



TOWN OF SCHROON Comprehensive Plan Update

Clothier Planning & Consulting



What is a Comprehensive Plan?

A Comprehensive Plan is a guidance document that sets goals, policies, and priorities for investing in the Town. The Comprehensive Plan is both a vision for the future and a roadmap for how to achieve the vision. It can support grant applications for high priority projects and also provides direction to the Town Board for making decisions about:

- Improvements to Town infrastructure,
- Recreational opportunities/projects
- Revising zoning regulations,
- Economic Development
- Allocating resources in the annual budget

In short, a Comprehensive Plan seeks to answer the following questions: *Where are we now? Where are we going? Where do we want to be? and How do we get there?*

Why update the Comprehensive Plan?

Schroon's current comprehensive plan, "the Master Plan", was adopted in 1977. Much has changed over the past 45 years. The new Comprehensive Plan will provide a framework for achieving a community vision that is reflective of the current community conditions and builds on the progress that has been made to date.

What is involved in this process?

Research, stakeholder interviews, focus group meetings, surveys and Committee meetings will be conducted to help draft the plan. The Draft Plan will be shared with residents & business owners for review and comment before it is considered for official adoption by the Town Board. **Public input is crucial to the entire process.**

How long will it take?

The Comprehensive Plan Update process is anticipated to take about 15 months to complete. The process began in September 2023.

Who can take part?

You, your neighbors, local business owners, resident of all ages, and Town Officials, will help craft the new Comprehensive Plan.

To find out more about the Planning Process and how to get involved, visit the Town website!



GET INVOLVED!

Feel free to direct any questions, comments, or concerns to

Committee Chair, Roger Friedman:
friedman50@hotmail.com

Complete the Community Survey by January 18th!

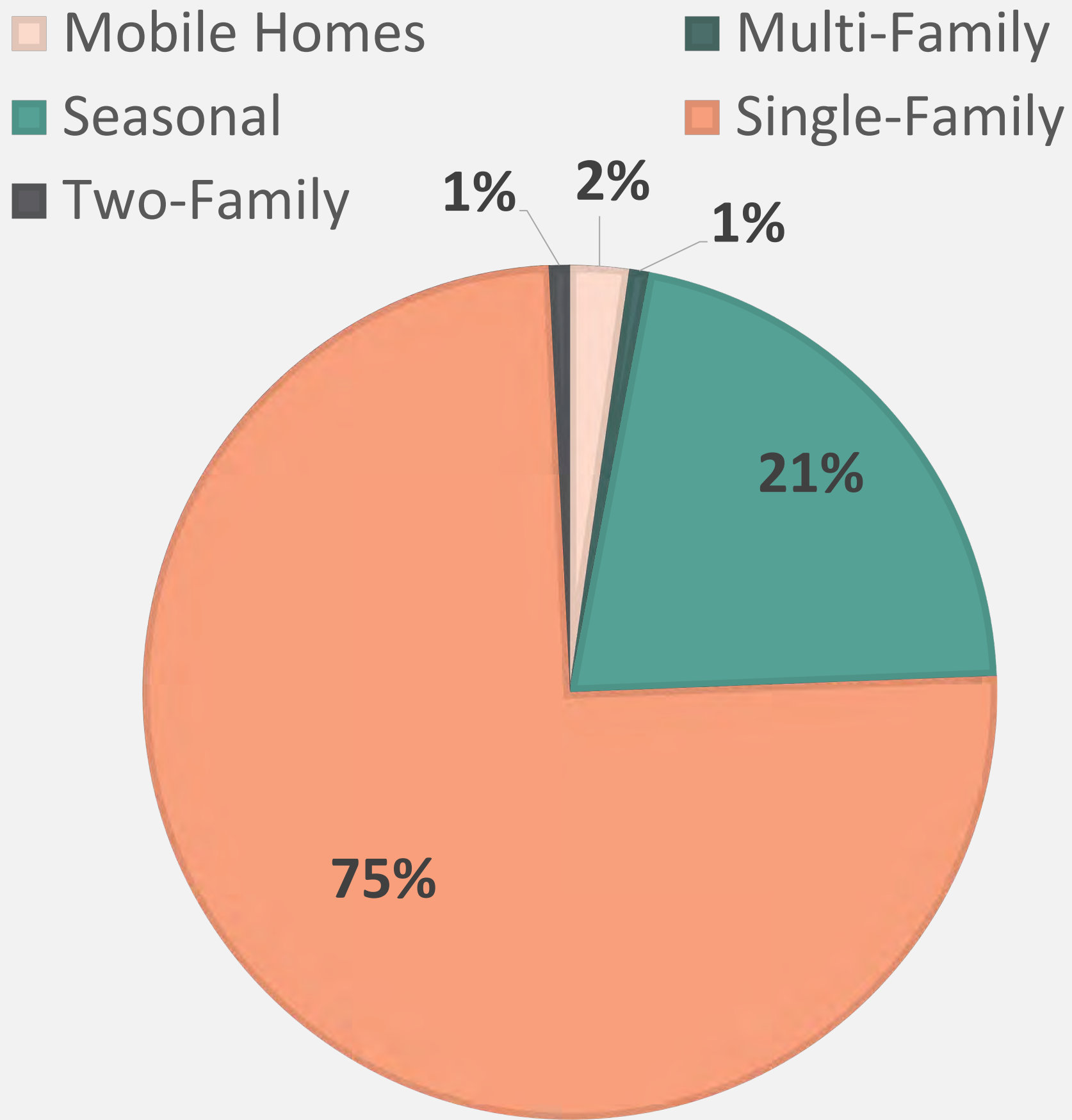




TOWN OF SCHROON Comprehensive Plan Update

Housing

RESIDENTIAL UNITS



- Majority of homes are single-family dwellings.
- 98% of Schroon homeowners have lived in their home for 5 years or longer.
- Schroon has an aging housing stock; 27% of housing units were built prior to 1940.



Median Home Value:
\$244,400



Median Mortgage:
\$1,431



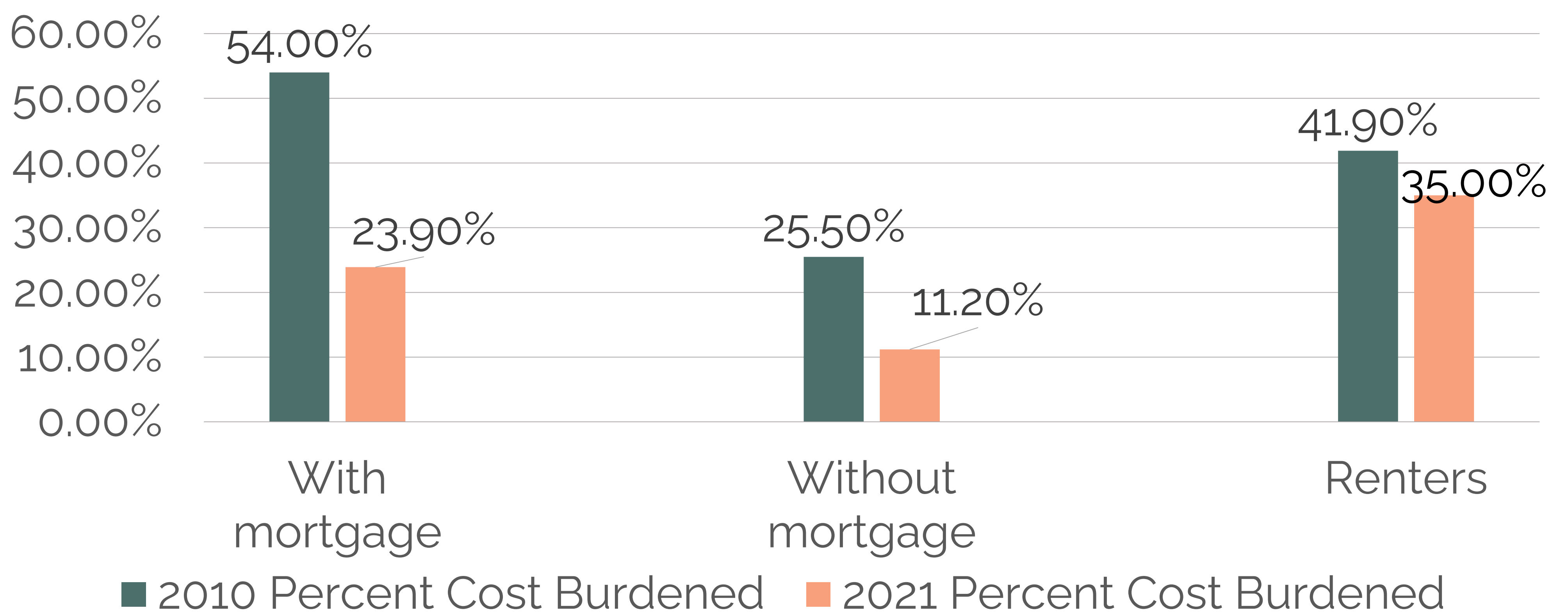
Median Gross Rent:
\$1,191

According to Airdna.co, Schroon has 72 total short-term rental listings, which is a 41% increase over the past year.



Households	2000	2010	2020
Average family size	2.98	2.83	2.46
Owner-occupied housing units	515	580	683
Renter-occupied housing units	222	175	174

Housing Cost Burdened 2010 & 2021



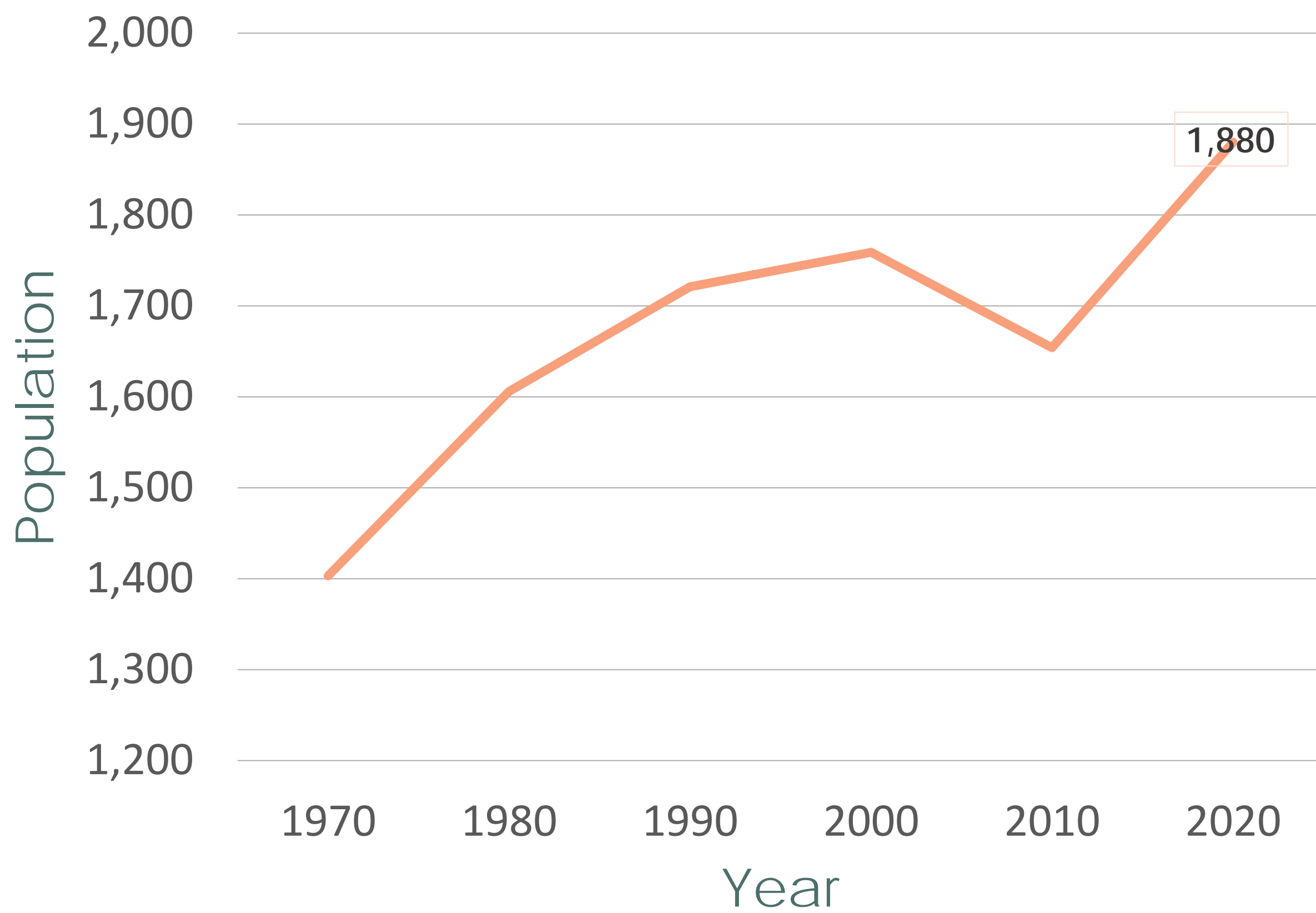
*individuals or families are considered "Cost Burdened" when they spend more than 30% of their income on Housing needs/costs (such as rent, mortgage, etc.)



TOWN OF SCHROON Comprehensive Plan Update

Population and Income

Town of Schroon Population Change
1970-2020



MEDIAN HOUSEHOLD INCOME

Town of Schroon

\$65,570

Essex County

\$68,090

New York State

\$81,386

FUN FACT

Schroon's population peaked at 2,550 in the year 1860.

The Town of Schroon's median household income is slightly lower than the median for Essex County but is generally similar to the surrounding counties

The Town of Schroon's median age is approximately 58 years.

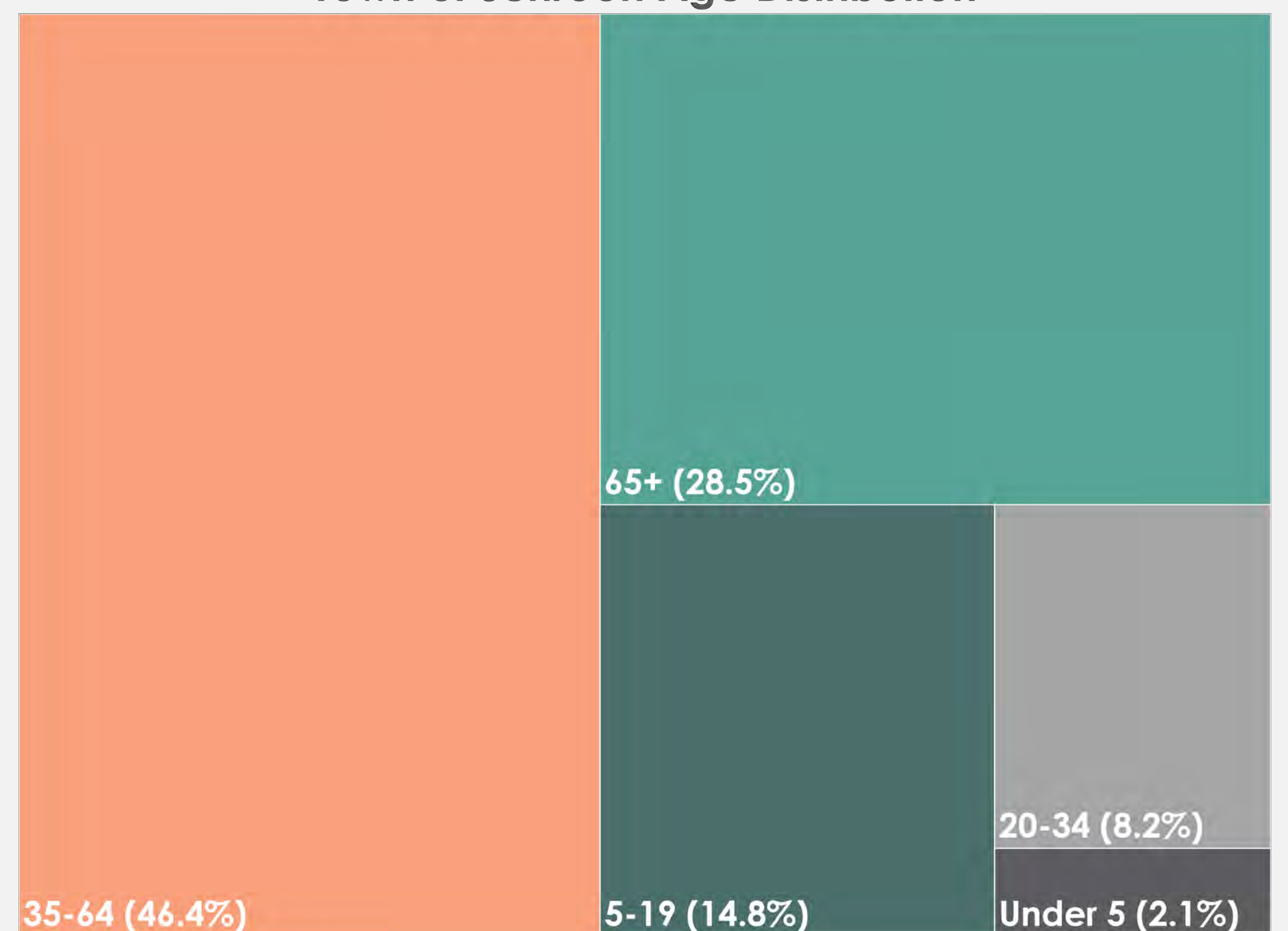
Median Age 2000-2020



Schroon's median age is about 9 years older than Essex County and 19 years older than the State and National Median Age.



Town of Schroon Age Distribution

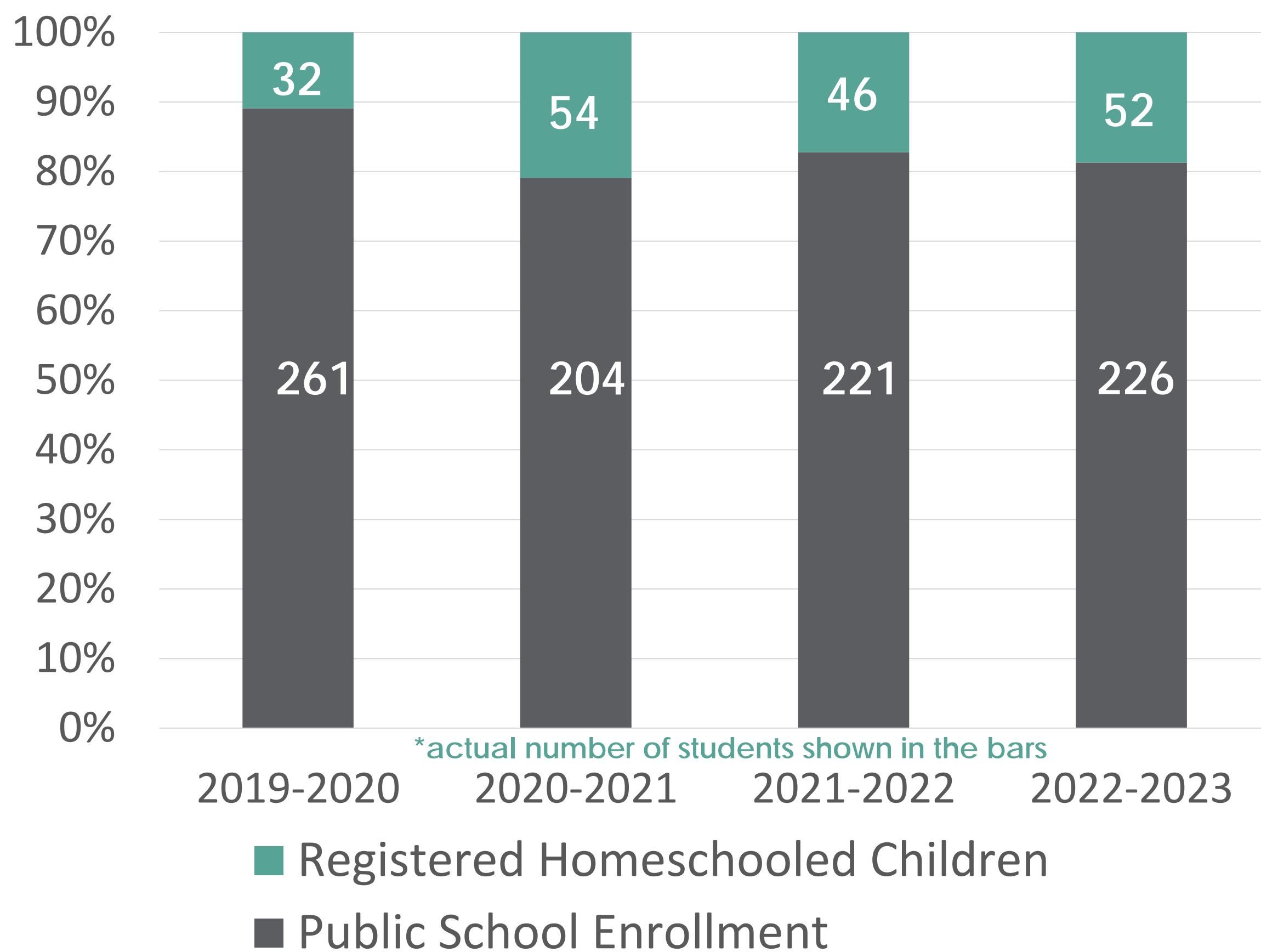




TOWN OF SCHROON Comprehensive Plan Update

Education and Schooling

Percent of Students Enrolled in Public School vs. Registered Homeschooled Students (2019-2023)



FUN FACT

Schroon Lake Central School District's highest level of enrollment occurred in 2000-2001, with 298 students

- Over last 10 years enrollment remained relatively steady until peaking at 261 in the 2019-2020.
- The Covid-19 pandemic impacted total enrollment with the number of homeschooled children significantly increasing between 2019 and subsequent years.

Since 2019, the Town of Schroon has seen:

62.5%

Increase in registered homeschooled students

15.3%

Decrease in SLC School District enrollment



Comparison of Educational Attainment (Age 25+)

ACS 2021	Schroon	Westport	Indian Lake	Chester	Essex County	New York State
Less than high school	3.70%	3.50%	6.60%	8.40%	8.80%	12%
High school graduate	25%	32.70%	32.70%	29.80%	33.60%	24.40%
Associate's	11.80%	12.90%	38.30%	12%	11.10%	8.90%
Bachelor's	19.90%	14.80%	7.30%	14.40%	17.40%	22.20%
Graduate or professional degree	23.60%	22.40%	10.40%	19%	13.10%	17.70%
H.S. or higher*	96.30%	96.50%	93.30%	91.60%	91.1	88%
Bachelor's or higher*	43.50%	37.20%	17.70%	33.40%	30.50%	39.90%

- Approximately 96% of the population have received a High School Diploma/GED or higher, compared to NYS (88%) and Essex County (91%).
- Approximately 44% of the population (25+ years) have received a bachelor's degree, compared to Essex County (30%) and NYS (40%).



TOWN OF SCHROON Comprehensive Plan Update

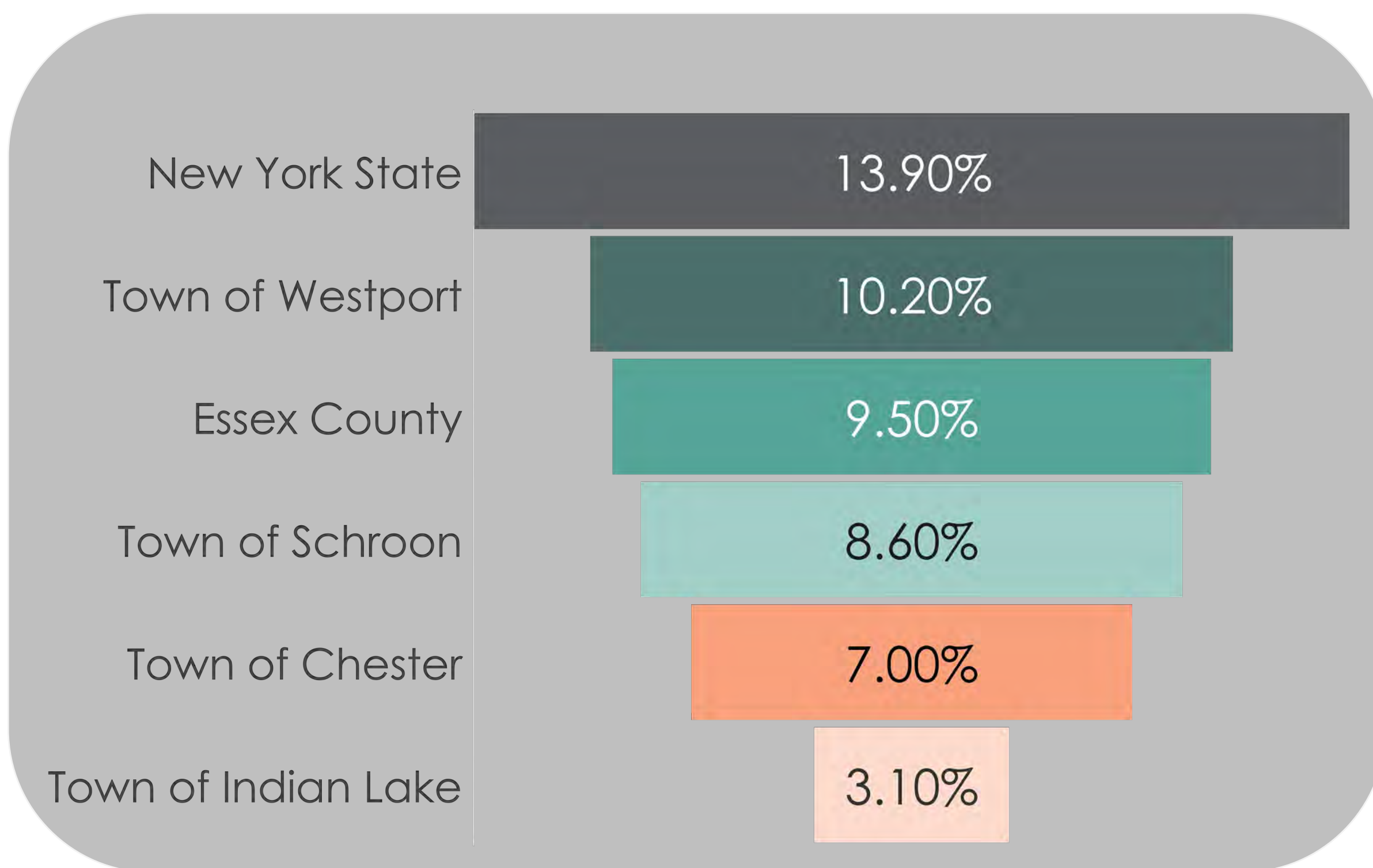
Economy and Employment

Monthly Local Sales Tax Collections by County, 2022 to 2023

County	Jan. 2022 (millions)	Nov. 2023 (millions)	Percentage Change
Essex	\$36.85	\$38.00	3.1%
Clinton	\$64.24	\$67.19	4.6%
Franklin	\$29.09	\$30.47	4.7%
Warren	\$64.38	\$66.10	2.7%
Washington	\$24.82	\$26.40	6.4%

Comparison of Employment Sectors In The Town of Schroon

Employment Sectors (2021 ACS)	#	%
Educational services, and health care and social assistance	202	25.2
Retail trade	155	19.4
Arts, entertainment, and recreation, and accommodation and food services	82	10.2
Construction	76	9.5
Finance and insurance, and real estate and rental and leasing	74	9.2
Professional, scientific, and management, and administrative and waste management services	67	8.4
Other services, except public administration	58	7.2
Public administration	44	5.5
Transportation and warehousing, and utilities	15	1.9
Wholesale trade	13	1.6
Information	6	0.7
Manufacturing	5	0.6
Agriculture, forestry, fishing and hunting, and mining	4	0.5



New York State and Essex County Sales Tax Rates are each 4%, totaling:



8%
Minimum combined sales tax rate value



- 3.75% is retained by the County.
- Essex County has lower maximum sales tax than 52% of New York counties.
- Essex County also has higher maximum sales tax than 63% of counties nationwide.

Employment within Schroon can be broken down into:

51%
Private Sector

28.7%
Government

18.8%
Self-Employed

Essex and Neighboring Counties Unemployment Rate Change from November 2022-2023

COUNTY	UNEMPLOYMENT RATE (%)		
	Nov. 2022	Nov. 2023	Net Change
Essex	3.4	4	+0.6
Clinton	3	3.3	+0.3
Franklin	3.4	3.9	+0.5
Hamilton	5.5	6.1	+0.6
Lewis	3.5	4.1	+0.6
St. Lawrence	3.8	4.2	+0.4
Warren	3.3	3.9	+0.6
Washington	2.9	3.4	+0.5



Town of Schroom Comprehensive Plan Update

Land Use

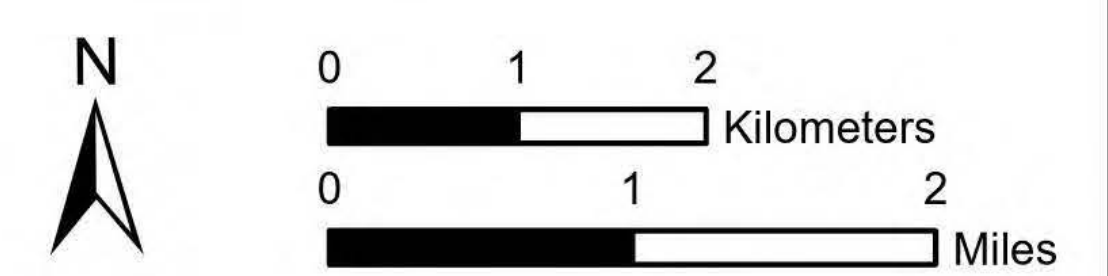
Essex County, NY

Map Key

- Town of Schroom
- Towns
- Essex County Tax Parcels
- State Route
- County Road
- Minor Roads

Land Use:

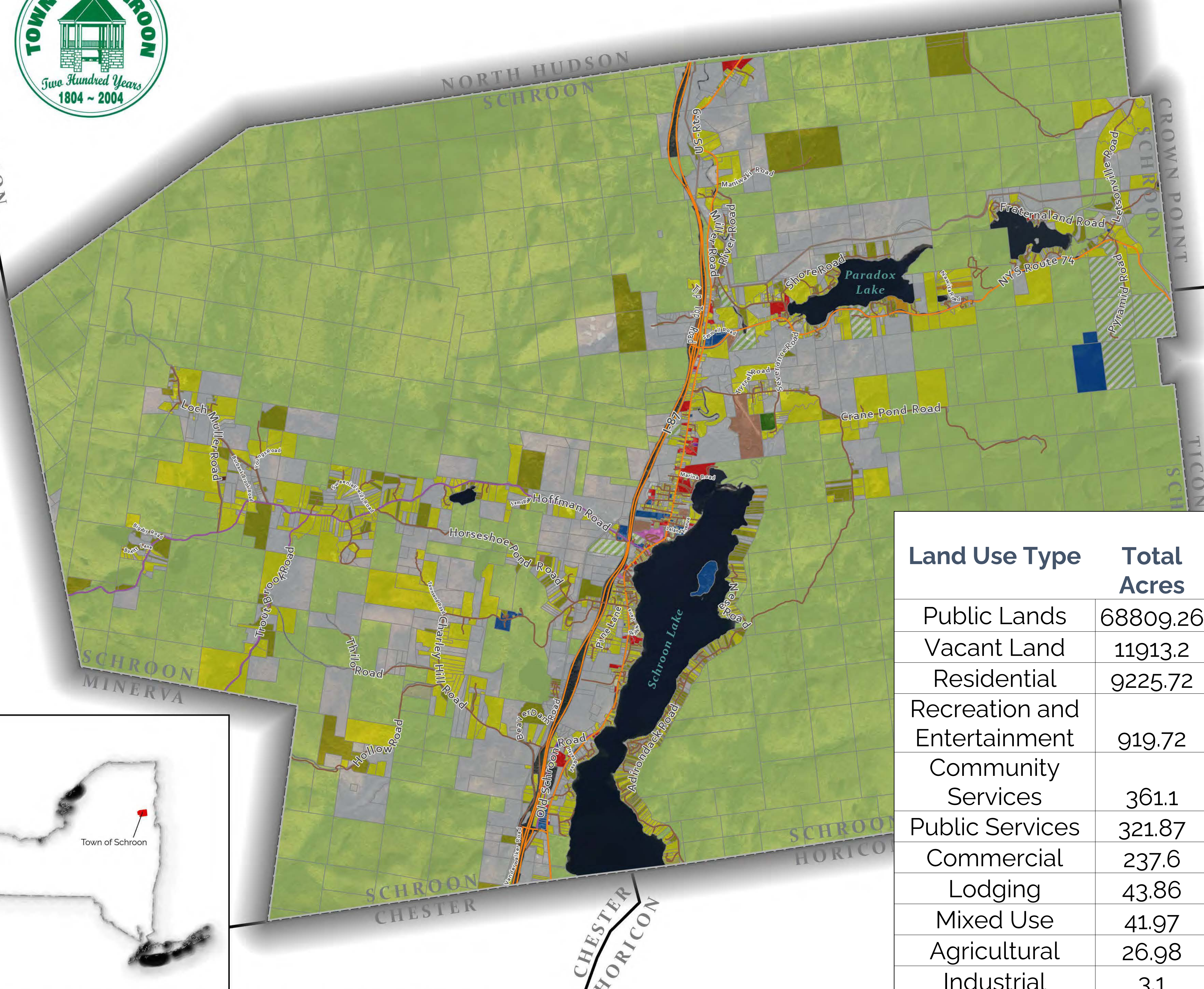
- Single-Family Dwellings
- Two-Family Dwellings
- Multi-Family Dwelling
- Seasonal
- Mobile Homes
- Mobile Home Park
- Lodging
- Commercial
- Mixed Use
- Industrial
- Vacant Land
- Recreation and Entertainment
- Community Services
- Public Services
- Public Lands
- Agricultural



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Sources: Bing, 2023; LaBella, 2023; NYS GIS Clearinghouse, 2022; Regrid, 2023



NORTH HUDSON
MINERVA

NORTH HUDSON
SCHROOM

SCHROOM
CROWN POINT

SCHROOM
TICON

SCHROOM
MINERVA

SCHROOM
CHESTER

CHESTER
HORICON

Land Use Type	Total Acres	Percent of Acres
Public Lands	68809.26	74.87%
Vacant Land	11913.2	12.96%
Residential	9225.72	10.04%
Recreation and Entertainment	919.72	1.00%
Community Services	361.1	0.39%
Public Services	321.87	0.350%
Commercial	237.6	0.259%
Lodging	43.86	0.0477%
Mixed Use	41.97	0.05%
Agricultural	26.98	0.03%
Industrial	3.1	0.003%





NORTH HUDSON
MINERVA

NORTH HUDSON
SCHROON

SCHROON
CROWN POINT

SCHROON
TICONDEROGA

HAGUE
HORICON



Town of Schroon Comprehensive Plan Update

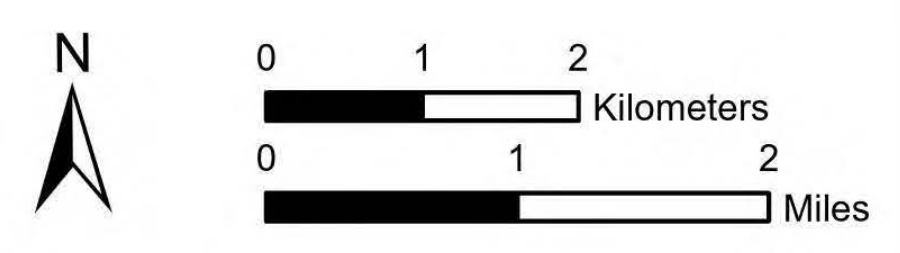
Zoning

Essex County, NY

Map Key

Zoning District

- R-80
- R-40
- SR-20
- B-2
- I-1
- R-20
- B-2A
- B-1
- R-40A
- R-10
- Town of Schroon
- Towns
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- County Road
- Minor Roads

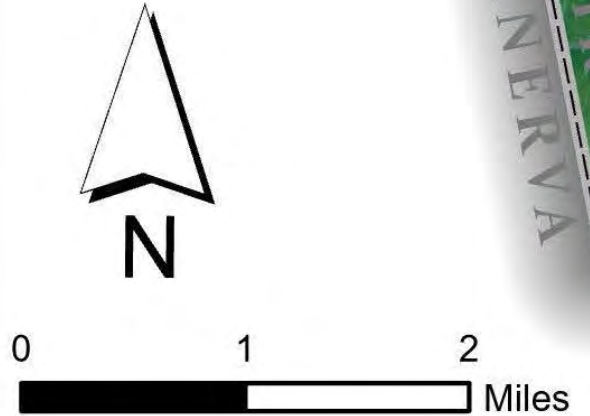
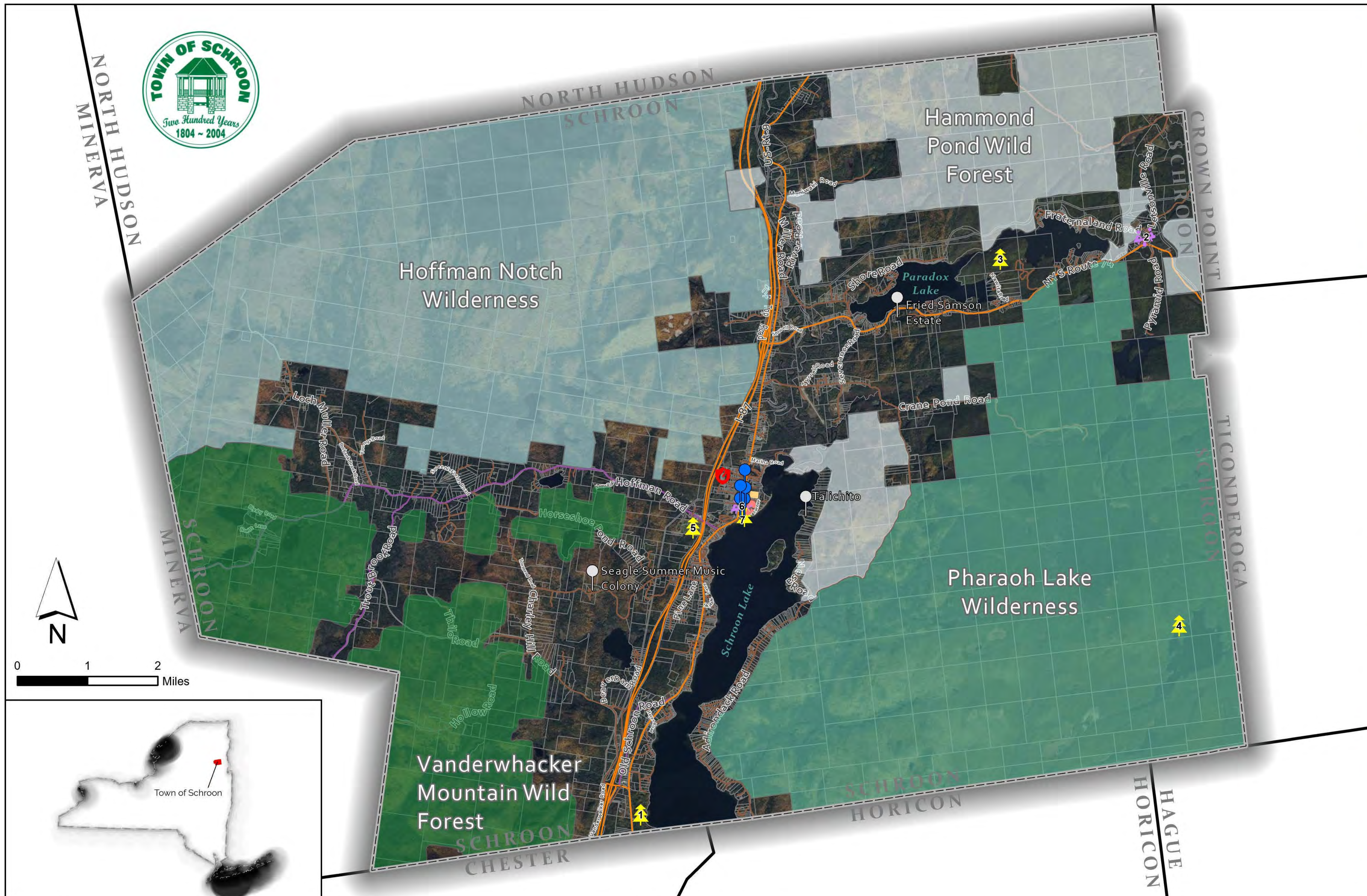


NEW YORK STATE OF OPPORTUNITY | Department of State | This map was prepared with funding provided by the New York State Department of State Environmental Protection Fund.

Sources: Bing, 2023; LaBella, 2023; NYS GIS Clearinghouse, 2022; Regrid, 2023

Is your property in the correct zone?

POST IT NOTES HERE



Map Key

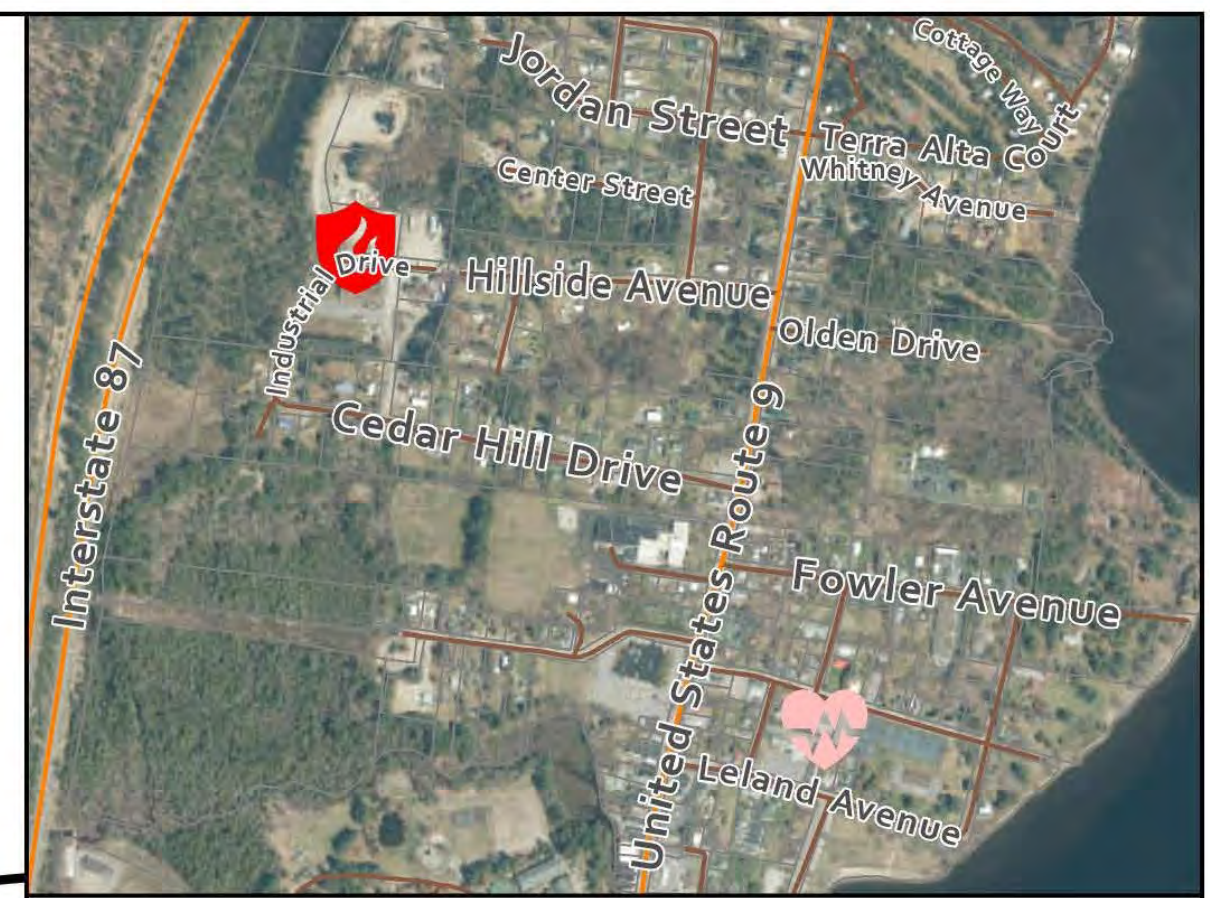
- Town of Schroon
- Towns
- Essex County Tax Parcels
- State Route
- County Road
- Minor Roads
- Waste Water Treatment Plant
- Hammond Pond Wild Forest
- Hoffman Notch Wilderness
- Pharaoh Lake Wilderness
- Vanderwhacker Mountain Wild Forest
- Park/Forest
- Recreational Facility
- Local Historic/Cultural Site
- National Registered Historic Site
- Schroon Lake Health Center
- Schroon Lake Fire Dept

Town of Schroon Comprehensive Plan Update

Community Information Map

Essex County, NY

ID	Category	Name
1	State Park	Cayuga Camp
2	Recreational Facility	Paradox Community Center
3	State Forest	Paradox Lake Campground
4	State Forest	Pharaoh Lake Campsite
5	Municipal Park	Schroon Lake Golf Club
6	Recreational Facility	Schroon Lake Sr Citizens Club
7	Municipal Park	Schroon Lake Veterans Memorial Park



Health & EMS Resources



Local Cultural Landmarks



Waste Water Treatment Plant



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This map was prepared with funding provided by the New York State Department of State Environmental Protection Fund.

What is missing from the map?

POST IT NOTES HERE

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Sources: Bing, 2023; LaBella, 2023; NYS GIS Clearinghouse, 2022; Regrid, 2023