

# Town of Tyrone Comprehensive Plan



Adopted May 14, 2024



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## Executive Summary

### ***What is a Comprehensive Plan?***

A comprehensive plan is a living document that presents goals and a vision for the future of a community to guide official decision-making. The comprehensive plan can address a variety of topics, including but not limited to land use, economics and business, farming and agriculture, housing, and infrastructure. Through the development of a comprehensive plan, future goals, objectives, and priorities can be identified for the Town.

### ***Evaluation Strategy***

The Town of Tyrone recognizes the need for the Comprehensive Plan to be updated regularly as times change. Therefore, the Town of Tyrone Planning Board will review and recommend Comprehensive Plan updates/revisions to the Tyrone Town Board every ten (10) years.

### ***Priority Areas***

	<b><i>Priority Areas</i></b>
<b>Chapter 2: Community, Population, and Demographics</b>	<ul style="list-style-type: none"> <li>• Community Appearance and Property Maintenance</li> <li>• Communication Around Community Events</li> <li>• Senior Citizen Services</li> </ul>
<b>Chapter 3: Economy</b>	<ul style="list-style-type: none"> <li>• Promote Small Business Development in Weston and Wayne</li> <li>• Support a Farmers Market and Roadside Stands in Tyrone</li> <li>• Develop a Short-Term Rental Strategy</li> </ul>
<b>Chapter 4: Farming and Agriculture</b>	<ul style="list-style-type: none"> <li>• Organize Activities to Promote Locally Grown and Forest Products</li> <li>• Protect Farmland</li> </ul>

**Priority Areas (continued)**

	<b>Priority Areas</b>
<b>Chapter 5: Housing</b>	<ul style="list-style-type: none"> <li>• Develop a Partnership and Promote the Services of Community Housing Development Organizations Serving Schuylers County</li> <li>• Work with SCOPED on Workforce Housing Initiatives</li> <li>• Develop Volunteer Opportunities to Assist Homeowners with Code Violations, Minor Repairs, and Property Maintenance</li> <li>• Educate Residents and Code Enforcement on Accessory Dwelling Units (ADUs)</li> <li>• Encourage Schuylers County to Create a Land Bank</li> </ul>
<b>Chapter 6: Infrastructure and Services</b>	<ul style="list-style-type: none"> <li>• Support Activities for Seniors and Youth</li> <li>• Consider Creating a Capital Project Plan</li> <li>• Potential for Recycling Center to Become Self-Sustaining</li> <li>• Convert Streetlights to LEDs</li> </ul>
<b>Chapter 7: Environment and Natural Resources</b>	<ul style="list-style-type: none"> <li>• Consider Limiting Development on Steep Slopes</li> <li>• Investigate the Creation of Walking/Hiking Infrastructure</li> </ul>
<b>Chapter 8: Land Use</b>	<ul style="list-style-type: none"> <li>• Promote and Support Agriculture within the Town</li> <li>• Promote Mixed-Use Development within the Hamlets</li> <li>• Retain only Residential/Recreational Development on the Lakefronts</li> <li>• Review/Update Land Use Laws and Consider Adoption of a Land Management Ordinance</li> </ul>

# Chapter 1: Introduction

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## ***What is a Comprehensive Plan?***

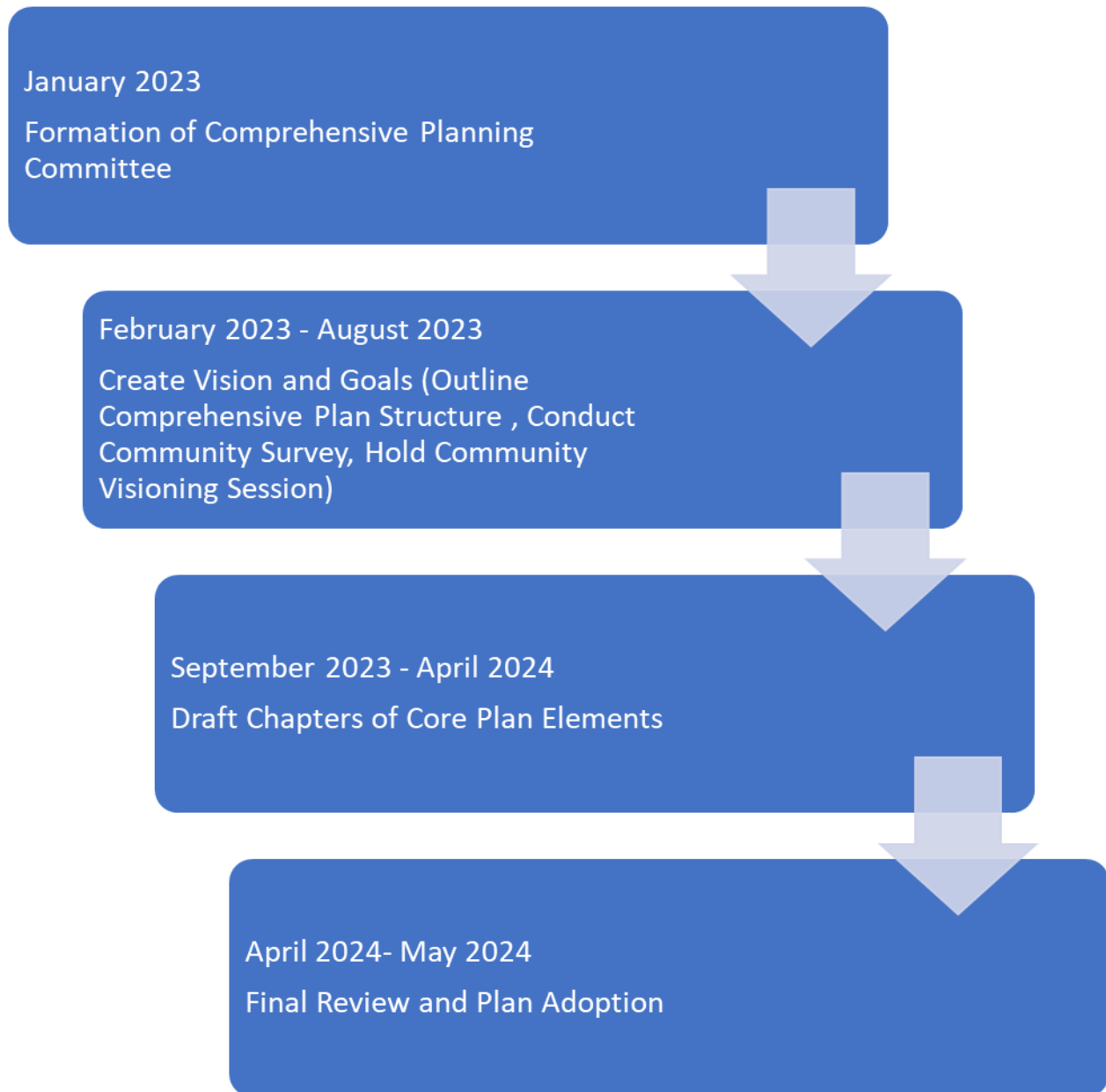
A comprehensive plan is a living document that presents goals and a vision for the future of a community to guide official decision-making. The comprehensive plan can address a variety of topics, including but not limited to land use, economics and business, farming and agriculture, housing, and infrastructure. Through the development of a comprehensive plan, future goals, objectives, and priorities can be identified for the Town.

In addition to outlining future goals, objectives, and priorities for the Town, the comprehensive plan can help Town officials navigate change. Through the public engagement process and work by the Comprehensive Planning Committee, this plan, to the best of its ability, reflects the current feelings and thoughts of Town residents about their vision for the future of the Town. With this vision identified, Town officials can make decisions that align with this vision. Effects of the Covid-19 pandemic provide a perfect example of how a comprehensive plan could assist Town officials in navigating change. Through the American Rescue Plan Act (ARPA), Towns received a significant amount of money from the federal government with a timeline on when to spend this money. A comprehensive plan outlining a vision of the future for the Town can assist Town officials in deciding how to spend money that was made available suddenly.

The Covid-19 pandemic was a once in a lifetime event that caused massive change. There are other, smaller changes for which the comprehensive plan can also provide guidance. For example, there is the potential for increased short-term rentals in the near future as Tyrone is located on Waneta and Lamoka Lakes. The comprehensive plan can help guide local laws that officials craft to reflect the views of residents in the Town and the vision for the Town in the future. These laws can be more or less strict in nature and permit or restrict certain activities based on material in the comprehensive plan. In a similar vein, the Public Service Commission recently announced \$2 billion in funding for NYSEG to upgrade its power infrastructure line from Hornell to Watkins Glen. This line passes straight through Tyrone, and the upgrades could make Tyrone an attractive site for renewable energy development. Again, returning to the vision outlined in the comprehensive plan, the Town can adopt or amend local laws related to renewable energy development that align with the vision of the Town outlined in the comprehensive plan. Renewable energy development will potentially have an impact on multiple aspects of the Town, such as lake viewsheds and agricultural lands being converted for solar or wind power. Local laws written in accordance with the comprehensive plan can help to ensure the Town continues to develop in accordance with the vision of its residents and since these laws align with the comprehensive plan, they have a much stronger chance of being upheld in a court of law.

A comprehensive plan helps a community plan future goals, objectives, and outlines priorities and a vision for the Town in the future. The comprehensive plan can help Town officials navigate change and ensure that laws related to land use have a stronger chance of being upheld in a court of law.

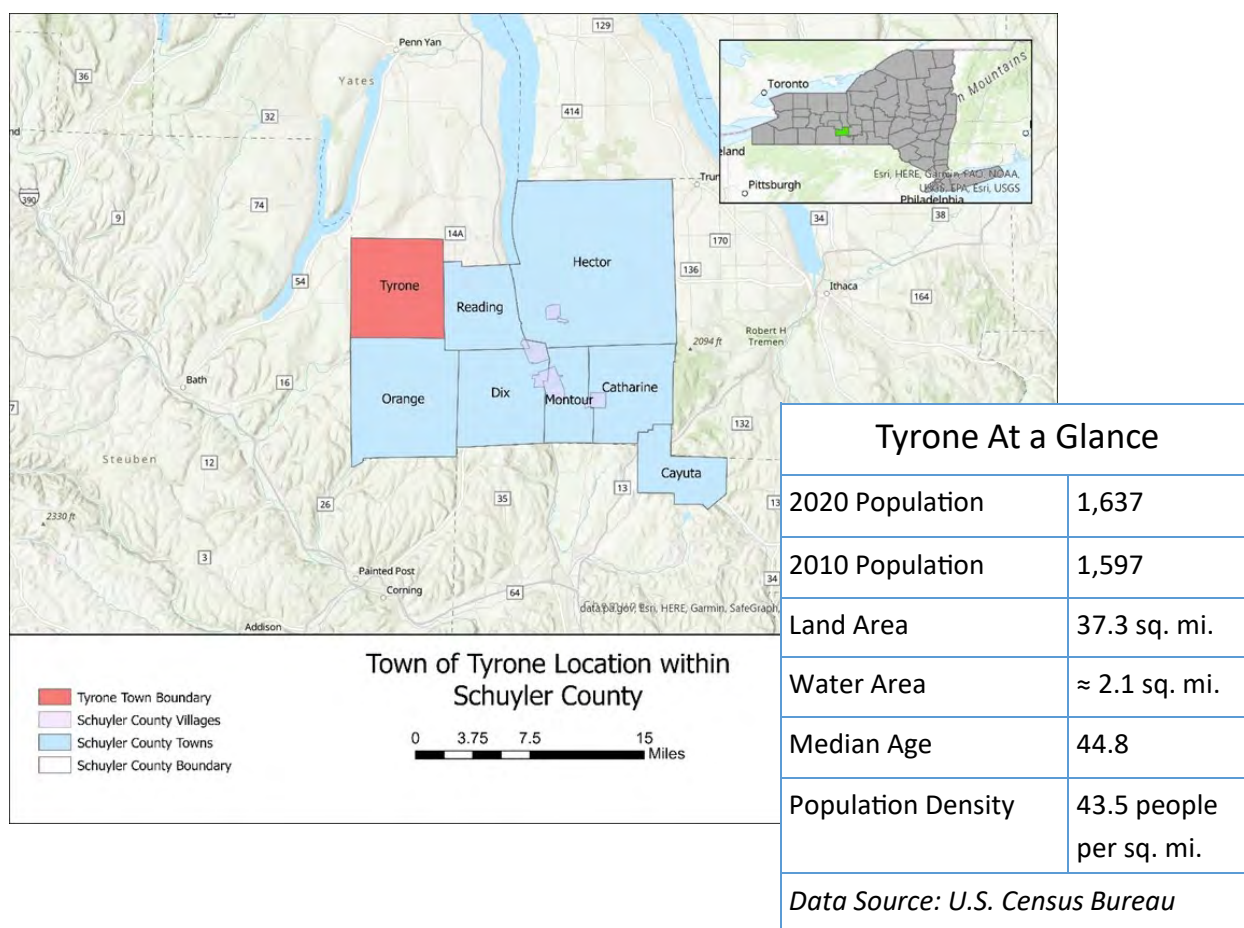
## ***Comprehensive Planning Process***





## Location and Overview of Tyrone

Tyrone is located in western Schuyler County and sits at the intersection of Steuben, Schuyler, and Yates Counties. To the north, Tyrone is bordered by the Towns of Barrington and Starkey (Yates County). To the east, Tyrone is bordered by the Town of Reading (Schuyler County). To the south, Tyrone is bordered by the Towns of Bradford (Steuben County) and Orange (Schuyler County). Finally, to the west, Tyrone is bordered by the Town of Wayne (Steuben County). Within the broader context of New York State, Tyrone is located within the Southern Tier Region encompassing Broome, Chemung, Chenango, Delaware, Schuyler, Steuben, Tompkins, and Tioga Counties.



As of the 2020 U.S. Census, Tyrone has a population of 1,637, a slight increase from 1,597 in 2010. The Town of Tyrone has a land area of 37.3 square miles and a water area of approximately 2.1 square miles. Waneta Lake and Lamoka Lake are two important natural resources that exist within the borders of Tyrone and make up the vast majority of the water area within the Town. The lakes provide opportunities for recreational activities and most land around the lakes is divided into small residential lots with both year-round and seasonal residents. The area of the Town outside the lakefront consists of mostly larger lots with a mix of agricultural and residential uses. Approximately 48% of land area in the Town lies within an agricultural district, showing the importance of agriculture to the community. Tyrone has a low population density of 43.5 people per square mile, contributing to a rural, small-town feel.

## History of Tyrone

Tyrone was formally incorporated in 1822 and became part of the newly formed Schuyler County in 1854. Prior to the Town first being settled in the late 1700s and early 1800s, the Lamoka Culture people lived in the area from approximately 3500 years ago to 1000 years ago followed by the Owasco culture and the Haudenosaunee tribes. Remains of the village of the Lamoka culture were discovered in 1924, and the Lamoka Site was named a National Historic Landmark in 1961.



Between its incorporation and the early 20th century, Tyrone had grown to become a small, thriving community with sawmills, a plaster, two grocery stores, and a hotel. In 1915, the Lamoka Power Company started to acquire land in the Town in an attempt to create a great reservoir. While the reservoir did not come to fruition, a power plant was created, which led to an extreme drop in the water level at Waneta Lake in the summer of 1938 and the creation of the Lamoka-Waneta Lake Association. In the early 1930s, gas was found in the Town which led to a gas boom. Due to intensive drilling, most of the gas wells ran dry by the early 1940s, however it was an economic boon to the Town during the Great Depression. Hurricane Agnes in 1972 brought the next major event to the Town, with lake levels in Waneta and Lamoka Lakes rising by 10 feet and all lakeside homes and cottages being flooded for almost three days.



1910 - Main Street Tyrone

## Community Vision

The Comprehensive Planning Committee distributed a survey to all residents of Tyrone via mail and online. The Committee also held a visioning session on August 7th, 2023 from 6 PM—8 PM at the Tyrone Town Hall. There were 255 survey responses, which represents 21% of the population over age 18 in the Town (255 out of 1,213). There were also 27 residents that attended the visioning session.

Using information gathered from the community survey and visioning session, the Town of Tyrone Comprehensive Planning Committee developed a vision statement for the Town to guide the development of the comprehensive plan.

### Community Vision Statement

*The Town of Tyrone is a small town with a rural character where neighbors have strong bonds with each other. Tyrone would like to maintain this small town and rural feel as well as its strong community bonds. Natural resources, such as Waneta and Lamoka Lakes, and agriculture are important to the Town and there exists a need to serve lakefront property owners, non-lakefront property owners, and the agricultural community into the future.*

*Therefore, the Town of Tyrone seeks to:*

- *Maintain and enhance its small town and rural character while preserving its history.*
- *Balance the needs and desires of lakefront and non-lakefront property owners to ensure a positive environment for all Town residents.*
- *Seek to improve the visual attractiveness of the Town through the enforcement of property maintenance codes and implementation of community programs.*
- *Facilitate economic development opportunities for small, locally-owned businesses to increase the availability of goods and services within the Town and provide a strong economic base for the future.*
- *Increase opportunities for recreation and opportunities for enjoyment of Town natural resources through the creation of trails and parks.*
- *Ensure support for the agricultural community and farm activities.*

## Chapter 2: Community, Population, and Demographics

### Relevant Sections of the Vision Statement

- *Maintain and enhance its small town and rural character while preserving its history.*
- *Balance the needs and desires of lakefront and non-lakefront property owners to ensure a positive environment for all Town residents.*
- *Seek to improve the visual attractiveness of the Town through the enforcement of property maintenance codes and implementation of community programs.*

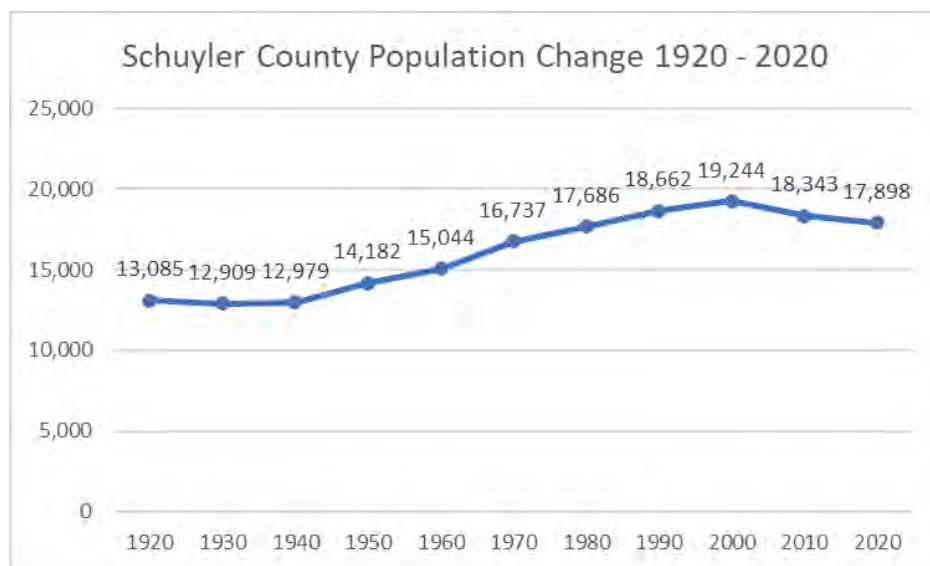
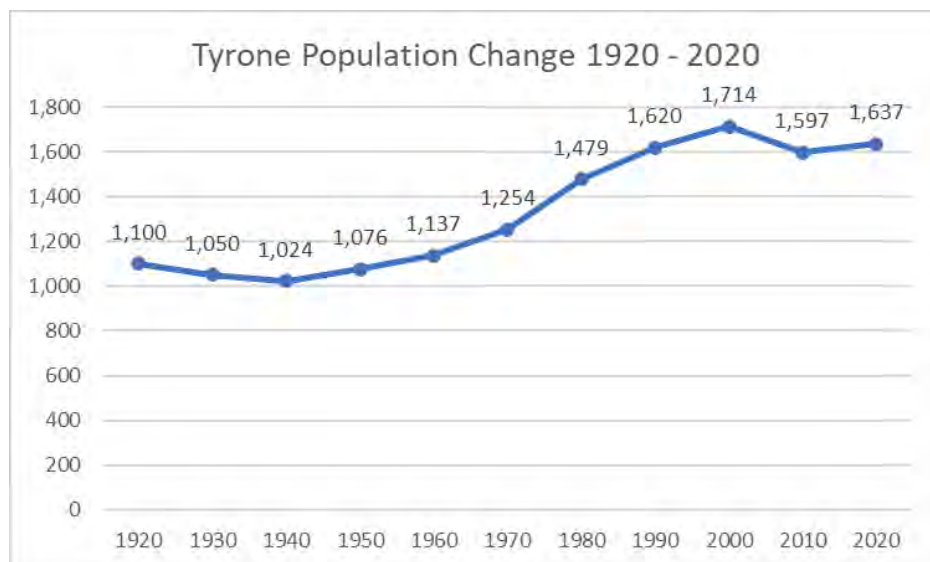
### Census Data: Population

According to the U.S. Census, the population of the Town of Tyrone increased by 17 people from 1,620 to 1,637 from 1990 to 2020. This overall change masks a spike in population between 1990 and 2000 and then a dip between 2000 and 2010. This slight increase contrasts with decreases in population seen by comparable towns in Schuyler County and the county as a whole between 1990 and 2020. As the table below shows, Tyrone appears to have a more stable population than other towns in the county.

Municipality	Population				Percent Change 1990 -2020
	1990	2000	2010	2020	
Town of Tyrone	1,620	1,714	1,597	1,637	1.05%
Town of Orange	1,561	1,752	1,609	1,408	-9.80%
Town of Reading	1,810	1,786	1,707	1,719	-5.03%
Town of Dix	4,130	4,197	3,864	3,757	-9.03%
Town of Montour	2,528	2,450	2,308	2,323	-8.11%
Schuyler County	18,662	19,244	18,343	17,898	-4.09%
Data: U.S Census 1990, 2000, 2010, 2020					

## Census Data: Population

Taking a longer view of population change in Tyrone and Schuyler County, Tyrone's population has increased from 1,100 in 1920 to 1,637 in 2020. Schuyler County, in comparison, saw a population increase of from 13,085 in 1920 to 17,898 in 2020. As the graphs below show, the population of both Tyrone and Schuyler County increased fairly consistently from 1940 to 2000 before reaching an inflection point and entering a decline. The difference between the two graphs is that Schuyler County continued to see a decline in population from 2010 to 2020 while Tyrone rebounded and saw a slight increase in population between 2010 and 2020. This is a positive sign for Tyrone as it shows that the town is not experiencing the levels of population decline seen in other parts of the county.



Data: 2021 American Community Survey 5-Year Estimates



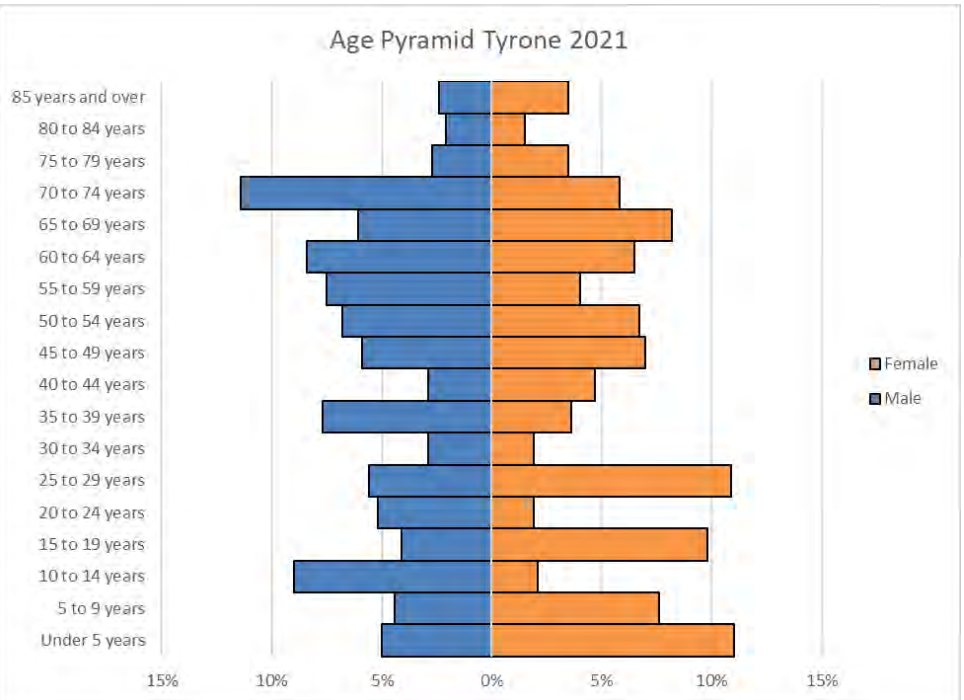
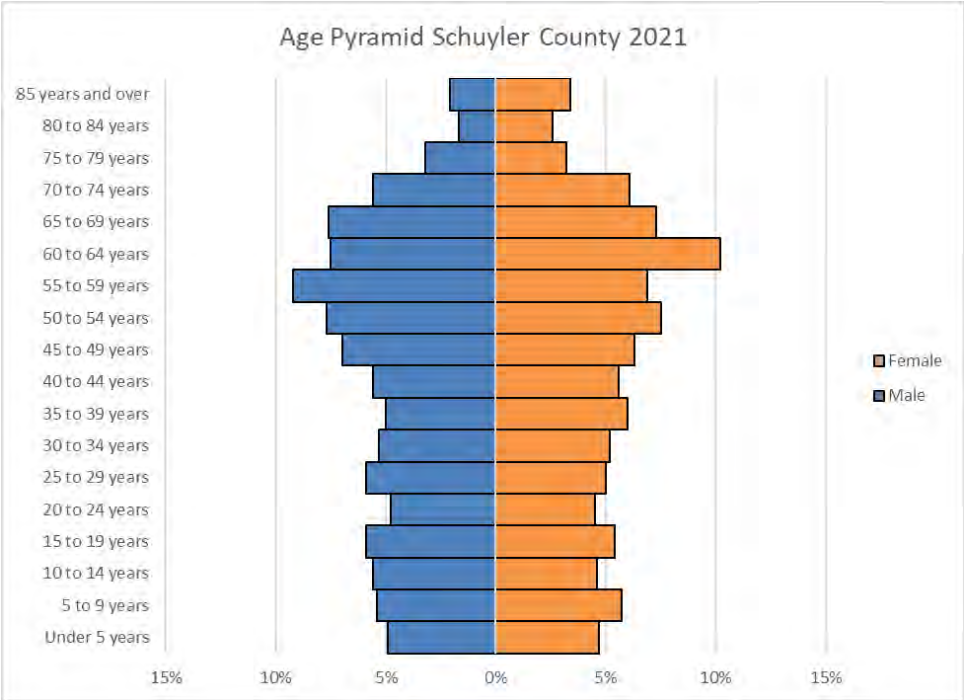
Census Data: Population Pyramids

Charts to the right of this text are known as population pyramids. These charts are used to visualize the age and sex of a population. The shape of these pyramids can visualize trends in the community. The data for these charts comes from the 2021 American Community Survey of the United States Census.

The age pyramid for Schuyler County takes the form of a constrictive pyramid. These types of pyramids have a narrow base and indicate a shrinking population. This conclusion matches the population data on the previous page.

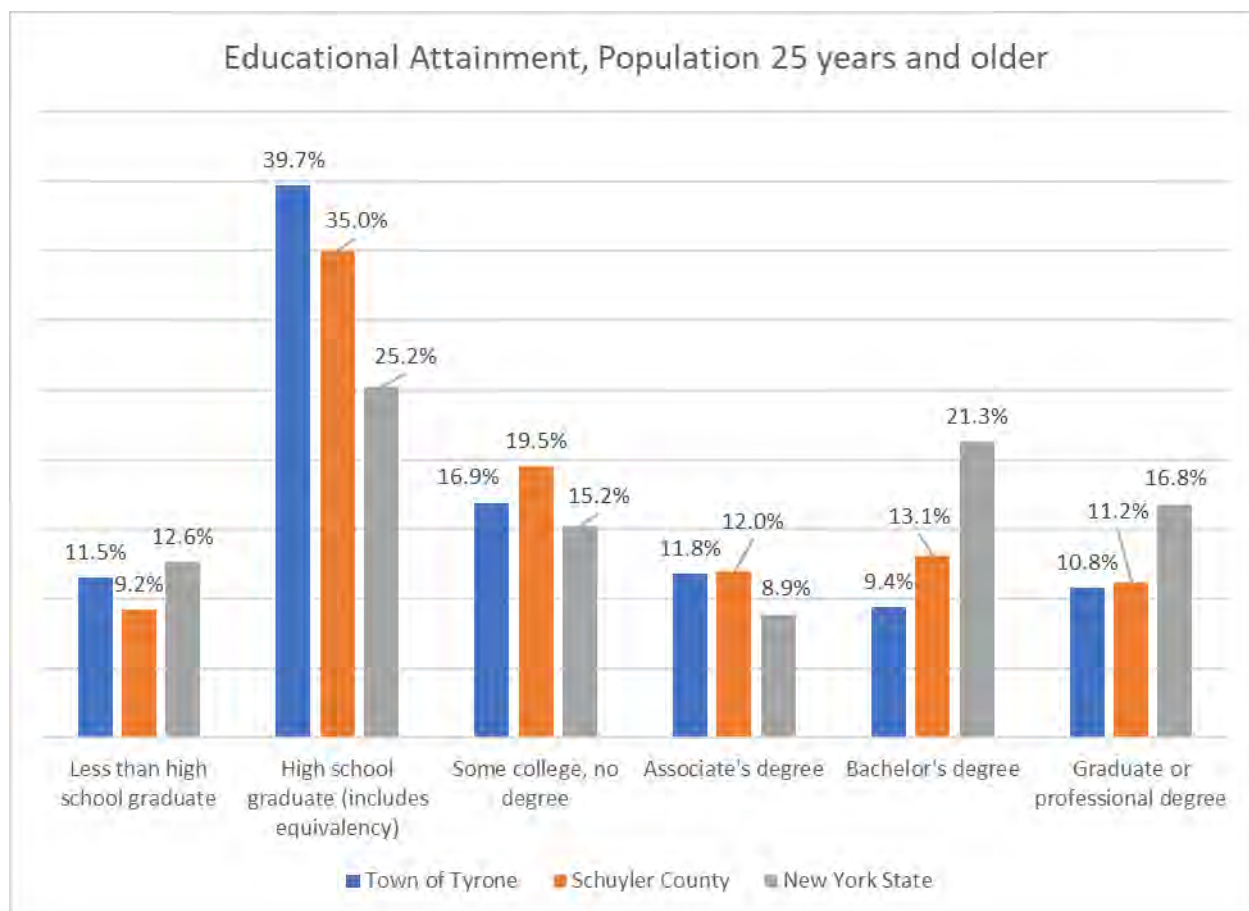
The age pyramid for Tyrone takes the form of a stationary pyramid. These types of pyramids have a population that remains fairly constant over different age groups and indicate slow population growth or stable population. This conclusion matches the population data on the previous page.

The population pyramid results indicate that Tyrone has a healthier, more stable, population than Schuyler County as a whole.



Data: 2021 American Community Survey 5-Year Estimates

## Census Data: Educational Attainment



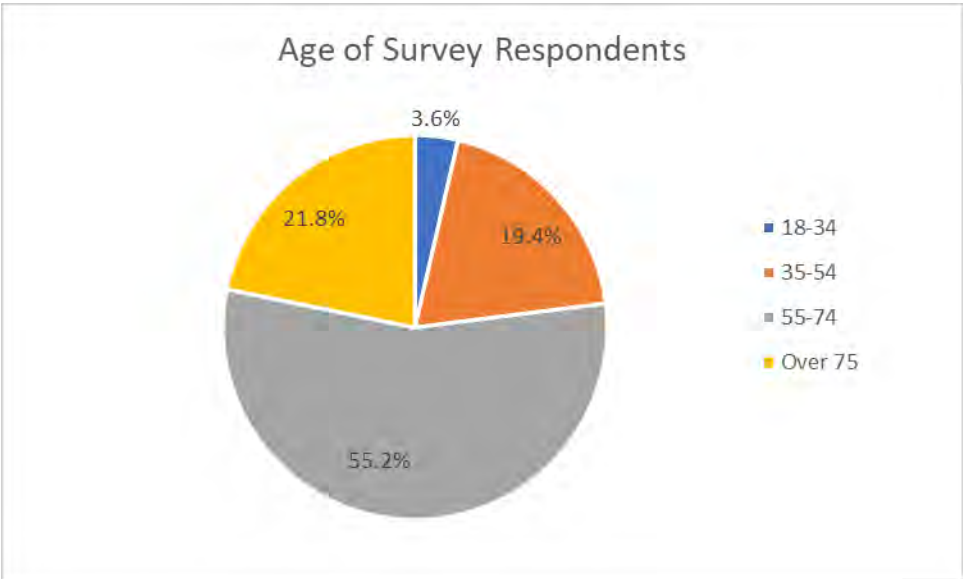
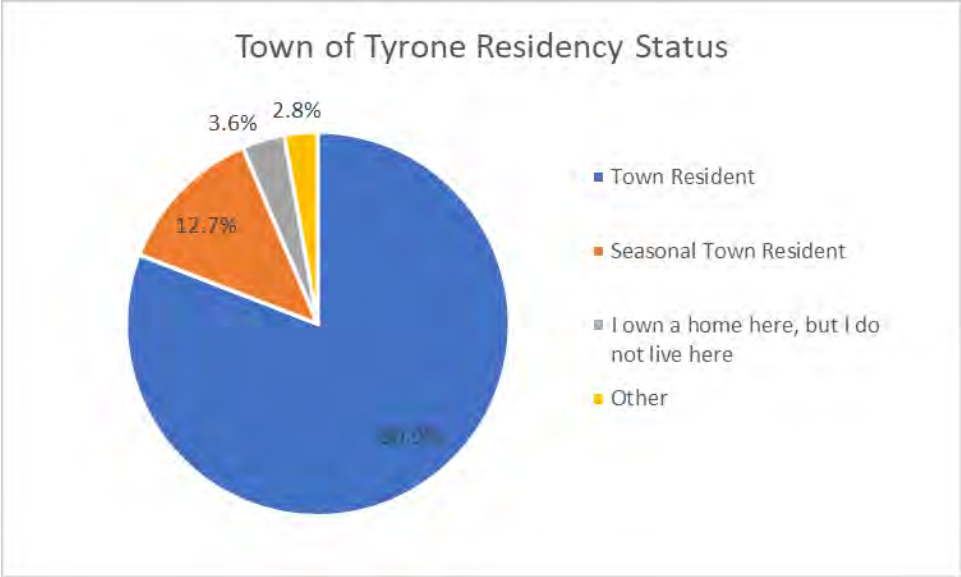
Within the Town of Tyrone, the percentage of the population 25 years of age or older with solely a high school graduation is 39.7%, higher than both Schuyler County and New York State. Tyrone's high school graduation rate appears to be on par with that of New York State, which indicates that residents of Tyrone are graduating from high school and either not going on to college or not completing college.

### *Educational Attainment, population 25 years of age or older*

	Town of Tyrone	Schuyler County	New York State
High school graduate or higher	88.5%	90.8%	87.4%
Bachelor's degree or higher	20.1%	24.3%	38.1%

**Survey Results: Who Answered the Survey**

The Town of Tyrone conducted a comprehensive public input process to gather information from Town residents regarding the future vision of the Town. As part of this process, the Town sent a survey to all residents by mail and also provided an online option with a link on the Town website. There were 255 survey responses, which represents 21% of the population over age 18 in the Town (255 out of 1,213). Approximately 81% of respondents were Town Residents, approximately 13% of respondents were Seasonal Town Residents, and approximately 4% of respondents own a home in the Town but do not live there. All other respondents wrote down an “other” answer. Respondents tended to skew older, with approximately 77% of respondents over the age of 55. Over 50% of respondents had lived in the Town for more than 10 years.





## Survey Results: Best and Worst Parts of Tyrone

### Best Parts of Tyrone

A word cloud representing the 'Best Parts of Tyrone'. The words are arranged in a horizontal, slightly overlapping manner. The most prominent words, shown in larger fonts, include 'beautiful', 'community', 'lakes', 'small town', 'rural', 'location', 'people', 'friendly', 'general', 'natural', 'neighbors', 'peaceful', 'quiet', 'land', 'living', 'lot', 'scenic', 'views', 'waneta', 'watkins', 'wildlife', 'roads', 'atmosphere', 'central', 'church', 'country', 'department', 'dept', 'dollar', 'dump', 'environment', 'family', 'farms', 'fire', 'fishing', 'hall', 'highway', 'hill', 'hunting', 'proximity', 'restaurants', 'scenery', 'tyrone', and 'waneta'. The colors of the words range from light blue to dark blue.

Survey respondents were asked what the “best parts of Tyrone” were and during the visioning session residents were asked to come up with strengths of the Town. The word cloud above is a compilation of the survey responses with the largest words being the most common. Significant points that were common across the survey and visioning session were the lakes (Waneta and Lamoka Lake), the people, the community, Tyrone’s small town and rural character, Tyrone’s location, the recycling center, and the fire department. Community bonds experienced by residents appear to be one of the greatest strengths of the Town, with 86% of survey respondents stating that one way in which they connect with their community is through bonds with fellow neighbors and residents. Residents also identified farming as a strength of the Town and broadly expressed support for farming activities. This will be expanded upon in the Farming and Agriculture chapter of the plan.

### Worst Parts of Tyrone

A word cloud representing the 'Worst Parts of Tyrone'. The words are arranged in a horizontal, slightly overlapping manner. The most prominent words, shown in larger fonts, include 'buildings', 'businesses', 'clean code', 'junk', 'lack', 'lake', 'roads', 'taxes', 'town', 'trash', 'properties', 'homes', 'houses', 'gas', 'garbage', 'abandoned', 'around', 'bad', 'community', 'dilapidated', 'disrepair', 'enforcement', 'falling', 'increased', 'internet', 'limited', 'looks', 'maintenance', 'nothing', 'people', 'poor', 'poverty', 'public', 'rentals', 'repair', 'residents', 'school', 'service', 'small', 'stations', 'stores', 'trashy', 'tyrone', 'unkept', 'water', 'weeds', 'yards', and 'zoning'. The colors of the words range from light blue to dark blue.

Survey respondents were asked what the “worst parts of Tyrone” were and during the visioning session residents were asked to come up with weaknesses of the Town. The word cloud above is a compilation of the survey responses with the largest words being the most common. Significant points that were common across the survey and visioning session were houses looking run-down/lack of property maintenance and code enforcement, lack of stores, no gas station, lack of broadband access, lack of senior services, and road maintenance could be improved. Additionally, during the visioning session, a lack of walking/biking trails and public waterfront access were identified as current weaknesses, but represent significant opportunities as well. This will be expanded upon in the Environment and Natural Resources chapter of the plan.

## ***Priority Areas***

Utilizing the public input gained from the survey and the visioning session, the Town has decided to focus on four priority areas to improve community development and address population and demographic trends. The four areas are below:

### **Community Appearance and Property Maintenance**

Residents are overwhelmingly concerned about the appearance of the community and the lack of property maintenance and code enforcement. Improvements to community appearance will help with community development as it will make Tyrone more visually attractive and foster positive feelings about the Town. Recommendations to improve community appearance include Town pickup days for large and damaged items, organizing Town clean-up days, and exploring options to strengthen code enforcement. Specific strategies related to attracting businesses and housing will be addressed in future chapters.

### **Communication Around Community Events**

Although Tyrone is a tight-knit community and community bonds are one of its greatest strengths, there appears to be a need for increased communication around community events. Recommendations for improving communication around community events could be to provide a space for community event postings on the Town website and/or create a Town newsletter to be mailed to residents.

### **Senior Citizen Services**

Although the overall population of Tyrone is stable, there is still a significant portion of the population that is aging. In the survey and at the visioning session, there was a desire expressed from residents for better senior citizen services and senior citizen housing (addressed more in depth in the Housing chapter). Additionally, some residents wrote that they would like to see a doctor's office in the Town. Recommendations for improving senior citizen services include continuing support for senior citizen activities that currently exist, exploring options for senior housing, promoting information about senior citizen services from the county, developing strategies to improve healthcare access in the Town, and creating a group of volunteers to provide seniors with resources.

### **Youth Participation**

There is a clear lack of youth participation in Tyrone, which is something that is common across the country. This is shown in the survey responses as only 3.6% of survey respondents were aged 18-34. Although there is currently a lack of youth participation, this is also an opportunity for the Town to increase citizen participation and involvement. Recommendations to increase youth participation are to create a youth commission or council to encourage youth to become involved in the community and local government, create spaces for youth on boards, continue to support and expand spaces for youth in the Town such as the basketball court, and develop spaces that can be used for community sports leagues and recreational areas for young families.

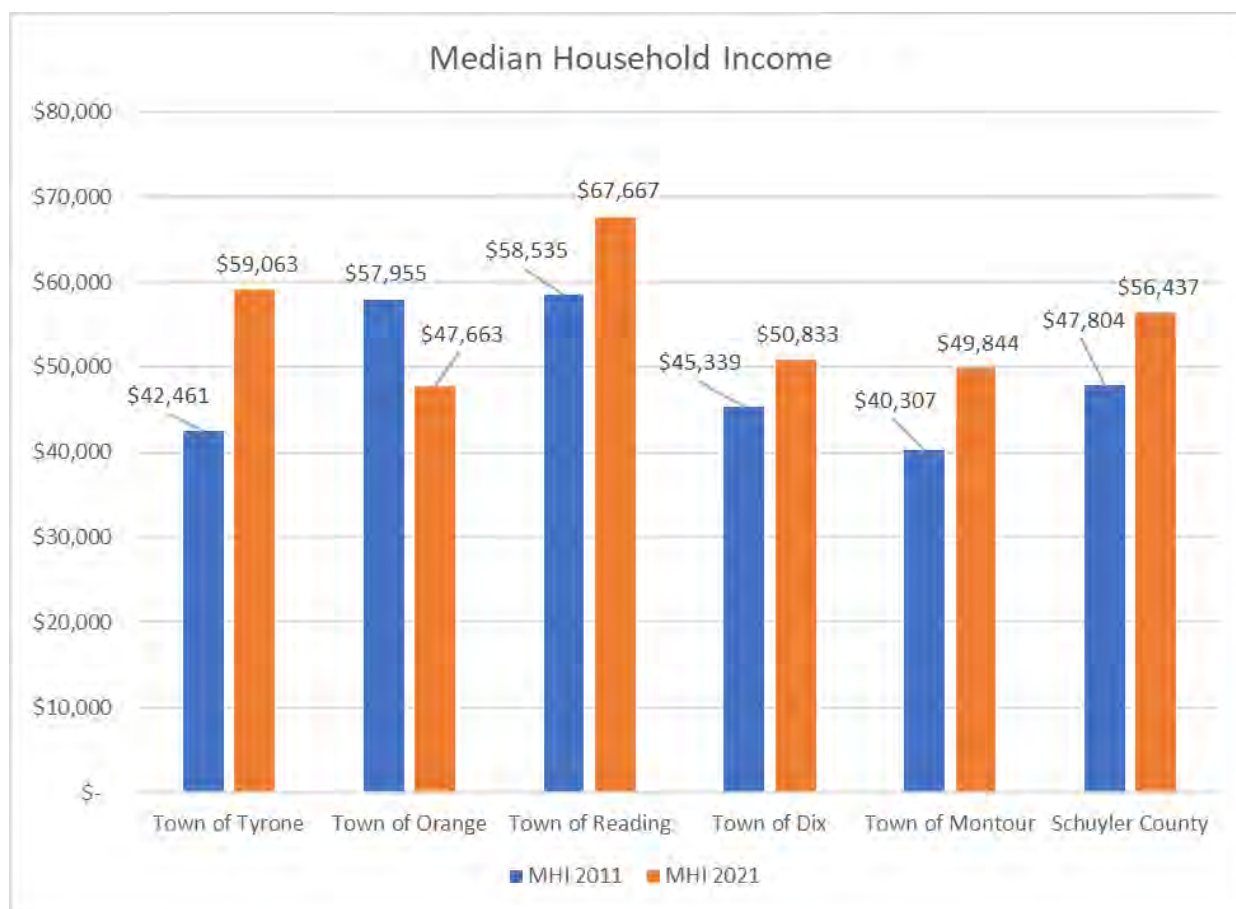
## Chapter 3: Economy

### Relevant Sections of the Vision Statement

- Facilitate economic development opportunities for small, locally-owned businesses to increase the availability of goods and services within the Town and provide a strong economic base for the future.

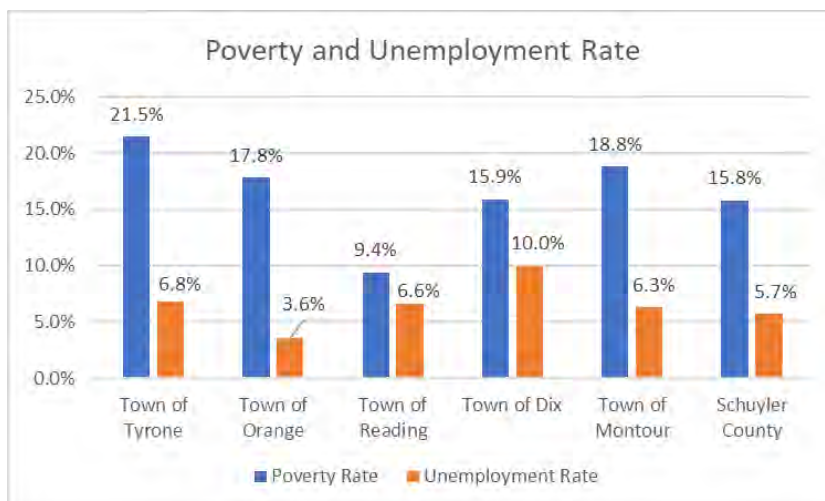
### Census Data: Median Household Income (MHI), Poverty, and Unemployment

According to the 2021 American Community Survey 5-year Estimates\*, the median household income in Tyrone is \$59,063. This is higher than the median household income in Schuylar County as a whole, which is \$56,437. While all nearby towns in Schuylar County experienced an increase in median household income between 2010 and 2020 other than Orange, the Town of Tyrone appears to have experienced the greatest increase in median household income.



*\*Please note American Community Survey data is based on estimates from those that answer the survey, which are approximately 1 in 38 households per year.*

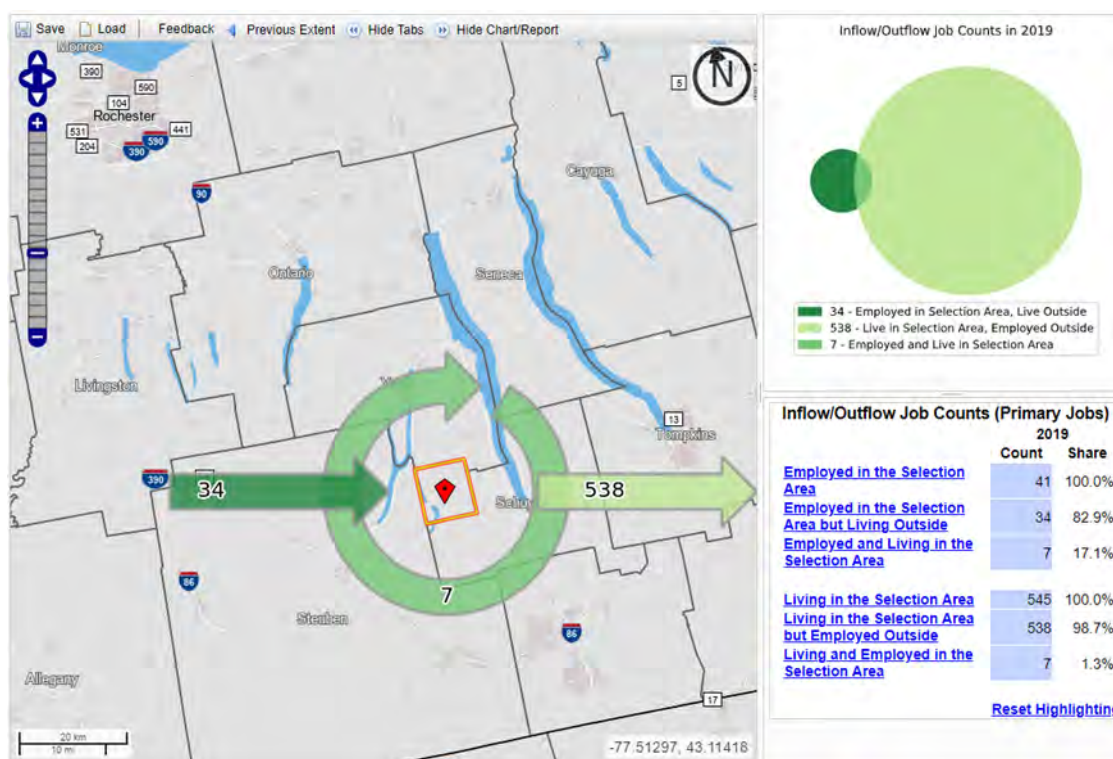
Although Tyrone has a fairly high median household income, the town also has a high poverty rate at 21.5%. Diving deeper, this high poverty rate appears to be driven by female households with no spouse present and children. The unemployment rate of Tyrone is slightly higher than that of Schuyler County as a whole, but is on par with other comparable towns.



### Census Data: Employment

The majority of Tyrone residents work outside the Town limits. There are only seven individuals who both live and work within Tyrone. 34 individuals are employed within the Town limits but live outside of the Town, and 538 individuals live in the Town but work outside the Town.

*\*Please note that the below data may not account for self-employed individuals within the Town.*



*\*Please note the data used on this page is from the American Community Survey, from which data is based on estimates from those that answer the survey, which are approximately 1 in 38 households per year.*

## Census Data: Employment

According to American Community Survey 5-year Estimates, of those employed in Tyrone, just over one-third are employed in management, business, science, and arts occupations. The predominant industry is educational services, health care, and social assistance, followed by manufacturing.

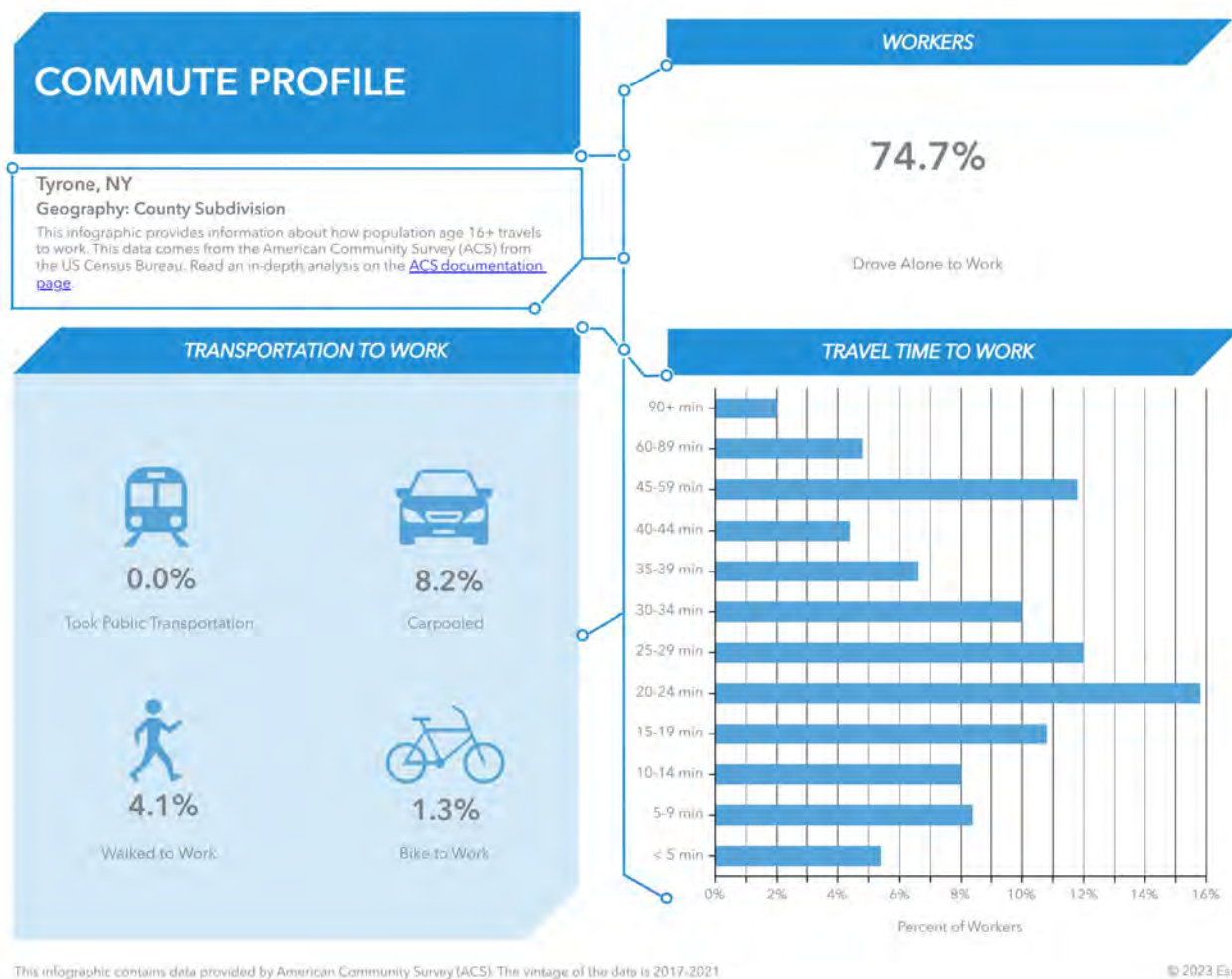
OCCUPATION		
<i>Civilian employed population 16 years and over</i>		640
Management, businesses, science, and arts occupations	219	34.12%
Service occupations	119	18.6%
Sales and office occupations	125	19.5%
Natural resources, construction, and maintenance occupations	91	14.2%
Production, transportation, and material moving occupations	86	13.4%
INDUSTRY		
<i>Civilian employed population 16 years and over</i>		640
Agriculture, forestry, fishing, hunting, and mining	29	4.5%
Construction	61	9.5%
Manufacturing	99	15.5%
Wholesale trade	22	3.4%
Retail trade	55	8.6%
Transportation, warehousing, and utilities	29	4.5%
Information	0	0.0%
Finance and insurance, real estate, rental, and leasing	10	1.6%
Professional, scientific, management, administrative, and waste management services	49	7.7%
Educational services, health care, and social assistance	160	25.0%
Arts, entertainment, recreation, accommodation, and food services	28	4.4%
Other services, except public administration	75	11.7%
Public administration	23	3.6%

*\*Please note American Community Survey data is based on estimates from those that answer the survey, which are approximately 1 in 38 households per year.*



## Census Data: Travel/Commute

The vast majority of Town residents work outside the Town of Tyrone, with very few people living in Tyrone and being employed in Tyrone. The average commute time for residents of Tyrone is approximately 30 minutes, however there is a significant portion of workers that commute for longer than 30 minutes. As shown in the graphic below, approximately 75% of workers drove alone to work, showing that access to a personal vehicle is essential for workers living in Tyrone.

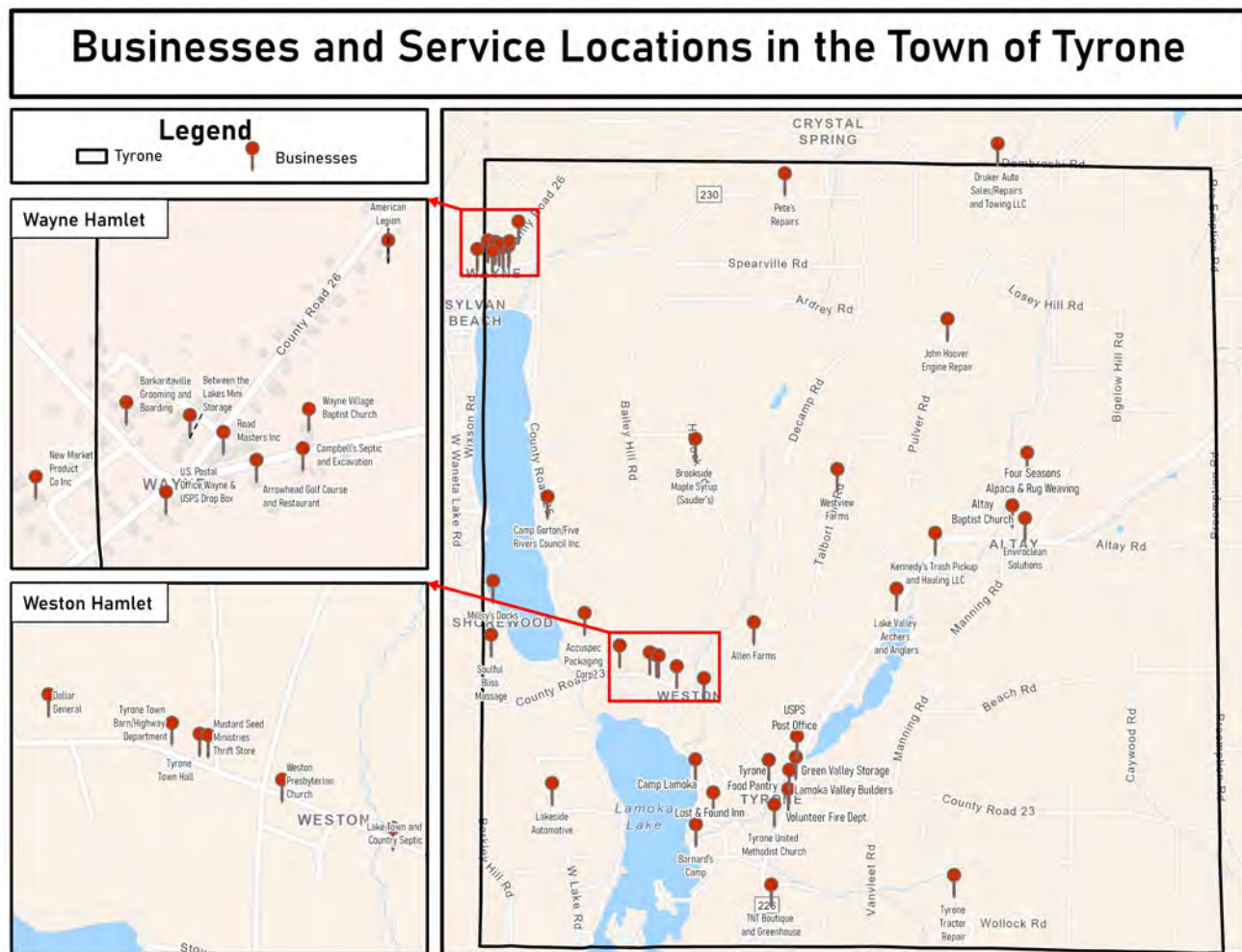


*\*Please note American Community Survey data is based on estimates from those that answer the survey, which are approximately 1 in 38 households per year.*

**Existing Businesses (including churches, nonprofits, and government) in Tyrone**

The Town of Tyrone Comprehensive Planning Committee compiled a list of active businesses as of January 2024 located within the Town of Tyrone. The term “business” includes churches, nonprofits, and government for the purposes of this comprehensive plan chapter. A map of the businesses is below and the businesses are listed with address and phone number (if available) on the following pages. The Town of Tyrone also plans to create a page on the Town website as a business directory within the Town that will be updated regularly.

As shown in the map, businesses are fairly spread out throughout the Town, with small clusters in Wayne and Weston.



### ***Existing Businesses (including churches, nonprofits, and government) in Tyrone***

<b>Business Name</b>	<b>Address</b>	<b>Contact Information</b>
Accuspec Packaging Corp	4011 County Road 25 Dundee, NY 14837	607-292-3010
All Outdoors	4905 Route 26 Dundee, NY 14837	607-292-3714
Allen Farms	3980 DeCamp Road Dundee, NY 14837	607-292-3981
Altay Baptist Church	4289 Six Corners Road Dundee, NY 14837	607-243-8949
American Legion	4926 Bath Road Wayne, NY 14893	607-292-6223
Arrowhead Golf Course and Restaurant	46 NY 230 Dundee, NY 14893	607-292-3370
Barnard's Camp	3489 Lamoka Lake Road Tyrone, NY 14887	607-292-6599
Barkaritaville Grooming and Boarding	7 NY 230 Dundee, NY 14837	607-284-4019
Between the Lakes Mini Storage	4905 County Road 26 Dundee, NY 14837	607-292-3397
Brookside Maple Syrup (Sauder's)	Hallock Road Dundee, NY 14837	N/A
Camp Gorton/Five Rivers Council Inc.	241 County Road 25 Dundee, NY 14837	607-292-3220
Camp Lamoka (Baptist)	3646 Lamoka Lake Road Tyrone, NY 14887	607-463-0324
Campbell's Septic and Excavation	62 NY 230 Dundee, NY 14837	607-292-3202
Dale Gee Construction	N/A	N/A
Dollar General	365 County Road 23 Dundee, NY 14837	607-678-6132
Druker Auto Sales/Repairs and Towing LLC	1290 Dombrowski Road Dundee, NY 14837	607-243-8433
Enviroclean Solutions	4259 State Route 226 Dundee, NY 14837	607-243-5001
Four Season Alpacas and Rug Weaving	4418 Six Corners Road Dundee, NY 14837	607-243-7076



## ***Existing Businesses (including churches, nonprofits, and government) in Tyrone***

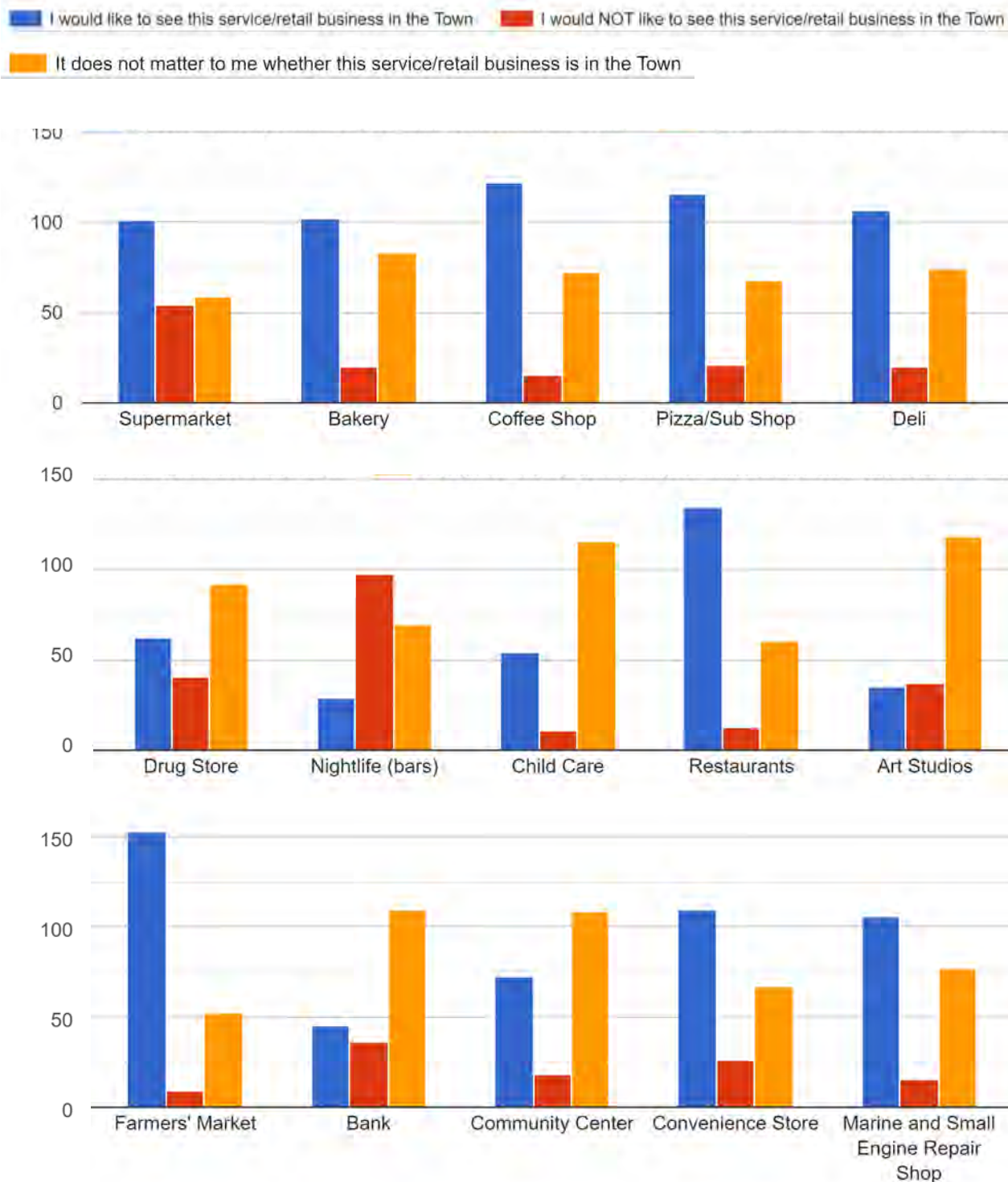
<b>Business Name</b>	<b>Address</b>	<b>Contact Information</b>
Green Valley Storage	3647 State Route 226 Dundee, NY 14837	N/A
John Hoover Engine Repair	4725 Pulver Road Dundee, NY 14837	607-292-6098
Kennedy's Trash Pickup and Hauling LLC	4146 State Route 226 Dundee, NY 14837	607-654-8145
Lakeside Automotive	3540 Westlake Road Bradford, NY 14815	607-583-7885
Lake Town and Country Septic	N/A	607-292-3095
Lake Valley Archers and Anglers	State Route 226 Dundee, NY 14837	607-292-3659
Lamoka Valley Builders	3627 State Route 226 Dundee, NY 14837	607-292-6888
Lost & Found Inn	3561 Mill Street Tyrone, NY 14887	607-292-7081
Millsy's Docks	4090 Shorewood Drive Hammondsport, NY 14840	607-738-0554
Mustard Seed Ministries Thrift Store (open Saturdays mornings in Summer)	Adjacent to Town Hall 457 County Road 23 Dundee, NY 14837	N/A
N. Cook Enterprises (Excavating, Sea Walls, Demolition, and Snow Plowing)	N/A	607-481-5615
New Market Product Co Inc	9671 Back Street Wayne, NY 14893	800-238-2240
Pete's Repairs	Crystal Valley Road Dundee, NY 14837	N/A
Road Masters Inc	41 State Route 230 Dundee, NY 14837	607-240-5555
Soulful Bliss Massage	3835 W Waneta Lake Road Hammondsport, NY 14840	607-583-7590
TNT Boutique and Greenhouse	3340 State Route 226 Bradford, NY 14815	607-377-2366
Two Lakes Boat Barn	N/A	607-583-4041
Tyrone Food Pantry (at Methodist Church)	3647 Church Hill Road Dundee, NY 14837	607-292-3152

### ***Existing Businesses (including churches, nonprofits, and government) in Tyrone***

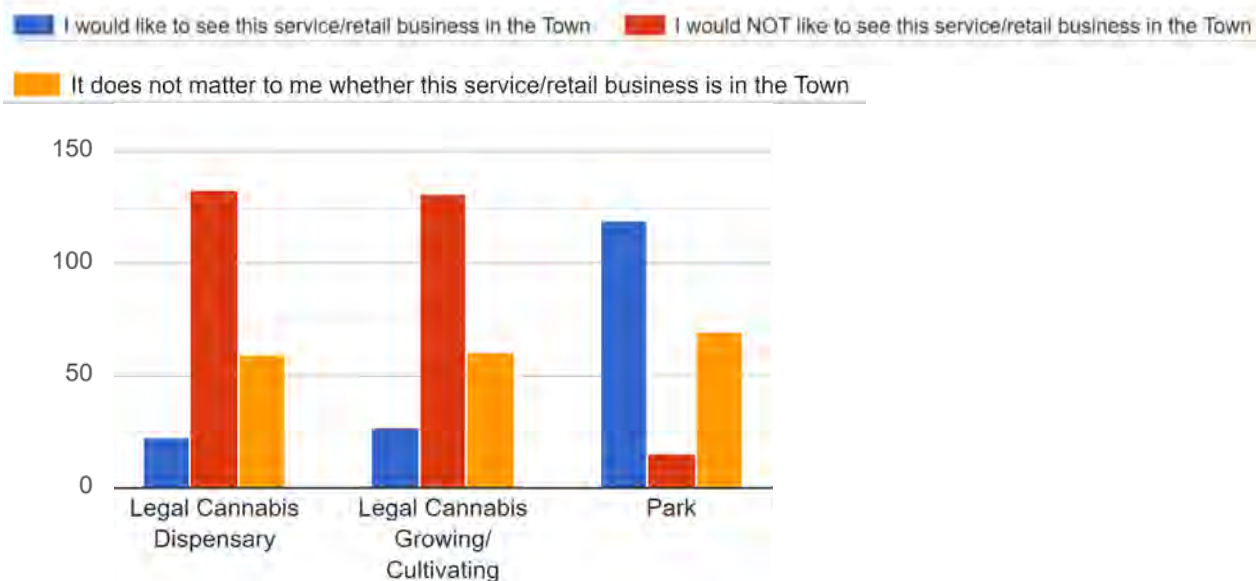
<b>Business Name</b>	<b>Address</b>	<b>Contact Information</b>
Tyrone Town Hall	457 County Road 23 Dundee, NY 14837	607-292-6200
Tyrone Town Barn/Highway Department	435 County Road 23 Dundee, NY 14837	607-292-3152
Tyrone Tractor Repair	3374 Aikens Road Watkins Glen, NY 14891	607-292-3698
Tyrone United Methodist Church	3447 Church Hill Road Tyrone, NY 14887	607-292-3239
Tyrone Volunteer Fire Company	N/A	N/A
U.S Postal Office Tyrone & USPS Drop Box	815 County Road 23 Dundee, NY 14837	800-275-8777
U.S. Postal Office Wayne & USPS Drop Box	4894 County Road 26 Wayne, NY 14893	800-275-8777
Wayne Village Baptist Church	State Route 230 Wayne, NY 14893	607-292-3420
Weston Presbyterian Church	510 County Road 23 Dundee, NY 14837	607-292-3841
Westview Farms	4371 Talbort Hill Road Dundee, NY 14837	607-292-3831

## Survey Results: Goods and Services Opportunities in Town

As can be seen in the survey responses, Town residents would like to see a coffee shop, restaurants, and a farmer's market in the Town. Residents would not like to see more nightlife (bars), legal cannabis dispensaries, and legal cannabis growing/cultivating. Tyrone opted out of the cannabis legalization in New York State, which, based on the results of the survey, is aligned with residents' feelings about legal cannabis retail and cultivation in the Town.



### ***Survey Results: Goods and Services Opportunities in the Town***



Survey respondents were also asked whether there were any businesses or services they would like to see move to the Town or NOT see move to the Town that were not listed in the preselected categories. Other businesses/services residents wanted to see move to the Town were a gas station, a laundromat, a hardware store, an ice cream shop, and a car wash. Other businesses/services residents did NOT want to see move to the Town were adult stores, chain stores, and smoke shops. These responses indicate a desire from Town residents for small, locally-owned businesses and is reflected in the vision statement for the Town.

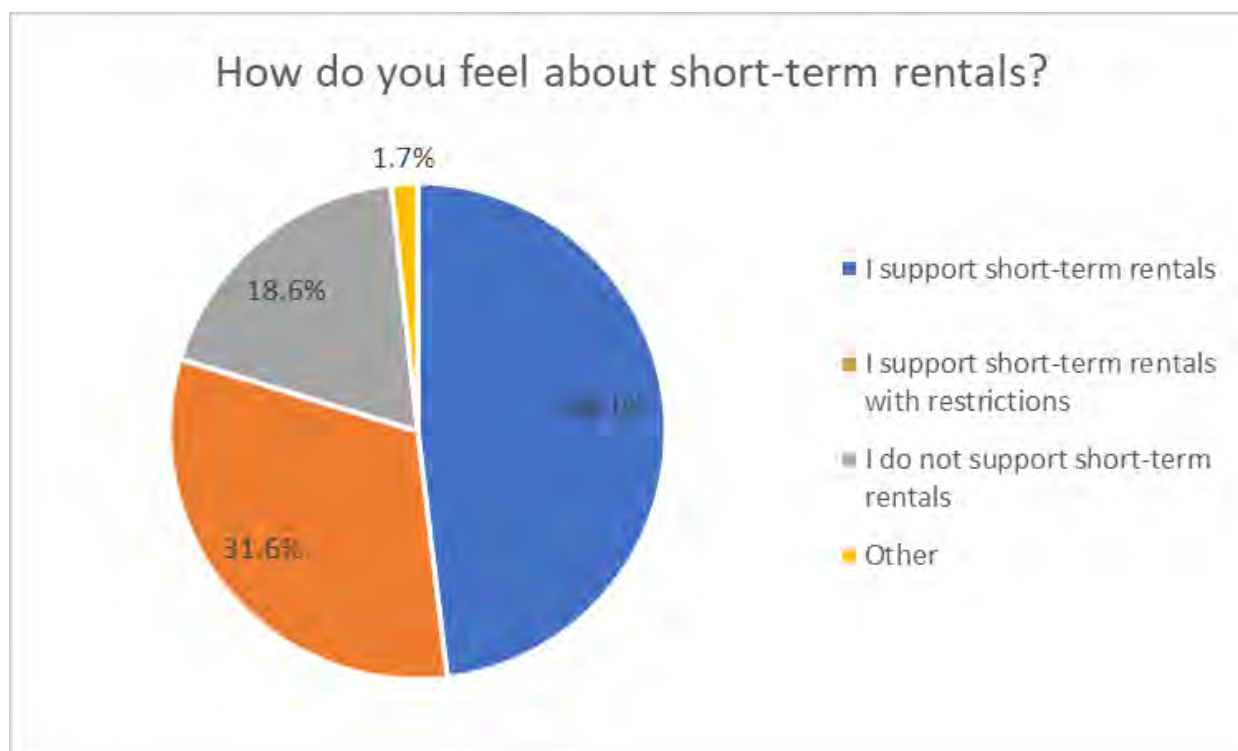
***FLASHPOINT: Short-Term Rentals***

The Town of Tyrone appears to be divided over the issue of short-term rentals. There are those in the Town that believe short-term rentals are a boon to the local economy and should not be subject to any restrictions, while others believe they are detrimental to the Town and would like to see short-term rentals subject to significant restrictions. As of this writing, there are many short-term rentals in Tyrone. Based upon a search of short-term rental websites such as Airbnb and VRBO alongside personal anecdotes, it appears that short-term rentals are concentrated around the lakes, with very few located in other areas of the Town.



### Survey and Visioning Session Results: Short-Term Rentals

Approximately 48% of Tyrone residents support short-term rentals outright, while 31.6% of residents support short-term rentals with restrictions, and only 18.6% of residents do not support short-term rentals at all. These survey responses indicate overall support for short-term rentals with the Town, however, there is a sizable contingent of residents that only support short-term rentals with restrictions. When asked which restrictions on short-term rentals residents would like to see, some common responses included restrictions on the number of short-term rentals allowed, restrictions on the number of people allowed in each rental to match septic requirements, fire and safety code enforcement requirements for rentals, requiring a local contact for short-term rentals, and noise level restrictions. While not a specific restriction, another common response was ensuring that short-term renters are aware of lake and dockspace rules.



Similar to the survey results, there was a divide amongst residents at the visioning session regarding short-term rentals. At the visioning session, the 27 attendees participated in a Strengths, Weaknesses, Opportunities, Threats (SWOT) analysis exercise. Attendees placed the issue of short-term rentals under strengths, opportunities, and threats to Tyrone. During the visioning session, attendees were also given four dots to show which items brought up at the visioning session were most important to them. Attendees could place all four dots on one item or spread them between items as they wished. The economic strength of short-term rentals received eight (8) dots (in the strengths of Tyrone category), in the opportunities category short-term rentals received five (5) dots, and in the threats category short-term rental growth received five (5) dots.

## **Priority Areas**

Utilizing the public input gained from the survey and the visioning session, the Town has decided to focus on three priority areas to facilitate economic development opportunities and provide a strong economic base for the Town in the future. The three areas are below:

### **Promote Small Business Development in Weston and Wayne**

The existing businesses within Tyrone appear to be concentrated in the hamlets of Weston and Wayne. These areas also have some of the highest average annual daily vehicle traffic according to the New York State Department of Transportation in the Town. Weston in particular has multiple vacant lots, including the site of the former Ray Dann's Town and Country Trading Post. Attracting small businesses to these areas aligns with the Town's vision statement and addresses a threat brought up during the visioning session regarding the appearance of the Town Center. Recommendations to promote small business development include working with Schuyler County Partnership for Economic Development (SCOPED) and creating a small business directory section on the Town website.

### **Support a Farmers Market and Roadside Stands in Tyrone**

Survey results showed that residents are in strongly in favor of creating a Farmer's Market in the Town. This could be held in a community space and become a local community event as well as support the local agricultural economy of the Town. Already existing within the Town are roadside stands. Recommendations to support the creation a Farmer's Market include assisting to identify a community space that could hold a Farmer's Market, assistance with promotion of a Farmer's Market and creating a section of the Town website that lists local agricultural producers.

### **Develop a Short-Term Rental Strategy**

Short-term rentals are a flashpoint in the Town, with nearly 75% of the population supporting short-term rentals in some fashion. However, 36% of the Town only supports short-term rentals with restrictions and 18% of the Town does not support short-term rentals at all. While the majority of the Town supports short-term rental development, there appears to be a place for certain rules and potential restrictions on short-term rentals. Recommendations include creating an informational packet for short-term rental owners to distribute to tenants about boating rules, investigating the creation of a short-term rental permit to be issued from the Town, and consideration of potential restrictions that may be imposed on short-term rentals.



# Chapter 4: Farming and Agriculture

## Relevant Sections of the Vision Statement

- *Ensure support for the agricultural community and farm activities.*

## Farmland in Tyrone

To approximate the amount of farmland in the Town of Tyrone, the Town utilized data from the Schuyler County Real Property Office to determine the number of parcels in the Town that have an agricultural exemption. In the Town of Tyrone, there are 135 parcels with agricultural exemptions totaling 9,154.78 acres. Approximately 4,600 acres are coded as agricultural, approximately 3,500 acres are coded as residential, and approximately 950 acres are coded as vacant. Regardless of the property code, these parcels qualify for the agricultural exemption and could have agricultural and non-agricultural uses on the same parcel. The table below provides a breakdown of the parcels with agricultural exemptions by property classification.

*Town of Tyrone Parcels with an Agricultural Exemption by Property Class*

Property Class	Parcels	Acreage
100 Class (Agricultural)	59	4,656.14 acres
200 Class (Residential)	54	3,542.60 acres
300 Class (Vacant)	21	956.04 acres





### ***Farmland in Tyrone (continued)***

There is also data available on the land type of parcels with an agricultural exemption in the Town of Tyrone. Land type provides a more detailed description of the use of land than property classification. The table below provides a breakdown of the parcels with agricultural exemptions by land type.

*Town of Tyrone Parcels with Agricultural Exemption by Land Type*

<b>Land Type</b>	<b>Land Type Description</b>	<b>Parcels</b>	<b>Acreage</b>
Primary	Land is developed and has a septic and well.	75	75.6 acres
Secondary	Land improved with a structure but lacks some amenities of primary use type.	2	2 acres
Undeveloped	Vacant land not used or touched.	4	3.33 acres
Residual	All excess land not coded as one of the above. Contiguous with the primary 1 acre and is kept up (i.e. more yard).	24	58.43 acres
Pasture	Agricultural land not suitable for row cropping.	110	4,225.22 acres
Tillable	Farm land other than muck, vineyard, or orchard suitable for cultivation of farm crops.	55	1,649 acres
Woodland	Areas of trees with or without marketable timber.	90	2,619.03 acres
Wasteland	Land area of little or no economic value such as swamps, ravines, flood land, etc.	21	312.18 acres
Wetland	Land which has been designated and identified as being under restrictions and protected as wetland.	13	207.31 acres

## Agricultural Districts

Tyrone is in Agricultural District #2 of Schuyler County. The benefits of being in an agricultural district include the following:

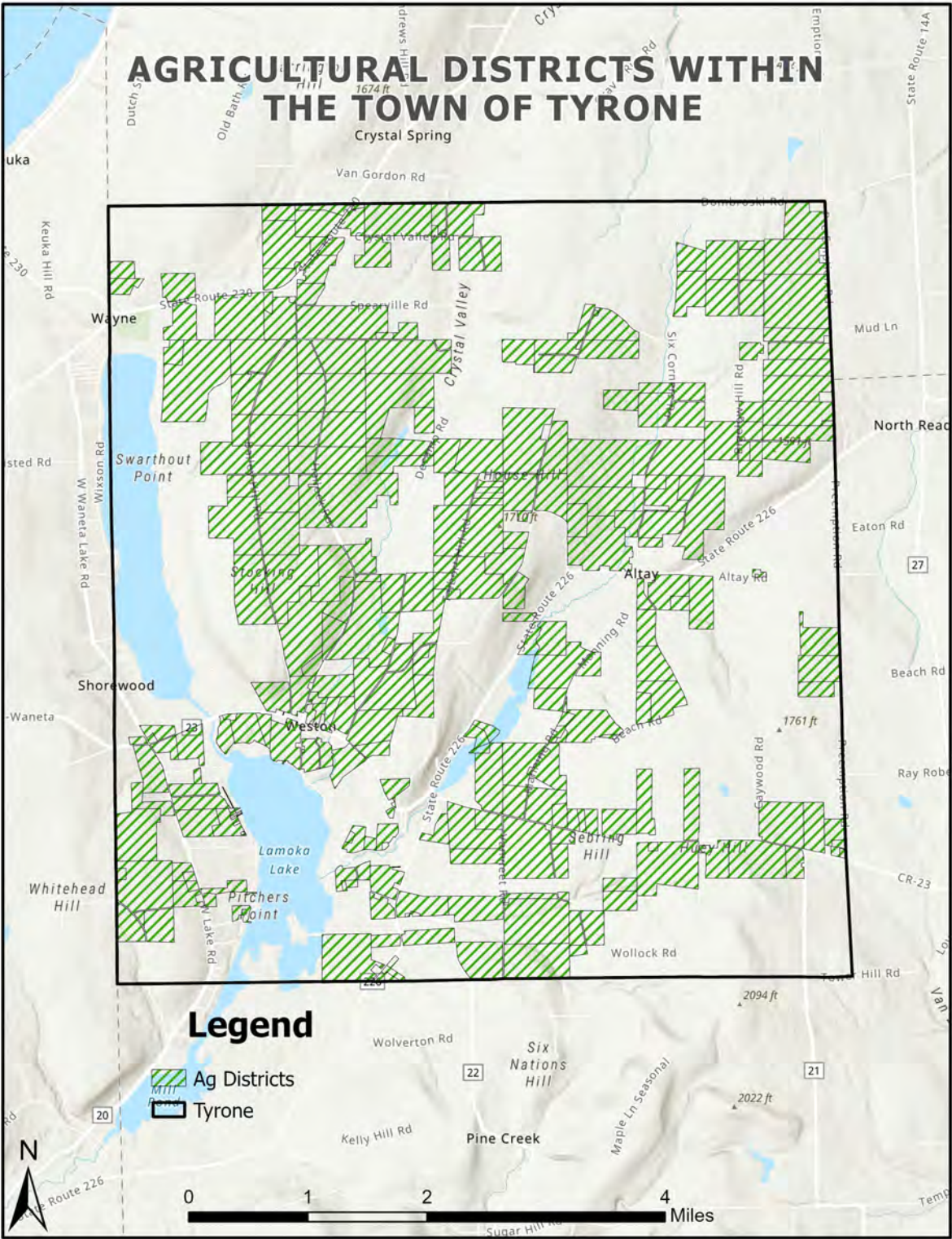
- Local governments may not enforce laws, ordinances, rules or regulations which would unreasonably restrict or regulate farm operations within an agricultural district, unless it can be shown that the public health or safety is threatened.
- To discourage private nuisance lawsuits, the NYS Department of Agriculture & Markets will issue opinions and interpretations regarding what is considered a “sound agricultural practice”.
- To limit impact of projects that receive public funding or require eminent domain, State agencies, local governments and public benefit corporations which intend to acquire more than one acre of land from any active farm within an agricultural district or more than 10 acres in total from a district must file a notice of intent with the Commissioner of Agriculture and the County agricultural and farmland protection board.
- Assessment for special improvements districts are limited to dwellings and to farm structures that directly benefit from the services.
- The Town of Tyrone is a Right-to-Farm Town.

*\*Language above adapted from the 2021 Schuyler County Agricultural and Farmland Protection Plan*

The Town of Tyrone has 99 parcels with agricultural exemptions in an agricultural district and 36 parcels with an agricultural exemption outside of an agricultural district.



**Agricultural Districts (continued)**





## Agricultural Soils

The Town of Tyrone contains significant amounts of prime farmland and farmland of statewide importance. **Prime Farmland** is defined by the United States Department of Agriculture (USDA) as land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. **Farmland of Statewide Importance** is defined as land that does not meet the criteria for prime farmland but contain certain types of soils. A map of agricultural soils in Tyrone is below, taken from the 2021 Schuyler County Agricultural and Farmland Protection Plan.

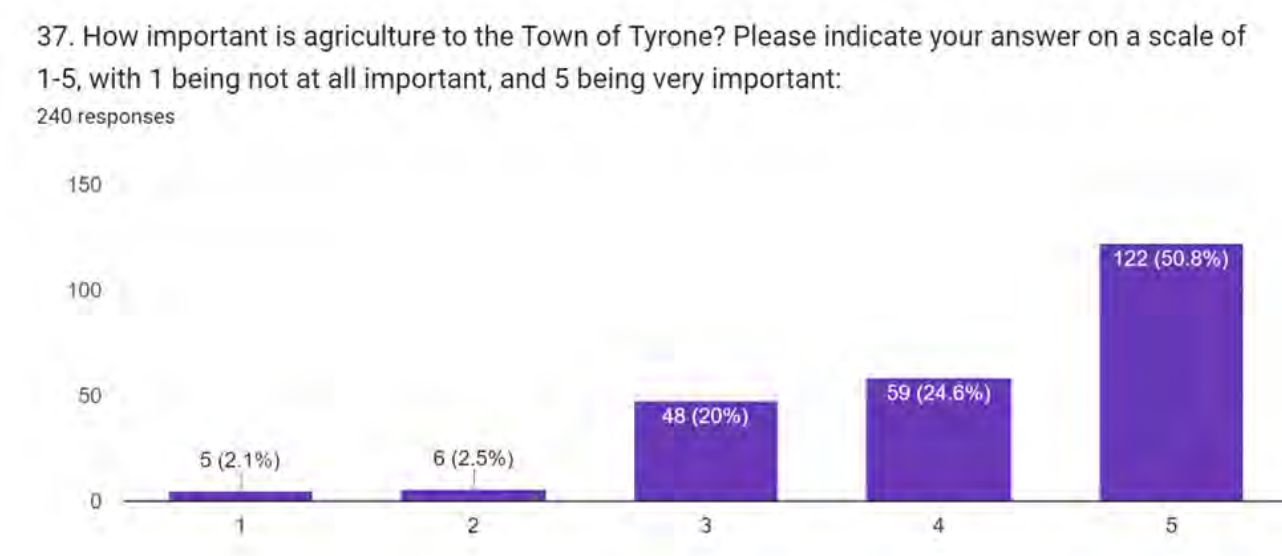


### Agricultural Soils

- All areas are prime farmland
- Farmland of statewide importance
- Prime farmland if drained
- Not prime farmland

Survey and Visioning Results: Agricultural Importance

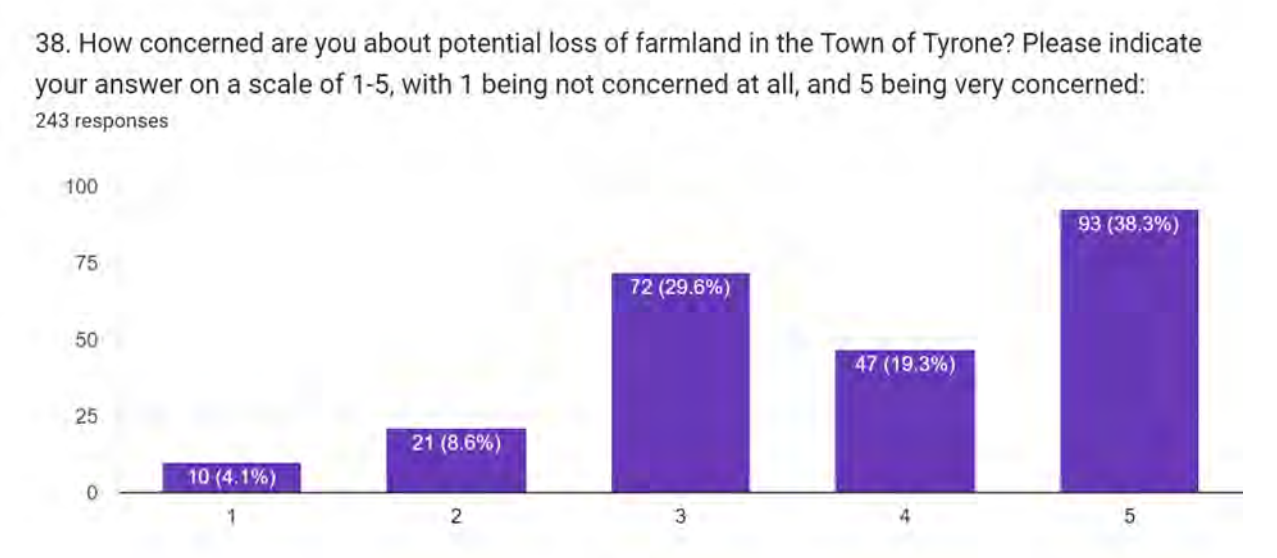
Tyrone has a rich farming and agricultural history. Land in Tyrone has been farmed since the Owasco culture developed an agricultural lifestyle and continued through the 17th and 18th centuries as the first settler of Tyrone, General William Kernan, farmed 200 acres just south of the current Route 230 within the Town. Throughout its history, farming and the agricultural economy have been important to the Town’s development to the present day. As shown in the survey results, the vast majority of Town residents rated agriculture as being very important to Tyrone.



During the visioning session, participants identified farming as a strength of the Town and seven participants placed dots next to farming as a strength indicating that it was important to them. These results further emphasize the importance of agriculture to the Town of Tyrone.

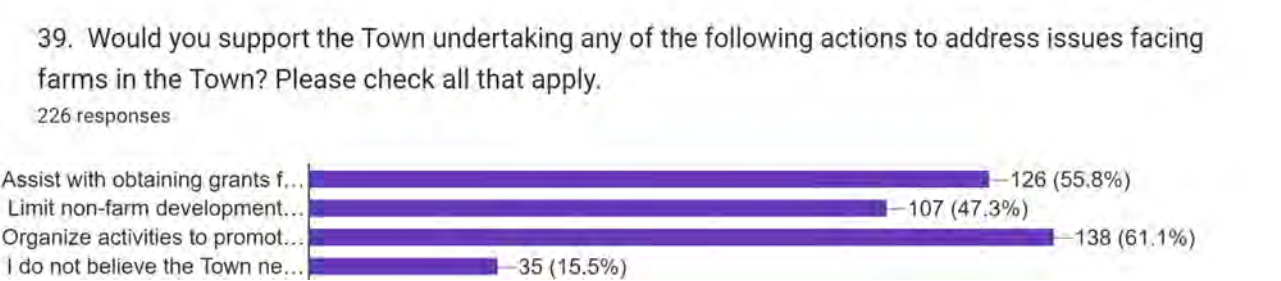
Survey Results: Potential Loss of Farmland

Development of all kinds has the potential to result in the loss of farmland. Across New York State, approximately 253,500 acres of agricultural land has been lost to development between 2001 and 2016 according to the American Farmland Trust. Increasing pressure in recent years has come from solar development, and the Town of Tyrone has adopted a local law requiring permitting and approval for any large solar development. This local law will be discussed further in the Land Use chapter. Nevertheless, development pressures will continue on agricultural land into the future. According to the survey results below, the majority of respondents are at least somewhat concerned with the potential loss of farmland in Tyrone with 87.2% rating their level of concern at a 3, 4, or 5. There is also a significant portion of respondents that are very concerned about the potential loss of farmland with 38.3% rating their level of concern at a 5.



Survey Results: Town Actions Supporting Agriculture

The survey results below show support for the Tyrone to assist farms with obtaining grants for farmland protection and organizing activities to promote locally grown and forest products. Only 47.3% of respondents supported limiting non-farm development in productive agricultural areas. Other answers given by respondents included protection from agricultural runoff into the lakes and water sources, develop agritourism, partner with soil and water districts, and partner with USDA Rural Development.



## ***Priority Areas***

Utilizing the public input gained from the survey and the visioning session, the Town has decided to focus on two priority areas to ensure support for the agricultural community and farm activities. The two areas are below:

### **Organize Activities to Promote Locally Grown and Forest Products**

Approximately 61% of survey respondents stated they support the organization of activities to promote locally grown and forest products. Linking to the recommendations in the Economy chapter surrounding a small business directory being published on the Town website, one recommendation is for the Town to include local agricultural producers in this business directory. Recommendations also include Town support for roadside stands and support for advertising of pop-up locations where local produce is sold. A potential grant source is the USDA Farmers Market Promotion Program, which provides funding for the development of roadside stands.

### **Protect Farmland**

Approximately 87% of survey respondents were at least somewhat concerned about the loss of farmland in Tyrone. As the maps in this chapter show, much of the land in Tyrone is classified as Prime Farmland or Farmland of Statewide Importance. Development pressures on farmland, particularly from solar development, continue to grow. Recommendations to protect farmland are for the Town to review its subdivision regulations and site plan review laws to ensure that farmland protection is adequately addressed through these laws.



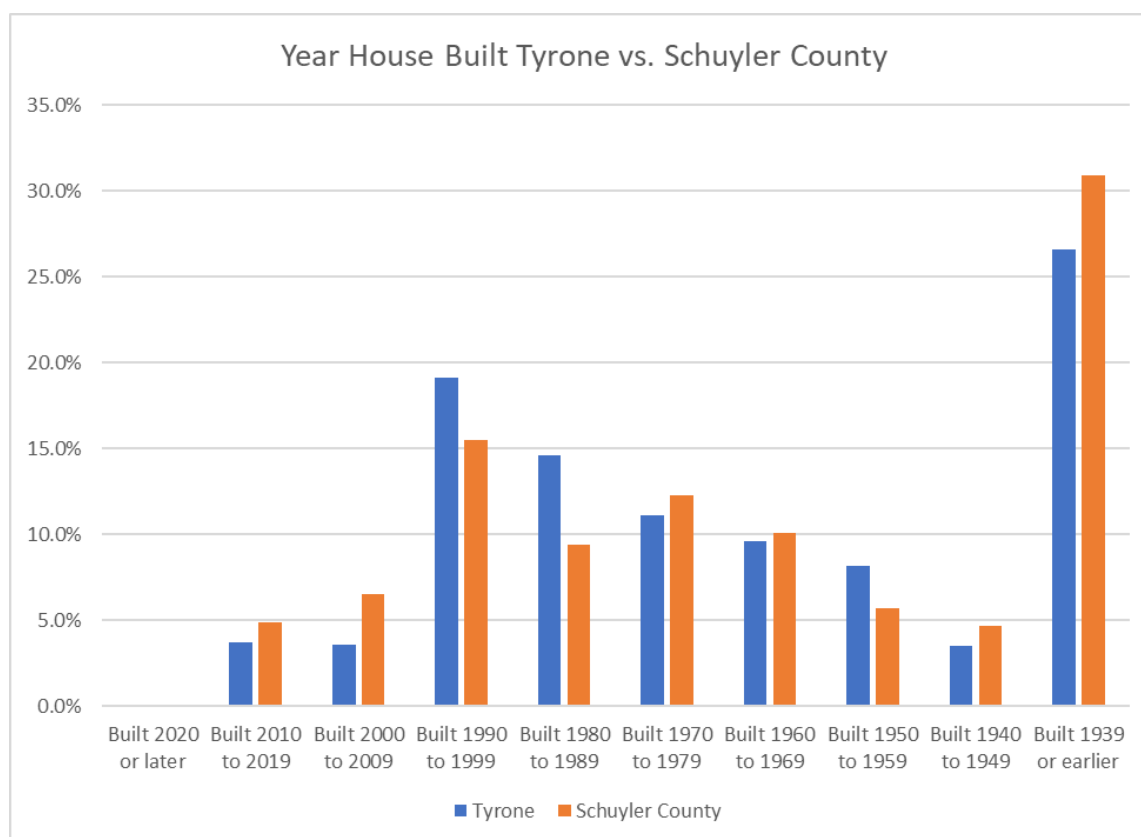
## Chapter 5: Housing

### Relevant Sections of the Vision Statement

- *Maintain and enhance its small town and rural character while preserving its history.*
- *Balance the needs and desires of lakefront and non-lakefront property owners to ensure a positive environment for all Town residents.*
- *Seek to improve the visual attractiveness of the Town through the enforcement of property maintenance codes and implementation of community programs.*

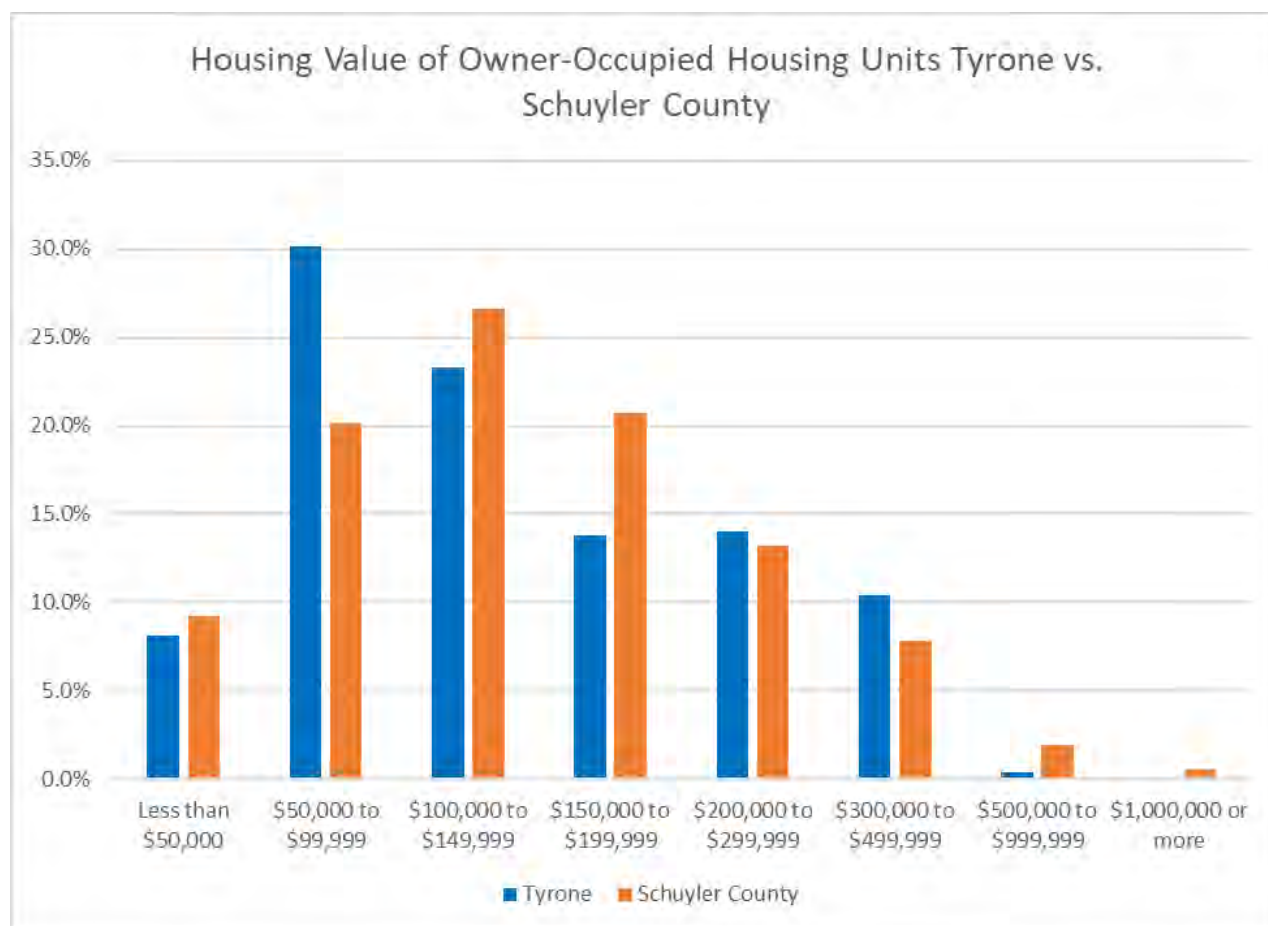
### Census Data: Housing Occupancy and Characteristics in Tyrone

According to 2021 American Community Survey 5-year estimates, there are 1,275 housing units in Tyrone. 623 (48.9%) of these housing units are occupied and 652 (51.1%) of these housing units are vacant. These numbers are potentially influenced by seasonal residents who claim their residency in another municipality than Tyrone. The vast majority of housing units in Tyrone are 1-unit, detached units with 960 out of the 1,275 units (75%) being this type. Approximately 26% of housing units (339) in the Town were built in 1939 or earlier. Tyrone has a slightly lower percentage of houses built prior to 1939 as compared to Schuyler County, but has a higher number of houses built as compared to Schuyler County between 1990 and 1999.



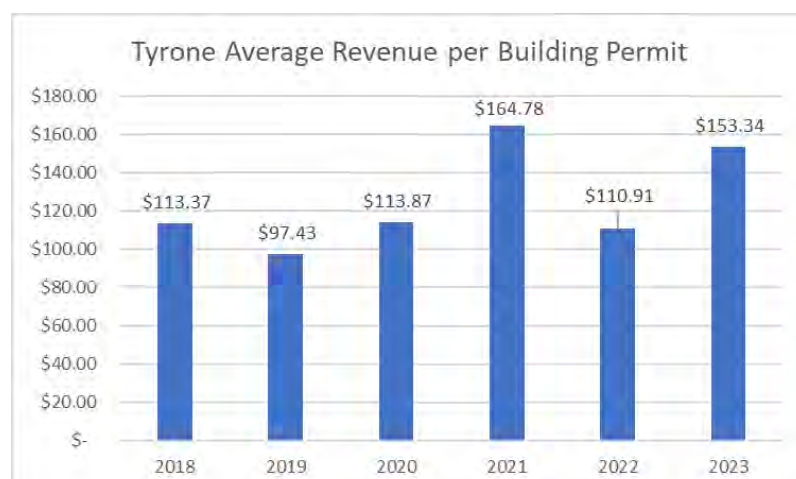
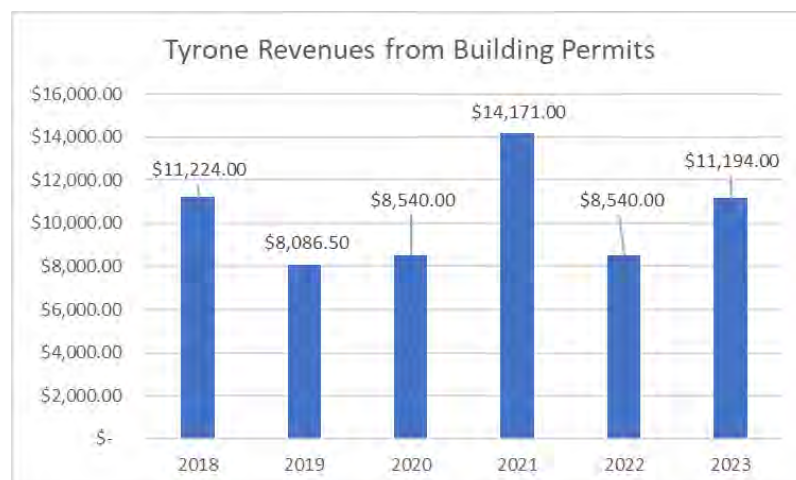
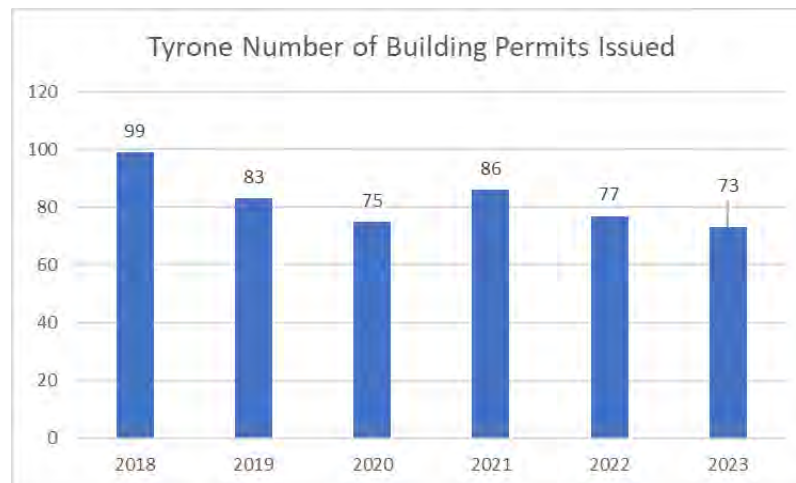
## Census Data: Housing Value Tyrone

The median home value of owner-occupied units in Tyrone is \$118,600 according to the 2021 ACS 5-year Estimates. This is less than the median housing value of owner-occupied units in Schuylar County as a whole, which is \$134,400. The greatest differences between Tyrone and Schuylar County appear to be that Tyrone has a higher percentage of owner-occupied homes valued between \$50,000 and \$99,999 than Schuylar County and a lower percentage of homes valued between \$150,000 and \$199,999 than Schuylar County.



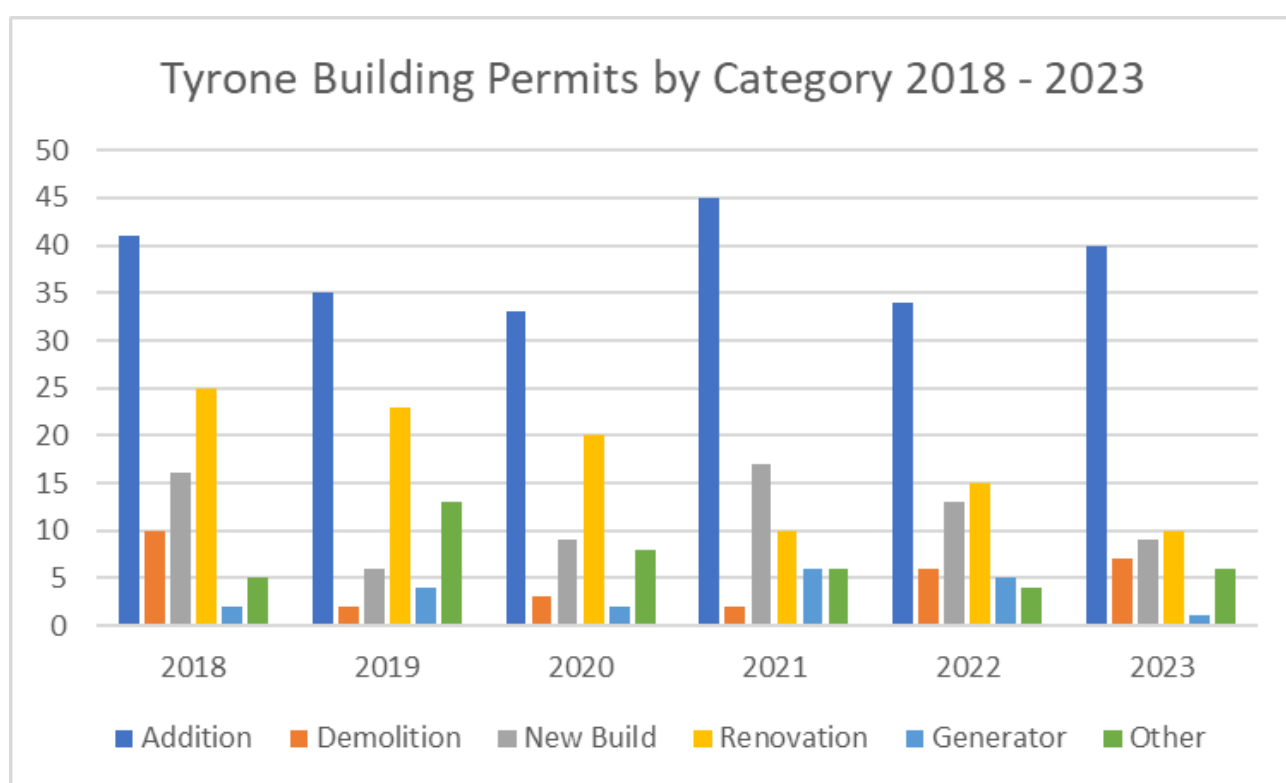
## Building Permit Information 2018-2023

The number of building permits issued in the Town of Tyrone in the last six years was highest in 2018 with 99 building permits issued. Since then, the number of building permits issued each year has been fairly steady between the mid-70s and mid-80s. The highest year for building permit revenues was 2021, when the Town received \$14,171 from building permits. 2021 also saw the highest average revenue per building permit at \$164.78 per permit.



### ***Building Permit Information 2018-2023 (continued)***

Data on building permits issued in the Town of Tyrone between 2018 and 2023 were further broken down into the following categories: addition, demolition, new build, renovation, generator, and other. Addition indicates any new construction that was not a new dwelling unit (i.e. deck, shed, garage, barn, etc.). Demolition indicated anything that was demolished and not rebuilt. New build indicates a new dwelling unit such as a modular home, double wide, stick-built house, apartment, etc. Generator indicates the installation of a generator. Other includes but is not limited to any other permit issued such as an operation permit, a permit for electrical service, installation of a wood stove, installation of septic, installation of geothermal heating and cooling, heat pumps, and solar arrays. The majority of building permits issued between 2018 and 2023 fell into the “addition” category.

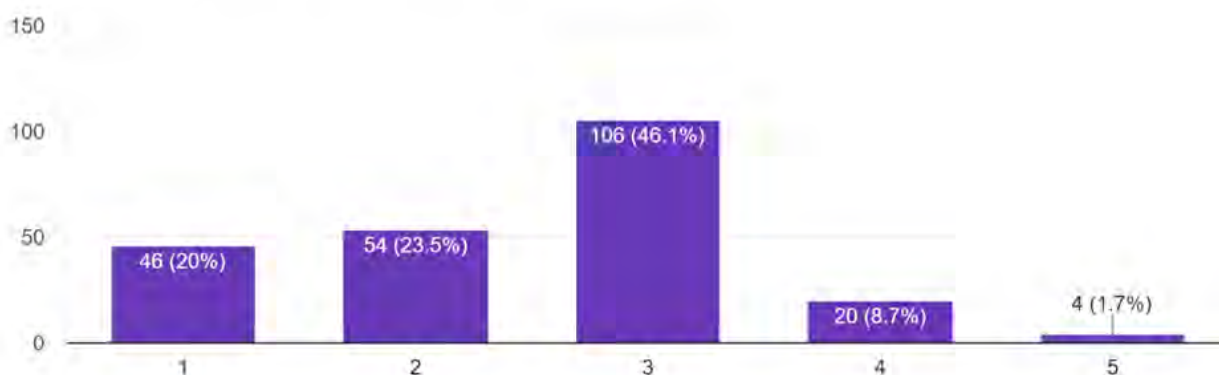


## Survey and Visioning Session Results

The perception of housing quality in Tyrone is low based on the survey results, with 89.6% of survey rating housing quality very poor, poor, or okay (a rating of 1, 2, or 3 on the survey results). Additionally, 48.6% of survey respondents stated that the quality of housing in Tyrone has changed negatively in the last 20 years. A few survey respondents noted that there appears to be a divide between the quality of housing around the lakes and the quality of housing elsewhere in Town, with housing around the lakes being of higher quality than housing elsewhere in Tyrone. In terms of why respondents thought the quality of housing has changed negatively in the last 20 years, the most common perception was a lack of property maintenance by homeowners whether that was due to the cost of upkeep or unwillingness to put in the effort to keep their home maintained.

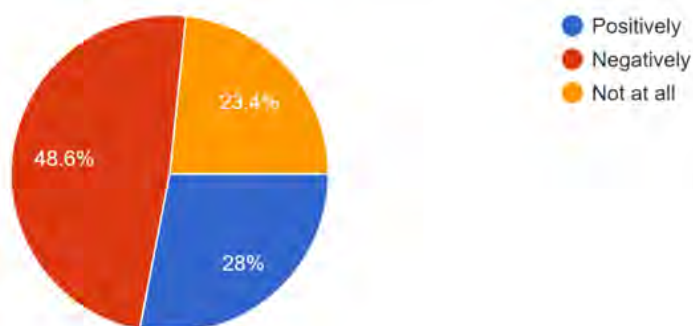
16. Overall, how do you perceive the quality of housing in Tyrone? Please indicate your answer on a scale of 1-5, with 1 being very poor and 5 being very good.

230 responses



17. In the last 20 years, how has the quality of housing changed in Tyrone? Please check one.

214 responses

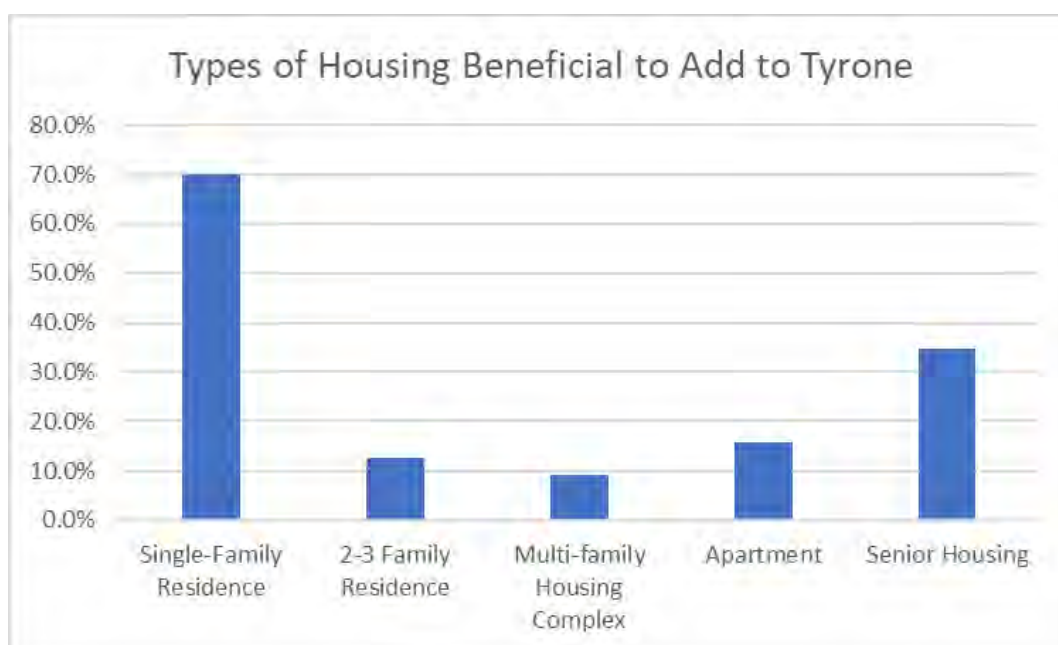




## Survey and Visioning Session Results (continued)

Nearly all survey respondents reside in single-family homes (95.2%), which is higher than the percentage of single-family homes in Tyrone according to American Community Survey data, but is not unexpected. Additionally, 91.2% of survey respondents indicated they were neither landlords nor renters, which was not unexpected. There were six responses from renters in Tyrone, three of whom have landlords that live in Tyrone and three of whom have landlords that live outside of Tyrone. There were twelve responses from landlords, nine of whom live in Tyrone and three of whom live outside of Tyrone.

Survey respondents were also asked about which types of housing they believed would be beneficial to add to Tyrone. Nearly 70% of respondents stated that they would like to see more single-family housing in Tyrone. Senior housing is the only other housing type a significant number of respondents answered they would like to see more in the Tyrone at approximately 35%. This tracks with other survey responses and and visioning session results, as there was a desire expressed from residents for better senior citizen services and senior citizen housing



Housing-related comments at the visioning session were mostly in the weaknesses and threats categories. Participants listed neglected buildings/lack of code enforcement and tax assessments under weaknesses as well as property maintenance, property assessments, and cost of living increases under threats. Conversely, participants also listed housing under the opportunities category. As the perception of the state of housing in Tyrone is negative, changing things to a positive perception could be an opportunity for the future.

## **Priority Areas**

Utilizing the public input gained from the survey and the visioning session, the Town has decided to focus on five priority areas to improve housing in the Town. The four areas are below:

### **Develop a Partnership and Promote the Services of Community Housing Development Organizations Serving Schuyler County**

There are currently three community housing development organizations serving Schuyler County, which are Arbor Housing & Development located in Corning, Bishop Sheen Ecumenical Housing Foundation, Inc. located in Rochester, and Ithaca Neighborhood Housing Services, Inc. located in Ithaca. These three organizations operate a variety of programs to assist homeowners with accessibility modifications, rehabilitation, down payment assistance, manufactured home replacement, and emergency repairs. While it may not be feasible for a senior housing development to be built in Tyrone, senior citizens in Town may be able to utilize the resources provided by these agencies to make modifications to their homes to make it easier to age in place such as installing grab bars and ramps. The programs offered by these organizations are also open to anyone who is low-income, not just those who are elderly.

### **Work with SCOPED on Workforce Housing Initiatives**

Workforce housing is defined as housing affordable to households earning between 60 and 120 percent of the area median income according to the Urban Land Institute. Schuyler County as a whole currently has limited quality housing stock that may not meet the needs of middle-income workers looking to live within the County. To that end, SCOPED has been investigating workforce housing initiatives to develop housing options for middle-income workers. The Town of Tyrone could work with SCOPED to determine if any of the workforce housing initiatives are a good fit for the Town and potentially attract middle-income workers to Tyrone.

### **Develop Volunteer Opportunities to Assist Homeowners with Code Violations, Minor Repairs, and Property Maintenance**

Survey results indicate that respondents perceive the lack of property maintenance by homeowners is a significant reason the quality of housing in Tyrone has declined over the past 20 years. To assist homeowners with property maintenance and remediating code violations, the Town could develop and coordinate volunteer opportunities for residents to assist other residents with these items. An example is Plano, Texas, which operates the CARES (Code Abatement by Residents Engaged in Service) program that connects local volunteers with residents in need of assistance with common property code violations. A similar initiative in Tyrone could remediate code violations and improve the visual aesthetics of the Town.

### **Educate Residents and Code Enforcement on Accessory Dwelling Units (ADUs)**

Accessory Dwelling Units, or ADUs, are smaller, independent residential dwelling units on the same lot as a stand-alone single-family home. These structures can be attached or detached to the stand-alone single family home and have the potential to increase housing affordability. The Town of Tyrone has no restrictions on ADUs, and therefore residents have the ability to construct an ADU on their property. The Town could conduct educational events for both residents and code enforcement on ADUs to diversify the Town's housing stock, develop workforce housing, and increase affordability.

## ***Priority Areas (continued)***

### **Encourage Schuyler County to Create a Land Bank**

Land banks acquire, manage, maintain, and repurpose vacant, abandoned, and foreclosed properties. The purpose of a land bank is to facilitate the return of vacant, abandoned, and tax-delinquent properties to productive use. Steuben County, Chemung County, and Seneca County all operate land banks. Land banks are a useful tool to supporting workforce development housing goals and addressing vacant and abandoned properties. The Town of Tyrone can encourage Schuyler County to conduct a feasibility study for a land bank and potentially create a land bank in the county.

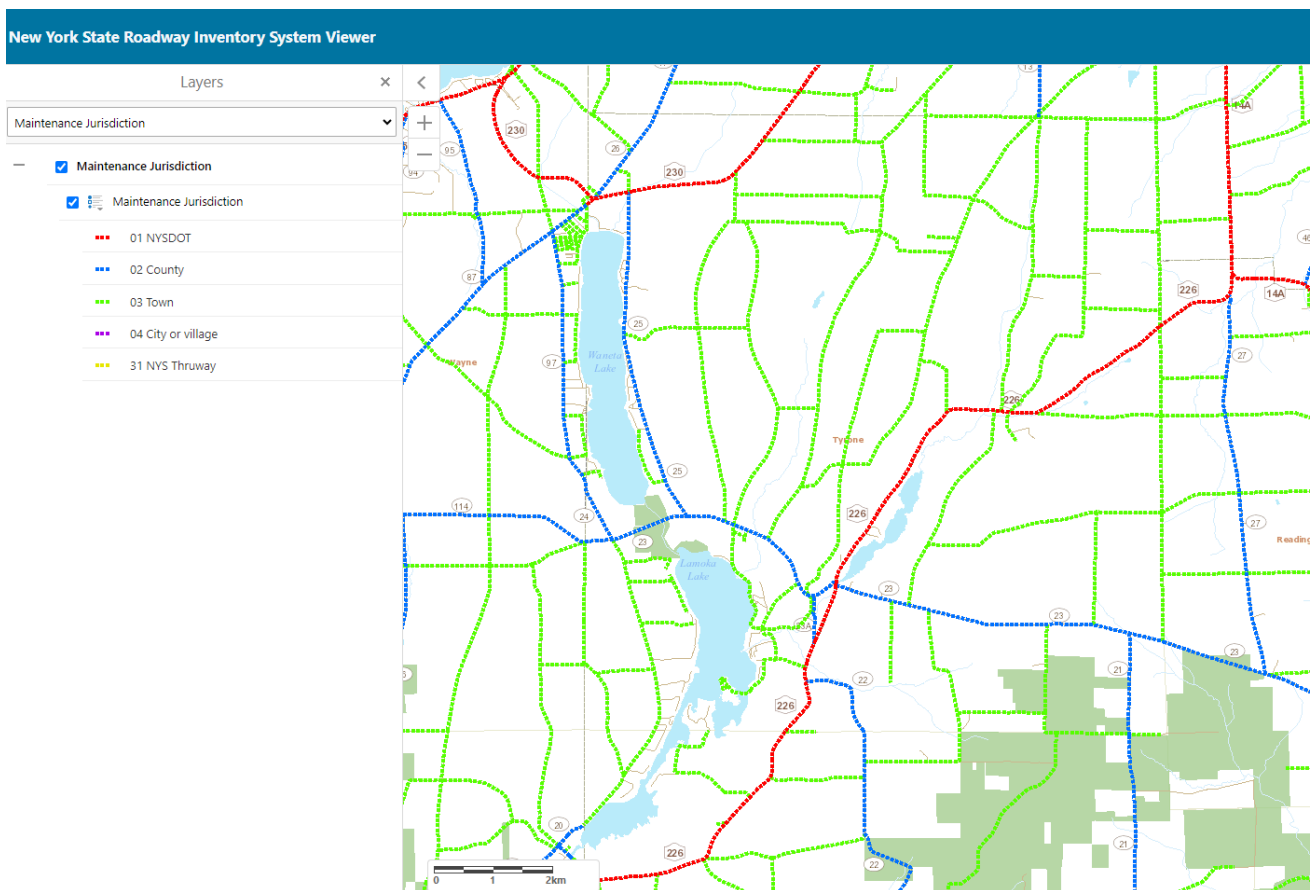
## Chapter 6: Infrastructure and Services

### Relevant Sections of the Vision Statement

- *Balance the needs and desires of lakefront and non-lakefront property owners to ensure a positive environment for all Town residents.*

### Roads

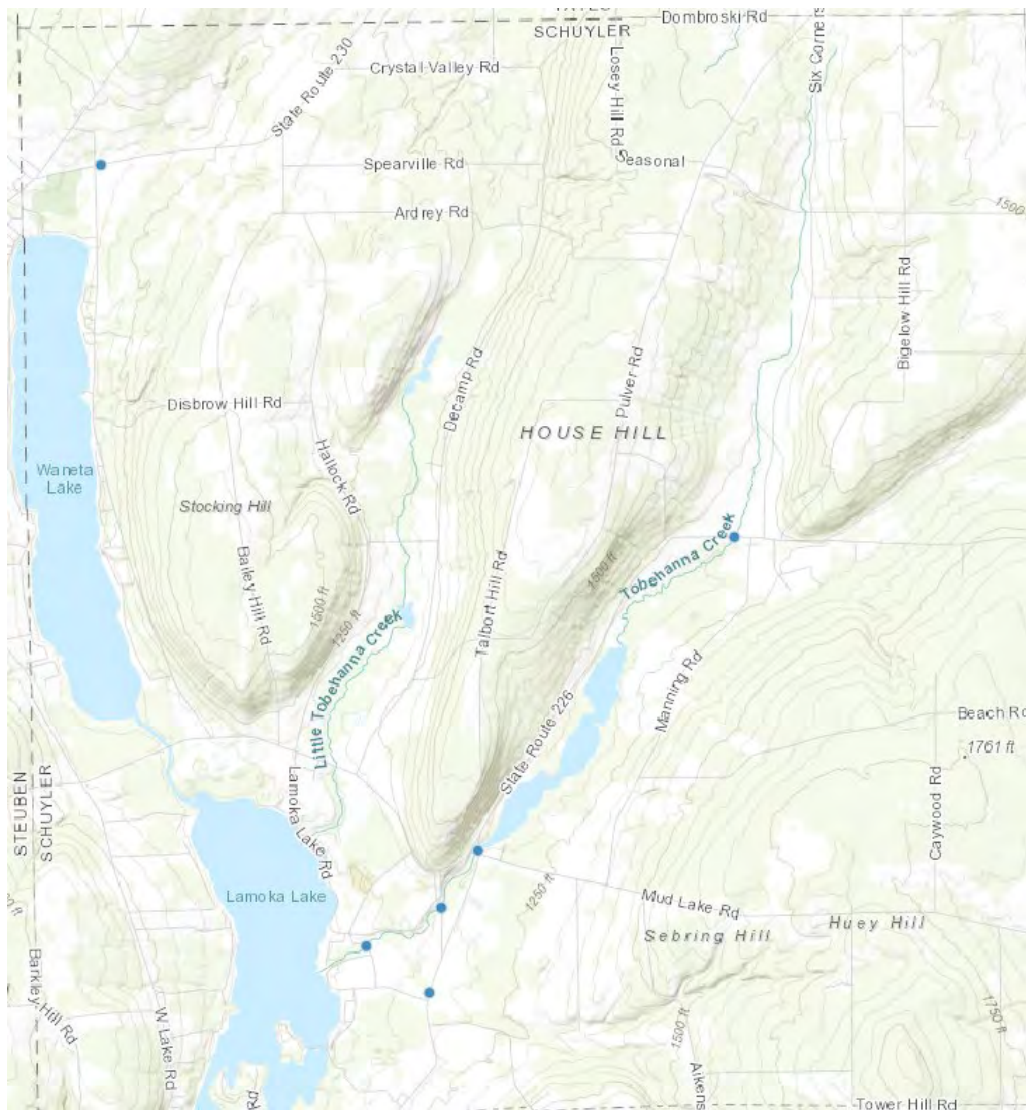
According to the 2022 Local Highway Inventory, the Town of Tyrone has 71.77 miles of Town roads and 14.62 miles of County roads. County roads running through Tyrone are County Route 21, 22, 23, 23A, 24, 25, and 26. There are also portions of State Route 230 and State Route 226 that run through Tyrone. County Route 23 running through Tyrone between the Reading Town Line and County Route 25 in particular has a higher average annual daily traffic than other roads in the surrounding area. The map below shows all roads within Tyrone based on maintenance jurisdiction.



## Bridges

There are six bridges within the Town of Tyrone. Four are owned by New York State Department of Transportation and two are owned by Schuyler County. The oldest bridge in Tyrone crosses Tobehanna Creek and was either built or last replaced in 1973. All bridges in Tyrone have been inspected within the last two years and none have a poor status rating as per the Federal Highway Administration.

06	Schuyler	Tyrone (Town)	1042060	0.8 MI SW OF TYRONE	226 226 63021038	HOWELL CREEK	NYSDOT	2020	11/17/2022	N
06	Schuyler	Tyrone (Town)	1042070	NW END OF TYRONE	226 226 63021047	TOBEHANNA CREEK	NYSDOT	2012	06/08/2022	N
06	Schuyler	Tyrone (Town)	1090770	SW END OF ALTAY	226 226 63021073	TOBEHANNA CREEK	NYSDOT	1973	05/18/2022	N
06	Schuyler	Tyrone (Town)	1074680	2.4 MI E JCT RTE 54 & 230	230 230 63021005	INLET WANETA LAKE	NYSDOT	1992	07/18/2023	N
06	Schuyler	Tyrone (Town)	3359580	.3 MI N JCT SH226 & CR23A	COUNTY ROAD 23A	TOBEHANNA CREEK	30 - County	2002	04/12/2023	N
06	Schuyler	Tyrone (Town)	3332750	0.6 MI SW OF TYRONE	LAMOKA LAKE ROAD	TOBEHANNA CREEK	30 - County	1991	06/08/2022	N





**Sidewalks, Streetlights, Water, Sewer, Recycling Center**

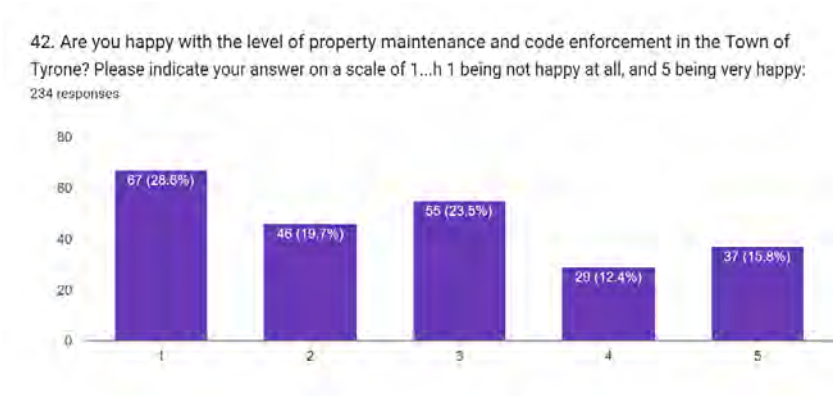
There are no sidewalks, no public water, nor public sewer in Tyrone. The Town has five (5) streetlights and three (3) bridge lights. The Town Highway Department is responsible for the maintenance of roadways in the Town and the operation of the recycling center. Tyrone has a source separated recycling center that operates at the Fire Hall on Route 226 every Saturday from 8:00 AM until noon. In order to make the recycling center self-sustaining, the Town is considering charging per usage by amount deposited for recycling or a different type of fee system.

While there are not currently any Town parks, the Town is considering building a Town park.

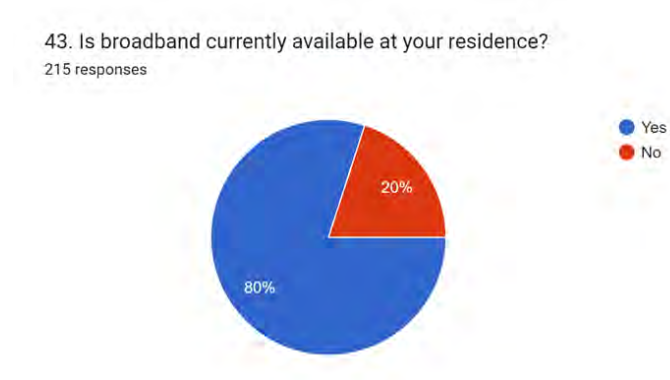
Without new income and/or an increase in revenues for the Town, no new services will be added nor expanded without additional costs to residents or users.

**Survey and Visioning Session Results**

Survey respondents indicated mixed reviews of the level of property maintenance and code enforcement within the Town of Tyrone, however, more survey respondents were on the negative end of the scale instead of the positive end of the scale.

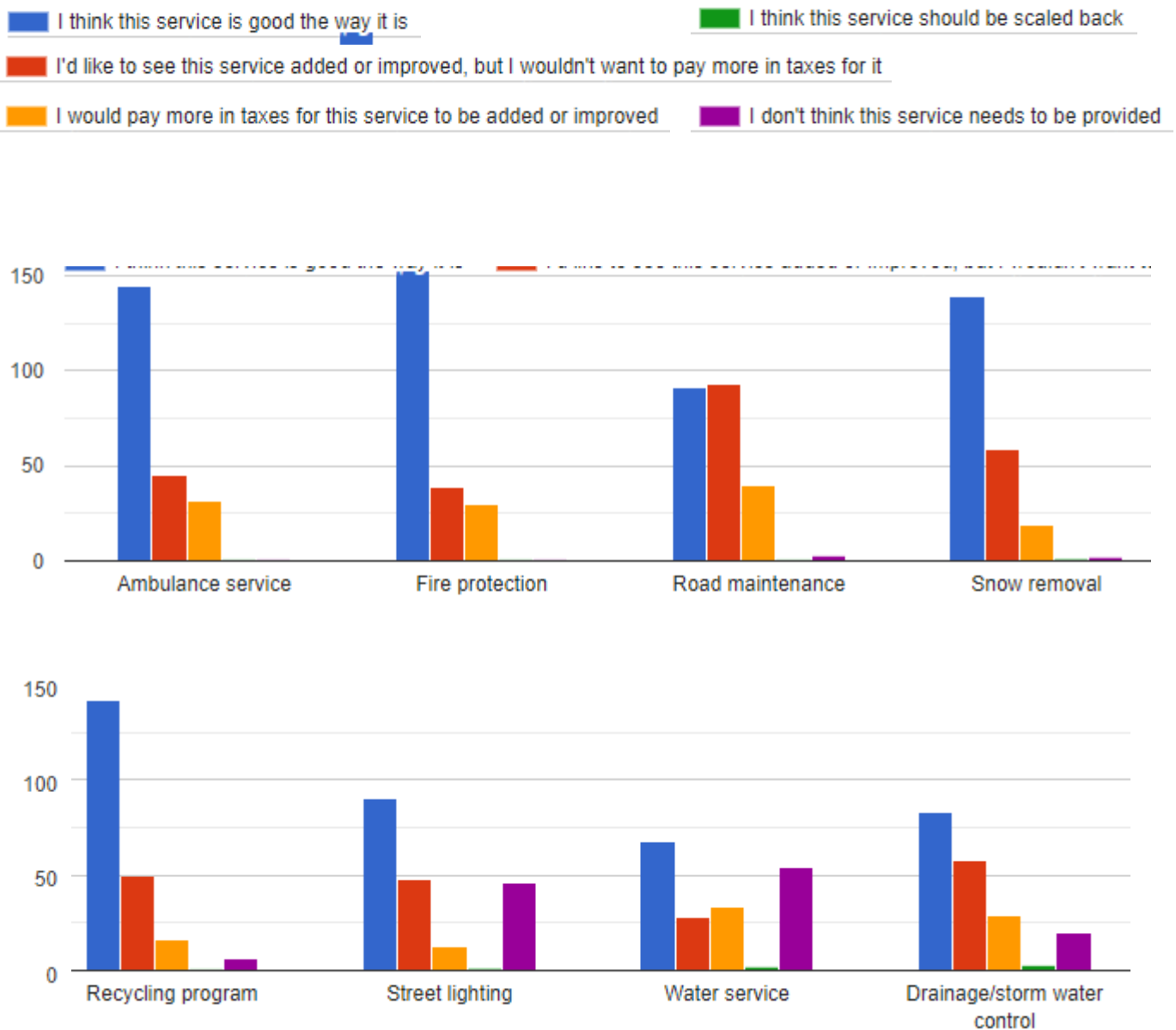


20% of survey respondents stated that they do not have broadband available at their home. This is very similar to the New York State Public Service Commission availability map, which estimates that 18.4% of Tyrone households are unserved. Tyrone has a greater percentage of households without broadband access than both Schuyler County (8.6% unserved) and New York State (2.5% unserved).



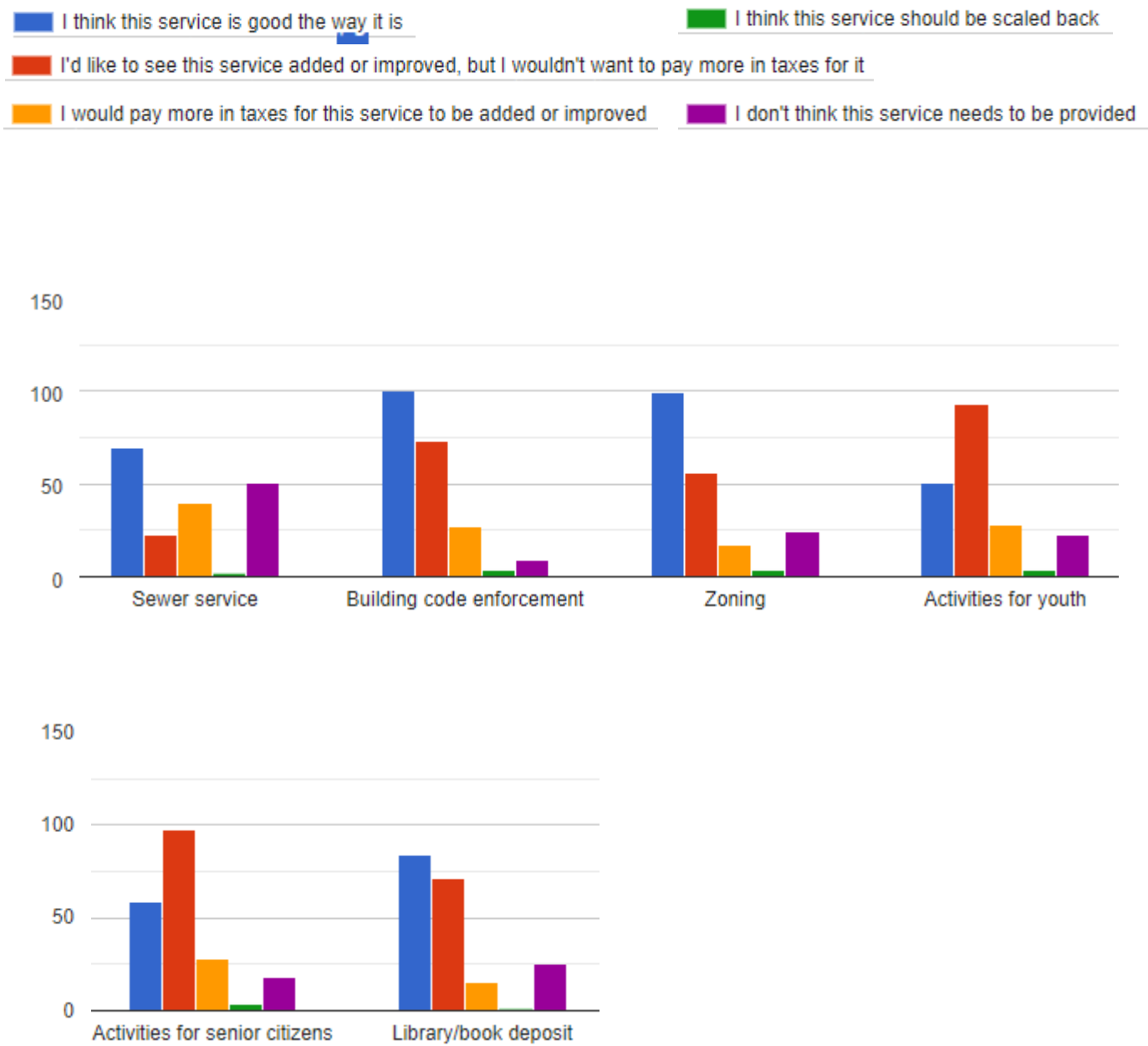
## Survey and Visioning Session Results (continued)

According to survey results, a slight majority of respondents would like to see road maintenance and drainage/stormwater control improved in Tyrone. However, a majority of those that would like to see these services improved are not willing to pay more in taxes for it. As stated on the previous page, without new income and/or an increase in revenues for the Town, no new services will be added nor expanded without additional costs to residents or users.



Survey and Visioning Session Results (continued)

According to survey results, a slight majority of respondents would like to see building code enforcement, activities for youth, and activities for senior citizens improved in Tyrone. However, a majority of those that would like to see these services improved are not willing to pay more in taxes for it. As stated on the previous pages, without new income and/or an increase in revenues for the Town, no new services will be added nor expanded without additional costs to residents or users.



## **Priority Areas**

Utilizing the public input gained from the survey and the visioning session, the Town has decided to focus on three priority areas to improve infrastructure and services in the Town. The three areas are below:

### **Support Activities for Seniors and Youth**

Although residents appear to be unwilling to pay more in taxes to support increased activities for seniors and youth in Town, there are potential cost-effective ways the Town can support these activities. The Town is already considering the creation of a new park, which will provide activity space for all residents, including youth and seniors. As part of the creation of the park, the Town could attempt to secure funds for a pavilion or structure that could be rented out for events, which would bring in revenue for the Town as well as provide a space that could host senior and youth events.

### **Consider Creating a Capital Project Plan**

To support infrastructure management of roads and drainage/stormwater control, the Town of Tyrone will consider the creation of a capital project plan. A capital project plan lists and describes capital projects that a local government plans to undertake, indicates how those projects will be funded, and projects the effects of the plan on key financial variables of interest to local decision-makers. Although Town residents do not seem to be willing to pay more in taxes for improved road maintenance and drainage/stormwater control, through the capital project planning process the Town can more effectively manage the infrastructure for which it is currently responsible.

### **Potential for Recycling Center to Become Self-Sustaining**

The Town is already considering charging per usage by amount deposited for recycling or a different type of fee system in order to ensure the recycling center becomes self-sustaining. Several survey respondents stated the recycling center as one of the best parts of Tyrone. The Town should investigate how to make the recycling center self-sustaining, which will ensure that it remains functioning and able to serve all residents.

### **Convert Streetlights to LED**

The Town of Tyrone currently does not have LED streetlights. LED streetlights use 45-70% less energy and last longer than traditional streetlights. Due to lower energy usage, switching to LED streetlights will reduce operating costs for the Town. Additionally, LED streetlights produce a whiter, brighter light that provides enhanced visibility and safety. The Town of Tyrone should investigate converting its streetlights to LEDs.

## Chapter 7: Environment and Natural Resources

### ***Relevant Sections of the Vision Statement***

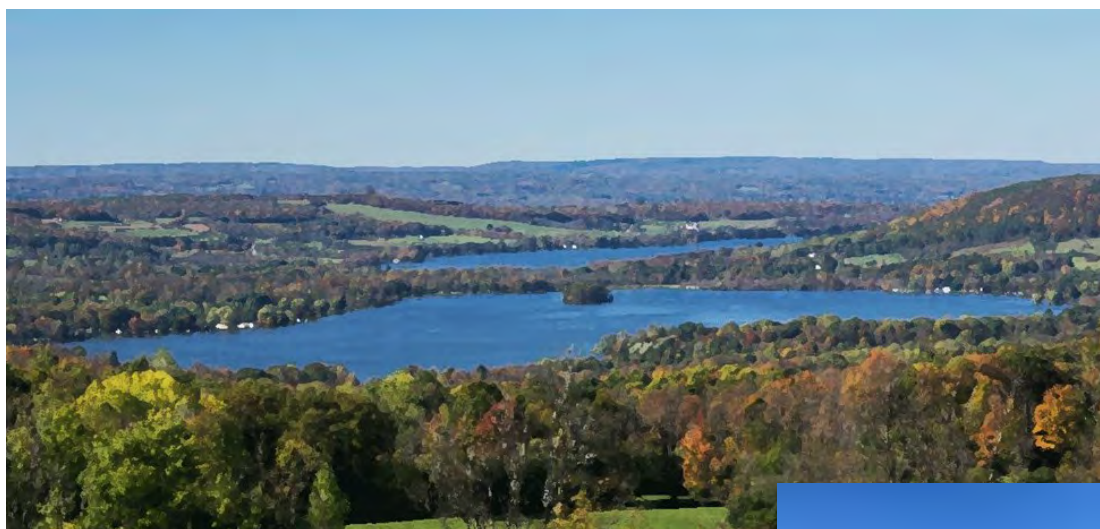
- *Increase opportunities for recreation and opportunities for enjoyment of Town natural resources through the creation of trails and parks.*

### ***Lamoka and Waneta Lakes***

Lamoka and Waneta Lakes are two significant natural resources of the Town of Tyrone and are important to the character and lifestyle of town residents. Lamoka Lake has an area of 826 acres with a shoreline of 11.3 miles, while Waneta Lake is slightly smaller with an area of 781 acres and shoreline of 6.8 miles. The two lakes contain a variety of plant and aquatic life, with largemouth and smallmouth bass being two of the most sought-after species according to the Lamoka Waneta Lakes' Association. Both lakes can be accessed from a NYSDEC boat launch site that gives access to the channel connecting the lakes.

### ***Sugar Hill State Forest***

A small portion of the 9,085-acre Sugar Hill State Forest lies within the borders of the Town of Tyrone. This portion of the forest is in the southeast corner of the town and contains a multi-use trail, parking area, and two primitive campsites.



*Above: Aerial View of Lamoka and Waneta Lakes*

*At Right: Spencer Pond in Sugar Hill State Forest*

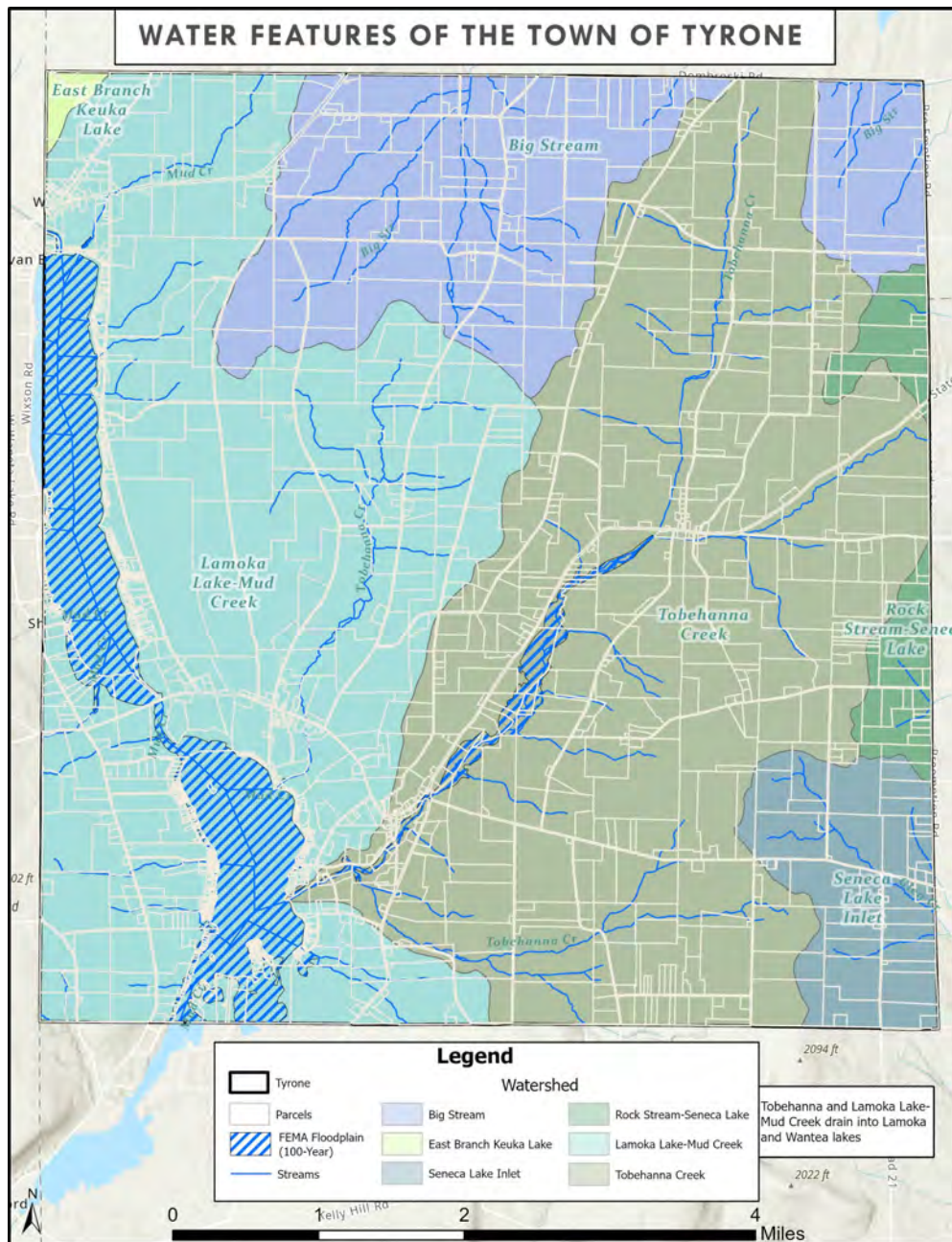




## Water Features of Tyrone

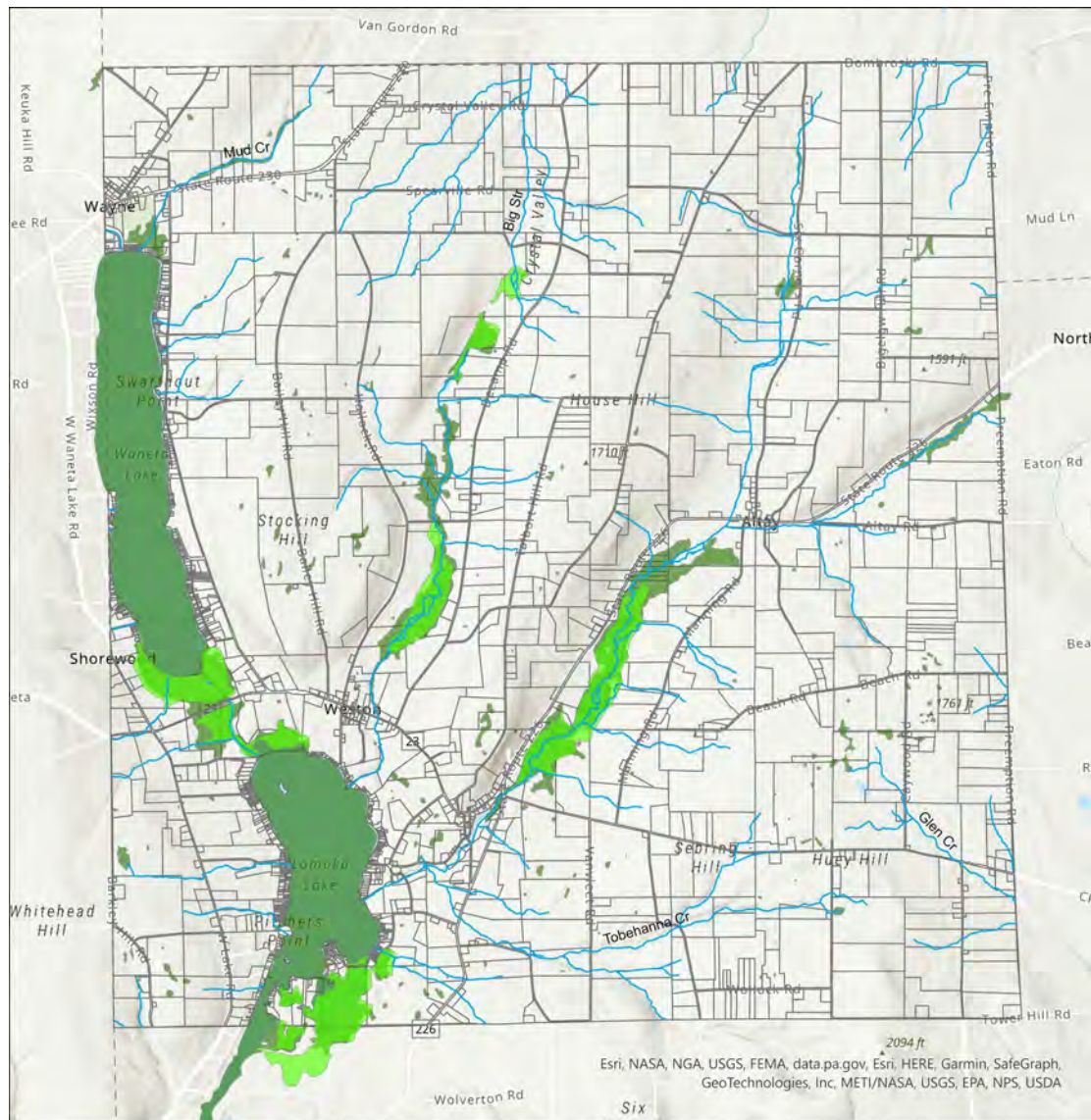
There are six watersheds in the Town of Tyrone: Big Stream, East Branch Keuka Lake, Seneca Lake Inlet, Rock Stream—Seneca Lake, Lamoka Lake—Mud Creek, and Tobehanna Creek. The vast majority of the Town is covered by the Lamoka Lake—Mud Creek and Tobehanna Creek watersheds, both of which drain into Lamoka and Waneta Lakes. However, there are also significant areas of the Town in the Big Stream and Seneca Lake—Inlet watersheds, which do not drain into Lamoka and Waneta Lakes.

There are some areas of the Town within the 100-year floodplain, especially along Tobehanna Creek and State Route 226. However, the area of the Town within the 100-year floodplain relative to its total land area is quite small.



## Wetlands and Streams of Tyrone

There appear to be a few sizeable wetlands in Tyrone outside of Lamoka and Waneta Lakes. Those classified by the NYS Department of Environmental Conservation are noted in light green on the map below. Wetlands are significant in that it may be necessary to obtain a Freshwater Wetland Permit from NYSDEC before conducting activities such as digging or excavating, clearing vegetation, or building a structure or road if within a wetland that is 12.4 acres or larger.



Town of Tyrone Wetlands and Streams

- Tyrone DEC Streams
- Tyrone DEC Wetlands
- Tyrone National Wetlands
- Tyrone Parcels
- Tyrone Town Boundary

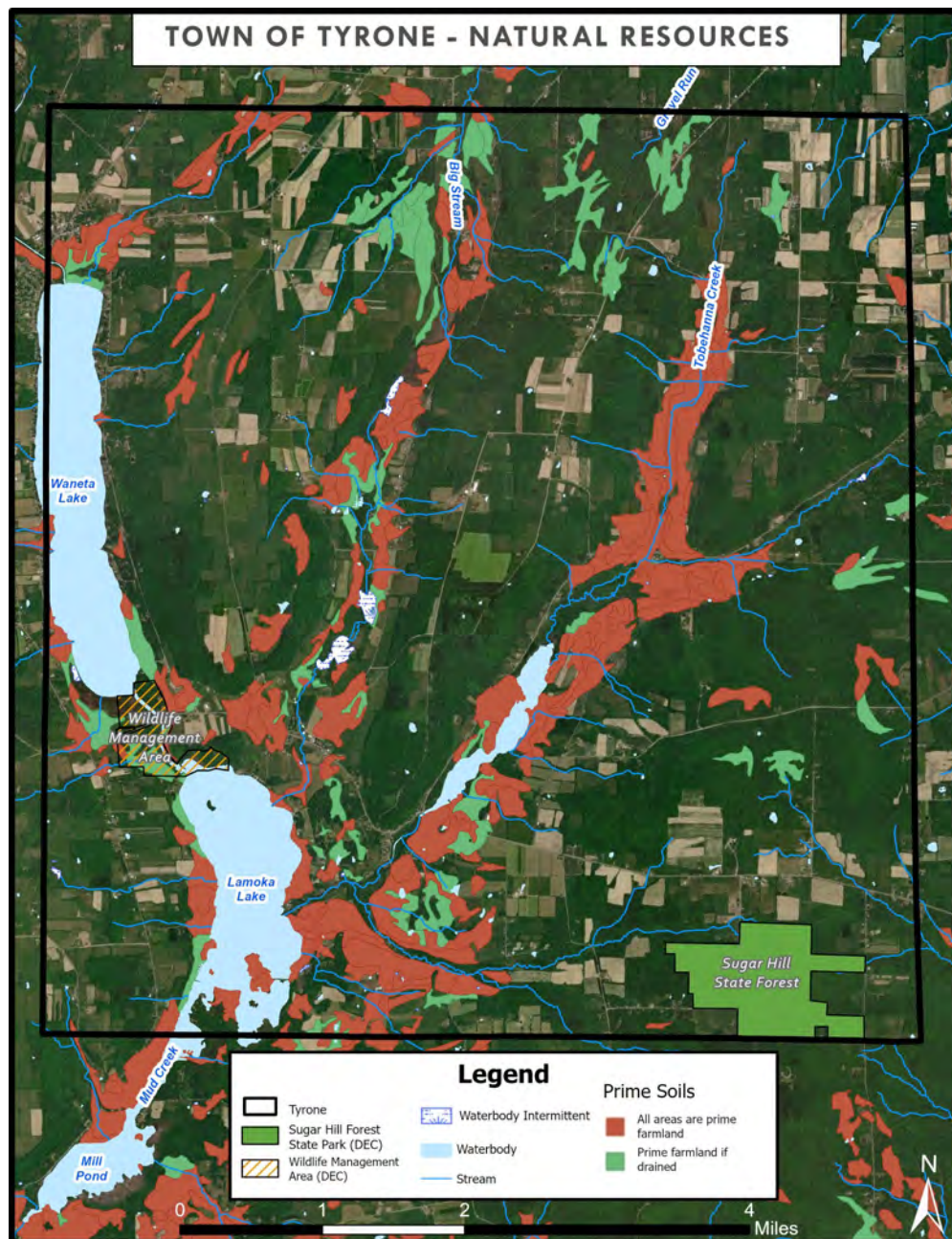
0 0.5 1 2 Miles





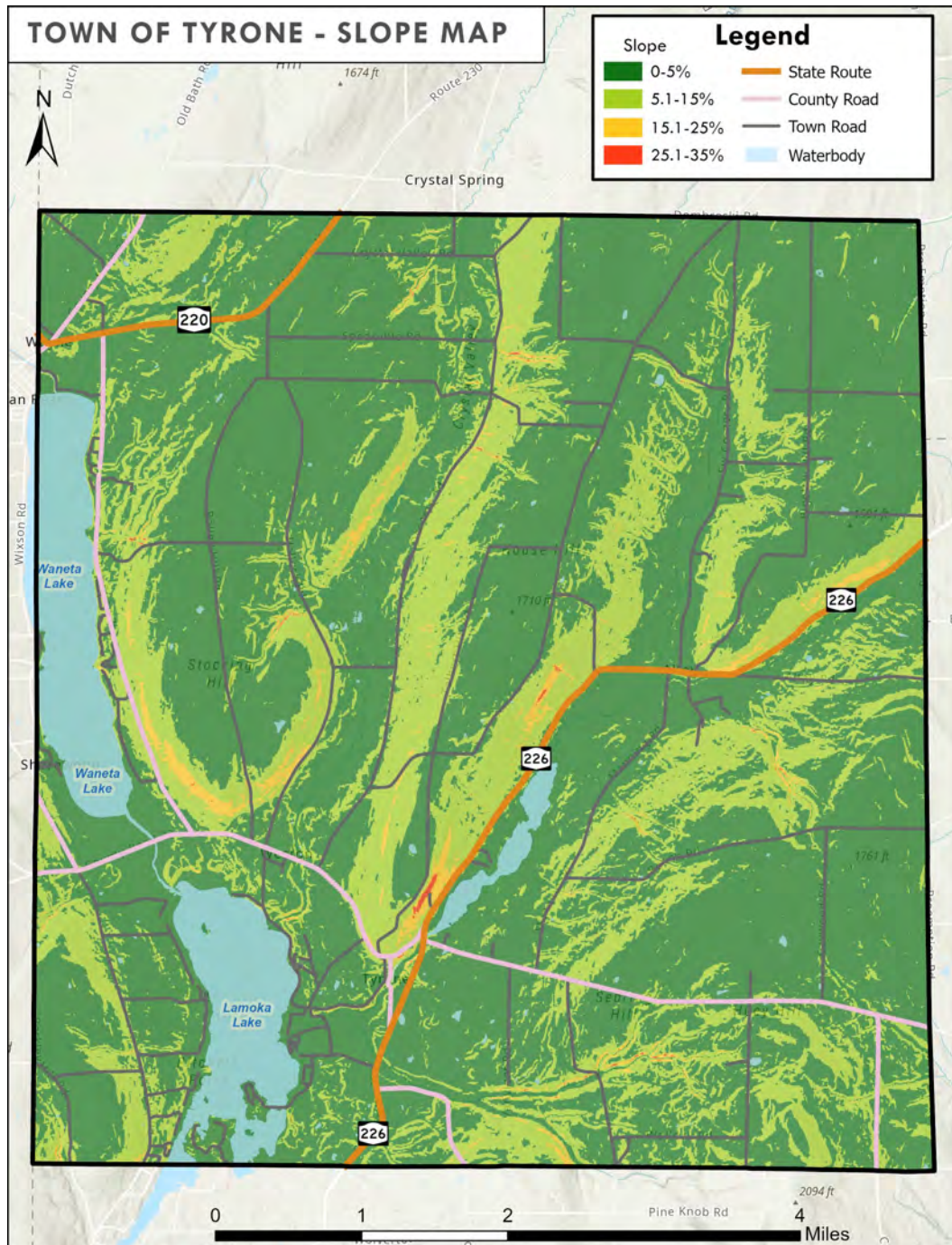
## Natural Resources of Tyrone

Significant natural resources in the Town of Tyrone include Lamoka Lake, Waneta Lake, and Sugar Hill State Forest. These areas are further expanded upon in the first page of this chapter. Tyrone also contains natural resources in the form of prime farmland, which is expanded upon in Chapter 4: Farming and Agriculture. Finally, the Town of Tyrone contains the Waneta-Lamoka Wildlife Management Area located between Lamoka and Waneta Lakes. The primary purposes of this area are wildlife management, wildlife habitat management, and wildlife-dependent recreation. The boat launch is located in this wildlife management area and much of the land within it is wetland.



## Tyrone Slopes

According to the New York State Stormwater Management Design Manual, development on slopes 15% or greater should be avoided. On the map below, these areas are noted in orange and red. Fortunately, the vast majority of land in the Town of Tyrone appears to have a slope of less than 15%. Development on steep slopes can cause multiple issues, especially significant water runoff causing flash flooding, washouts, and water pollution.



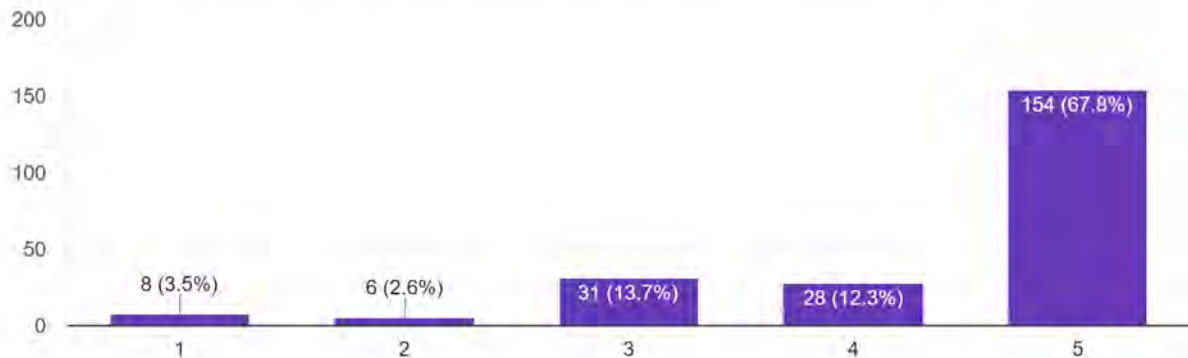


## Survey and Visioning Session Results

67.8% of respondents indicated that ensuring the natural, shared, open spaces of Tyrone continue to remain undeveloped for recreation is important to them. Majorities of survey respondents currently use natural space in the Town for walking/hiking, fishing, boating, and kayaking. The most significant response in terms of which activities respondents would like more opportunities to use natural spaces in Town were walking/hiking, with 72.6% of respondents indicating they would like these opportunities. Other responses stated that respondents would like to see a public swimming/beach area and picnic area in the Town.

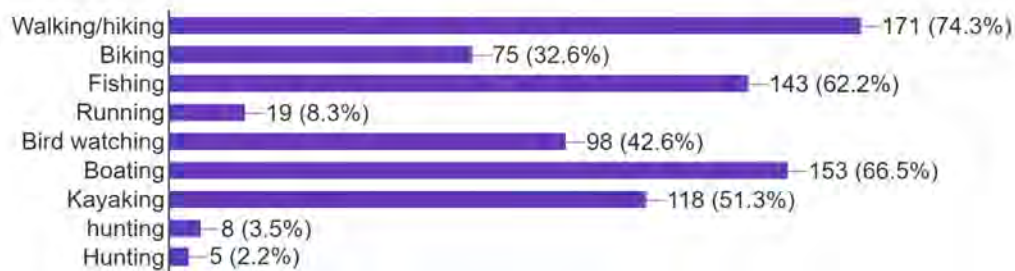
28. How important is it to you that the natural, shared, open spaces of Tyrone used for recreation remain undeveloped and open? Examples include: Wa... not at all important and 5 being very important:

227 responses



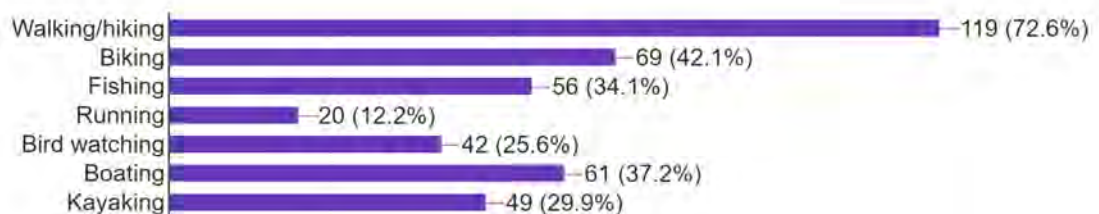
29. What activities do you currently use natural space in your Town for? Mark all that apply.

230 responses



30. What activities would you like more opportunities to use natural spaces in your Town for? Mark all that apply.

164 responses



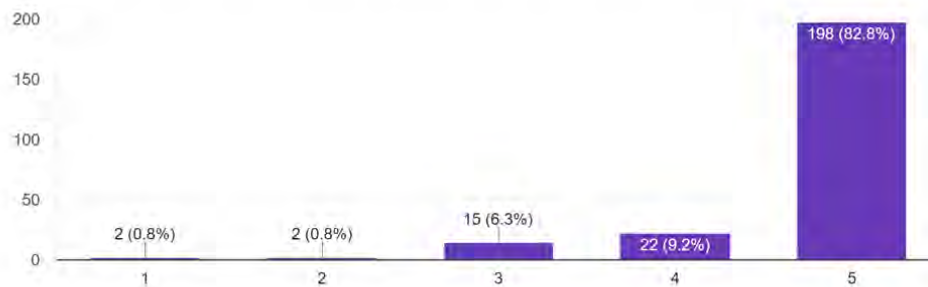


## Survey and Visioning Session Results

Approximately 83% of survey respondents stated that water quality and protection of the lakes is very important to them. Interestingly, only 40.8% of respondents indicated that they are very concerned about lakeside development and losing scenic views of the lake and/or hillside. At the visioning session, participants listed the lakes, scenic views, and the Lake Association as strengths of the Town and water quality as a threat. These responses appear to align with the survey responses shown below.

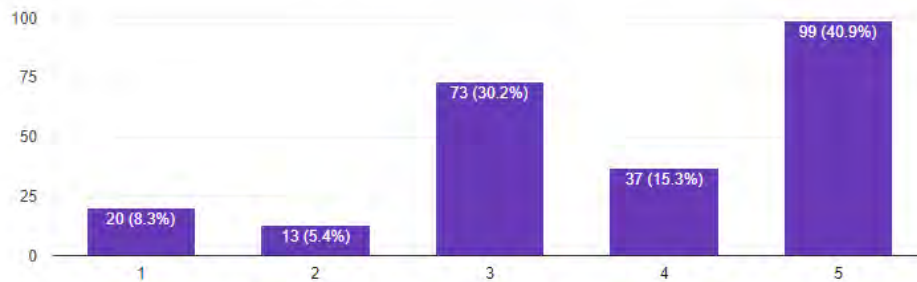
34. How important is water quality and protection of the lakes to you? Please indicate your answer on a scale of 1-5, with 1 being not at all important, and 5 being very important:

239 responses



35. Are you concerned about lakeside development and losing scenic views of the lake and/or hillside? Please indicate your answer on a scale of 1-5, with 1 being not at all concerned, and 5 being very concerned:

242 responses



The community survey also asked if there are any initiatives the Town should undertake to protect the lakes. There appear to be significant concerns around weeds, algae blooms, dredging of the canal, and charging for use of the boat launch. There were also some recommendations for the implementation of a sewer system, erosion control, and improved enforcement of septic requirements. In terms of dredging the canal and the boat launch, neither of those areas are under the control of the Town of Tyrone, therefore the Town is unable to take action on those issues. The Towns of Tyrone, Wayne, and Orange contract with Schuylar County Soil and Water to manage septic systems along the lakes. In terms of addressing concerns around weeds and algae blooms, the Lamoka Waneta Lakes Association works with NYS Department of Environmental Conservation on these issues.

## ***Priority Areas***

Utilizing the public input gained from the survey and the visioning session, the Town has decided to focus on three priority areas to improve land use in the Town. The three areas are below:

### **Consider Limiting Development on Steep Slopes**

Development on steep slopes could result in increased road repair costs when runoff issues cause roads to wash out, additional maintenance of roadside culverts and ditches due to runoff issues, and increased stream maintenance costs. The Town of Tyrone could consider the adoption of a local law limiting development on steep slopes to mitigate these effects on the Town. This local law could encompass anything from requiring site plan review for development on steep slopes to excluding commercial and residential development on steep slopes. In addition to mitigating the effects listed above, this action could help with preserving natural scenic beauty of the hillside.

### **Investigate the Creation of Walking/Hiking Infrastructure**

Over three-quarters of survey respondents indicated they would like increased walking and hiking opportunities in the Town of Tyrone. These opportunities could take the form of better walking infrastructure along roadways, such as putting a pedestrian lane on the side of a Town road with a slightly raised divider to increase safety. Alternatively, the Town could review land it owns to determine whether it is possible to develop walking or hiking trails on that land. While there may not be land suitable for this purposed owned by the Town today, it is possible the Town will acquire suitable land at some point in the future.

## Chapter 8: Land Use

### ***Relevant Sections of the Vision Statement***

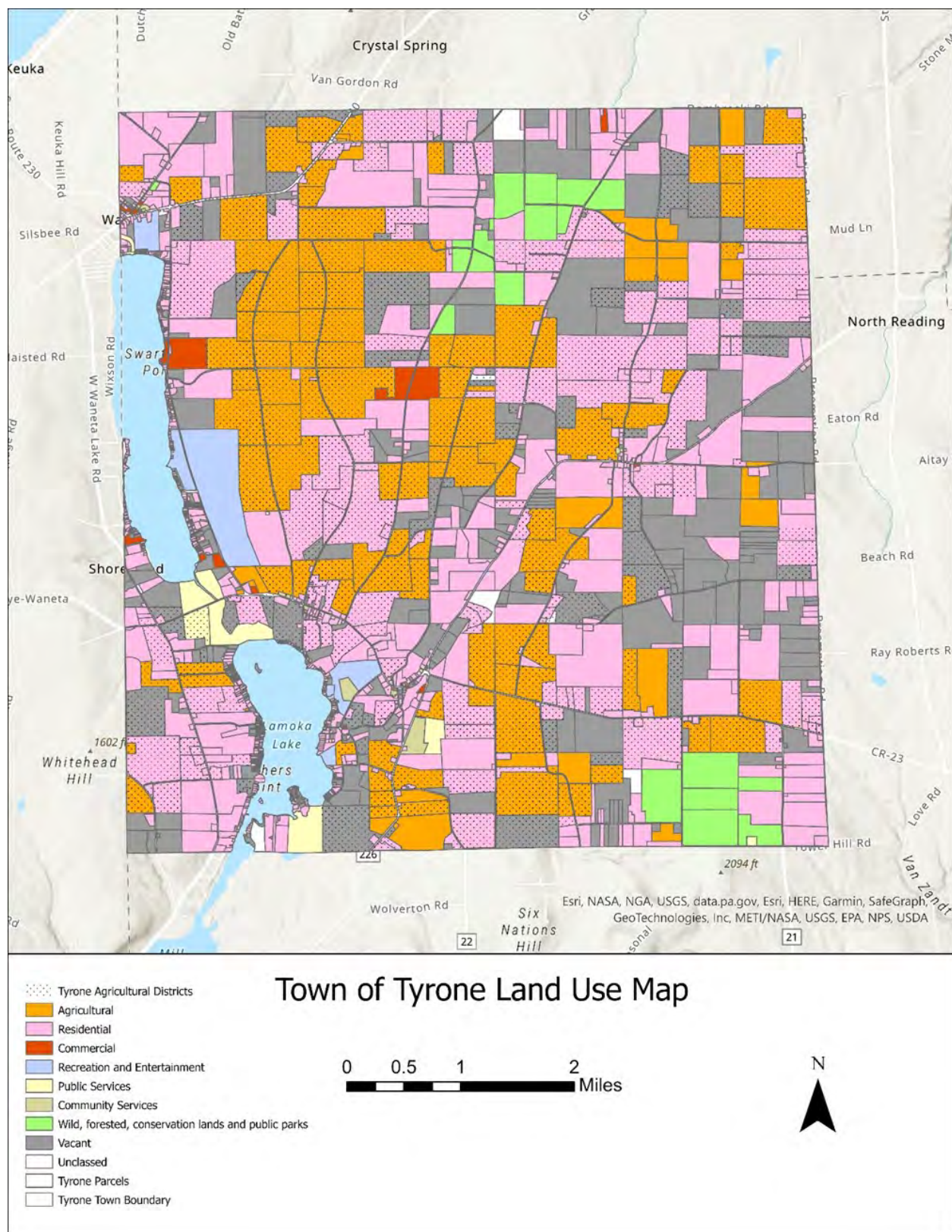
- *Maintain and enhance its small town and rural character while preserving its history.*
- *Balance the needs and desires of lakefront and non-lakefront property owners to ensure a positive environment for all Town residents.*
- *Seek to improve the visual attractiveness of the Town through the enforcement of property maintenance codes and implementation of community programs.*
- *Ensure support for the agricultural community and farm activities.*

### ***Existing Land Use***

The map on page 52 portrays the land use of all parcels with agricultural districts (ag districts) overlaid in the Town of Tyrone. Agricultural districts are defined by Schuylar County; all of the ag district land in Tyrone is defined as Ag District 2. There are 23,707.55 acres of land in Tyrone, with 11,742.89 acres (49.5%) within this ag district. This will assist the town in preserving and protecting open space, natural landscaping, and agricultural land.

As for the existing land use of the town, it is classed in 8 different classifications as per the New York State property type classifications. These classifications are agriculture with 6,100.45 acres/25.73% of Tyrone's total acres, residential with 9,968.92 acres/42.05%, vacant with 5,745.58 acres/24.24%, commercial with 176.69 acres/0.75%, recreation and entertainment with 459.45 acres/1.94%, community services with 59.31 acres/0.25%, industrial with 22.27 acres/0.09%, public services with 288.14 acres/1.22%, and wild, forested, conservation, and public lands with 886.74 acres/3.74% (this category also includes private lands not classed in another category). As noted in the Agriculture Chapter, there are 135 parcels with agricultural exemptions totaling 9,154.78 acres in the Town of Tyrone, which more accurately reflects agricultural land use in the Town than the property type classifications. Tyrone's land use reflects its character as a rural community. Residents appreciate and want to preserve the rural character and lifestyle the town offers. Enacting pro-preservation policies will help maintain Tyrone's character and way of life.

The land use map portrays these statistics to Tyrone's tax parcels. The majority of Tyrone is covered in agriculture, residential, and vacant land. Along the waterfronts of Lamoka and Waneta Lakes nearly all the parcels are classed as residential with a few parcels being commercial, public service, unclassified, or recreation and entertainment. Most commercial land use is within the hamlets of Weston and Wayne with a few parcels along the lakefronts and in the middle of the town.



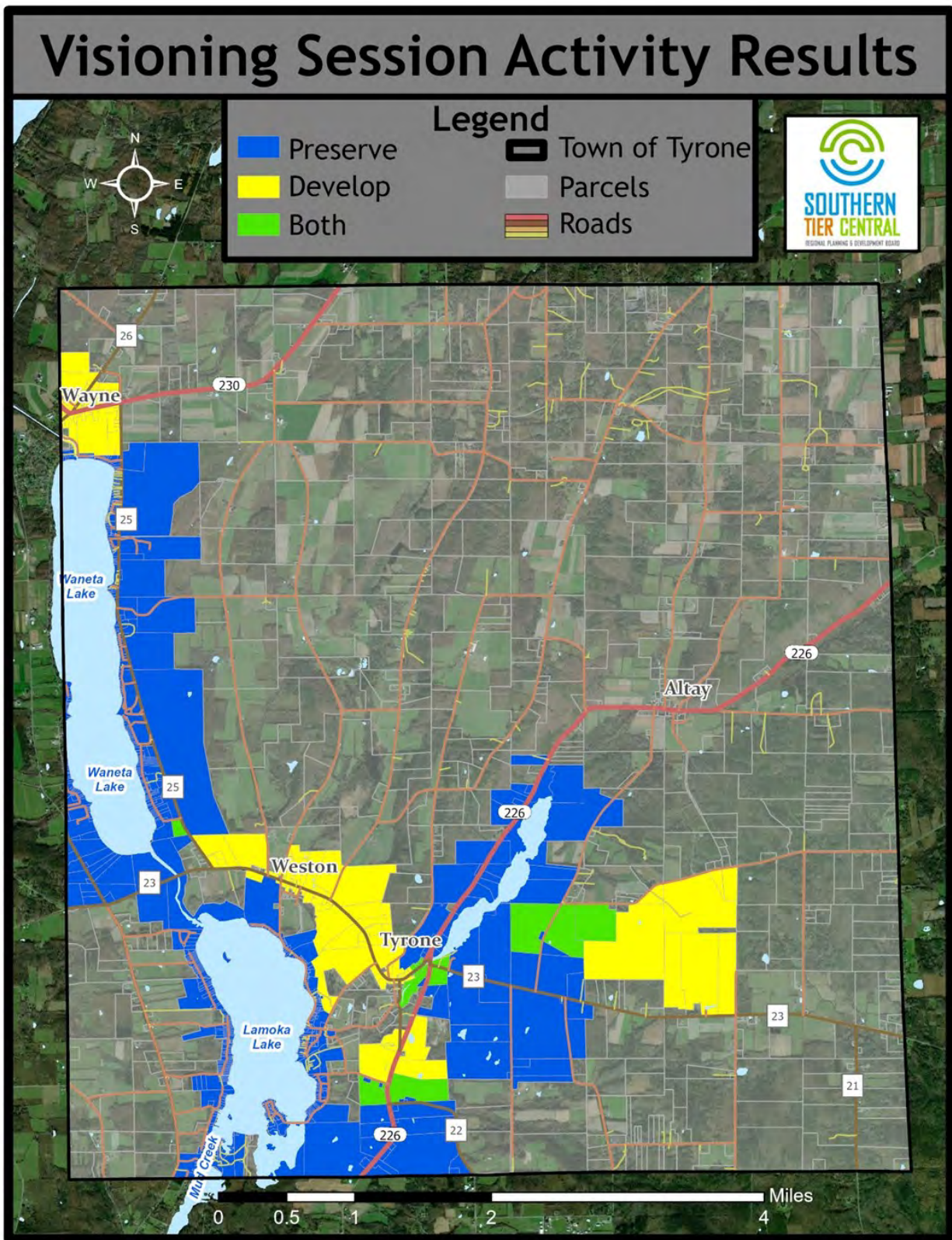
## ***Development vs. Preservation***

During the visioning session in August 2023, Town residents participated in an activity in which they were asked to draw on a map of the Town where they would like to see/would prefer development (yellow) or preservation (blue). Areas of conflict between preservation and development are on the map in green.

Results of this activity indicate residents are very keen on preserving residential land around Waneta and Lamoka Lakes. These lakes are important to the town's character, identity, and residents' lifestyle. Preserving the residential uses around the lake will not only retain Tyrone's character but also protect the lakes from any harmful uses that could pollute the water, disturb the natural wildlife and features, or affect the lifestyle of lakefront residents. There are also general rural residential areas and agricultural areas extending along water bodies, State Route 226, and County Roads 22, 23, and 25.

Residents want development to be very limited and clustered within the town's hamlets. It is in the residents' and the town's interest to keep commercial development densely located in the hamlets of Weston and Wayne. These hamlets have multiple vacant parcels that residents desire to see occupied. Developing these areas will bring in businesses, revenue, and act as locations for community and social gatherings, strengthening Tyrone's sense of community.





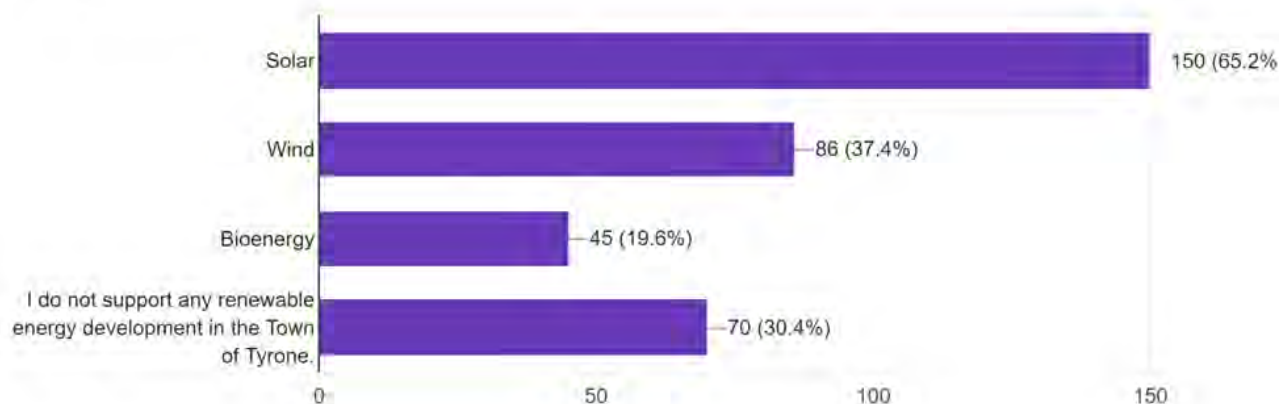


## Survey Results

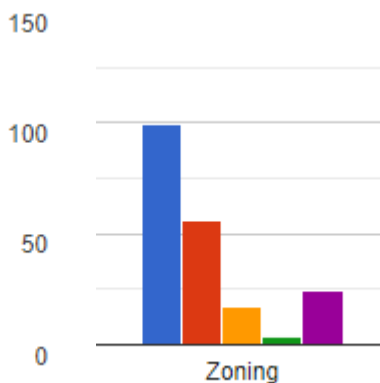
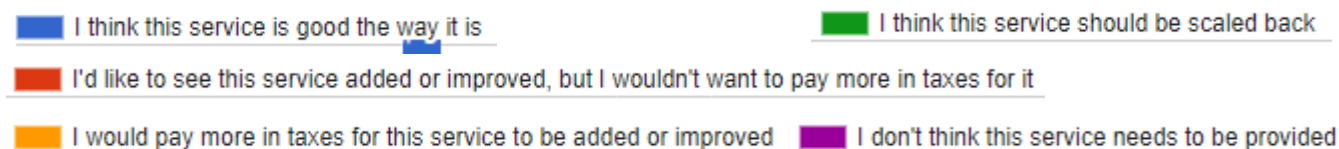
There are two specific survey questions to highlight related to land use that have not been addressed in other chapters: the question about renewable energy development and the question about zoning. In terms of renewable energy development, a majority of survey respondents (65.2%) indicated they are supportive of solar development. Only 37.6% of respondents support wind energy development and 19.6% of respondents support bioenergy development. Approximately one-third (30.7%) of respondents do not support renewable energy development in the Town at all.

40. Which types of renewable energy development would you support in the Town of Tyrone? Please check all that apply.

230 responses



Tyrone does not currently have a zoning law. In the section of the survey regarding municipal and community services, a majority of respondents stated that the status of zoning was either “good the way it is” or did not “think this service needs to be provided”. Therefore, it appears that a majority of respondents to the survey do not support zoning in the Town of Tyrone.



## ***Priority Areas***

Utilizing the public input gained from the survey and the visioning session, the Town has decided to focus on four priority areas to improve land use in the Town. The four areas are below:

### **Promote and Support Agriculture within the Town**

Residents want to retain Tyrone's rural way of life. Supporting currently active farms and promoting agriculture development will protect open space from development in areas that it is not wanted. The Town can work with the Schuyler County Farm Bureau, Schuyler County Dept. of Agriculture and Markets, and other agriculture-based agencies. Encourage farmers who qualify to utilize the agricultural assessment program to help maintain farming operations.

### **Promote Mixed-Use Development within the Hamlets**

Residents desire to see the development of their hamlets. Encouraging mixed use development will bring in the types of development residents want to see while providing housing. Dense mixed-use hamlets balance development and preservation. With mixed use hamlets, Tyrone will be able to preserve the natural beautiful viewsheds, vistas, and open space by concentrating new development that is both commercial and residential in the hamlets. Commercial development that is largely based on agriculture and/or preservation, such as farms, wineries, and nature preserves require open space and pose less environmental risk.

### **Retain only Residential/Recreational Development on the Lakefronts**

Waneta and Lamoka Lakes are essential to residents' way of life and are foundational to Tyrone's character. Preserving and protecting these lakes should be a top priority of the town. The health of these lakes is critical to residents' health, sense of place, and enjoyment of living in Tyrone. Introducing other types of development other than low density residential and recreational brings more harm and risk to the lakes' health and scenic views. Additionally the Town can offer brochures/pamphlets or educational seminars to lakefront property owners about the best practices they can do to protect and preserve the lakes on their own property.

### **Review /Update Land Use Laws and Consider Adoption of a Land Management Ordinance**

Without zoning, land use regulation becomes more difficult. The Town should ensure that laws relating to land use, development, and code enforcement are comprehensive enough to meet the town's goals and needs, encourage wanted development, and deter unwanted development. As the Town has a variety of laws related to land use, the Town could combine all these laws into one local law called a Land Management Ordinance. The Land Management Ordinance could also provide standards for physical dimensions of lots and other aspects of development. Combining all land use related laws into one Land Management Ordinance would make it easier for modifications and amendments to be made to land use laws as the Town Board would only be modifying one law, instead of multiple laws.

## Chapter 9: Evaluation Strategy

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### ***Evaluation Strategy***

The Town of Tyrone recognizes the need for the Comprehensive Plan to be updated regularly as times change. Therefore, the Town of Tyrone Planning Board will review and recommend Comprehensive Plan updates/revisions to the Tyrone Town Board every ten (10) years.