrastructure development such as sewer, natural gas and broadband; • Children split among Saranac and Peru School Districts, and resulting lack of town identity around school activities; • Insufficient communication among Town and residents regarding town business and opportunities for participation; • Town government is part-time, with limited hours and availability.

External

Opportunities	Threats
• Grow community understanding for importance of comprehensive planning; • Revision of zoning ordinance; • Leverage partnerships with SUNY Plattsburgh and Town of Plattsburgh to implement comprehensive plan; • Adoption of fund balance policy; • Willingness to update fee schedule; • Consolidated lighting district will allow for conservation and efficiency improvements, including cooperative with neighboring jurisdictions; • Collaboration with Clinton County Landfill on sewer expansion; • Collaboration with NYSEG on natural gas expansion; • Complete Streets as a guide for all road, pedestrian and bikability projects; • Saranac River Trail; • Improving regional coordination and collaboration with neighbors on planning initiatives; • Enhance transparency of government decision making, meeting schedules, etc.; • New cell tower and broadband expansion; • Use anchor businesses to promote need and support for sewer, natural gas and broadband expansions.	• Lack of consensus for town vision; • Uncertainty regarding use permit with Mohawk Nation for state lands; • Limited participation in planning discussions at regional level leads to missed opportunities; • Dissolution and merger with neighboring jurisdictions; • Continued ad hoc decision making; • Potential to be caught off guard relative to increased need for housing to keep up with developments and employment in Town of Plattsburgh; • Sewer and natural gas expansions can bring unintended consequences if not well planned.

Planning & Recommendations: Governance & Infrastructure

This section provides recommendations for improving and building infrastructure, as well as enhancing governance and decision making in the Town of Schuyler Falls.

Table 36. Governance & Infrastructure Recommendations

Recommendations	Description	Intended Outcomes
Under leadership of Town Board, create comprehensive plan implementation committee	• Meet monthly to advise Town of Schuyler Falls board and staff on implementation of plan; • Provide clarification to decision makers and residents about plan; • Look for opportunities to integrate plan into the Town of Schuyler Falls activities and programs that are consistent with plan goals and outcomes; • Identify and seek funding for projects embedded in plan; • Develop relationships with, and raise awareness among, developers and others with ability to assist in plan implementation; • Monitor and assess progress and outcomes; • Adapt plan and projects as necessary to meet goals;	• Increase potential to achieve desired vision and outcomes of plan; • Openness and transparency in plan implementation; • Steady progress on implementation; • Adaptive, innovative community consistent with goals; • Cultivate the application of planning into culture of town governance; • Consensus on town vision, goals and projects.
Under leadership of Town Board, develop transportation plan in coordination with Town, Clinton County and State of New York	• Conduct assessment of road safety conditions, signs, lights, visibility, accident hotspots, speed limits and other traffic liabilities; • Prioritize traffic safety improvement needs; • Support use of Complete Streets practices; • Conduct needs assessment of traffic options and assets relative to walkability, bikeability and public transport; • Prioritize transport opportunity projects; • Focus on connecting hamlets, hamlets to neighboring jurisdictions, schools and recreational spaces; • Identify and seek partnerships and funding opportunities.	• Improved safety conditions; • Increased transportation options; • Increased connectivity; • Increased users of various Town of Schuyler Falls services, spaces and events; • Economic benefits of increased visitation to Town of Schuyler Falls; • Fitness and quality of life benefits from new transport options and safety enhancements.

Table 36. Governance & Infrastructure Recommendations (Continued)

Recommendations	Description	Intended Outcomes
Under leadership of Town Board, develop Morrisonville Infrastructure Task Force to investigate sewer and natural gas possibilities	• Create task force of 3-4 administrators, decision makers and residents to champion and advance sewer and natural gas projects; • Identify contacts at NYSEG, Clinton County Landfill and landfill operators to engage in conversation; • Work with Landfill and NYSEG to identify funding opportunities as well as opportunities to reduce expenses; • Host community learning opportunities to promote residential and commercial transition to natural gas and benefits of sewer; • Attract anchor users to the Town of Schuyler Falls such as businesses, industries and others like Morrisonville Elementary. • Understand needs, concerns and motivations of stakeholders within partnerships; • Collaborate on planning of sewer line and route; • Offer incentives as appropriate; • Conduct benefit-cost analysis of various sewer and gas line options;	• Improve understanding of realistic possibilities, funding, timelines and regulatory hurdles; • Roadmaps to implementation; • Current and new residents understand benefits of sewer and gas tie-ins;; • Reduce costs and complexity of development in Morrisonville; • Reduce wastewater traffic from landfill; • Reduce septic tank maintenance and leak risks, and problematic septic systems in proximity to local waterways; • Reduce heating expenses.
Under leadership of Town Board, create town-wide broadband plan	• Determine goals and desired outcomes of project; • Develop implementation plans in partnership with broadband providers; • Identify and seek funding from state and other partners.	• Improve communications/connectivity; • Attractive to current and future residents; • Enhance economic development opportunities; • Improve health-related services; • Improved emergency communications.
Under leadership of Town Board, engage in regional planning efforts	• Stay in touch with neighboring jurisdictions and engage in collaborative partnerships as appropriate; • Stay in touch with county planning department and engage in collaborative partnerships; • Work to achieve representation at regional planning efforts; • Align the Town of Schuyler Falls plans with those of other jurisdictions to obtain mutual benefits and reduce expenses through co-planning.	• the Town of Schuyler Falls becomes more integrated into regional efforts and initiatives; • Reduce expenses through collaboration and shared services; • Enhanced benefits through partnerships; • Regional complementarity.

Table 36. Governance & Infrastructure Recommendations (Continued)

Recommendations	Description	Intended Outcomes
Under leadership of Town Board, create training opportunities for the Town of Schuyler Falls staff and board members, as well as Planning and Zoning Board of Appeals	• Survey staff and board members to determine training needs; • Work with Clinton County, SUNY Plattsburgh and others to develop professional development workshops in areas of need.	• Enhanced professionalism and efficiency of town business and operations; • Increased transparency and communication about town procedures; • Strengthen decision making processes and outcomes; • Decisions align with comprehensive plan; • Outcomes of comprehensive plan achieved.
Under leadership of Town Board, improve site planning, zoning, building permit and appeals process	• Committee of residents, builders, developers and other stakeholders to review current processes and procedures and recommend improvements; • Revise zoning ordinance; • Revise site plan review, variance, rezoning and building permit processes to improve transparency, fairness, alignment with the Town of Schuyler Falls comprehensive plan, and efficiency; • Develop outreach plan and host events to inform stakeholders in development community.	• Build community awareness and support for the Town of Schuyler Falls processes; • Improve process efficiency; • Stronger applicant proposals; • Consistency in decision making; • Decisions align with comprehensive plan.
Under leadership of Town Board, improve financial planning	• Adopt fund balance policy; • Adopt new fee schedule for Town permits and activities; • Continue regular audits and analysis; • Continue budget transparency and communication with residents	• Reduce uncertainty in town budget and taxes; • Stable funding for projects; • Improved efficiency; • Faith and trust in local government.
Under leadership of Town Board, pursue energy efficiency and conservation projects for Town lighting districts	• Use recently consolidated district as impetus for transitioning to LED lights; • Partner with Adirondack North Country Association (ANCA) and neighboring jurisdictions to achieve cost efficiency measures in lighting and energy planning; • Pursue renewable energy infrastructure projects through (ANCA) and New York State Energy Research and Development Authority (NYSERDA).	• Reduce expenses through energy conservation; • Improve energy efficiency.

Table 36. Governance & Infrastructure Recommendations (Continued)

Recommendations	Description	Intended Outcomes
Under leadership of Town Board, map and improve water districts/distribution	• Remap water districts to align with current users; • Identify necessary improvements; • Pursue improvements in water distribution, conservation and efficiency.	• Improved maintenance of water districts and infrastructure.
Under leadership of Town Board, improve operations and management of Town offices and bureaucracy	• Transition to cloud-based computing; • Develop strategies for improving awareness and participation in Town Governance.	• Enhance efficiency of town operations; • Improved faith and trust in local government.

Scenario Integration: Governance & Infrastructure

Bedroom Community

In the Bedroom Community Scenario, the primary focus is on maintaining relationships with players in the public and private sectors. This includes the Town of Plattsburgh, the City of Plattsburgh, NYSEG, Casella, and Clinton County. The purpose of these relationships will be tied most immediately to tabbing into regional economic growth discussion, but focus on sewer and gas line extensions in the long term. The available of urban services and lower tax rates will be a draw for new residents locating to the region for employment in the Plattsburgh region. By positioning itself as a reliable collaborator, the Town of Schuyler Falls will be able to take advantage of initiatives led by other communities.

Economic Gardening

While the Town government cannot take an active role in promoting a specific business or firm, it can create the conditions for widespread economic health. In the Economic Gardening Scenario, the Town can and should be a leader in promoting the growth of locally-established business. In part, it may take savvy marketing for the Town to demonstrate its leadership as an economic incubator.

Exogenous Development

As with the Bedroom Community Scenario, in the Exogenous Development Scenario, the Town of Schuyler Falls will need to rely on and build regional partnerships to ensure that it is familiar with plans and initiatives occurring throughout the region. The sewer transmission line will also be a huge factor in the exogenous development scenario as it might unlock opportunities for the town that build off development occurring in adjacent communities.

Eco-Hamlet

Infrastructure takes on a much more specific importance in the Eco-hamlet Scenario. This scenario focuses on the livability, so access within the Hamlets is vitally important. Therefore, the Town can prioritize infrastructure improvements, like roads, bike lanes, and sidewalks within the Hamlets, to do things like calm traffic and improve accessibility for the elderly and differently abled. The infrastructure upgrades will also go hand-in-hand with developing the sustainable mentality of the Eco-hamlet scenario.

Chapter 9: Integration & Implementation

Many communities have comprehensive plans. Yet, in many communities, these plans sit on shelves and collect dust. Schuyler Falls has not had a plan for many years, and the results of ad hoc decision making, inconsistent application of zoning policies, and a lack of clear objectives and waypoints for progress are visible. This chapter outlines strategies and tips for implementing this comprehensive plan.

At the outset, we offer three key suggestions:

1. Provide support to the Town Board to ensure that elected officials understand the plan's contents and will draw from the plan as they make decisions regarding the community's future. Support among board members can be nurtured through presentations and individual meetings. Furthermore and perhaps most importantly, the plan should be kept on hand as decisions are made at board meetings, so that it can be consulted when it is most needed.
2. Provide training to town administrative staff, so that they can use the plan as they make operational decisions, write grant proposals and implement town programs. Training can occur through workshops specifically designed for town staff, or through attending NY local government workshops and trainings from which many of the elements described in the plan are drawn.
3. Identify community champions who will assist others in understanding the plan's content and hold the town accountable to its vision and recommendations. The committee members that developed the plan will play this role exceptionally well. Additionally, at several points the plan recommends establishing a committee or task force around a particular topic or challenge point for Schuyler Falls. The individuals that lead these initiatives may also champion the plan from the vantage point of the topics they are tasked to address.

Prioritization of Recommendations

This section offers a prioritization of the recommendations. Three criteria were used to prioritize the elements of the plan:

1. Established urgency- as observed by members of the planning committee, town staff or members of the planning consultant team;
2. Impact - potential to dramatically alter an ongoing dynamic and improve quality of life for current residents of Schuyler Falls;
3. Synergy with neighboring jurisdictions- alignment of projects with ongoing and timely actions in nearby communities so that important opportunities are not missed.

The order of each recommendation follows the order presented in previous chapters.

Table 37. Prioritization of Comprehensive Planning Recommendations

High Priority	Medium Priority	Low Priority
Land Use		
Revise zoning code (Phase 1)		
Revise zoning code (Phase 2)		
	Revise zoning code (Phase 3)	
	Overlay zone (Agricultural)	
	Overlay zone (Ecological)	
	Overlay zone (Hamlets)	
	Overlay zone (Light industrial)	
Communicate with Clinton County and neighboring jurisdictions about ongoing planning initiatives		
		Adopt low impact development building and neighborhood design specifications
	Town tax assessor should work with agricultural landowners to enroll properties in the ag district.	
High Priority	**Medium Priority**	**Low Priority**
Economics, Business and Agriculture		
	Establish a committee to promote local businesses and economic interests	
Improved distribution of the Town of Schuyler Falls solicitations to local businesses		
Establish a Town of Schuyler Falls task force to address population decline		
	Partnerships around economic development and business with Clinton Community College and SUNY Plattsburgh	
		In collaboration with Clinton Community College Small Business Development Center to create a virtual business incubator and other professional development opportunities
Town of Schuyler Falls marketing program to recruit synergistic businesses		

Table 37. Prioritization of Comprehensive Planning Recommendations (Continued)

High Priority	Medium Priority	Low Priority
Health and Wellbeing		
Engage Clinton County Emergency Management to enhance outreach and education among residents regarding emergency procedures and prevention		
	Local level health collaborative	
Coordinate with Clinton County Sheriff's office and NYS Troopers for continued and enhanced crime prevention		
		Improve coordination with Saranac and Peru School Districts
Raise awareness about presence and accessibility of local health and wellbeing services, including drug rehabilitation services, and the importance of personal health		
Address the Town of Schuyler Falls food desert		
	Address needs of elderly/senior residents	
	Develop and all-ages fitness and wellbeing program	
High Priority	**Medium Priority**	**Low Priority**
Natural Environment		
	Partner with SUNY Plattsburgh Center for Earth and Environmental Science (CEES) to develop environmental monitoring program	
Align zoning code, overlays and land use plans with ecological conditions		
		Explore partnerships and develop methods for encouraging voluntary protection of private lands
		Develop integrated water management plan to promote efficient use and conservation of water resources as well as reduce contamination and pollution threats
Partner with Clinton County Emergency Management to develop natural hazards resilience plan		
Support buildout of Saranac River Trail		

Table 37. Prioritization of Comprehensive Planning Recommendations (Continued)

High Priority	Medium Priority	Low Priority
Culture, Arts, Recreation and Entertainment		
	Enliven historic preservation, recreation and entertainment committee	
Develop Parks and Recreation Plan		
		Establish communication with Mohawk Nation and lay the groundwork for collaboration
Establish Town of Schuyler Falls library and community center		
High Priority	**Medium Priority**	**Low Priority**
Governance and Infrastructure		
Create comprehensive plan implementation committee		
		Develop transportation plan in coordination with Town, Clinton County and State of New York
Develop Morrisonville Infrastructure Task Force to investigate sewer and natural gas possibilities		
	Create town-wide broadband plan	
Engage in regional planning efforts		
	Create training opportunities for the Town of Schuyler Falls staff and board members, as well as Planning and Zoning Board of Appeals	
Improve site planning, zoning, building permit and appeals process		
Improve financial planning		
		Pursue energy efficiency and conservation projects for Town lighting districts
	Map and improve water districts/distribution	
	Improve operations and management of Town offices and bureaucracy	

Temporal Planning for Implementing Recommendations

This section emphasizes the temporal aspect of plan implementation by identifying recommendations that can be met relatively quickly, those that requires a more complex degree of preparation and can be implemented in the medium term, and finally those that must be viewed over longer term time horizons.

Short term actions are those that could be implemented in the next 12-18 months. Medium term actions are those that could be implemented in 18-48 months if proper resources and infrastructure are in place within that time frame. Long term actions are those that could be implemented outside of 48 months and require a number of pieces to fall into place first.

Criteria for evaluating the timing of implementation are:

1. Urgency- should be implemented immediately to prevent negative impacts to community;
2. Limited resource requirements- require few financial or administrative resources and can be implemented under current administrative capacity;
3. Require moderate resources or infrastructure- recommendations cannot be implemented until prior steps, fundraising or installation of infrastructure is completed. These recommendations may require additional training of administrative staff or board members prior to implementing;
4. Require significant resources or infrastructure- recommendations cannot be implemented currently, and rely on major advancements as well as administrative capacity building before beginning.

Table 38. Short, Medium and Long-term Implementation Strategy for Comprehensive Planning Recommendations

Short term (12-18 months)	Medium term (18-48 months)	Long term (+48 months)
Land Use		
Revise zoning code (Phase 1)		
Revise zoning code (Phase 2)		
	Revise zoning code (Phase 3)	
	Overlay zone (Agricultural)	
	Overlay zone (Ecological)	
	Overlay zone (Hamlets)	
	Overlay zone (Light industrial)	
Communicate with Clinton County and neighboring jurisdictions about ongoing planning initiatives		
	Adopt low impact development building and neighborhood design specifications	
Town tax assessor should work with agricultural landowners to enroll properties in the ag district.		

Table 38. Short, Medium and Long-term Implementation Strategy for Comprehensive Planning Recommendations (Continued)

Short term (12-18 months)	Medium term (18-48 months)	Long term (+48 months)
Economics, Business and Agriculture		
Establish a committee to promote local businesses and economic interests		
Improved distribution of the Town of Schuyler Falls solicitations to local businesses		
Establish a Town of Schuyler Falls task force to address population decline		
	Partnerships around economic development and business with Clinton Community College and SUNY Plattsburgh	
		In collaboration with Clinton Community College Small Business Development Center to create a virtual business incubator and other professional development opportunities
	Town of Schuyler Falls marketing program to recruit synergistic businesses	
Short term (12-18 months)	**Medium term (18-48 months)**	**Long term (+48 months)**
Health and Wellbeing		
Engage Clinton County Emergency Management to enhance outreach and education among residents regarding emergency procedures and prevention		
	Local level health collaborative	
Coordinate with Clinton County Sheriff's office and NYS Troopers for continued and enhanced crime prevention		
Improve coordination with Saranac and Peru School Districts		
Raise awareness about presence and accessibility of local health and wellbeing services, including drug rehabilitation services, and the importance of personal health		
	Address the Town of Schuyler Falls food desert	
	Address needs of elderly/senior residents	
		Develop and all-ages fitness and wellbeing program

Table 38. Short, Medium and Long-term Implementation Strategy for Comprehensive Planning Recommendations (Continued)

Short term (12-18 months)	Medium term (18-48 months)	Long term (+48 months)
Natural Environment		
	Partner with SUNY Plattsburgh Center for Earth and Environmental Science (CEES) to develop environmental monitoring program	
Align zoning code, overlays and land use plans with ecological conditions		
		Explore partnerships and develop methods for encouraging voluntary protection of private lands
		Develop integrated water management plan to promote efficient use and conservation of water resources as well as reduce contamination and pollution threats
Partner with Clinton County Emergency Management to develop natural hazards resilience plan		
Support buildout of Saranac River Trail		
Short term (12-18 months)	**Medium term (18-48 months)**	**Long term (+48 months)**
Culture, Arts, Recreation and Entertainment		
Enliven historic preservation, recreation and entertainment committee		
	Develop Parks and Recreation Plan	
	Establish communication with Mohawk Nation and lay the groundwork for collaboration	
	Establish Town of Schuyler Falls library and community center	

Table 38. Short, Medium and Long-term Implementation Strategy for Comprehensive Planning Recommendations (Continued)

Short term (12-18 months)	Medium term (18-48 months)	Long term (+48 months)
Governance and Infrastructure		
Create comprehensive plan implementation committee		
		Develop transportation plan in coordination with Town, Clinton County and State of New York
Develop Morrisonville Infrastructure Task Force to investigate sewer and natural gas possibilities		
		Create town-wide broadband plan
Engage in regional planning efforts		
	Create training opportunities for the Town of Schuyler Falls staff and board members, as well as Planning and Zoning Board of Appeals	
Improve site planning, zoning, building permit and appeals process		
Improve financial planning		
	Pursue energy efficiency and conservation projects for Town lighting districts	
	Map and improve water districts/distribution	
	Improve operations and management of Town offices and bureaucracy	

Table 39. Integrated Prioritization and temporal implementation of Comprehensive Planning Recommendations

Short-term Medium-term Long-term

High Priority	Medium Priority	Low Priority
Land Use		
Revise zoning code (Phase 1)	Revise zoning code (Phase 3)	Adopt low impact development building and neighborhood design specifications
Revise zoning code (Phase 2)	Overlay zone (Agricultural)	
Communicate with Clinton County and neighboring jurisdictions about ongoing planning initiatives	Overlay zone (Ecological)	
	Overlay zone (Hamlets)	
	Overlay zone (Light industrial)	
	Town tax assessor should work with agricultural landowners to enroll properties in the ag district.	
High Priority	**Medium Priority**	**Low Priority**
Economics, Business and Agriculture		
Improved distribution of the Town of Schuyler Falls solicitations to local businesses	Establish a committee to promote local businesses and economic interests	In collaboration with Clinton Community College Small Business Development Center to create a virtual business incubator and other professional development opportunities
Establish a Town of Schuyler Falls task force to address population decline	Partnerships around economic development and business with Clinton Community College and SUNY Plattsburgh	
Town of Schuyler Falls marketing program to recruit synergistic businesses		
High Priority	**Medium Priority**	**Low Priority**
Health and Wellbeing		
Engage Clinton County Emergency Management to enhance outreach and Education among residents regarding emergency procedures and prevention	Local level health collaborative	Improve coordination with Saranac and Peru School Districts
Coordinate with Clinton County Sheriff's office and NYS Troopers for continued and enhanced crime prevention	Address needs of elderly/senior residents	
Raise awareness about presence and accessibility of local health and wellbeing services, including drug rehabilitation services, and the importance of personal health	Develop and all-ages fitness and wellbeing program	
Address the Town of Schuyler Falls food desert		

Table 39. Integrated Prioritization and temporal implementation of Comprehensive Planning Recommendations (Continued)

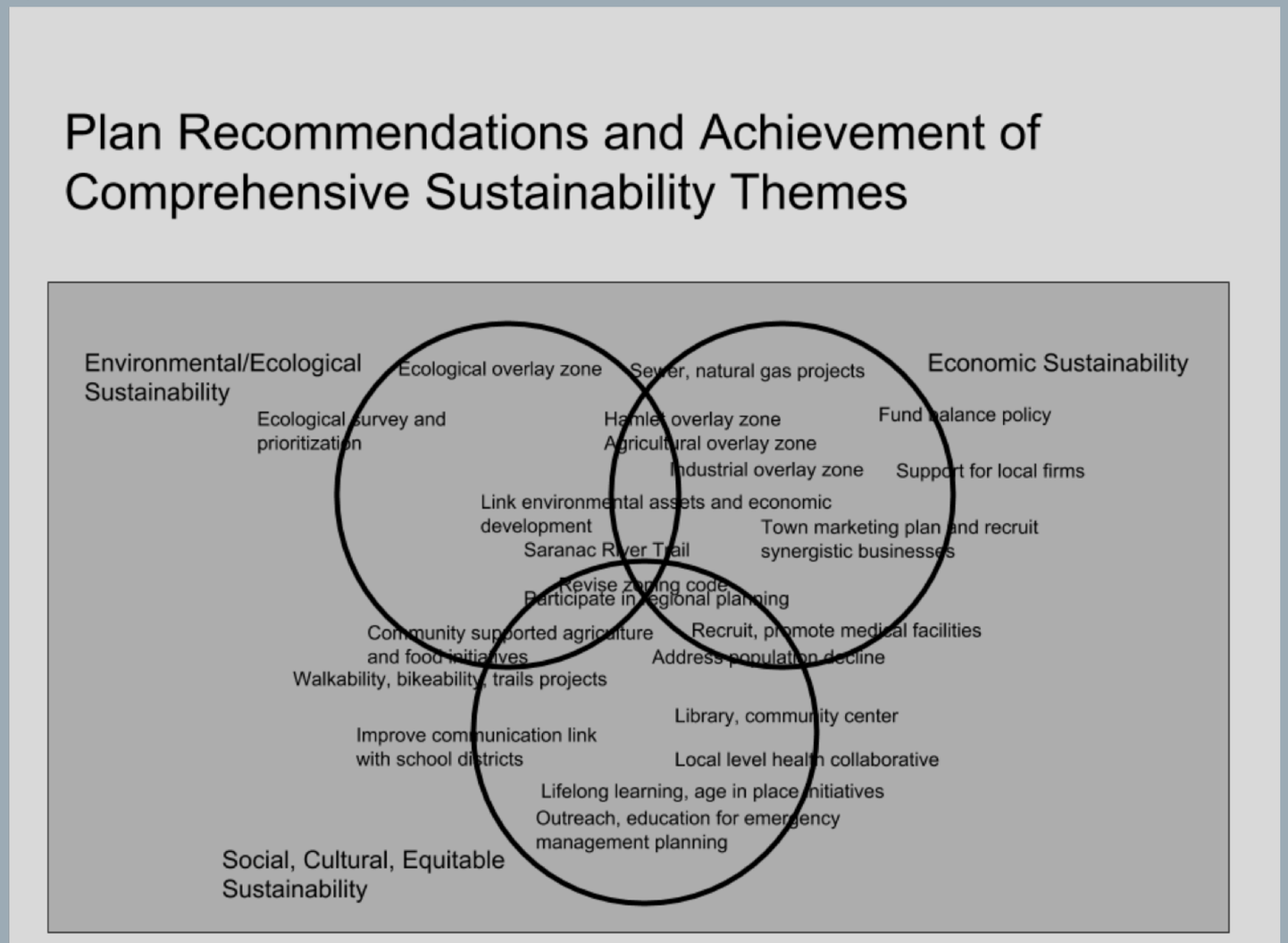
High Priority	Medium Priority	Low Priority
Natural Environment		
Align zoning code, overlays and land use plans with ecological conditions	Partner with SUNY Plattsburgh Center for Earth and Environmental Science (CEES) to develop environmental monitoring program	Explore partnerships and develop methods for encouraging voluntary protection of private lands
Partner with Clinton County Emergency Management to develop natural hazards resilience plan		Develop integrated water management plan to promote efficient use and conservation of water resources as well as reduce contamination and pollution threats
Support the buildout of Saranac River Trail		
High Priority	**Medium Priority**	**Low Priority**
Culture, Arts, Recreation and Entertainment		
Develop Parks and Recreation Plan	Enliven historic preservation, recreation and entertainment committee	Establish communication with Mohawk Nation and lay the groundwork for collaboration
Establish Town of Schuyler Falls library and community center		
High Priority	**Medium Priority**	**Low Priority**
Governance and Infrastructure		
Create comprehensive plan implementation committee	Create town-wide broadband plan	Develop transportation plan in coordination with Town, Clinton County and State of New York
Develop Morrisonville Infrastructure Task Force to investigate sewer and natural gas possibilities	Create training opportunities for the Town of Schuyler Falls staff and board members, as well as Planning and Zoning Board of Appeals	Pursue energy efficiency and conservation projects for Town lighting districts
Engage in regional planning efforts	Map and improve water districts/distribution	
Improve site planning, zoning, building permit and appeals process	Improve operations and management of Town offices and bureaucracy	
Improve financial planning		

Recommendations are presented in the order in which they appear in previous chapters.

Sustainability Metrics of Plan Recommendations

While many definitions of sustainability exist, a commonly used description emphasizes the balanced achievement of goals in three areas: environmental or ecological sustainability, economic sustainability, and social or cultural sustainability. In municipal planning these thematic areas also provide an effective framework for assessing the comprehensive nature of a plan. The following figure illustrates how the recommendations of the Schuyler Falls Comprehensive Plan align with these categories, and allow for an assessment of whether the plan is truly comprehensive and progresses towards aspirational sustainability goals.

Figure 22. *Plan Recommendations and Avhievement of Comprehensive Sustainability Themes*



Performance Indicators

This section outlines a dashboard of performance indicators that the Town of Schuyler Falls can use to measure progress within the community, relative to implementation of the Comprehensive Plan. The recommended performance indicators follow the SMART formulation. That is, they are Simple, Measurable, Attainable, Relevant and Timebound.

The list is presented by theme and chapter, so that progress can be measured in the specific areas covered by the Comprehensive Plan. Furthermore, we outline how each performance indicator relates to the four scenarios of the plan, so that Schuyler Falls can monitor improvement and attainment of desired scenarios as the plan is implemented and can take corrective actions if necessary. It is important to note that the indicators listed occur at high levels, and offer coarse grain metrics for evaluating progress. More detailed performance indicators should be established for specific projects implemented under the comprehensive plan. The purpose of the indicators provided here is to measure community change and progress-- not project level implementation.

We recommend an annual monitoring cycle for each indicator. Attainment of these goals is evidenced by the broad coverage across all three categories of sustainability observed in the table, as well as by clustering around the central point of convergance, which demonstrates overlap among the three areas of sustainability.

Table 40. Example Performance Indicators for Assessing Success of Comprehensive Planning Recommendations

Community Theme	Indicators	Notes, Expectations and Relation to Scenarios
Land Use	Area of permanently protected greenspace and public space Numbers of building/project approvals and permits and approval rate efficiency Numbers of approved variances, and approval rate and efficiency Satisfaction with zoning/rezoning and approval processes Use and satisfaction with new development guidelines, incentives and programs (overlays, low impact development)	Overall hypothesis: Revised zoning code should reduce land use conflicts and increase satisfaction with development process. Development process should grow more efficient. Zoning overlays should better match expectations of land uses for specific areas on town. Overlay programs and incentives result in increased greenspace and protection of agricultural lands. If expectations for land use are not met over time, decision makers should examine whether zoning code is being taken advantage of or manipulated, or is zoning board is failing to enforce decision criteria. Bedroom Community- expects an increase in residential building permits and housing at variety of price points. Revised zoning code, overlays and incentive programs should direct higher density and mixed use residential to hamlet centers and expansion areas. Rural areas of town remain at lower densities and protect agricultural lands and areas of ecological concern. Attention should be paid to whether residential neighborhood development includes service provision, and attempts should be made to integrate services into residential development. Economic Gardening- elimination of special use permit requirements under zoning code should allow flexibility in land uses as long as conform to form-based intentions. Exogenous Growth- exogenous industrial growth directed to Military Turnpike corridor; exogenous service growth directed to hamlet centers. Land use conflicts reduce as special use permit requirements eliminated and criteria for project approval described more clearly in zoning. Ad hoc nature of zoning decisions reduced, as decision criteria strengthened in zoning revision. If industrial exogenous development begins to occur outside industrial corridor and into rural areas determination of drivers should be made and zoning code revised to prevent industrial sprawl. Eco-hamlet- Revised zoning code, overlays and incentive programs should direct higher density and mixed use residential to hamlet centers and expansion areas. Rural areas of town remain at lower densities and protect agricultural lands and areas of ecological concern.

Table 40. Example Performance Indicators for Assessing Success of Comprehensive Planning Recommendations (Continued)

Community Theme	Indicators	Notes, Expectations and Relation to Scenarios
Health and Wellbeing	Population and age demographics of population Town residents below poverty Diabetes and obesity rates Availability of of fresh food (fruits and vegetables) Availability of all-age fitness opportunities Satisfaction, use and activities at community spaces (recreation, library)	Overall hypothesis: Health and wellbeing impacts respond very slowly to program implementation and are influenced by many factors outside of the Town's control. Attention should be placed on collection of health related data collection and publication. If plan is implemented effectively use of recreational/fitness activities should increase. Furthermore, development of modern library and community space should indicate increased activity and sense of community. Bedroom Community- Residential development accompanies growth in nearby jurisdictions and employment. Expect improvement in population growth rate, especially among working age residents. Intend to see reduction in percentage of residents below poverty. Focus on fresh food and availability should reduce diabetes and obesity rates, albeit this is difficult to connect to implementation of comprehensive plan. New residents of working age with accompanying families increase participation in recreation and fitness activities, as well as need for and use of library/community space. Economic Gardening- Expect an increase in health, recreation and outdoor related business ventures. Library/community center usage increases with hosting of small business development trainings and workshops. Exogenous Growth- Improvement in population growth rate and age demographics. Eco-hamlet- Hamlets provide increase in services, including offerings of nutritious and fresh produce. Hamlets become focal points for some community activities including library/community center. Walkability improves.
Business, Economics and Agriculture	Gross Town Product Local employment and unemployment Numbers of start-ups and start up success rate Availability of daily service and entertainment firms/opportunities Local dollar multiplier effect	Overall hypothesis: Focus on local purchasing improves Gross Town Product and multiplier of local dollar. Employment rises and unemployment drops. Increase in daily service provision, as well as ventures related to entertainment and recreation. Bedroom Community- Residential development coincides with protection of agricultural lands, stabilizing farm industry and preventing sprawl. Increase in employment and reduction in unemployment. Increase in services, recreation coincides with growth in incoming residents and creates a more active and engaging community. Economic Gardening- Promotion of local entrepreneurial activities enhances multiplier effect of dollars spent in Schuyler Falls and improves employment. Exogenous Growth- Localized entrepreneurial activities support exogenous growth. If exogenous growth becomes excessive it may damage local businesses and hurt local dollar multiplier effect. Eco-hamlet- hamlet centers become hotspots for business start-ups, especially those that provide services and entertainment/recreation opportunities. Hamlets thrive as economic activity increases and attracts residents to the hamlet centers.

Table 40. Example Performance Indicators for Assessing Success of Comprehensive Planning Recommendations (Continued)

Community Theme	Indicators	Notes, Expectations and Relation to Scenarios
Natural Environment	Number of streams on NYS 303(d) list Air quality and odor Biodiversity, species richness, and species of concern Acres of permanently protected habitat/greenspace	Overall hypothesis: Areas of protected greenspace and biodiversity should increase. Bedroom Community- Residential development protects environmental assets through higher densities in hamlet centers, and low impact development building guidelines. Economic Gardening- New business ventures focus on bio-based and experience tourism that rely on and capitalize on natural assets, protecting them in the process. Exogenous Growth- Exogenous growth limited to industrial corridor, hamlet centers and other areas where natural environment can support this development. Eco-hamlet- Focus on creating active, vibrant hamlet centers allows rural areas and areas of ecological concern to remain.
Culture, Arts, Recreation and Entertainment	Participation and age diversity in local events and programs Availability and accessibility of four season offerings Satisfaction with local entertainment, recreation events and offerings	Overall hypothesis: Participation and satisfaction with local recreation, entertainment, culture, arts activities improves. Years of neglect in this area provide for vast improvement. Bedroom Community- Increase in new residents increase desire for activity and participation rates. Growth in population creates pressure for new opportunities. Economic Gardening- Variety of new business ventures sprout to fill demand in the entertainment/recreation space. Exogenous Growth- New residents moving into town to support exogenous growth create demand for services. Eco-hamlet- Hamlets provide focal areas for culture, arts, recreation and entertainment start-ups.
Governance and Infrastructure	Participation in town board, planning and zoning meetings Voting rates Tax rates, budget efficiency Satisfaction with tax rates, budgeting and spending Participation in neighboring/regional planning dialogues and processes Grant writing Progress on roads/transport, public sewer, natural gas, lighting and energy projects	Overall hypothesis: Comprehensive plan provides support for major infrastructure projects, paving way for increased grant funding opportunities and improved decision making regarding these projects. Bedroom Community- Residential development creates demand and supports expansion of infrastructure. Public sewer and natural gas projects promote Morrisonville development. Economic Gardening- New ventures and enhanced business activity generates tax revenue to support infrastructure expansion. Exogenous Growth- Tax revenue supports expansion of infrastructure. Eco-hamlet- Focus on hamlet centers provides focus for infrastructure development, enhancing efficiency and reducing costs. Public sewer and natural gas projects promote Morrisonville development.

Adaptive Management Protocol

Table 41. Schedule for monitoring performance indicators as well as review and revision of the Comprehensive Plan

Schedule	Review and Monitor	Minor modifications and adaptations	Plan Revision
1 year	All performance indicators indicated in Table 40 should be tracked on an annual basis. The Town should produce a brief annual report documenting the State of the Town and implementation of the Comprehensive Plan.	Minor modifications to the Comprehensive Plan can be made through resolutions by the Town Board. Modifications should be kept on hand with the Comprehensive Plan to document decision making and rational.	
3-5 year	Annual reports should be aggregated every three-five years and the Town Board should oversee a process of looking more holistically at progress and challenges in the Town on a three-five year basis. Three-five years represents an adequate time to evaluate "mission creep" in implementation of the plan.	On a three-five year basis the Town Board should compile, summarize and publish prior modifications to the plan. This publication should constitute an addendum to the Comprehensive Plan.	Three-five years represents an adequate time for undertaking a structured revision process to the plan. This scheduled revision should include 1-2 community engagement opportunities as well as opportunities for Zoning Board, Planning Board and Town personnel to participate in updating the plan. The three-five year revision should be focused on specific problem areas and major shifts in priorities and opportunities.
8-10 year	Prior annual and three-five year reports should be aggregated into an update community profile. New census data and other federal data sources should be incorporated. The eight-ten year profile should be used to support a full revision to the Comprehensive Plan.	Three-five year addendums to the Comprehensive Plan should be used to evaluate shifts in priorities and opportunities as well as challenges facing the community.	The Town should undertake a full comprehensive planning process on eight-ten year cycle. This process should include a resolution from the Town Board authorizing the process, establishment of a planning committee, and significant opportunities for community engagement.