

# Village of Montour Falls and Town of Montour

*Schuyler County, New York*



## ***Intermunicipal Comprehensive Plan and Associated Ordinance Updates***

### **PRELIMINARY DEMOGRAPHICS**



**COMPREHENSIVE PLAN COMMITTEE MEETING  
JULY 20, 2006**

- Review of Demographics
- Outline of 3 Potential Plan Scenarios



**DEMOGRAPHICS: Regional Population Decline**

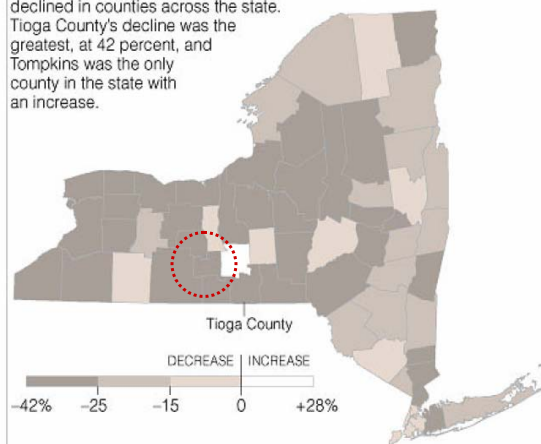
**Montour & Montour Falls are in a region with generally declining populations**

The New York Times

June 13, 2006

**Moving Out**

From 1990 to 2004, the population ages 25 to 34 declined in counties across the state. Tioga County's decline was the greatest, at 42 percent, and Tompkins was the only county in the state with an increase.



Sources: U.S. Census Bureau

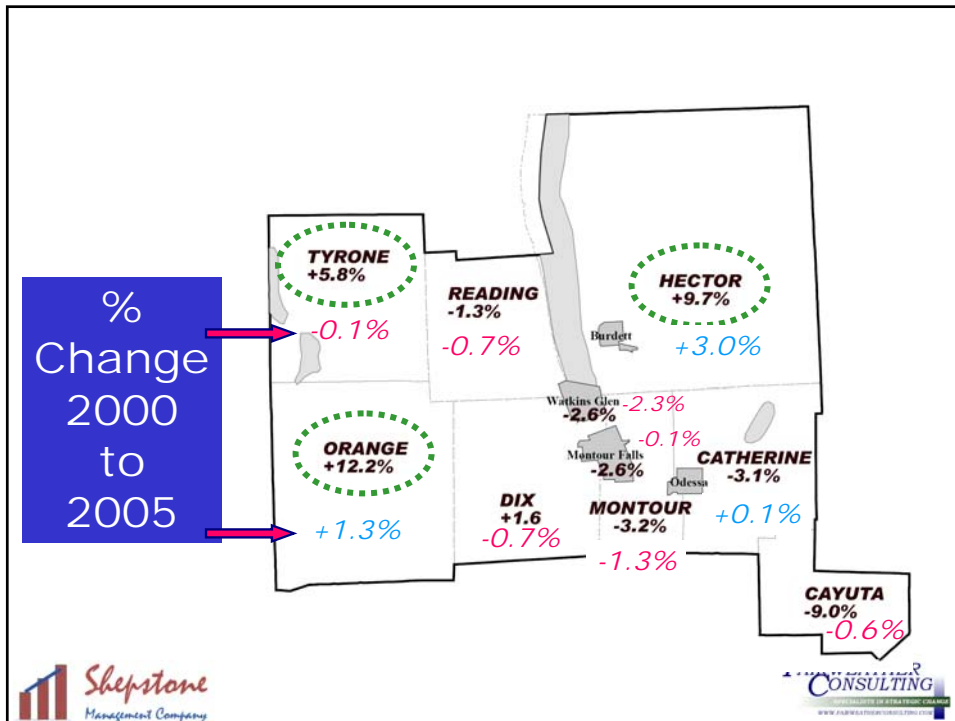
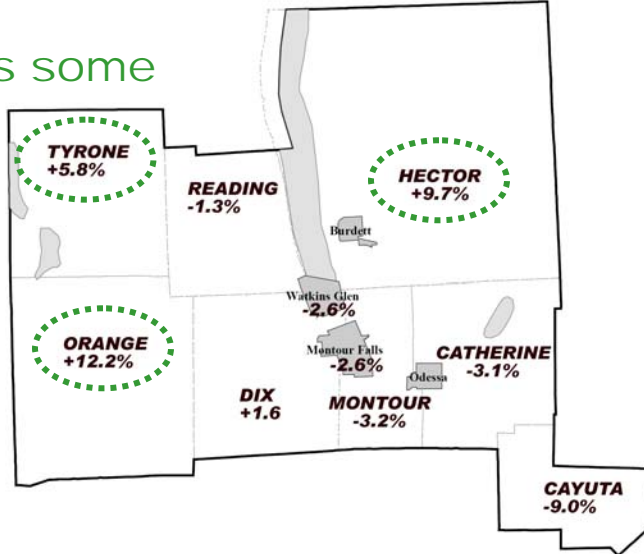
The New York Times



**DEMOGRAPHICS: Local Context**

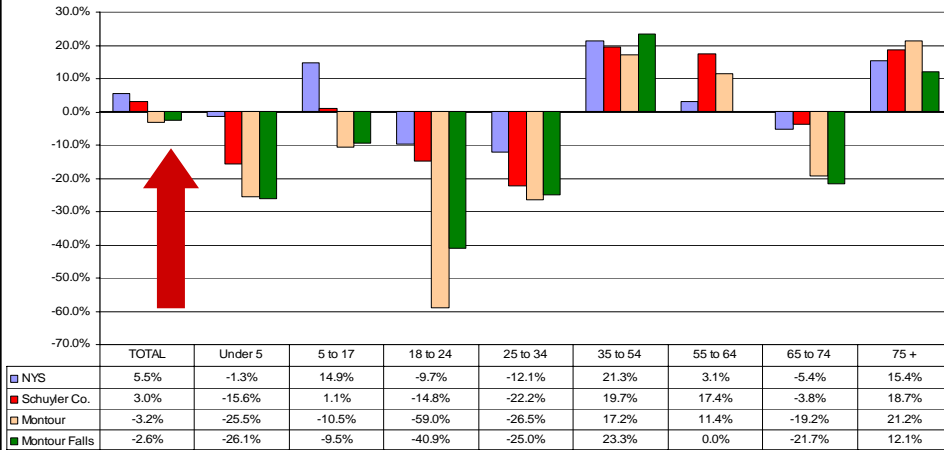
(% Change, 1990 to 2000)

There is some growth in the area.

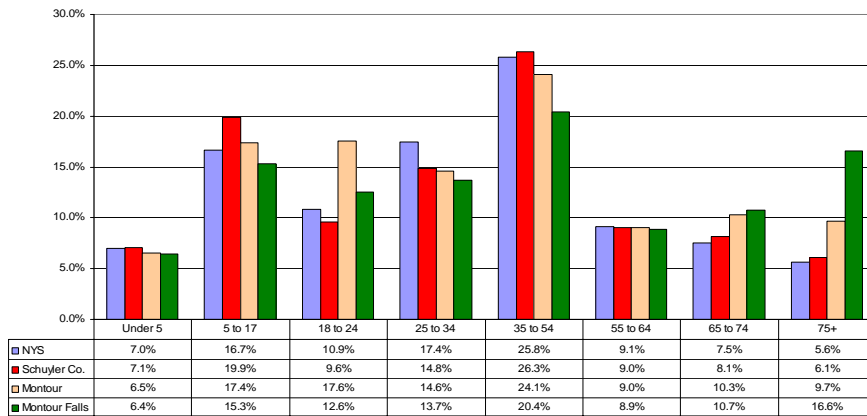


## DEMOGRAPHICS: Aging Population

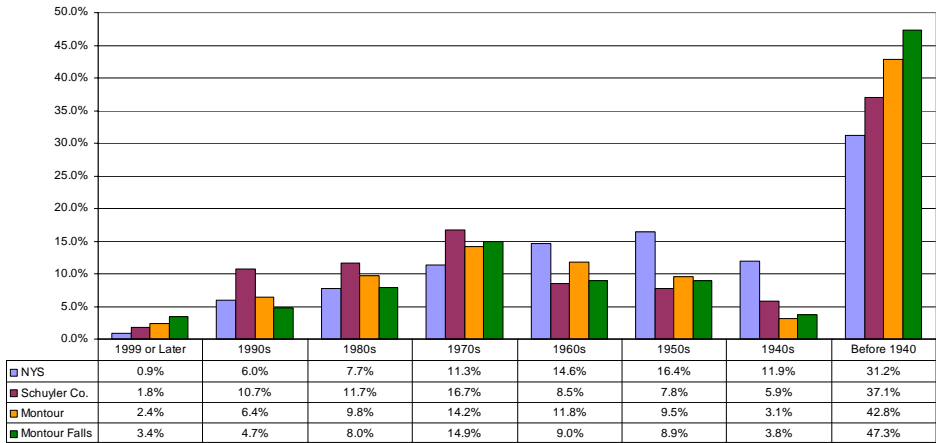
### Change in Population by Age, 1990 to 2000



### Population by Age, 2000

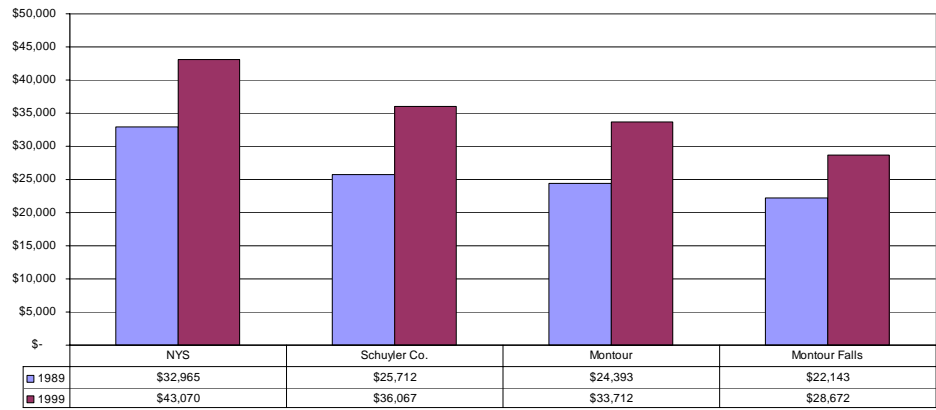


### Housing Units by Decade Built



### DEMOGRAPHICS: Stagnant Income (Like rest of NYS)

#### Median HH Income 1989 & 1999



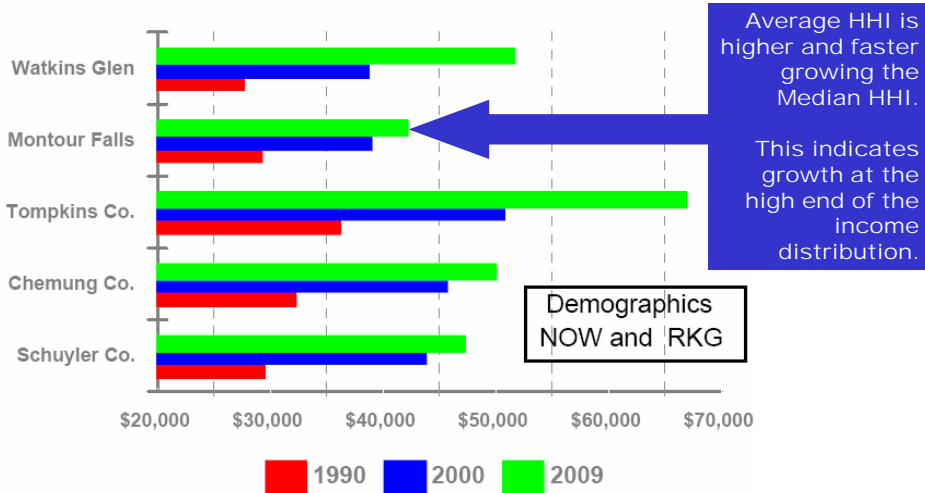
## DEMOGRAPHICS: Stagnant Income (Like rest of NYS)

Median HH Income, 1989 & 1999  
Adjusted for Inflation using CPI-U



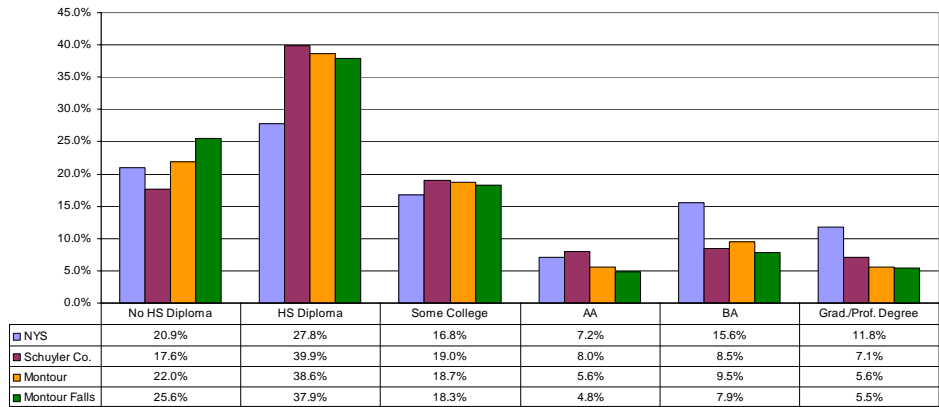
## DEMOGRAPHICS: Some Positives in Income

Change in Average HH Income

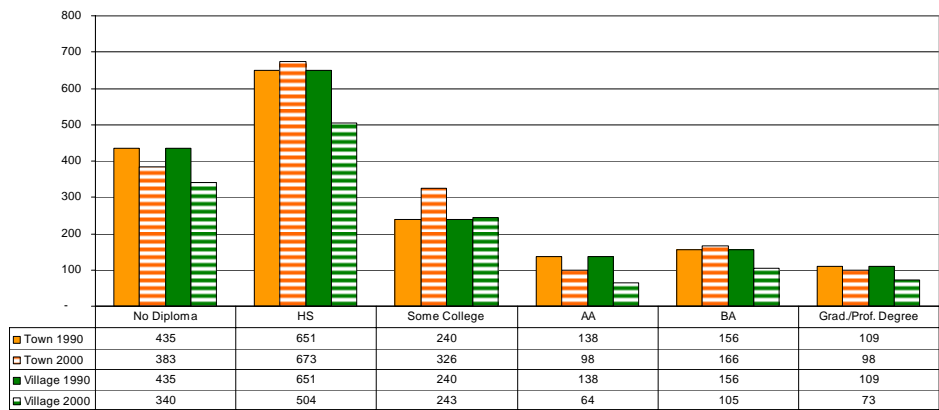


## DEMOGRAPHICS: Education & Workforce

### Educational Attainment Population over 25, 2000

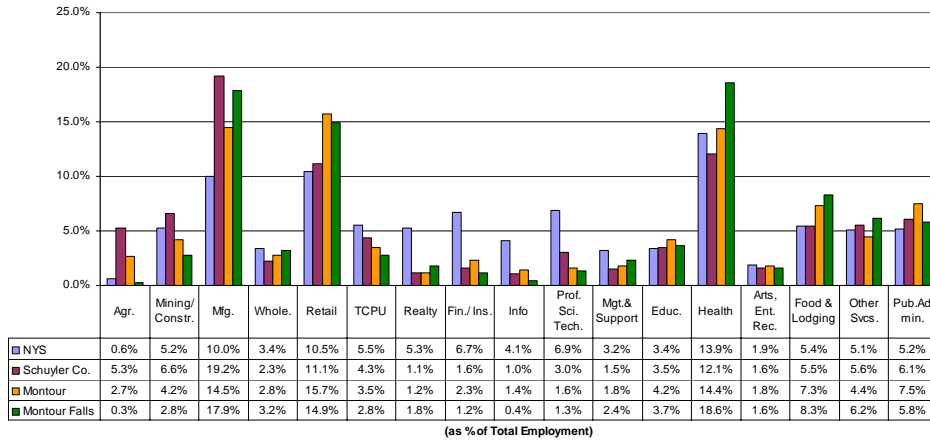


### Change in Educational Attainment Population Over 25, 1990 to 2000

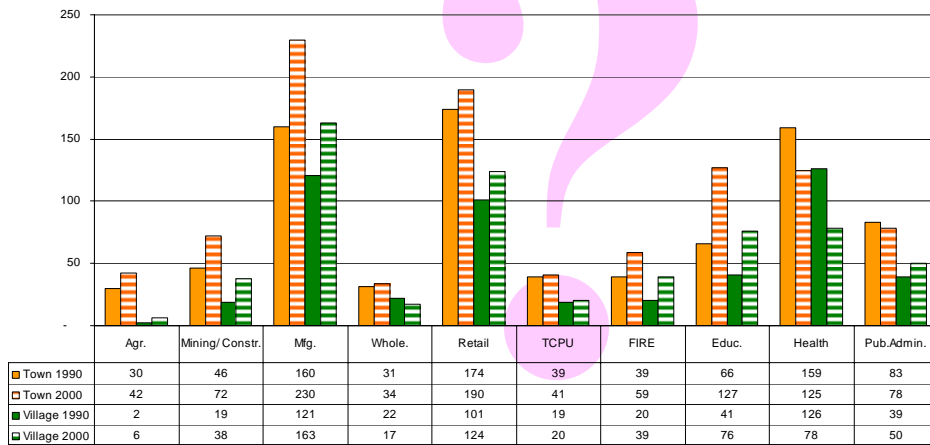


## DEMOGRAPHICS: Education & Workforce

### Employment by Industry, 2000

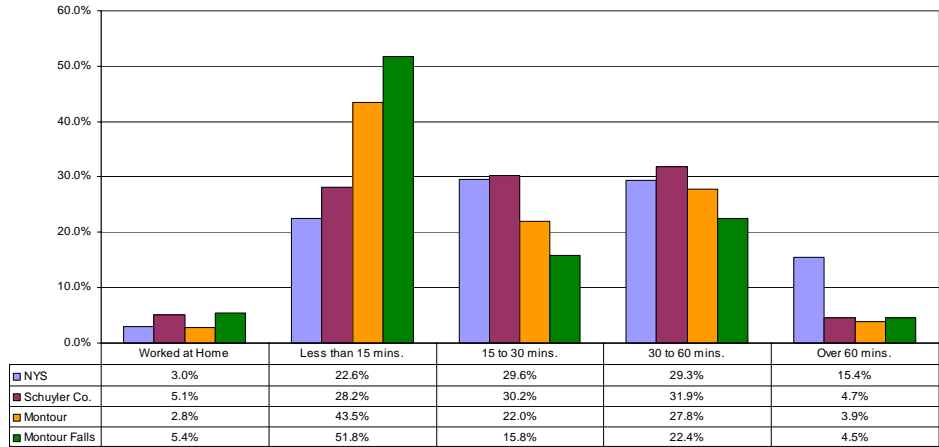


### Change in Employment, 1990 & 2000

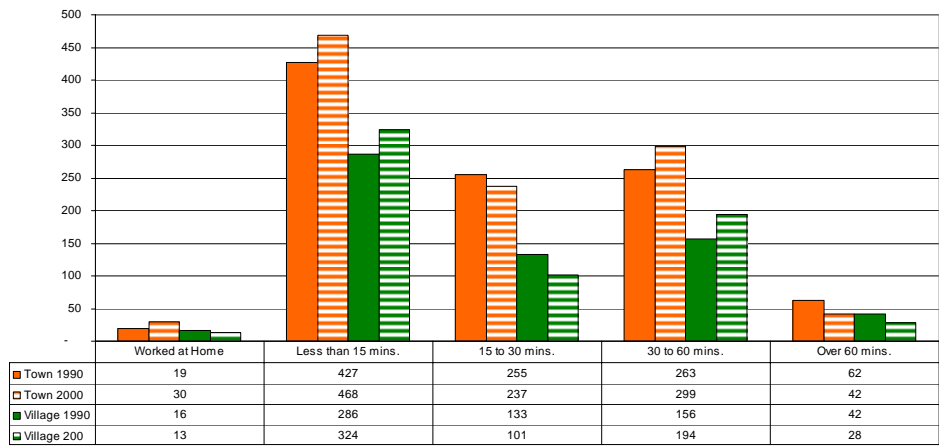


## DEMOGRAPHICS: Education & Workforce

### Commuting Patterns as % of all Workers, 2000

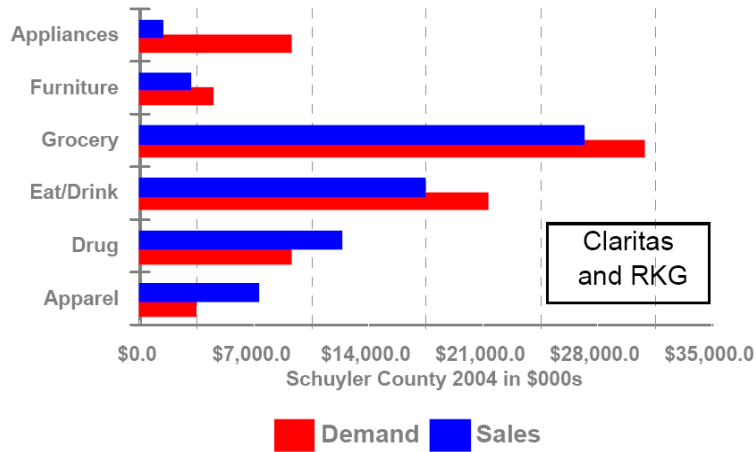


### Commuting Patterns, 1990 & 2000

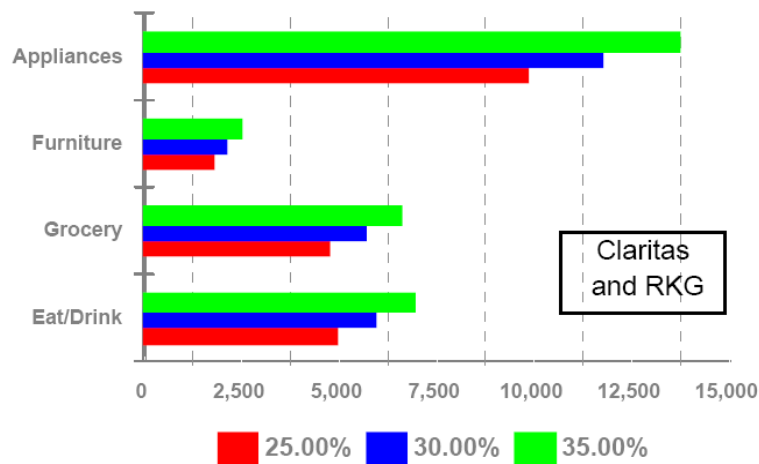


## RESULTS OF RKG STUDY: Local Market Opportunities

### Estimated Sales and Demand for Selected Merchandise Lines

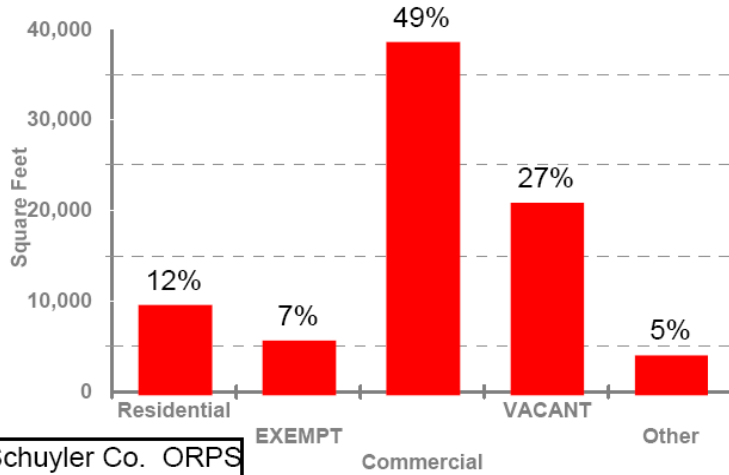


### Estimated Potential for New Stores Supportable SF - Recaptured Leakage



**RESULTS OF RKG STUDY: Local Market Opportunities**

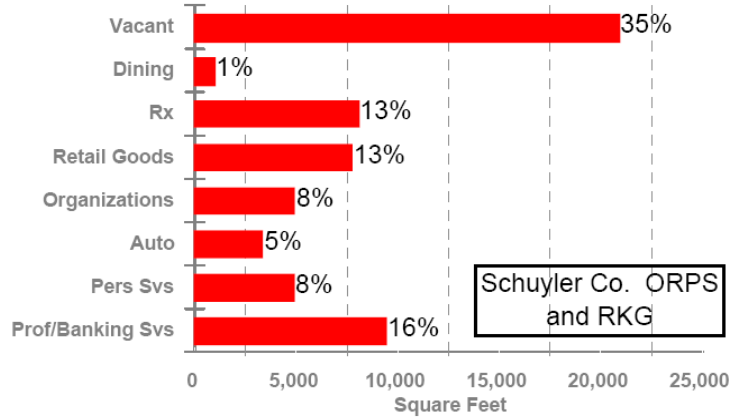
**Montour Falls Commercial District  
Distribution of Ground Floor SF**



Schuyler Co. ORPS  
and RKG



**Montour Falls Commercial District  
Ground Floor SF by Use**



Schuyler Co. ORPS  
and RKG

