

Village of Dundee Comprehensive Plan



**DRAFT PLAN
2025**

Acknowledgements

The Village of Dundee's Comprehensive Plan for 2025–2026 was made possible through the collaborative efforts of the Comprehensive Plan Steering Committee, the Village Clerk's Office, the Village Board of Trustees, the Yates County Planning Department and the residents of our community.

This updated plan builds upon the foundation of the original 1969 Comprehensive Plan and reflects the evolving needs, goals, and values of Dundee. It opens new opportunities and provides a strategic framework to guide future decision-making for Village leadership and planning boards.

The Village extends sincere gratitude to all community members and stakeholders who contributed their time, input, and vision to shape a better future for Dundee. A full list of resources and references used throughout the planning process can be found in the Appendix.

The Steering Committee played a vital role in the development of this Comprehensive Plan, offering their institutional knowledge, organizational support, photographs, and supplemental documentation throughout the drafting process. We gratefully acknowledge the following committee members for their dedication and contributions:

Steering Committee

Brittany Gibson
Greg DeForest - Campbell
Lilly DeForest - Campbell
Caryl Sutterby
Bruce Kendall
Nathan Kendall
John Frederick

Yates County Planning

Jeffery Ayers
Andrew Dixon

Village Clerk's

Christine Sutherland
Samantha Schenck
Cheryl Wood

Village Board

Frederick Cratsley - Mayor
Judy Duquette - Trustee
John Frederick - Trustee
Warren Smith - Trustee
Greg Wright - Trustee



Welcome to Village of Dundee, New York

On behalf of the Village of Dundee, we are proud to present the updated Comprehensive Plan—an important milestone in shaping the future of our village. This plan represents not only a strategic blueprint for growth and development but also a shared vision built from the voices, values, and hopes of our community.

Dundee is a special place—rich in heritage, surrounded by natural beauty, and defined by the strength and spirit of its people. For more than 50 years, the Village has relied on a comprehensive plan developed in 1969. While that document served us well for its time, much has changed since then. As we look to the future, it has become clear that a new, community-centered plan is needed to guide Dundee through the next generation of growth, renewal, and opportunity.

This updated plan reflects our collective priorities: maintaining the small-town character we treasure, supporting local businesses, creating affordable housing options, enhancing services and public spaces, and preparing for a sustainable future. Throughout this planning process, we heard from residents, gathered ideas, and worked closely with partners and stakeholders to ensure the plan truly represents Dundee’s present-day needs and future aspirations.

We thank everyone who contributed their time, input, and passion to this process. Your voices helped shape this vision, and your continued engagement will be essential as we bring this plan to life.

We invite you to explore this document, learn more about the initiatives it outlines, and join us in working together toward a stronger, more vibrant Dundee.

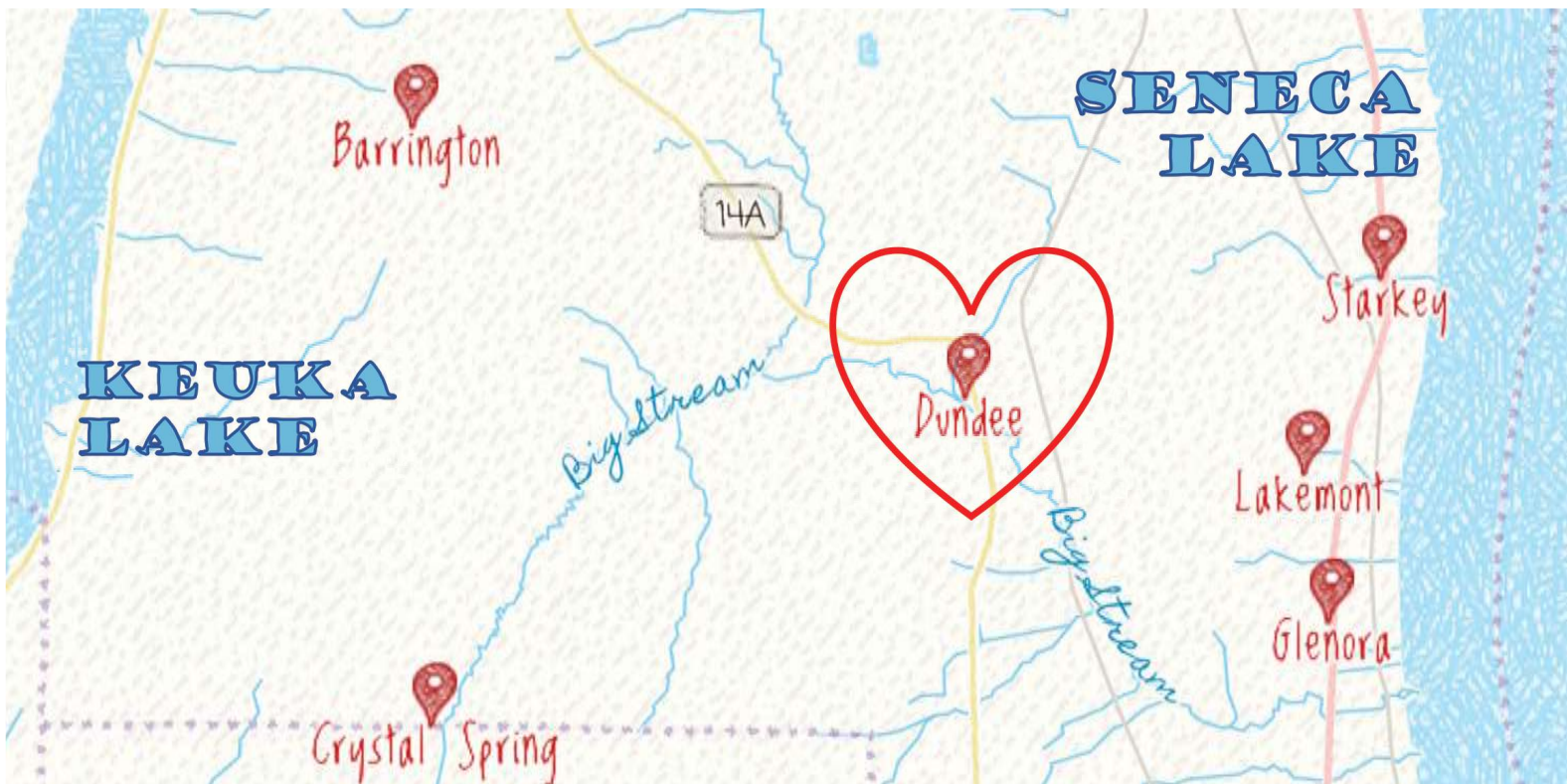
With appreciation and optimism,
Village of Dundee

Table of Contents

| | |
|---|---------|
| INTRODUCTION | Page 5 |
| What is a comprehensive plan? | Page 7 |
| The Planning Process | Page 8 |
| Timeline | Page 9 |
| BACKGROUND | Page 10 |
| History | Page 10 |
| Modern Dundee | Page 13 |
| Improvements & Grant Award | Page 14 |
| Geography and Climate | Page 17 |
| The Plan | Page 19 |
| AREAS OF FOCUS FOR SMART GROWTH | Page 20 |
| Guiding Development | Page 21 |
| Attract & Create Business Friendly Environment | |
| Zoning Map | |
| Land Use | |
| Climate Smart Community | |
| Visual Appeal | |
| Village Services & Amenities | |
| Sustainable Tourism Strategy | |
| Identity | Page 33 |
| Recreation & Natural Resources and Maintaining Open Spaces | |
| Historic District | |
| Promoting Pride in Dundee's Heritage and Sense of Place | |
| Inclusive Community | Page 39 |
| Expanding Access to Affordable, Quality Housing | |
| Investing in Education, Workforce Development & Youth Retention | |
| Supporting Public Spaces & Social Connections | |
| Welcoming & Equitable Environment | |
| DEMOGRAPHIC PROFILE | Page 46 |
| Population Trends & Age Distribution | |
| Economy | |
| Household & Housing | |
| Public Health & Wellness | |
| KEY FINDINGS & COMMUNITY VISION | Page 50 |
| IMPLEMENTATION | Page 55 |
| BENCHMARK MATRIX | Page 56 |
| RESIDENT DATA FEEDBACK | Page 64 |
| INDEX | Page 84 |

Introduction

One of the most important responsibilities given to local governments by the State of New York is the authority to create a comprehensive plan—a tool to shape a long-term vision, protect public health and safety, and support the overall well-being of the community. This plan reflects the shared hopes and values of our residents. It is meant to guide the village toward a future that honors our small-town charm while supporting local businesses, creating more affordable housing options, and offering greater opportunities for tourism, recreation, and education. It also focuses on revitalizing vacant properties and making better use of underutilized spaces, helping to build a stronger, more connected, and welcoming community for all.



The Village of Dundee is located in Yates County, nestled between Seneca Lake and Keuka Lake, toward the southeastern end. It lies within the Town of Starkey and borders the Town of Barrington. Rich in history and surrounded by natural beauty, Dundee has long been known for its close-knit community, rural charm, and deep agricultural roots.

The most recent comprehensive plan for the Village was completed in 1969, developed in partnership with the Town of Starkey. While that plan helped guide past development, much has changed in the decades since—in the village, the region, and the broader world. Today, Dundee faces both challenges and opportunities that call for a renewed vision grounded in community input and forward-thinking strategies.

With increasing interest in enhancing quality of life, attracting new residents and businesses, strengthening infrastructure, and preserving the character that makes Dundee special, the need for a new, village-focused comprehensive plan has become clear. This planning process was an opportunity for residents, business owners, and stakeholders to come together and shape a collective roadmap for Dundee's future—one that honors the past while building a vibrant, sustainable, and inclusive community for generations to come.

COMPREHENSIVE PLAN

for

THE VILLAGE OF DUNDEE

and

THE TOWN OF STARKEY

Prepared for:

The Planning Board of the Village of Dundee

and

The Planning Board of the Town of Starkey

by:

Candeub, Fleissig and Associates

Planning and Community Development Consultants

Albany, New York

The preparation of this report was financially aided through a Federal Grant from the Department of Housing and Urban Development under the Urban Planning Assistance Program authorized by Section 701 of the Federal Housing Act of 1954, as amended. This report was prepared under the Urban Planning Assistance Program for the New York State Office of Planning Coordination. It was financed in part by the State of New York.

September, 1969

WHY THIS UPDATE MATTERS

The Village of Dundee's last comprehensive plan was completed in 1969—over five decades ago. Since then, our village, our region, and the world around us have experienced significant change. Population shifts, economic development, housing needs, infrastructure demands, and environmental concerns have all evolved. What worked for Dundee in the past does not necessarily reflect the needs or aspirations of today's community.

This update is more than just a planning requirement—it is a necessary step to ensure that Dundee continues to thrive as a welcoming, resilient, and forward-looking village. A modern comprehensive plan provides a coordinated vision and framework that helps guide decisions on land use, housing, transportation, infrastructure, economic development, and natural resource protection. This Comprehensive plan serves as a foundational policy document that guides future development and land use, providing the legal and strategic basis for the creation and enforcement of the Village of Dundee's zoning laws. It ensures that future development aligns with what residents value most: our small-town charm, our sense of community, and our quality of life.

Community members have expressed a growing desire for an upgrade. This plan responds directly to the needs and provides a roadmap for action.

Moreover, the State of New York grants local governments the authority—and responsibility—to engage in comprehensive planning. Doing so not only empowers communities to chart their own future but also positions them to access state and federal funding for projects that align with identified priorities.

Ultimately, this plan is about people. It's about listening to the voices of our residents and working together to create a vision that reflects our values while preparing us for the opportunities and challenges ahead. With this update, Dundee is taking an important step to ensure a strong, connected, and vibrant future for all who call it home.

Planning Process

Steering Committee

A Steering Committee was established by the Village Board of Trustees in September 2024. The Steering Committee included Greg DeForest-Campbell, Lilly DeForest-Campbell, John Frederick, Brittany Gibson, Bruce Kendall, Nathan Kendall, and Caryl Sutterby.

Community Involvement

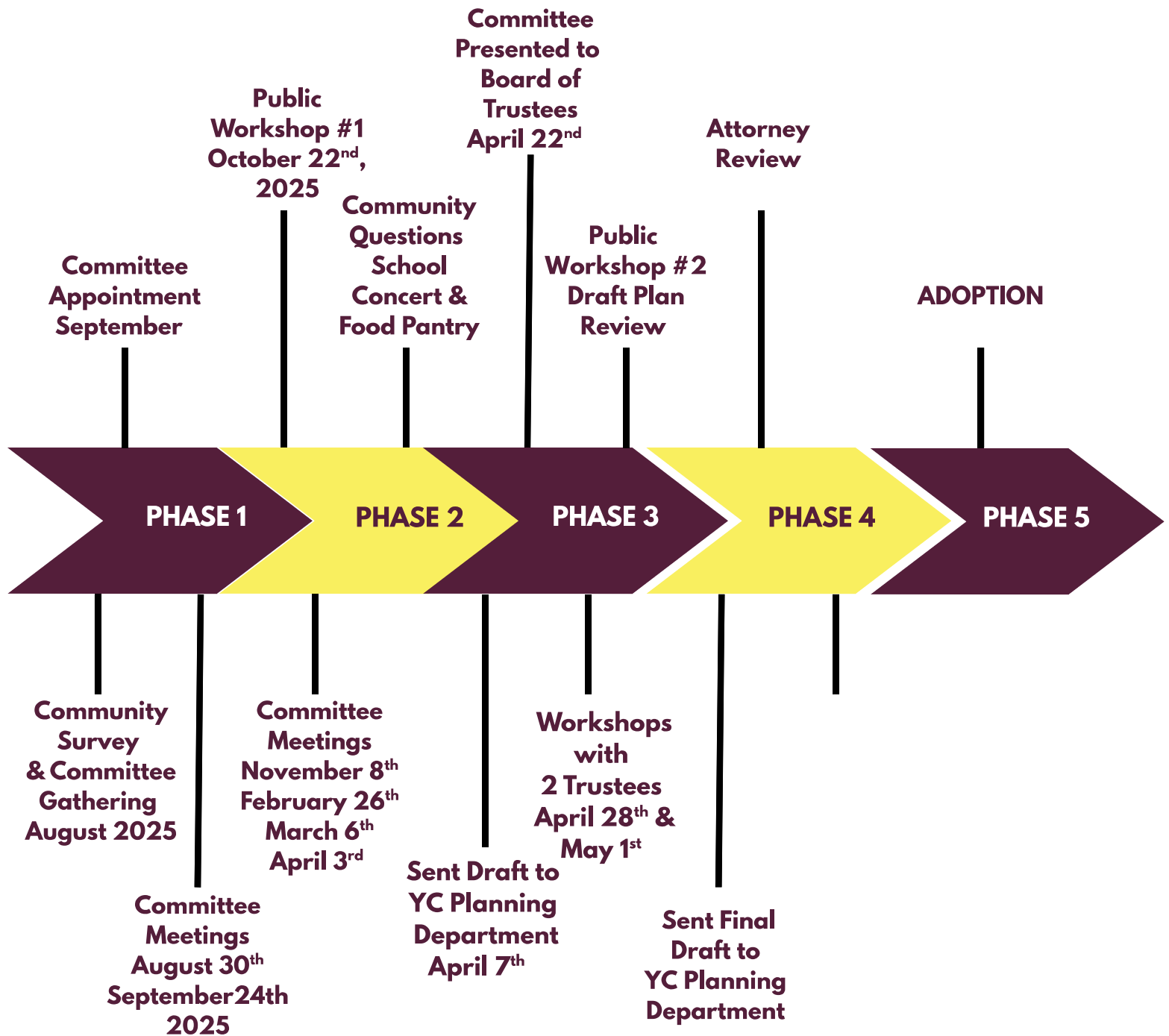
To ensure the Comprehensive Plan reflects the needs and priorities of local residents, the Steering Committee employed a range of methods to gather meaningful public input throughout the planning process. In August 2024, a paper survey was mailed to 582 village homes and businesses, seeking feedback from community members on local priorities and concerns. The survey was also made available digitally and publicized through posters in downtown businesses and at the Village Office. In total, 180 responses were received.

The Steering Committee carefully reviewed the survey results and identified common themes and areas of shared concern. To build on this input, the Committee hosted a public input session to present the survey findings and gather additional feedback. This session drew nearly 50 attendees, including business owners, retirees, and young families, representing a broad cross-section of the community. To further extend community engagement, committee members also gathered feedback at the Dundee Food Pantry and a community concert at Dundee Central School. These outreach efforts helped ensure that input was collected from a wide and diverse group of residents. In addition to public outreach, the Steering Committee hosted numerous workshops to develop and refine the plan. A draft of the Comprehensive Plan was submitted to Yates County Planning, Jeff Ayers and Andrew Dixon, for their review and comment.

The draft was then presented to the Village Board of Trustees, where the Committee gathered additional feedback, comments, and suggestions from board members to incorporate into the final version. Through these inclusive and collaborative efforts, the Steering Committee worked to ensure the plan was shaped by the voices of the Dundee community.



Timeline



Background



History.

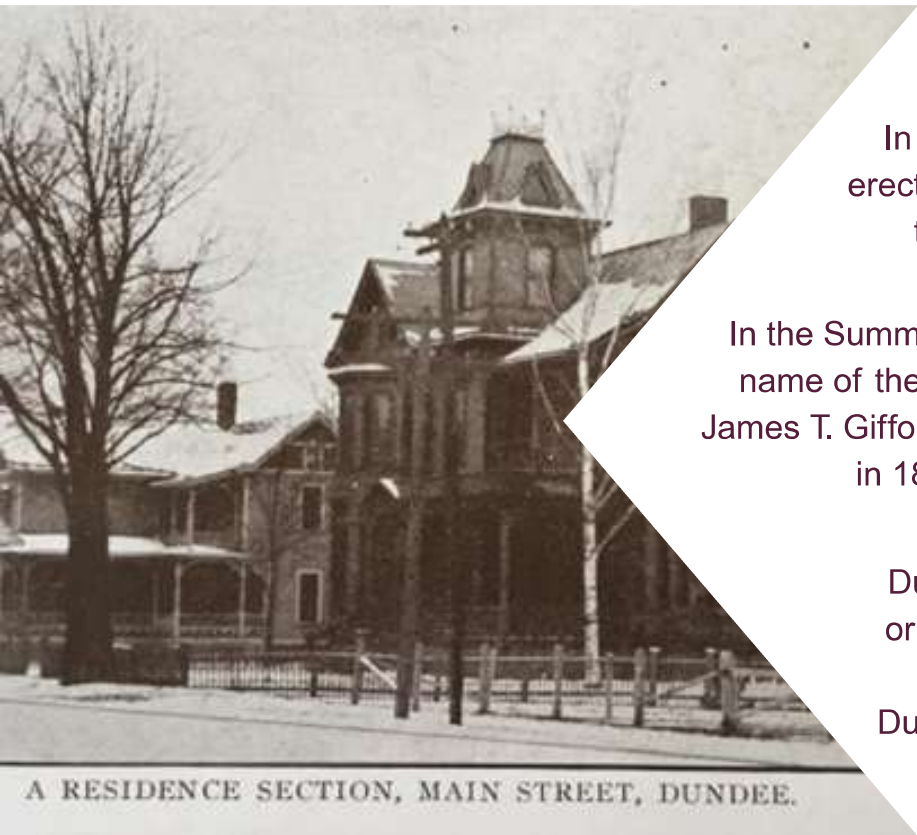
The history of Dundee, New York, is rich and rooted in the development of the Finger Lakes region of New York State. Dundee is located in Yates County, nestled in the scenic Finger Lakes region. Here's an overview of its history:

Early Settlement

Dundee, like many other towns in the Finger Lakes, was originally inhabited by Native American tribes, notably the Seneca people, who were part of the Iroquois Confederacy. The area was part of the larger land that was ceded to the United States in the Treaty of Canandaigua (1794), which officially ended conflicts between the United States and the Six Nations of the Iroquois Confederacy. European settlement of the Yates County area began in the late 18th and early 19th centuries, with the first permanent settlers arriving around 1790. The county was initially part of the larger land of what was known as the "Pulteney Estate" (the Pulteney Purchase) in the early 1800s. This estate, purchased by Sir William Pulteney, an Englishman, from the state of New York, set the stage for the area's early agricultural development.

The first settler in the area that we call "Dundee" was Issac Stark in the year 1807. He built a mill on Big Stream. Hence, this early settlement was known as Stark's Mill. Mr. Stark owned all the land from Main Street east to the village limit and south to Big Stream.

In 1810, Jacob Hackett, Issac Houghtaling, and John Walton were other major landowners of what we now know as Dundee. In May of 1811, Samuel Harpending arrived in Stark's Mill, where he fixed a tavern and hat shop. He later built the Harpending house, the first hotel, on the east corner of Water and Seneca Street. Later changing the name of the settlement from Stark's Mill to Harpending's Corner.



A RESIDENCE SECTION, MAIN STREET, DUNDEE.

19 Century Development

In the Spring of 1831, several houses were erected on Main Street and the Baptists erected the first house of worship in the village.

In the Summer of 1834, there was a call to change the name of the village, and so a contest was developed. James T. Gifford, who had arrived in Harpending's corners in 1832 submitted the name Dundee.

Dundee was his favorite tune. This tune was originally written by a Frenchman, Guillaume Franc, in 1545, named after his beloved Dundee, Scotland, and was first printed in the original Scottish psalter in 1615.

In 1848, it was decided that it would be in the best interest of the community to incorporate itself as a village. On June 24th, 1848 with 113 voters casting their ballots, (73 yeas, 40 nos) Dundee became the official Village in the Town of Starkey, County of Yates in the State of New York.

In 1859, 1860 and 1861, the Village of Dundee experienced several terrible fires, the most disastrous being on March 1, 1861. During the March 1861 fire there were as many as 40 buildings burning at the same time.

After the fires, the grammar school was erected on Seneca Street, which is now the Dundee Area Historical Society. In 1888, the brick high school on Harpending Avenue was built and became the Dundee Free High School in 1891, which is now the fundamental Baptist church.

In 1878, the first railroad was completed through Dundee, marking another turning point in the growth and progress of the village.

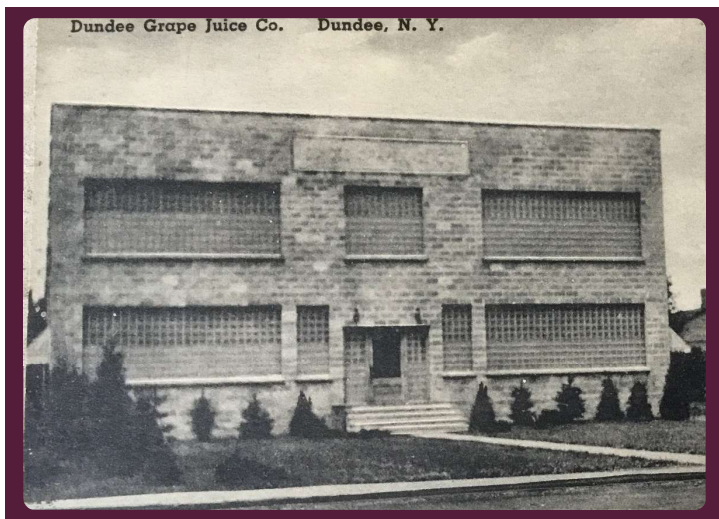


20th Century

In 1938, the Dundee Central School was built, which is still active for kindergarten through twelfth grade. It was - and remains - an iconic structure, noted for its beautiful architecture and quality construction.

In 1947, Dundee had a population of 1200, and was one of the most beautiful villages in the Finger Lakes Region. There were many businesses within the village, including manufacturing, processing and retail, and the well-known Dundee Grape Juice Company.

The evolution of Dundee Grape Juice to Seneca Foods, including its role as one of the larger employers in the area, can be seen in the photos below:



Modern Dundee

Today, the Village of Dundee is a small but resilient community that, like many rural towns across the country, faces challenges such as population decline, limited economic opportunities, and aging infrastructure. Yet, Dundee remains a place with rich potential—a village deeply rooted in its agricultural heritage and uniquely positioned to thrive within the vibrant Finger Lakes region.

Dundee's agricultural legacy continues to flourish. The surrounding hillsides are home to thriving vineyards and wineries that contribute not only to the local economy but also to the region's growing reputation as a premier wine destination. Agritourism is an increasingly important part of the local identity, offering visitors an authentic taste of rural life through local stays, farm-to-table dining experiences, and seasonal events.

Beyond agriculture, Dundee benefits from its proximity to key regional employers in nearby towns. In Penn Yan, companies like Coach and Equipment, Silgan Containers, and KanPak provide jobs in manufacturing and food processing. To the south, Watkins Glen hosts major employers such as Cargill and U.S. Salt. Dundee itself is also seeing local business growth, most notably with Fiagès, a specialty olive oil company currently expanding its operations through a subdivision development at 74 Seneca Street. This investment reflects growing interest in artisanal food production and adds to the village's evolving economic landscape.

Strategically located in the heart of the Finger Lakes, Dundee enjoys access to an exceptional range of recreational and cultural offerings. Visitors and residents alike are drawn to the area's natural beauty—lakes, gorges, and scenic trails invite outdoor enthusiasts to enjoy boating, hiking, fishing, and cycling. The village's proximity to Seneca Lake and Keuka Lake positions it as a gateway for exploring the region's wineries, breweries, distilleries, and artisanal food producers.

Dundee also boasts a rich history and a welcoming, small-town atmosphere that appeals to those seeking a quieter lifestyle. Its historic downtown, though modest, has the potential to be revitalized as a vibrant community hub, offering local businesses, cafes, galleries, and boutique shops. With the right investments and community engagement, Dundee could build on its historic charm to attract both visitors and new residents.

Improvements & Grant Awards

| Project | Year | Project Cost | Grant | Local Share (Village Residents) |
|--------------------|------|--------------|---|---------------------------------|
| Millard Park Grant | 2010 | \$232,466 | Grant in the amount of \$172,830 was awarded through NYS Parks & Recreation and Historical Preservation | Local Share was \$59,636 |

The Project was designed to transform the Millard Park Facility from an under used, out-of date facility into a safe, functional, and aesthetically pleasing multi-purpose park that provided recreational and social opportunities for all community members of all ages. The project consisted of upgrading the lighting system at the park with energy efficient technology, replacing outdated bleachers and playground equipment with safe modern alternative, creating basketball court, creating the first public Picnic area in the community and improving the park layout and aesthetics to include green vegetation and walking trails along the natural creek that borders the facility.

| | | | | |
|-----------------------|------|-----------|---|--------------------------|
| Municipal Parking Lot | 2013 | \$169,886 | Grant in the amount of \$84,943 was awarded through Rural Business Service/USDA | Local Share was \$84,943 |
|-----------------------|------|-----------|---|--------------------------|

Village of Dundee installed a municipal parking lot at 10 Union Street, behind the business district.

| | | | | |
|-----------------------|------|-----------|---|---------------------------|
| Hillcrest Water Tower | 2014 | \$885,000 | Grant in the amount of \$600,000 was awarded through CDBG | Local Share was \$285,000 |
|-----------------------|------|-----------|---|---------------------------|

The acquisition of 40,000 sq. ft. parcel with a 750 lf. by 20ft. wide easement and the installation of a new 468,000-gallon glass lined water tank and 1200 linear feet of 10-inch ductile iron water main. Improvements also included a new external check valve manhole, internal mixing system, tank level sensor and chlorine residual sensor. Radio telemetry and a remote alarm was installed at the existing wellhead pump station 2 and 3. The existing 320,000-gallon north water tank and foundation, built in 1929 as part of the original water system, was demolished and the site reclaimed.

| | | | | |
|----------------------------|------|----------|---|-------------------------|
| Sewer Engineering Planning | 2017 | \$28,800 | Grant in the amount of \$24,000 was awarded through CWSRF | Local Share was \$4,800 |
|----------------------------|------|----------|---|-------------------------|

The Engineering Planning Grant program funded the development of an engineering report to evaluate and recommend improvements to the Village of Dundee's wastewater treatment system.

| | | | | |
|-----------------------------------|-------------|-----------------|--|--------------------------------|
| Sewer Engineering Planning | 2018 | \$36,000 | Grant in the amount of \$30,000 was awarded through CWSRF | Local Share was \$6,000 |
|-----------------------------------|-------------|-----------------|--|--------------------------------|

Village of Dundee Collection System Inflow/Infiltration Evaluation. This consisted of manhole inspections, nighttime wet weather flow observations, smoke and dye testing and sewer televising.

| | | | | |
|------------------------------|-------------|--------------------|--|---|
| Waterline Replacement | 2018 | \$2,146,270 | Grant in the amount of \$750,000 was awarded through USDA | Local Share was \$159,270 with a \$1,237,000 RD loan |
|------------------------------|-------------|--------------------|--|---|

The Village of Dundee replaced the original constructed 1929 waterlines, approximately 11,300 linear feet (2.1 miles) of water main, which equates to approximately 20% of the village's system.

| | | | | |
|-----------------------------------|-------------|--------------------|--|--|
| Main Street Revitalization | 2018 | \$2,381,094 | Grant in the amount of \$1,325,000 was awarded through GIGP | Local Share was \$356,094 with a \$700,000 Loan |
|-----------------------------------|-------------|--------------------|--|--|

Stormwater management, large amounts of impervious surfaces, and lack of mitigation practices to control runoff and flooding emerged as the primary contributors to the condition and visual assessment of the streets within the heart of the village. Scope of work included various green infrastructure practices designed to reduce the volume of untreated stormwater runoff to the tributary of Big Stream and relieve stress on the existing storm sewer system. The improvements included porous asphalt at driveway aprons, pervious flex pave within the pedestrian corridor, storm water infiltration trees, bioretention bump outs, downspout disconnect with infiltration planter and an overall reduction in impervious pavement. Village added vintage style decorative LED street lighting.

| | | | | |
|--------------------------|-------------|--------------------|--|---------------------------------|
| Sewer I/I repairs | 2019 | \$1,023,060 | Grant in the amount of \$1,000,000 was awarded through CDBG | Local Share was \$23,060 |
|--------------------------|-------------|--------------------|--|---------------------------------|

Village of Dundee Collection System Inflow/Infiltration Repairs. This consisted of rehabilitation or replacement of approximately 78 sanitary sewer manholes, open cut replacement of 170 LF of gravity sewer lines and trenchless (slip lining) lining of approximately 4,820 LF of 8in and 2,290 LF of 10in gravity sewer lines throughout the Village.

| | | | | |
|--|-------------|---------------------|--|---|
| Wastewater Treatment Plant Improvements | 2020 | \$18,210,140 | Grant in the amount of \$2,057,750 was awarded through WIIA. \$268,000 was awarded by SMRF. | Local Share was \$ 803,874 with a \$8,108,516 loan through EFC |
|--|-------------|---------------------|--|---|

The construction consisted of new headworks, a sequencing batch reactor system, tertiary filtration, UV disinfection, composting barn & equipment and associated piping, valving, controls integration, heating & ventilation upgrades and decommissioning sewer pond. Plant is able to except large truck septic receiving.

| | | | | |
|---|------|-------------|--|---|
| Dundee Main Street | 2022 | \$21,250 | Grant in the amount of \$20,000 was awarded through NYMSTA | Local Share was \$1,250 |
| Dundee's Main Street to provide technical assistance to downtown property owners. This project did an undertaking of the downtown feasibility study for specific buildings that would position for future NY Main Street funding. | | | | |
| Waterline & Chambers Water Tower Replacement | 2024 | \$2,576,000 | Grant in the amount of \$386,000 was awarded through USDA & \$640,000 through EPA | Local Share was \$1,550,000 in a RD loan |
| The Village of Dundee replaced the existing 500,000-gallon water tank with telemetry upgrades and the replacement of approximately 5000 LF of 8in watermain, valves and related appurtenances. | | | | |
| Clean Energy Communities | 2025 | \$20,000 | Grant in the amount of \$20,000 through NYSERDA | No Local Share |
| To purchase an electric piece of equipment and preform a solar feasibility study. | | | | |
| Millard Park ADA Compliant Sidewalk | 2025 | \$10,740 | Grant in the amount of \$9,754 was awarded through YC Planning National Recreational & Resources | Local Share was \$986 plus employee man hours |
| Village of Dundee employees installed an ADA compliant sidewalk leading to the pavilion and onto a landing on the edge of Big Stream within Millard Park. | | | | |
| EV Charging Stations | 2025 | \$25,200 | Grant in the amount of \$24,200 was awarded through CFA | No Local Share |
| Installation of 2 dual port EV charging stations within the Village's Municipal Parking Lot. | | | | |
| Dundee Main Street | 2025 | \$500,000 | Grant in the amount of \$375,000 was awarded through NY Main Street | Local Share would be \$125,000 |
| Dundee Merchant's Association / Finger lakes Economic Development Center secured a reimbursement grant for improvements to the Main Street Business District, which include facade, architect designs and interior renovations. | | | | |
| Millard Park Inclusive Play & Trails | 2025 | \$1,274,000 | Applied for a grant in the amount of \$1,000,000 through CFA | Local share would be \$274,000 |
| To install an inclusive playground, 1.1 miles of an ADA Compliant walking trail, fencing in the basketball court and softball field, and adding a dog park to the Washburn lot. | | | | |

Geography and Climate

The village of Dundee has a total area of 1.1 square miles, all land. Seneca Lake, the deepest of the Finger Lakes, is four miles east of the village and influences the climate and provides scenic views. Big Stream is a key element of the local landscape, winding its way on a diagonal path through the southeast portion of the village.

The village is in a predominantly rural area, surrounded by rolling hills and vineyards, as the region is known for its wine production. The area is relatively flat, with some slight elevation changes, making it a picturesque part of the Finger Lakes region. The surrounding landscape includes farmland and woodlands, adding to the rural character of the village.

Dundee, like other areas in the Finger Lakes region, is characterized by a continental climate, meaning it has distinct seasons with significant temperature variations. Winters are cold and snowy, with temperatures often dropping below freezing. Summers are generally warm and humid, with temperatures often reaching into the 70s and 80s. Precipitation is distributed throughout the year, with snow in the winter and rain in the other seasons.

Summer:

- Temperatures: Summers are warm, with average highs ranging from the upper 70s to mid-80s °F (25-30°C). Occasionally, it can get hotter, reaching the 90s °F (32-35°C) during heatwaves.
- Humidity: The humidity can be high, especially in July and August, which can make the temperatures feel warmer than they actually are.
- Precipitation: Summer tends to have moderate rainfall, with occasional thunderstorms. July is usually the wettest month.

Below: beautiful summer weather is perfect for community events





Winter:

- Temperatures: Winters can be cold, with average highs in the 30s °F (around 0-5°C) and lows often below freezing 20s °F (-6 to -1°C).
- Snowfall: Snow is common, with Dundee receiving an average of 60+ inches (152 cm) of snow annually. Snowstorms can occur, but the amount can vary from year to year.
- Lake Effect: Being near Seneca Lake, Dundee can experience some lake-effect snow, especially in the winter months, which may bring heavier snowfalls.



Spring and Fall:

- Spring: Temperatures gradually warm up in spring, ranging from the 40s to 60s °F (5-20°C). Rain is fairly common, helping to nurture the agricultural landscape, especially the vineyards in the area.
- Fall: Fall is a beautiful time in the region, with cooler temperatures 50s-60s °F, (10-20°C) and stunning foliage. It's also the harvest season for local vineyards, making it a popular time for wine tourism.

Overall, Dundee experiences four distinct seasons, with hot summers, cold winters, and mild spring and fall weather. The region is also known for its moderate to high rainfall throughout the year, contributing to the lush environment and agricultural productivity.

The Plan for the Village

The survey results indicated that while Village of Dundee residents want to see economic growth and jobs, they do not want that to come at the expense of the natural beauty and rural character of the community they so love. Therefore, the Comprehensive Plan strives to balance economic development and job creation with preserving the character of the community, recognizing that the very same things that make Dundee a great place to live, work, and play, are the very things we must protect.

This plan is not a set of laws dictating action but rather a design as a roadmap to aid future decision making.

The Steering Committee encourages its use as a living document, referred back to often, and evaluated every other year for relevance, progress, and updating as needed.

Vision Statement:

“Balance Economic Development and job creation with preserving the character of the community, recognizing that the very same things that make Dundee a great place to live, work, and play, are the very things we must protect.”



Areas of Focus for Smart Growth

1. Guiding Development

The community expressed strong support for thoughtful, well-planned development that encourages economic vitality while maintaining the integrity of the village's character. Priorities under this theme include:

- Attracting new businesses and retail
- Creating a business-friendly environment that supports entrepreneurs and local retailers
- Enhancing the visual appeal and walkability of the village center
- Strategically investing in infrastructure and services to support future growth
- Promoting sustainable tourism that supports the local economy without compromising natural assets

2. Identity

Preserving Dundee's unique rural identity and honoring its historical and environmental heritage were central to community input. This category focuses on:

- Maintaining open spaces
- Protecting historic buildings and landmarks
- Ensuring new development aligns with the village's traditional aesthetic and environmental values
- Promoting pride in Dundee's heritage and sense of place

3. Inclusive Community

Residents voiced a clear desire to make Dundee a place where people of all ages and backgrounds can live, work, and thrive. To foster inclusivity and belonging, the plan emphasizes:

- Expanding access to affordable, quality housing for individuals and families
- Creating opportunities for good-paying, stable jobs
- Investing in education, workforce development, and youth retention
- Supporting public spaces, recreational amenities, and services that promote social connection
- Fostering a welcoming and equitable environment for all community members

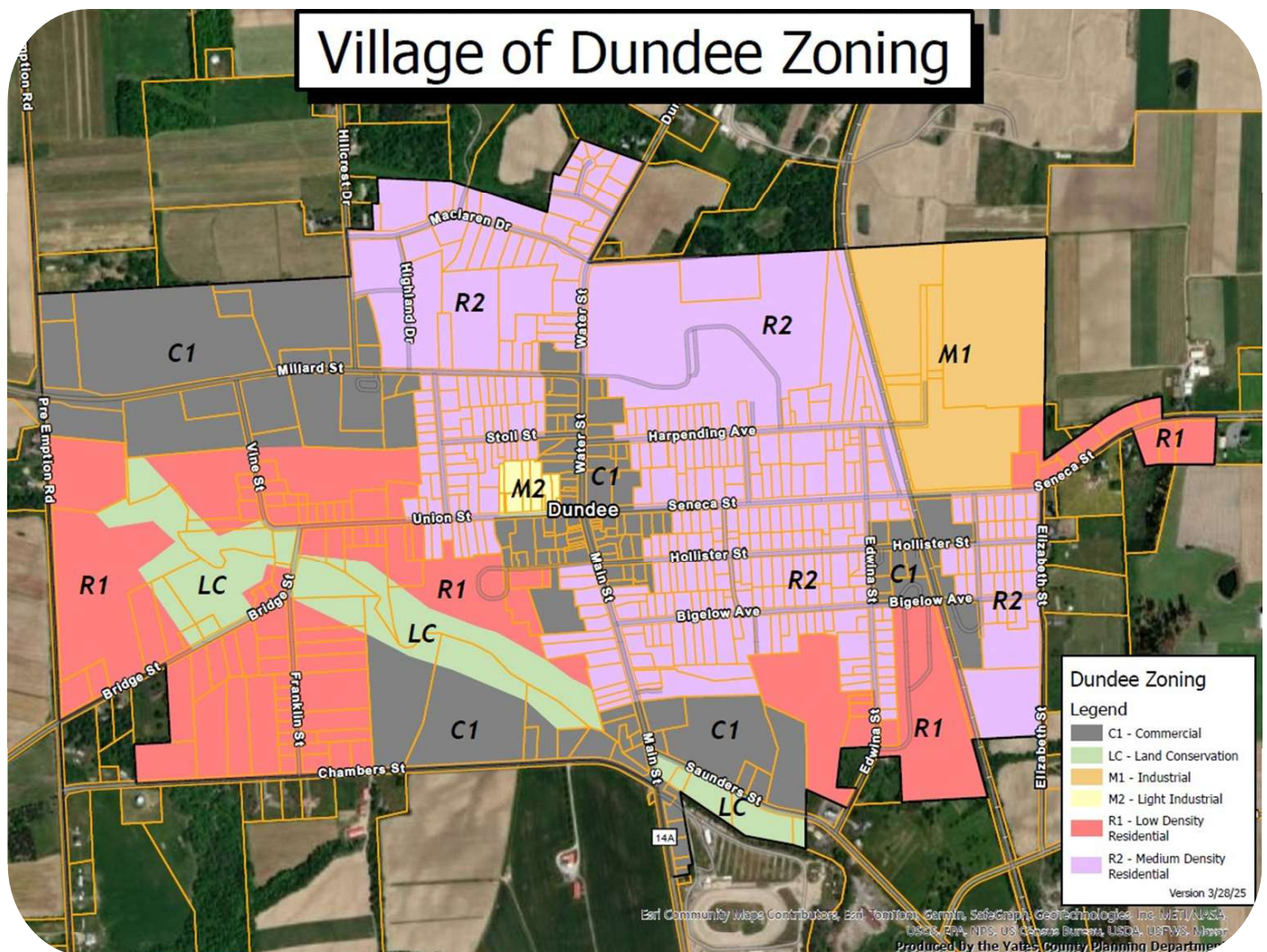
Guiding Development

Attract & Create Business Friendly Environment

The Village of Dundee is home to a diverse range of small businesses and essential services that form the backbone of the local economy. These include convenience stores, gas stations, banks, lodging, wine production facilities, restaurants, discount retailers, insurance agencies, automotive services, and the U.S. Postal Service. In addition to commerce, the community is supported by three active churches—Dundee Baptist Church, Dundee United Methodist Church, and Faith Baptist Church—which provide important social services such as the Dundee Food Pantry and regular community dinners.

As Dundee looks toward the future, maintaining and expanding its commercial base is vital to strengthening the economy, supporting tourism, and ensuring a high quality of life for residents. The village's compact layout, zoning for mixed-use development, and its location in the heart of the Finger Lakes region offer valuable opportunities for strategic growth and revitalization.

The image below illustrates the Village of Dundee's official Zoning Map:



Despite these strengths, certain barriers to economic development remain:

- Vacant and blighted properties, both residential and commercial, diminish downtown's appeal, lower property values, and discourage investment.
- Underutilized buildings, including former institutions and empty storefronts, represent untapped potential for growth.
- Limited retail variety and hospitality options restrict Dundee's ability to attract and retain tourists and younger residents.

A number of downtown properties offer great potential for development including:

- The former Dundee Bowling Alley
- The Presbyterian Church
- The former Dundee State Bank
- Several empty storefronts along the east side of Main Street, as well as the storefronts on the west side of Main Street that have the ability to host additional retail and hospitality industry.

Updated zoning as well as design guidelines would direct development in a responsible, measured way, ensuring that new development coincides and keeps with the desired character of the community. Ensuring property owners understand fair market rate for things like rent - especially for commercial storefronts - is imperative to attracting and sustaining downtown businesses. Similarly, property owners who hold onto properties without maintaining or attempting to fill them, should not be obstacles to progress.

Village leaders and developers should use benchmarks for revitalization and development. Use the benchmarks to apply for NYS Funding such as CFA grants for business purpose. Buildings in the business district are zoned for mixed use development, with retail and commercial spaces on the street-level, and housing on the upper floors.

Dundee's economic future is closely tied to its ability to maintain a vibrant village center that supports existing businesses while attracting new, compatible development. With strategic investments, strong partnerships, and a clear focus on sustainable growth, Dundee can transform its historic Main Street and key vacant properties into a thriving hub of retail, hospitality, and community life—serving both residents and visitors for decades to come.

Development in general, should be approached with care and caution, reflecting back on the charge from the community feedback: growth and jobs, but not at the expense of our rural nature and community character.



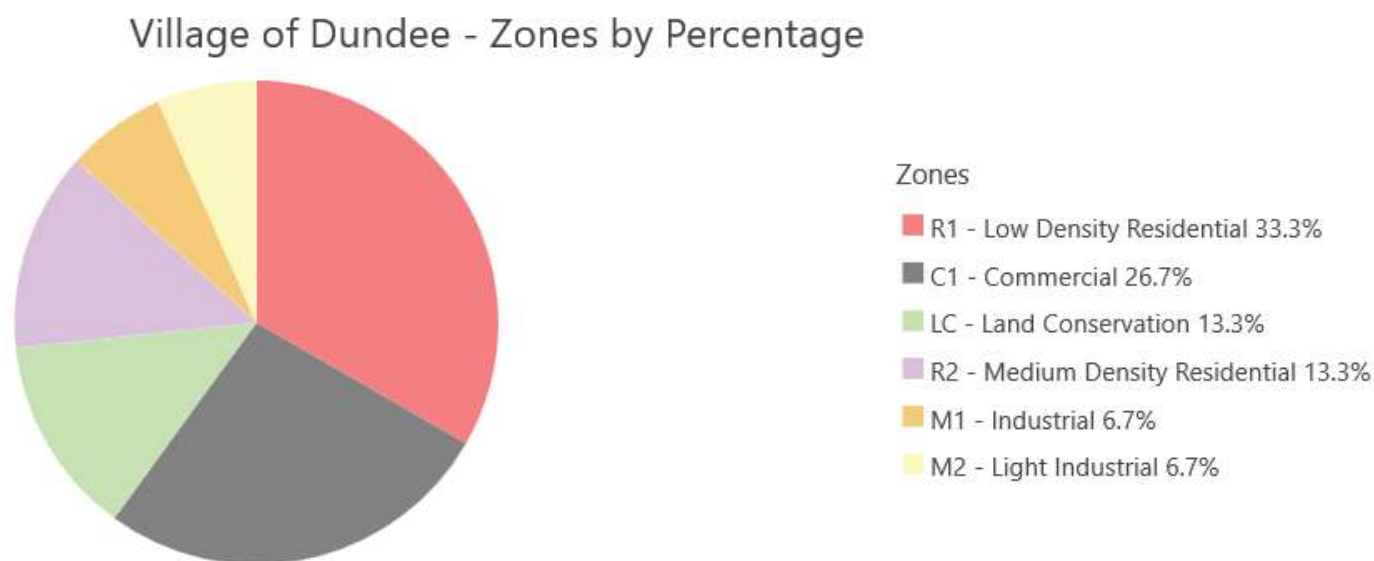
Land Use

The Village of Dundee, New York, regulates land use through its zoning laws, which classify properties into various districts, each with specific permitted and conditional uses. These regulations address aspects such as building heights, setbacks, lot sizes, and parking requirements to ensure orderly development. For example, multiple dwellings and planned residential developments require submission of a site development plan to the Planning Board for review and approval.

The Village is also bordered by Yates County's Agricultural District #1, with two district parcels located within village boundaries, supporting a continued connection to the region's agricultural roots. In January 2025, the Village proposed a local law to amend the permitted uses in the Light Industrial (M-2) and Commercial (C-1) districts and adjusted the Village Zoning Map accordingly.

As part of ongoing efforts to support economic development, the Village aims to create a more business-friendly environment by streamlining regulations, encouraging mixed-use development, and supporting zoning flexibility for local retailers, startups, and entrepreneurs. These changes are intended to remove barriers to investment while preserving the character of the community.

Additionally, the Village will be updating its Code Book and land use regulations—including subdivision, site plan, and sign regulations—to better reflect current needs, reduce complexity, and promote sustainable commercial growth. For detailed and current information on land use regulations, zoning districts, and any recent amendments, please consult the Village's official website or contact the Village Clerk's office. (See Appendix)



Climate Smart Community and Sustainability Initiatives

As climate change increasingly affects communities across New York State, integrating sustainability and resilience strategies into local planning has become essential. A key component of this updated Comprehensive Plan is the inclusion of actions and objectives aligned with the Climate Smart Communities (CSC) Program, which provides a roadmap for municipalities to reduce greenhouse gas (GHG) emissions, enhance energy efficiency, and adapt to climate-related impacts.

State Policy Alignment and Local Commitment

The New York State Climate Leadership and Community Protection Act (Climate Act), enacted in 2019, established some of the most ambitious climate goals in the country, including an 85% reduction in GHG emissions by 2050, compared to 1990 levels. The Act also encourages municipalities to adopt sustainable land use policies, clean energy investments, and infrastructure improvements that align with smart growth principles and long-term environmental goals.

Recognizing the importance of this direction, the Village of Dundee has taken measurable steps toward climate responsibility and is actively pursuing certification through the CSC Program, which supports municipal action through technical assistance, recognition, and access to grant funding. Municipalities participating in the CSC Program can earn certification at the bronze, silver, or gold level by completing a set of recognized sustainability actions.

Progress to Date

The Village of Dundee has already completed several foundational actions in support of CSC certification, demonstrating its commitment to environmental stewardship and climate resilience. To date, these efforts include:

Adoption of a Complete Streets Policy (2017/2018), promoting pedestrian, bicycle, and accessible infrastructure

Official registration as a Climate Smart Community (2021)

Passage of the Climate Smart Community Pledge and Resolution (2021)

Formation of the Climate Smart Community Committee to guide implementation (2021)

Installation of bioretention beds to manage stormwater runoff and support green infrastructure (2022)

Planned installation of electric vehicle (EV) charging infrastructure (2025)

Procurement of an electric vehicle for village operations

Implementation of traffic calming measures that support pedestrian safety and environmental goals

(Note: Status of LED or “LSD” lighting upgrades to be confirmed and clarified.)

These actions reflect the Village’s proactive approach in adopting sustainable transportation solutions, improving stormwater management, reducing fossil fuel dependence, and promoting environmental equity.

Future Climate Action and Implementation Strategy

Looking ahead, the Village of Dundee will continue advancing toward formal CSC certification by building upon completed actions and pursuing new climate-smart initiatives. Utilizing the CSC Climate Action Planning Guide, the Climate Smart Community Committee will lead the development of a Community Climate Action Strategy, which will include:

- Clearly defined short- and long-term goals to reduce GHG emissions
- A detailed set of implementable initiatives, such as:
 - Installing solar panels on municipal buildings
 - Encouraging community solar projects and education by updating the Village code accordingly.
 - Streamlining the solar permitting process
 - Performance metrics and progress monitoring tools
 - A timeline and implementation framework for measuring outcomes and adapting as needed

The plan will also identify ways to increase public engagement, coordinate with state and regional programs, and pursue grant funding opportunities that support sustainability, public health, and energy savings.

Conclusion

Through its participation in the Climate Smart Communities Program and alignment with New York State’s climate goals, the Village of Dundee is positioning itself as a leader among small communities in environmental responsibility and resilience. The integration of climate action planning into the Comprehensive Plan ensures that sustainability is not only a guiding principle—but a practical, measurable commitment that supports the health, safety, and economic vitality of current and future residents.



Visual Appeal

The Village of Dundee continues to prioritize the improvement of its downtown's visual character and pedestrian environment. A welcoming, attractive, and walkable village center not only enhances quality of life for residents but also strengthens the local economy and supports tourism by creating a destination that encourages visitors to stop, shop, and explore.

A major step forward was the implementation of the Green Innovation Grant Program (GIGP) streetscape project, completed in 2017. This project brought sustainable design features such as bioretention bump-outs, permeable pavement, rain gardens, native landscaping, and stormwater-friendly tree plantings to the heart of the village. These green infrastructure elements serve the dual purpose of improving water quality and creating a more aesthetically pleasing and pedestrian-friendly streetscape.

Local volunteerism has played a key role in maintaining and enhancing this progress. Dundee Blooms, a community-based beautification group, has become certified to work within the GIGP-designed bump-outs, planting and maintaining colorful, pollinator-friendly vegetation that continues to add vibrancy and seasonal interest to Main Street. Their efforts not only support visual appeal but foster civic pride and community ownership of public spaces.



Looking ahead, the New York State Department of Transportation (NYS DOT) is scheduled to undertake a significant improvement project along Route 14A, which runs through the center of Dundee. This project will further enhance roadway conditions, traffic safety, and potentially sidewalk connectivity—providing an opportunity to coordinate with the Village’s walkability and streetscape goals. Ensuring that pedestrian infrastructure and traffic calming features are included in the DOT’s plans will be critical to maintaining a safe, accessible village core.

In line with these long-term goals, the Village dreams of creating a comprehensive sidewalk improvement plan to repair, replace, and extend sidewalks on all streets within the village limits. Such a plan would help ensure pedestrian access for all residents and promote connectivity across neighborhoods, schools, parks, and the downtown area.

To build on these successes, the Village should continue to invest in sidewalk extensions, crosswalk upgrades, ADA-accessible design, wayfinding signage, benches, and street lighting. Streetscape enhancements should prioritize pedestrian comfort and safety while celebrating the Village’s rural character and small-town charm.

By combining state investment, local volunteer efforts like Dundee Blooms, and strategic green infrastructure, the Village of Dundee is well-positioned to become a model for attractive, walkable, and environmentally sustainable rural downtowns in the Finger Lakes region.



Village Services and Amenities

The Village of Dundee is proud to offer a comprehensive array of public services designed to meet the daily needs of our residents and support long-term community wellbeing. From essential infrastructure to civic engagement, the Village strives to maintain a high quality of life through responsive, efficient, and transparent governance.

Water Service

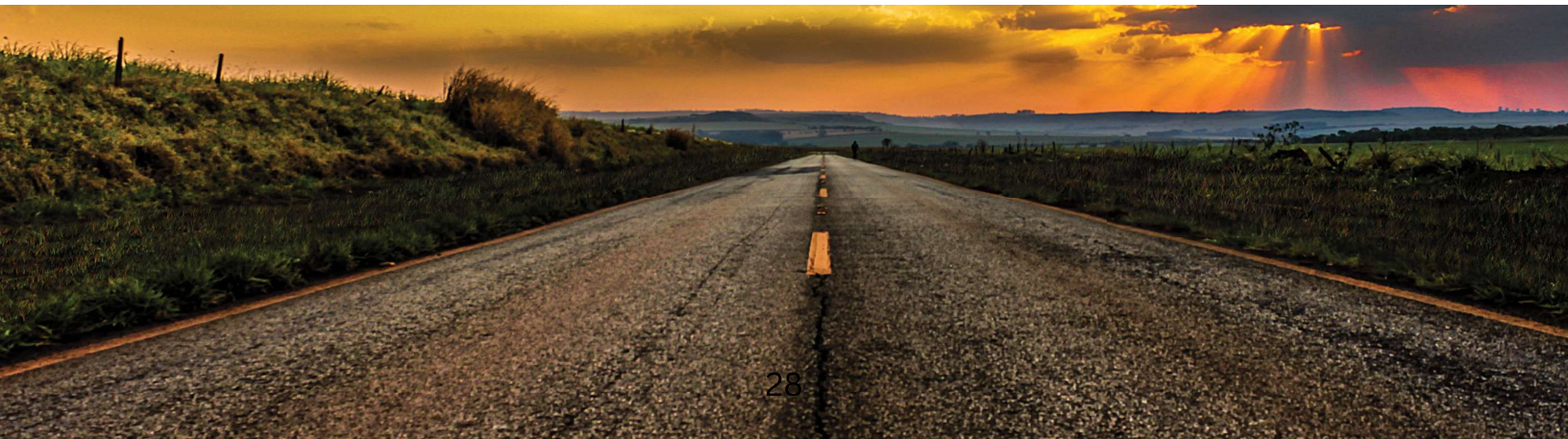
The Village owns and operates a public water system that serves residential and commercial users with safe, clean drinking water. Our system includes a water tower located on Hillcrest Drive and Chambers Street, which is undergoing scheduled upgrades as part of an ongoing infrastructure improvement effort. Routine maintenance and regular testing ensure compliance with all New York State Department of Health standards. The Village also seeks out and secures grant opportunities to support capital improvements and expand service reliability.

Wastewater Treatment Plant (WWTP)

The Village operates its own Wastewater Treatment Plant, ensuring the safe treatment and disposal of sewage and wastewater. The plant plays a crucial role in environmental protection and public health, meeting NYSDEC discharge standards through modern filtration and monitoring systems. The WWTP is maintained by trained staff and supports both residential and commercial wastewater flows. The Village can accept septic receiving from large trucks, allowing the WWTP to process waste from outside septic systems. This addition not only enhances the plant's utility but also provides an opportunity to generate new revenue for the Village, helping offset operational costs and support continued infrastructure investment.

Street Maintenance & 11-Year Replacement Plan

Maintaining the integrity of our roadways is a top priority. The Village of Dundee has implemented an 11-Year Street Replacement Plan, which outlines a long-term approach to road resurfacing, drainage improvements, and sidewalk upgrades. This proactive planning ensures that streets are systematically evaluated and maintained to extend their lifespan and improve safety for pedestrians and drivers. Routine tasks such as pothole repairs, striping, and stormwater management are performed year-round.



Snow Removal

During the winter months, the Village provides snow plowing and salting services to keep streets and sidewalks safe and passable. Priority routes are cleared first to ensure emergency access and commuter safety.

Annual Brush & Leaf Pick-Up

Each spring and fall, the Village provides scheduled brush and leaf collection services. Residents are encouraged to place materials at the curb during designated periods for convenient disposal.



Fire Department

The Dundee Fire Department is a volunteer-based organization dedicated to protecting life and property in our community. The department responds to structure fires, vehicle accidents, medical emergencies, and provides mutual aid to surrounding towns. In addition to emergency response, the Fire Department participates in fire prevention education, community events, and ongoing training. The department plays a vital role in local safety and resilience.



Administrative & Civic Services

Village Financial Services

Includes budgeting, financial reporting, utility billing, and tax collection.

Public & Vital Record Management

Birth and death records, meeting minutes, permits, and public records are maintained and accessible in accordance with state law.

Code Enforcement & Zoning

The Code Enforcement Officer ensures compliance with building, zoning, and property maintenance regulations. The Planning Board and Zoning Board of Appeals assist in reviewing development proposals and variance requests.

Tax Information

Property and village tax information is available through the Clerk's Office or online.

Public Facility Use

Residents may reserve certain public spaces and utilities for events through the Village Office. Such as Millard Park pavilion, baseball & softball fields, concession area, lighting at Millard Park, and Seneca Street Park Gazebo.

Village Website & Ecode360

Access village news, forms, and local laws online. Ecode360 provides an easy-to-navigate digital codebook of all Village ordinances.



Community Services

Cemetery Services

The Village oversees burial services, plot maintenance, and recordkeeping for local cemeteries. Record keeping is done manually in ledgers and via CIMS software.

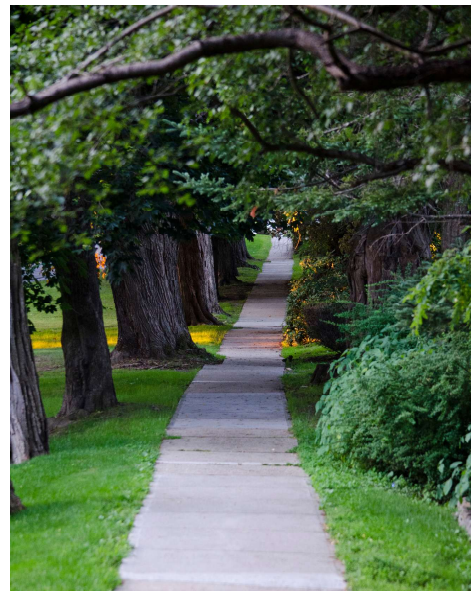


Park Maintenance

Parks are maintained seasonally, with enhancements made through community partnerships and grant funding. Recent applications include improvements to Millard Park, with proposals for an inclusive play area, improved trails, and a dog park.

Sidewalk Improvements

Sidewalks are repaired and replaced as part of the improvement schedule, enhancing accessibility and safety for all pedestrians. With future dreams of obtaining a full sidewalk revitalization grant throughout the Village.



Public Parking

Municipal parking behind the business district. Which will soon including EV charging stations, is available downtown to support local businesses and visitors.

Youth Programs

The Village supports seasonal youth programs and camps. The program includes field trips/activities to keep children involved. Staff use secure apps like “Band” for communication, and permissions are obtained for photography and media.

Historical Support

The Village recognizes the importance of its heritage. It supports the work of the Historical District Committee and makes historical resources available to the public, though it does not enforce restrictions under a preservation district designation

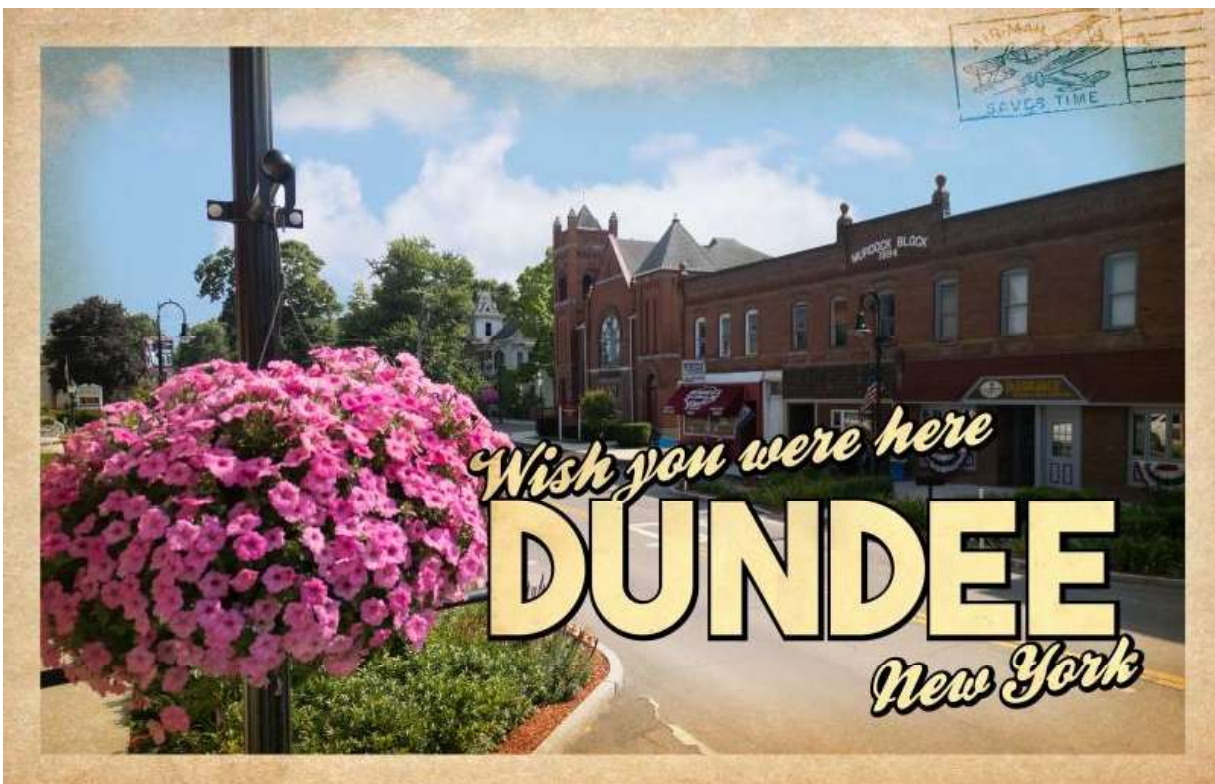
Sustainable Tourism Strategy

The Village of Dundee has strong potential to become a model for sustainable tourism in the Finger Lakes—supporting the local economy while preserving its natural beauty, agricultural heritage, and small-town charm. With access to Seneca and Keuka Lakes, Big Stream, and nearby trails, the village is surrounded by natural assets ideal for outdoor recreation. Dundee’s growing agritourism sector—including wineries, farm stands, and local producers like Fiagès Olive Oil—adds authentic, local flavor to the visitor experience.

The walkable village center, with parks like Millard and Seneca Street, historic architecture, and community-led efforts such as “Our Town Rocks” and the library garden, makes Dundee an inviting and engaging destination. Recent grants for EV charging stations, infrastructure upgrades, and park accessibility show momentum toward low-impact, inclusive tourism.

To build on this, the village should define a clear identity around sustainability, improve signage and visitor education, and enhance walking and biking connectivity to nearby natural and cultural sites. Supporting local artisans and producers through events and markets will strengthen the economy while promoting regional character.

Strategic actions include developing a "Sustainable Dundee" brand, expanding green infrastructure, and forming a local tourism council to guide initiatives. Partnerships with Yates County Tourism and funding through NY Forward, DRI, and USDA Rural Development can help bring this vision to life—ensuring Dundee grows as a vibrant, sustainable destination without compromising what makes it special.



Identity

Recreation & Natural Resources **and Maintaining Open Spaces**

Dundee, located in the scenic Finger Lakes region, boasts proximity to natural attractions such as Seneca Lake, situated approximately four miles east of the village. Big Stream flows through Dundee, offering seasonal outdoor opportunities that attract both residents and visitors. The village's parks, including facilities like gazebos, pavilions, and ball diamonds, serve as community gathering spots and venues for local events.

The Village has two community parks, Millard Park which is located at the end of Spring Street and Seneca Street Park located at 26 Seneca Street. Currently, The Millard Park has a playground, several ball fields, a basketball court, a walking trail, and green space. It also has a pavilion for use and access to Big Stream. Seneca Street Park has a gazebo, plenty of open picnic space, and seating along the U-shaped sidewalk leading to the Historical Society. Seneca Lake is only minutes away, allowing for scenic views and the ability to participate in watersports and water recreational activities.

The Spring Street Park will also have a handicap sidewalk installed in 2025 with funding secured by the Yates County Natural and Recreational Resources grant.



The Village of Dundee has growing needs in its parks and recreation system to better serve residents of all ages and support community health, inclusion, and outdoor activity. Key priorities include upgrading existing park facilities with modern, accessible playground equipment, improved restroom facilities, and shaded picnic areas. There is strong interest in developing an inclusive play area for children of all abilities, along with creating a dog park and improving walking trails, such as those in Millard Park, to encourage year-round use.

Additional needs include sports field enhancements, outdoor fitness stations, and programming for seasonal activities or events. Ensuring ADA compliance and safety in all park spaces, improving lighting, and adding signage or seating throughout recreational areas would also help increase usage. With many families and older adults in the community, parks and recreation investments can significantly improve quality of life, encourage physical activity, and foster social connections.

To improve parks and recreation in the Village of Dundee, the Village can develop a master plan to prioritize upgrades like an inclusive playground, dog park, and trail improvements. In May 2025, the Village applied for a municipal parks grant to support these efforts and is currently awaiting a decision. Additional improvements can be accomplished by applying for other state and federal grants, seeking local partnerships and sponsorships, and engaging the community through surveys and volunteer support. Phasing improvements based on cost and impact, while incorporating park needs into the village budget, will ensure steady progress. With planning, funding, and public input, Dundee can create accessible, safe, and enjoyable recreational spaces for all residents.

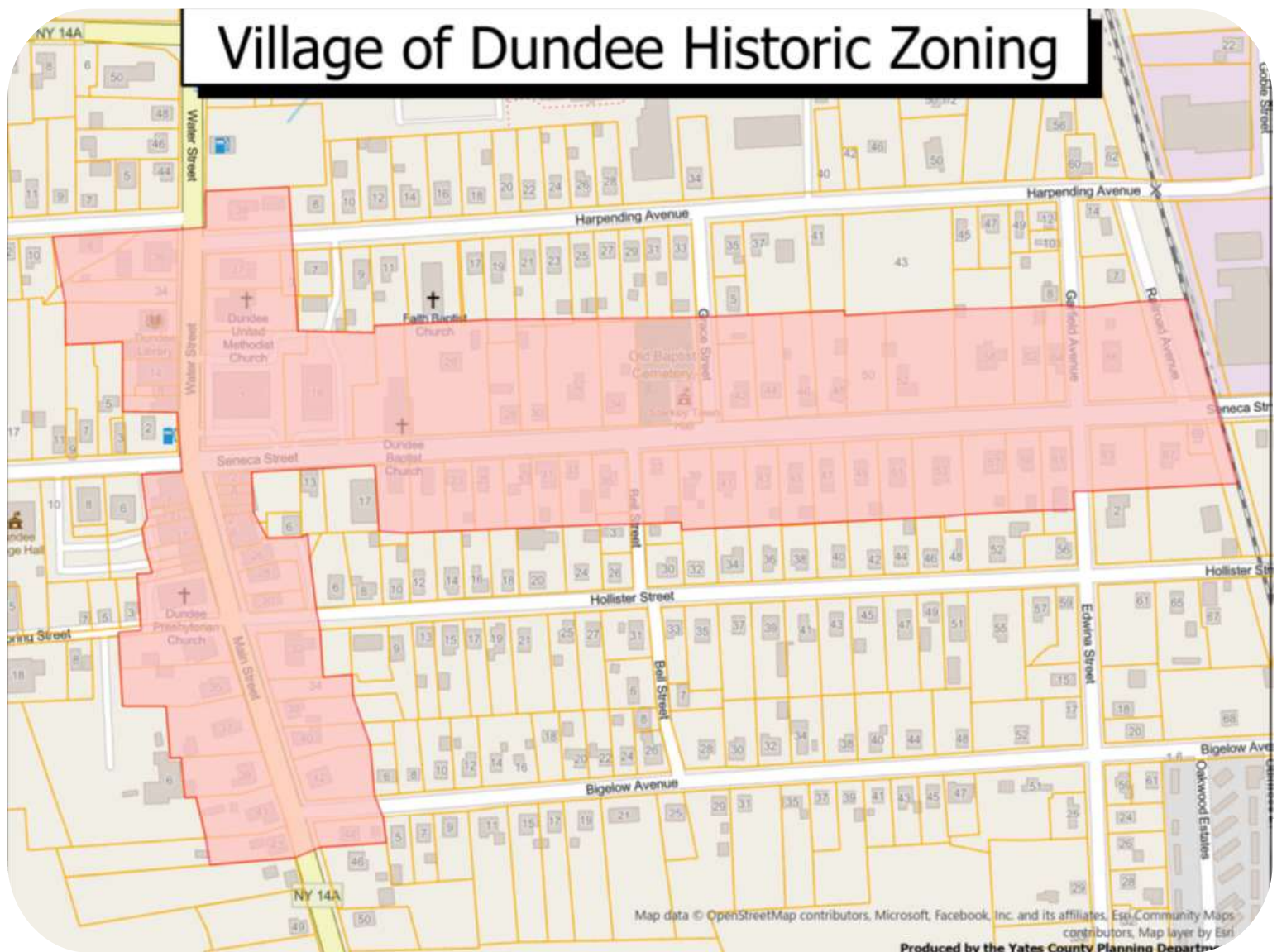


Historic District

In 2007, The Historic District was listed on the national register as historical places, encompassing 78 contributing buildings.

The village's resilience is also evident within its Historic District's architectural heritage; notable structures such as Beekman House at 39 Main Street, a Victorian Style home built around 1897.

Additional Properties have been placed on the National Register of Historic Places such as the Dundee Methodist Church, First Presbyterian Church, and the Mcloud J. M. House at 94 Seneca Street.



As just one example noted above, The Beekman House (pictured to the right & below) has been lovingly cared for over the years. Since 2001, it has functioned as a bed and breakfast, welcoming visitors from across the world.



It remains a wonderful example of the potential in historic homes and the place they have in the fabric of the Dundee culture and community.

The Historic District is an honorary distinction only, which places no restrictions on the property owners. Opportunities to preserve, improve, and protect the properties in the Historic District should be championed. The Village code allows for the creation of a Historic District Committee. As part of future planning, this committee should be restarted to help the property owners get recognition, economic incentives, and protection.



DUNDEE STATE BANK, organized in 1882, employs ten persons who "aim to give complete banking service to the community." Ralph Shepardson is the bank's president.

Promoting Pride in Dundee's Heritage and Sense of Place

Dundee's identity is deeply rooted in its rich heritage, close-knit community, and cherished traditions. As the village looks to the future, it is essential to celebrate and strengthen the unique character that makes Dundee feel like home. A strong sense of place fosters civic pride, community involvement, and economic vibrancy—qualities that are critical to the village's long-term resilience and success.

Over the years, beloved community events have played a powerful role in bringing people together and celebrating Dundee's spirit. Annual traditions such as Touch of Christmas, the Memorial Day Parade, Dundee Day, Concerts in the Park, and the Community Block Party offer opportunities for residents of all ages to gather, connect, and share in the joy of small-town living. In July 2025, the return of the Bed Races after years of absence highlighted the community's dedication to honoring and reviving the fun and uniqueness of our local traditions.

These events not only build camaraderie among residents—they also strengthen Dundee's public identity, attract visitors, and reinforce our values of family, pride, and togetherness. They are expressions of our heritage and serve as living reminders of what makes Dundee a vibrant and welcoming village.

*The Magic of the Season
Holiday Parade*



Strategies to Support and Grow Community Pride:

Preserve and Support Longstanding Traditions: Ensure continued support (logistical, promotional, financial) for established events that define Dundee's cultural fabric.

Encourage New Community-Driven Initiatives:

Empower residents and local organizations to propose and pilot new celebrations or heritage-themed projects that reflect evolving interests.

Enhance Community Spaces:

Maintain and improve parks, streetscapes, and gathering areas to serve as attractive venues for public events and spontaneous interaction.

Capture and Share Our Story:

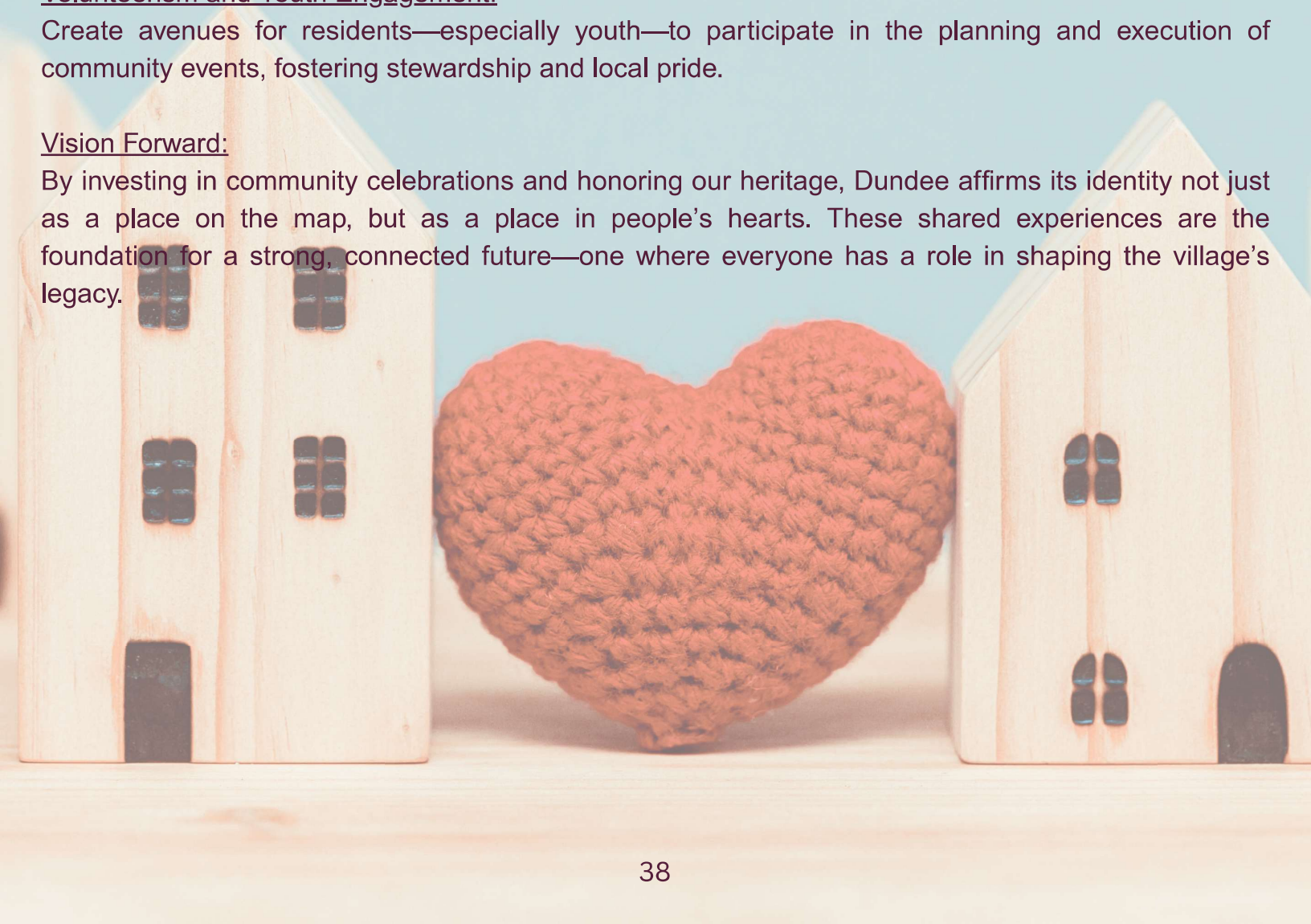
Promote local history and personal stories through interpretive signage, social media, and collaborations with the historical society and local schools.

Volunteerism and Youth Engagement:

Create avenues for residents—especially youth—to participate in the planning and execution of community events, fostering stewardship and local pride.

Vision Forward:

By investing in community celebrations and honoring our heritage, Dundee affirms its identity not just as a place on the map, but as a place in people's hearts. These shared experiences are the foundation for a strong, connected future—one where everyone has a role in shaping the village's legacy.



Inclusive Community

Expanding Access to Affordable, Quality Housing

Given the increasing demand for housing, especially in light of the growing population and the need for affordable options, Dundee is taking steps to support pro-housing policies. The village recognizes the importance of ensuring that housing aligns with community values, supports economic development, and meets the evolving needs of residents at every stage of life.

A thriving housing market must offer a mix of options—rental and ownership, small and large units, new construction and rehabilitated homes—to meet the needs of families, young professionals, seniors, and individuals alike. Dundee’s commitment to a pro-housing approach is rooted in its desire to remain a welcoming, inclusive, and livable community.

Key Priorities:

Encourage a Range of Housing Types: Expand housing choices by supporting zoning and development that allows for single-family homes, duplexes, townhomes, accessory dwelling units (ADUs), and senior or workforce housing.

Preserve and Improve Existing Housing Stock: Incentivize home repairs and energy-efficiency upgrades for aging homes, especially those owned by low-to-moderate income households.

Support Infill Development and Redevelopment: Prioritize the use of vacant lots and underutilized properties within the village boundaries to create new housing without sprawl.

Promote Mixed-Use Development: Utilize downtown and commercial corridors for upper-floor apartments and mixed-use buildings that enhance walkability and vibrancy.

Foster Partnerships: Work with non-profit organizations, developers, and housing agencies to explore funding opportunities and innovative housing solutions, including grant programs and low-interest loans.

Vision for the Future:

By embracing pro-housing policies, Dundee is positioning itself as a community where all residents—regardless of income or age—can find a place to call home. This commitment supports workforce stability, strengthens the local economy, and helps preserve the village’s intergenerational fabric.

Dundee’s future depends on ensuring that housing is not a barrier but a bridge—to opportunity, stability, and a high quality of life.



Investing in Education, Workforce Development & Youth Retention

Dundee Central School District

The Village of Dundee is served by the Dundee Central School District (DCS), a single-campus school system offering education from pre-kindergarten through twelfth grade. The district serves students from across the Towns of Barrington, Starkey, Milo, Tyrone, and Reading, making it a central institution not only for education but for community identity and pride.

School enrollment has declined significantly over the past two decades. While graduating classes in the 1990s and early 2000s typically ranged from 60 to 75 students, recent classes in the 2020s have averaged around 40. Despite this demographic shift, DCS continues to provide students with strong academic and extracurricular opportunities. Students have access to career and technical education through BOCES, accelerated college-level coursework, and a wide range of programs in the arts, sciences, technology, engineering, and math.

In addition, the TRAILS afterschool program offers structured enrichment and academic support to students from pre-kindergarten through high school. TRAILS provides a supervised environment where students can engage in activities, receive homework help, and enjoy healthy snacks—supporting both academic achievement and family work schedules.

To maintain a robust athletic program in the face of declining enrollment, DCS has successfully partnered with neighboring school districts such as Bradford and Penn Yan. These athletic partnerships have expanded student access to competitive sports while fostering regional cooperation and school spirit.



Workforce Development Partnerships

The Village of Dundee recognizes that access to employment and skills development is critical to both housing stability and long-term community vitality. Dundee partners with Yates County Workforce Development to connect residents—especially youth, jobseekers, and underemployed adults—to vital resources such as job training, resume assistance, apprenticeships, and continuing education. These services help ensure that residents can pursue meaningful careers without having to leave the area. In turn, this supports the local economy and strengthens the village’s ability to retain working-age residents.

Through collaboration with workforce development professionals and regional employers, the village continues to explore opportunities for on-the-job training, job fairs, and connections to high-demand local industries including agriculture, skilled trades, healthcare, and tourism.



Youth Retention and Opportunity

Retaining young people is one of Dundee’s greatest long-term challenges—and greatest opportunities. As students graduate from Dundee Central School and pursue higher education or careers, the village aims to foster a climate that encourages them to return and invest in the future of the community.

Key strategies to improve youth retention include:

- Supporting local job creation through small business development and entrepreneurship.
- Expanding housing options that are affordable for young adults and first-time homebuyers.
- Creating social, recreational, and civic engagement opportunities tailored to younger residents.
- Promoting mentorship, internships, and youth advisory roles in village initiatives.
- Encouraging alumni to return and contribute to Dundee through programs that celebrate local success stories and highlight opportunities to live and work locally.
- By investing in youth today and creating pathways for them to return tomorrow, Dundee strengthens its social fabric and secures a vibrant future for generations to come.

Supporting Public Spaces and Social Connection

Dundee Public Library

The Dundee Public Library is one of the oldest libraries in the region, originally founded under the name of the Women's Study Club in 1908.

The library is an important resource for area residents including books, magazines, DVDs, audiobooks, as well as services including computers and copiers for public use, a public meeting room, ongoing activity series.



From 2020 to 2021, the library undertook a significant, two-phase renovation and construction project, funded by a capital grant and fundraising efforts. This included upgrades to the front entrance and steps, the addition of the Tripp Community Room (which is available for public use by reservation), and expansion of the Children's Room.

The library also offers an incredible variety of programming for all ages. Ways to better leverage, publicize and boost attendance and engagement with these programs and other library offerings should be prioritized.



Dundee Area Historical Society

The Dundee Area Historical Society is located on Seneca Street, in the former Dundee School Building. It includes various exhibits and events that honor local history. The Society also offers genealogy research, and also contains archives including newspapers, photographs, and other documents for research purposes.

The Historical Society also hosts community events including a popular haunted house during Halloween, a celebration of local racing history in an event called “Horses to Horsepower” and being open during Dundee’s Touch of Christmas with festive decor and music.



The Historical Society should be encouraged to seek grants to help continue to maintain and improve the building. As a historic property, ongoing maintenance should be a part of its annual budget.

The Historical Society also has tremendous potential to host informative programs, educational and entertaining speakers, and more. With an area so rich in history, there is no shortage of opportunities to share and preserve the same.

Image above right: the Dundee Area Historical Society is housed in the former school. The museum includes exhibits dedicated to local agriculture, military service, schools, and more. It is a tremendous asset to the community and could have an even larger role in the future. The story and history of Dundee should be preserved and shared.

Welcoming & Equitable Environment

Community Organizations

Volunteerism is alive and well in the village of Dundee, with a number of organizations accounting for dozens of volunteers. Many of these organizations work together regularly to make an even greater impact and oftentimes, volunteers are often involved in more than one community service organization. The village office offers various applications and permits for community activities, such as park use and public events, indicating a structured approach to community engagement.

Organizations at work in the community include:

- Dundee Blooms - volunteers led by Cornell-certified master gardeners, who help care for and beautify the downtown flower beds.
- Dundee Fresh Grocery - volunteers working to bring a fresh grocery store back to the village of Dundee. They now have a large grant and have purchased a space. They are well on their way to accomplishing their goal.
- Dundee Merchant's Association - this newly reinvigorated group is just getting back off the ground, with quarterly mixers and educational opportunities planned for member businesses, as well as promotions including Small Business Saturday.
- Dundee Rotary Club - this is one of the larger and more active Rotary Clubs in the region, with over 30 members, with an average of 20 whom regularly attend weekly meetings. The Rotary Club conducts important activities in the community including supporting events with hot dog stands and other free food items, as well as a bookcase project that creates and provides a bookcase to each child graduating pre-kindergarten in the Dundee Central School District. In 2025, this project is being expanded to also include the Bradford Central School District.
- Our Town Rocks - founded in 2010 by a group of community members who recognized a need for more support services in the area. Since then, they have grown to become a leading provider of community support services in the region. They offer a range of programs to support individuals and families in the community, including mental health services, substance abuse treatment, and parenting workshops.
- Pretty Little Village - is a relatively new group of volunteers, who are working to establish interactive, engaging community events. So far, they've hosted a Dairy Day, a 5K run, with other events planned for the future.
- There are various community and fraternal organizations at work in the village, including the VFW, American Legion, and the Masons.

These organizations conduct projects, host fundraisers, and are an important part of the social fabric of the Dundee community.



Image to the left:

Dundee Rotarians showing just a small portion of the 1000 pounds of plastic that they collected over the course of 7 weeks. This plastic will be sent to Trex and made into a plastic bench for the community.

Image to the Right:

Our Town Rocks Executive Director Caryl Sutterby (third from left in the front row) helped the organization become one of the beneficiaries of the Yates County Chamber Community Table Dinner in 2024. These funds were then generously split with a number of other community non-profits.



To the left:

Master Gardeners at work

Dundee Master Gardeners Janice Travis, Helen Lawson, and Fran Willis, along with Caroline Boutard-Hunt from CEE and Charles LoParrino busy working in the village gardens in the spring of 2024.

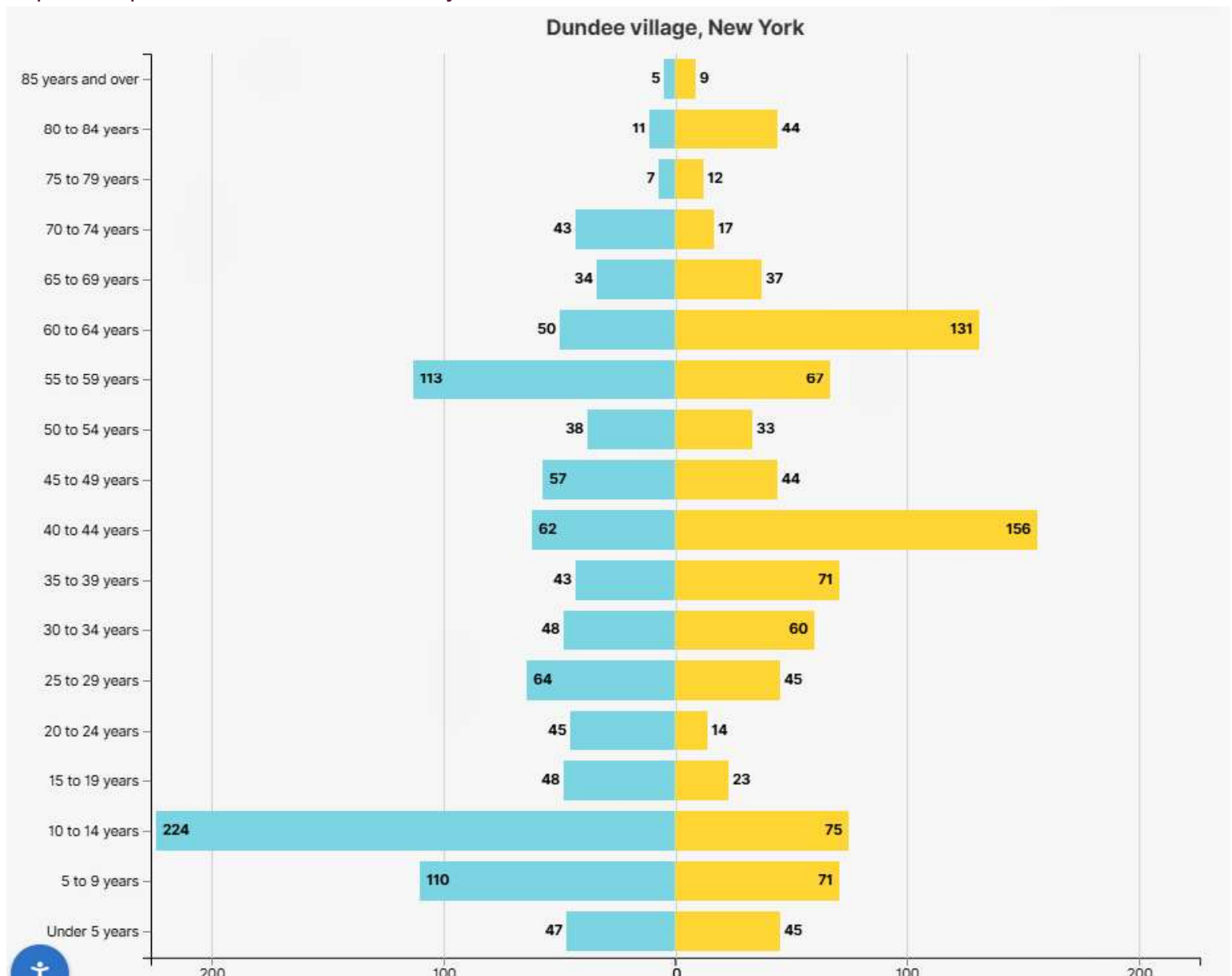
Over the course of several years, this group, along with volunteers from Dundee Rotary, also planted dozens of tulip and daffodil bulbs in the village gardens.

Demographic Profile

Population Trends & Age Distribution

According to the most recently available census data, Dundee's population is approximately 1690 residents. The village covers an area of 1.1 square miles, resulting in a population density of about 1,536.36 people per square mile. The median age in Dundee is 39.4 years, reflecting a balanced age distribution.

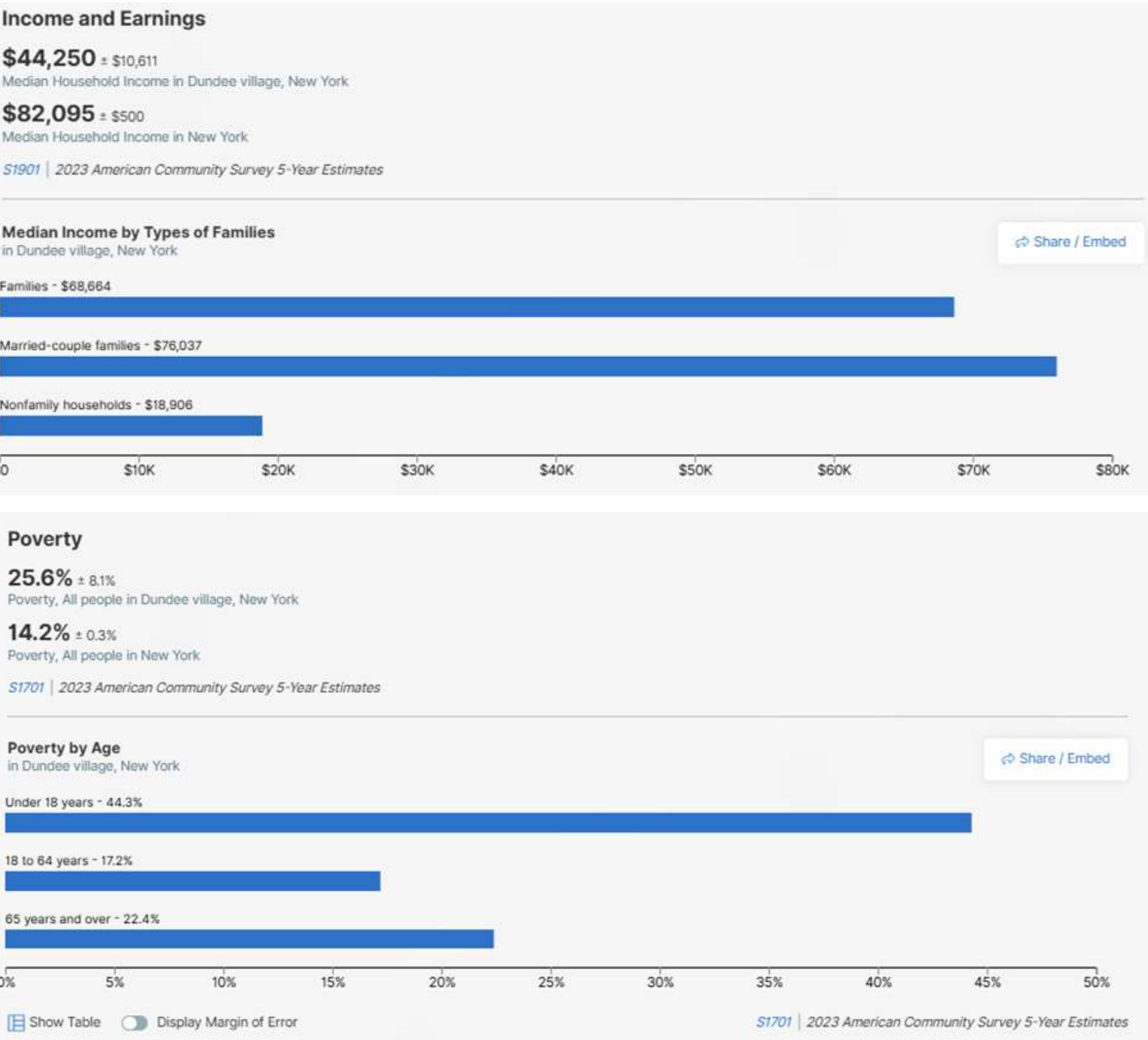
There is a large Mennonite population in and around the Dundee area, with a number of Mennonite churches, schools, and businesses nearby. This population has been growing and continues to be an important part of the local community.



Economy

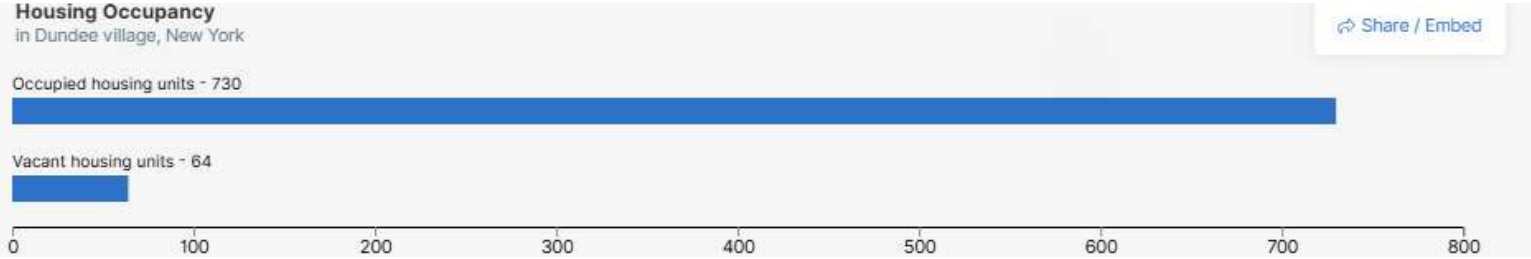
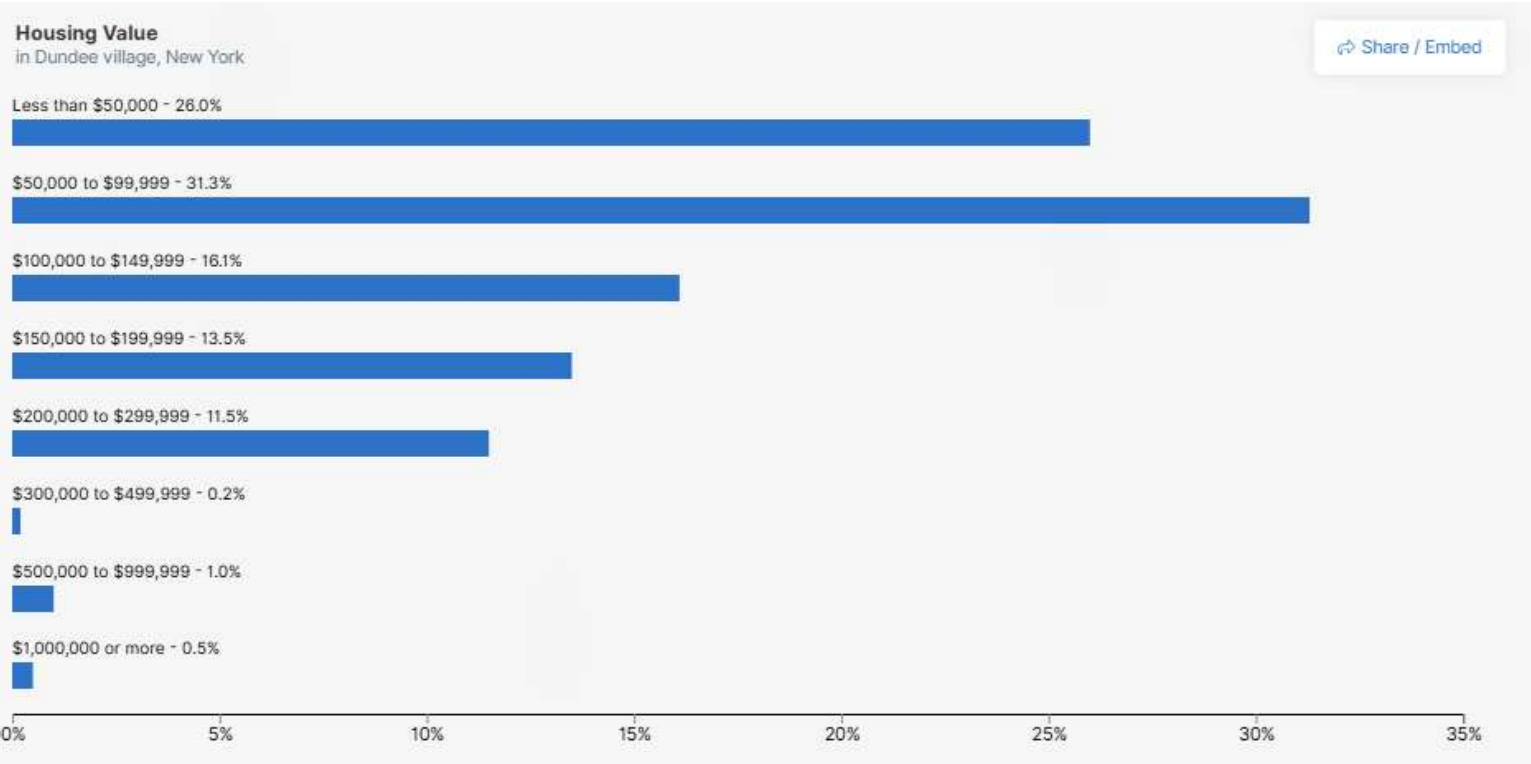
Dundee's economy is reflective of its small-town character. The cost-of-living index in December 2024 was 92.6, slightly below the U.S. average of 100, indicating a relatively affordable living environment. However, the poverty rate stands at 25.57%, highlighting economic challenges within the community.

The largest employer located in the village is Dundee Central School. Other important businesses in the area include wineries, tourism-related businesses such as restaurants, lodging facilities, and other attractions.



Household & Housing

According to data from the American Community Survey at the ZIP-code level, the Village of Dundee contains approximately 794 total housing units, with around 730 currently occupied. The average household size in the village is approximately 2.54 persons per household. Of the occupied units, an estimated 58% are owner-occupied, while the remaining 42% are renter-occupied. This balanced mix of housing tenure reflects both long-term residential stability and the presence of rental options that support housing flexibility for a range of income levels and living situations.

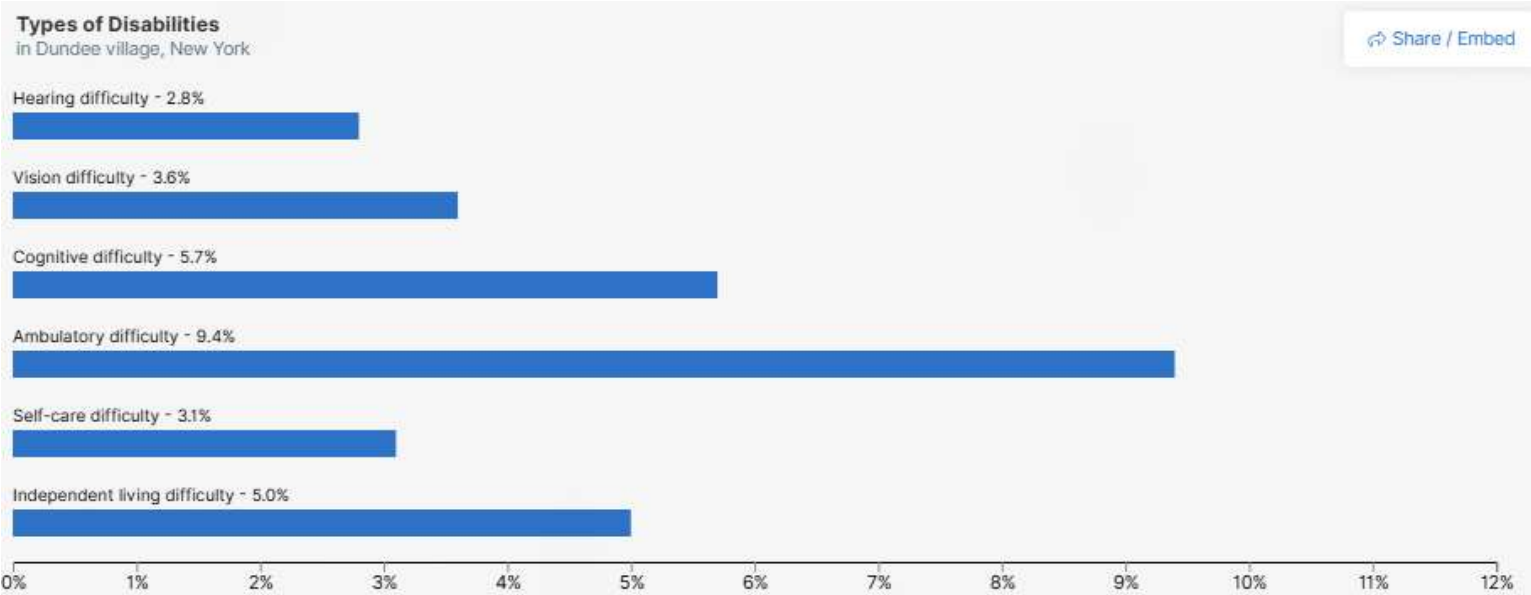


Public Health and Wellness

Health and wellness are essential components of a thriving community. In the Village of Dundee, access to health care services is supported by regional providers, though residents may need to travel to nearby towns for specialized or emergency care. The village is served by a local clinic and has proximity to larger medical facilities in Penn Yan and Geneva.

Like many rural communities, Dundee faces public health challenges such as limited transportation to care, a higher percentage of aging residents, and elevated rates of chronic conditions like obesity and diabetes. Access to fresh food and physical activity options is a growing concern, especially for families and older adults. The Village supports wellness through its parks, walkability improvements, and youth programming, but expanded collaboration with public health agencies and local organizations will be important in addressing ongoing needs and promoting long-term community health.

According to American Community Survey estimates for ZIP code 14837, approximately 83% of Dundee residents report having health insurance, significantly below the 94.2% statewide and 91.2% national coverage rates. Among those covered, 53% hold private insurance—well under New York state’s 67.2%—while 47.2% rely on public coverage, exceeding the state average of 39.2% . Consequently, about 17% of residents remain uninsured—nearly three times the uninsured rate in New York (5.8%) and nearly double the national rate (8.8%)



Key Findings & Community Vision

The following section highlights the findings from both survey responses and in-person public feedback session, which attracted roughly 50 people.

Cultural Resources

Residents noted the importance of the public library as an asset and the priority of historic preservation that is strong in the Village.

Residents also noted that they would like to see a performing arts facility, a family resource center with space for children to play and interact, and an art gallery.

Economic Development

While land is limited, new development is possible in the parcel bounded by Seneca, Volunteer, and Hollister, across from 74 Seneca Street. This parcel is zoned as C1, Commercial. Parcels along Vine Street, zoned as R1, Residential, are also candidates for development. Aging structures on Main Street and Water Street could serve as additional and/or in-fill development as well.

Supporting existing businesses should be a priority for Dundee's future. Overwhelmingly, community members mentioned the need for a grocery store. In fact, 93% of survey respondents said a grocery store is integral to the community. Dundee Fresh Grocery is a local non-profit group of volunteers, who have been at work for several years, attempting to bring a grocery store to the village. In 2025, they have plans to open their store on Union Street. This will be a wonderful addition to the village, as they plan to offer fresh groceries, grab and go food options, and more.

Community Wish List

"If we could have anything in the Village of Dundee, it would be..."

- **Additional affordable childcare offerings.**
- **A community center that offers a place for family activities, classes, gatherings, events, and more**
- **Cafe, coffee shop, bakery, and more dining options in general.**
- **A clothing store that serves all.**
- **Art gallery that also offers classes.**
- **Performing arts space similar to the Arts Center of Homer (NY)**
- **More community events.**

There were many comments, during the public meeting, about the need for a cafe or coffee shop, additional dining options, and more shops. Many lamented that there is little for children and families to do.



75% of survey respondents indicated a need or desire for additional retail shops downtown, noting a few options in particular: a clothing store or similar boutique, gift shop, and flower shop. There are storefront opportunities that would align with these types of businesses.



Tourism is an important, yet relatively untapped opportunity for the Village of Dundee. Capturing tourists and bringing them into the community to shop and dine should be a priority, as it could result in a significant economic impact.



Land Use and Zoning

Residents reported that mixed-use development is the most important to them, with residential and commercial development in the mix as well.

165 out of 180 respondents want the Village to encourage residential development. Respondents do not want to see townhouses, condos, or a manufactured home park.

Most respondents reported that current zoning is adequate. Respondents did report concerns over the increase in short term rentals, which some contend has driven up rents, taking valuable housing stock off the market, and pushing families and others looking for housing in Dundee, to other areas.

Residents want to see responsible, sustainable development that meets the needs of the community, but doesn't harm or change the small town, rural character.

Residents expressed a concern over blighted, neglected properties, indicating some are a public nuisance and/or safety hazard. This gives the unfortunate sense that the community is run-down, unsafe, and not a welcoming place to spend time.

Many survey respondents and meeting attendees expressed their displeasure and disappointment over the number of dollar stores in such a small footprint downtown. Many find it regrettable that the dollar store on Water Street occupies such a large lot on the primary route through downtown, expressing that they don't feel that's the impression we want to lead with, as a village and a community.

The Village should be mindful of the impact that physical appearance has on the overall psyche of a community and its residents, and find ways to address and mitigate problem properties, while also continuing to invest in beautification efforts including hanging baskets and gardens.

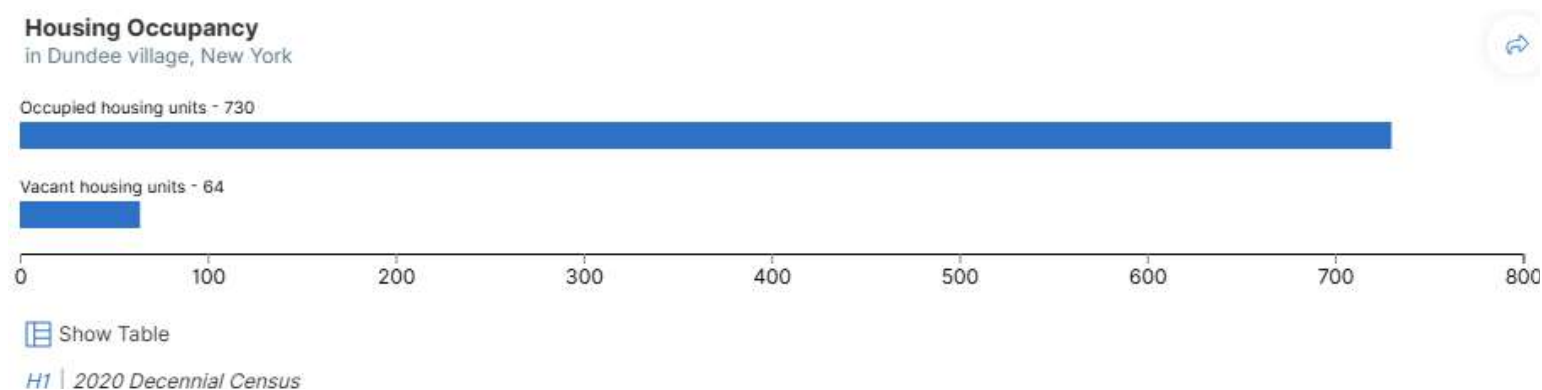
Community Feedback on Land Use:

- **91% of survey respondents indicated that they want the Village to prioritize developing more residential housing units.**
- **Village residents are concerned about the sharp increase in short term rentals and want the village to approach these units with a sense of balance: that is, the need for places tourists to stay, but not at the expense of the needs of locals for permanent housing.**
- **Blighted properties should be addressed.**
- **Development should be strategic and sustainable, and not at the expense of the small-town character that make Dundee a great place to live.**

Population and Housing

The population of Dundee is relatively stable.

According to the United States Census Bureau, in terms of housing, vacancy rates are lower within the Village than in the County at large. The Village has 794 housing units, 64 of which are vacant. The home ownership rate in the Village of Dundee is at 59.8%, lower than Yates County (77.2%).



The Village's housing stock is aging, with the vast majority of housing structures being over 50 years old. This can present a need for home repair grant programs to help address aging structures. Residents can also use historic tax credits if they qualify for repair projects.

Generally speaking, housing is affordable in the Village of Dundee, however median home values have been increasing significantly in recent years, due to constraints in the supply of the housing market. This, combined with the aging housing stock, could start to impact affordability in the coming years.

Recreation and Natural Resources

The existing park and natural assets including the walking trail, should be improved, preserved, and supported.

Survey respondents and public meeting attendees were quite adamant about the importance of and desire for social opportunities to connect with neighbors. Specifically, they noted a need for more community events and festivals. Spring Street Park has the opportunity for upgrades that could support these types of events and other recreational activities for all ages.

Village Services and Amenities

The majority of respondents indicated that the current services offered by the village are adequate and well delivered.

91% of survey respondents said the ability to safely bike and walk around the community is important to them. 53% said we need pedestrian improvements and mentioned crosswalks, signage, bike racks, lack of parking, and complaints about the recent downtown project that changed access to parking, added bump-outs (a chief complaint), and landscaping that some mentioned is an eyesore.

Many residents, in both the survey and the community meeting, indicated concern about handicap accessibility for parking on Main and Water Streets, as well as the lack of railings and handrails in the portions of the sidewalk that require a step up.

Other Feedback

Other general comments and requests noted include:

Better signage directing passersby to the public parking lot.

Improved access to parking for downtown businesses, especially those who are elderly or handicapped.

Community Feedback on Village Services and Amenities:

- There is a perception that parking is lacking downtown.
- While the relatively new public lot is in great condition, it is a significant distance from downtown businesses.
- Concerns were raised about the lack of handicapped parking and the challenge for those individuals to access the businesses given the step up on many of the sidewalks.
- Concerns surrounding pedestrian safety and signage for crosswalks were also raised.
- In addition, respondents also expressed a need for railings in areas where those visiting the shops would need to step up (in some instances, a relatively steep step) to gain access from the parking spots to the sidewalk to the building.

Implementation

The Comprehensive Planning Steering Committee recognizes that a plan is only a plan unless there is action and accountability. With that in mind, the committee recommends the creation of a Comprehensive Plan Work Group that can be tasked with determining a specific action plan within each area of focus, reporting back to the Village regularly (consider quarterly) on progress being made, and updating or adapting the plan as necessary. The committee also encourages an overall review of the plan every other year, to ensure it is still fitting, reflective, and relevant to the overall vision and needs of the community.

To aid the implementation process, the committee composed the following benchmark matrix, simply as a starting point.



Benchmark Matrix

The Comprehensive Planning Steering Committee recognizes that accountability and success go hand in hand. The matrix that follows is designed to outline goals, suggest activities, and benchmarks to track progress.

The hope is that the Village will appoint or designate a small committee of local residents, business owners, and other volunteers who would be willing to ensure the comprehensive plan moves ahead into action, and is reflected on regularly.

GOAL: Encourage new business development and attract retail shops to the downtown area by fostering a business-friendly environment, enhancing the appeal of the district, and providing support for entrepreneurs and local retailers.

| Objective | Recommended Activities | Potential Partners | Benchmarks (what does success look like?) |
|---|---|---|---|
| Develop Incentives to Attract New Businesses | <p>Offer tax breaks, grants, or low-interest loans for startups and retail businesses opening downtown.</p> | <ul style="list-style-type: none"> • Village of Dundee • Finger Lakes Economic Development Center • Small Business Administration • Yates County Chamber of Commerce • Dundee Area Merchants Association | <p>Dundee Merchant's Association becomes more visible and develops connections/processes to aid interested businesses.</p> <p>Issuance of grants to new retail businesses opening and/or converting previously non-retail space under-utilized in downtown.</p> |
| | <p>Establish a small business incubator with funding and mentorship for entrepreneurs.</p> | <ul style="list-style-type: none"> • Finger Lakes Economic Development Center • Incubator Works • Dundee Area Merchants Association • Yates County Workforce Development | <p>A small business incubator is thriving, with regular programming to assist and support entrepreneurs, with the goal of adding those entrepreneurs to the mix of businesses in the Dundee area.</p> |

| | | | |
|--|--|--|--|
| | <p>Work with state and regional partners to bring remote-friendly work infrastructure, such as co-working spaces and high-speed broadband, to attract digital workers.</p> | <ul style="list-style-type: none"> • Finger Lakes Economic Development Center • Yates County Chamber of Commerce • Finger Lakes Regional Economic Development Council | <p>Remote work-appropriate spaces are created and utilized accordingly. Remote workers are attracted to live in the village of Dundee due, at least in part, to the accessibility of remote work environments.</p> |
| | <p>Advocate for and support trade schools, vocational programs, and community college initiatives that align with industry needs.</p> | <ul style="list-style-type: none"> • Dundee Central School • BOCES • Finger Lakes Community College | <p>Dundee students are actively engaged in career and technical education programming, and remaining in the community after graduation, adding to the population and employment base.</p> |
| | <p>Provide relocation incentives for companies that bring sustainable, high-wage jobs to the area.</p> | <ul style="list-style-type: none"> • Finger Lakes Economic Development Center | |

| Objective | Recommended Activities | Potential Partners | Benchmarks (what does success look like?) |
|---|--|--|--|
| Enhance Community Amenities and Infrastructure | Invest in public transportation improvements to connect residential areas with job centers. | <ul style="list-style-type: none"> • Yates Transit Service • Yates County • Yates County Planner | Public transportation operates regularly and runs well-known, easily accessible routes in and around the Village and surrounding towns/areas. |
| | Develop parks, recreational facilities, and family-friendly community events to improve quality of life. | <ul style="list-style-type: none"> • Our Town Rocks • Pretty Little Village • Dundee Merchants Association • Village of Dundee | Parks and recreational facilities are clean, updated, and fully utilized by the community. |
| | Expand childcare and early childhood education programs to support working parents. | <ul style="list-style-type: none"> • Rainbow Junction • Dundee Children's Center | Parents and families are able to secure affordable childcare in or near the village of Dundee. A family resource center opens downtown or nearby, with programs, education, and events that build parenting skills, offer important play and learning opportunities for children, and generally connect families with resources. |

| | | | |
|--|--|--|--|
| | <p>Maintain walkability and bikeability in downtown areas and near school. Prioritize pedestrian safety.</p> | <ul style="list-style-type: none"> • Village of Dundee • Department of Public Works | <p>Improve pedestrian access and safety in downtown Dundee. Improve signage at crosswalks (consider motion-activated, lighted signs). Add hand rails in front of businesses where there are steps to get from the parking level to the sidewalk/business entrance level. Address accessible parking: are there enough spots?</p> |
| | <p>Encourage mixed-use developments that combine housing, retail, and office space to create vibrant, livable neighborhoods.</p> | <ul style="list-style-type: none"> • Finger Lakes Economic Development Center • Village of Dundee • Developers • Building Owners | <p>Downtown builds are at or near capacity with commercial/retail on the ground floor, and living spaces/offices on the upper floors.</p> |

| Objective | Recommended Activities | Potential Partners | Benchmarks (what does success look like?) |
|--|--|---|--|
| Promote Civic Engagement and Young Leadership | Create community volunteer and leadership training programs to empower young people and families to take active roles in local governance. | <ul style="list-style-type: none"> • Our Town Rock • Dundee Central School • Office of Child and Family Resources • Department of Social Services | |
| | Develop a marketing campaign that highlights success stories of young families and professionals who have chosen to live and work in the area. | <ul style="list-style-type: none"> • Our Town Rocks • Dundee Central School • Dundee Area Merchants Association | |
| | Partner with local schools and universities to encourage students to consider career paths that keep them in the community. | <ul style="list-style-type: none"> • Dundee Central School • Finger Lakes Economic Development Center | |
| | Establish a Youth Center and/or Family Resource Center to provide opportunities for families and children, and involve younger residents in decision-making. | <ul style="list-style-type: none"> • Local residentsYates County Community Services | |

| Objective | Recommended Activities | Potential Partners | Benchmarks (what does success look like?) |
|--|--|--|---|
| Advocate for Policy and Funding Support | Work with state and federal representatives to secure grants for affordable housing and workforce development initiatives. | <ul style="list-style-type: none"> Local and regional politicians | Grants are successfully secured, resulting in expanded housing options and additional workforce development opportunities. |
| | Partner with local and regional organizations to advocate for policies that encourage sustainable economic growth. | <ul style="list-style-type: none"> Finger Lakes Economic Development Center Finger Lakes Regional Economic Development Council Empire State Development | Economic development undertaken in the village is sustainable, long-term, and keeps with the village vision and priorities. Businesses are successful and thriving. |
| | Regularly assess housing affordability and employment trends to adjust strategies as needed. | <ul style="list-style-type: none"> Village Board Finger Lakes Economic Development Center Area Employers | Assess affordability and availability of housing. Assess the state of employment and needs of area businesses. Develop a plan or plans to address any housing-related issues and employment needs/shortcomings/opportunities. |

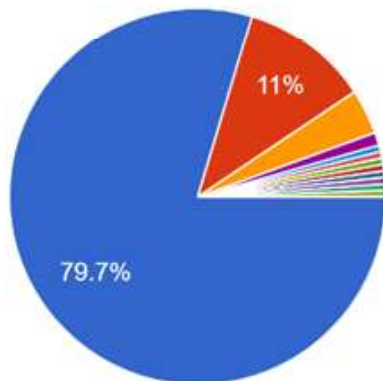
GOAL: To support and nurture a sustainable tourism economy that highlights the community's unique assets, supports local businesses, and enhances the quality of life for residents while preserving the rural character and natural beauty of the area.

| Objective | Recommended Activities | Potential Partners | Benchmarks (what does success look like?) |
|--|---|--|--|
| Develop and Promote Signature Attractions and Experiences | Identify and enhance the community's key tourism assets, such as wineries, historic sites, outdoor recreation, festivals, etc. | <ul style="list-style-type: none"> Yates County Chamber of Commerce | Dundee has an active, visible role in local and regional promotions. Dundee is a must-visit for locals and tourists alike. |
| | Continue to promote seasonal events and festivals to leverage the area's rich tourism assets and attract visitors to the Village. | <ul style="list-style-type: none"> Dundee Area Merchants Association Our Town Rocks Pretty Little Village Yates County Chamber of Commerce | Dundee hosts signature events that bring locals and visitors alike to enjoy all that the downtown has to offer. |

Resident Data Feedback

1. What best describes your primary place of residence in the Village of Dundee?

182 responses

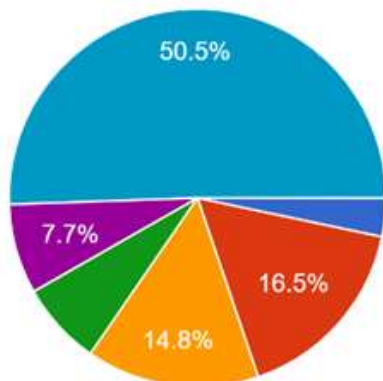


- Owner Occupied Residence
- Rental Property
- 2nd Home/Property Owner in the Villa...
- \|;
- Business
- I rent
- Business located in town, I live just ou...
- I rent the land and own the trailer

▲ 1/2 ▼

2. How long have you lived or owned property in the Village of Dundee?

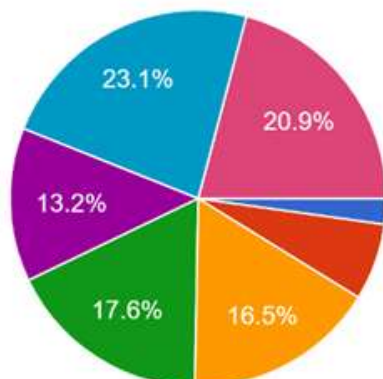
182 responses



- Less than 1 year
- 1-5 years
- 6-10 years
- 11-15 years
- 16-20 years
- More than 20 years

3. What best describes your age?

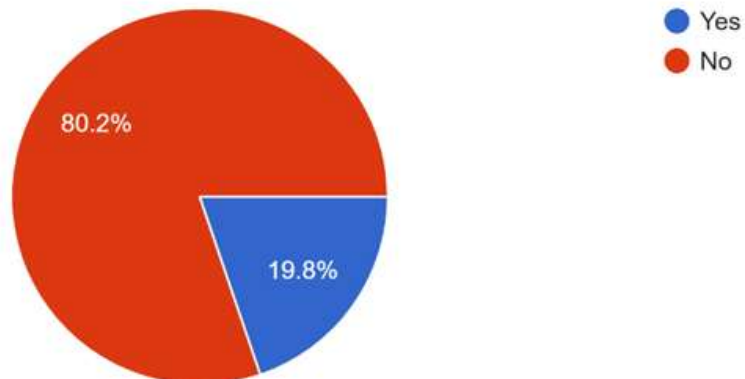
182 responses



- Less than 25
- 25-29 years old
- 30-39 years old
- 40-49 years old
- 50-59 years old
- 60-69 years old
- Over 70 years old

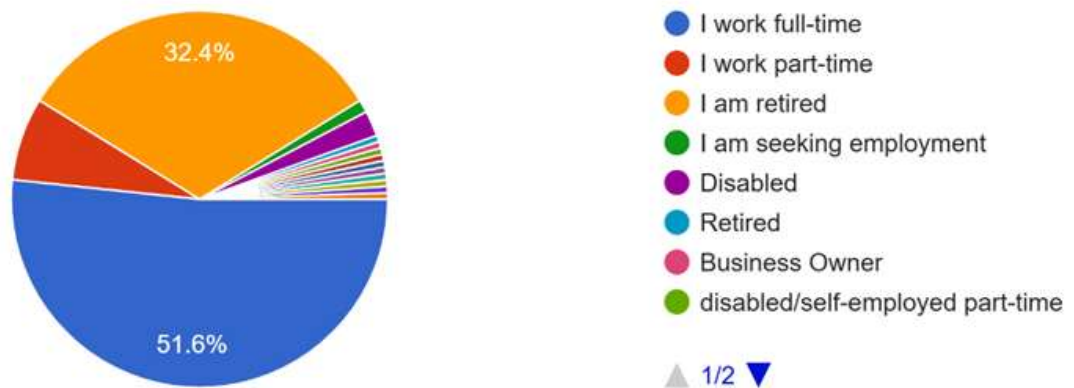
4. Do you work in the Village of Dundee?

182 responses



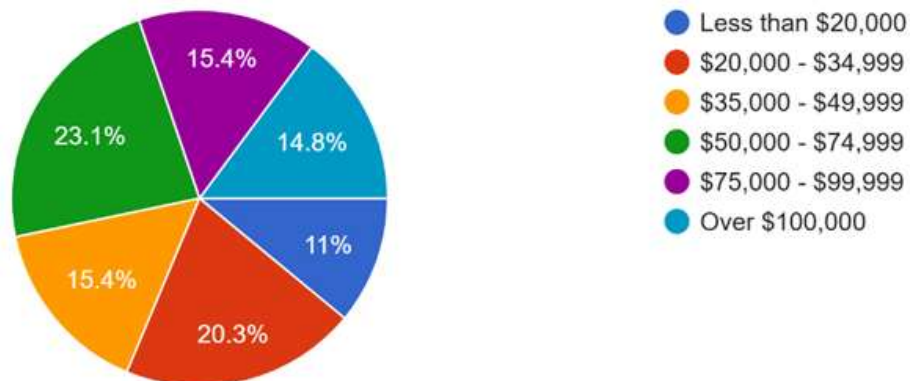
5. What best describes your employment status?

182 responses



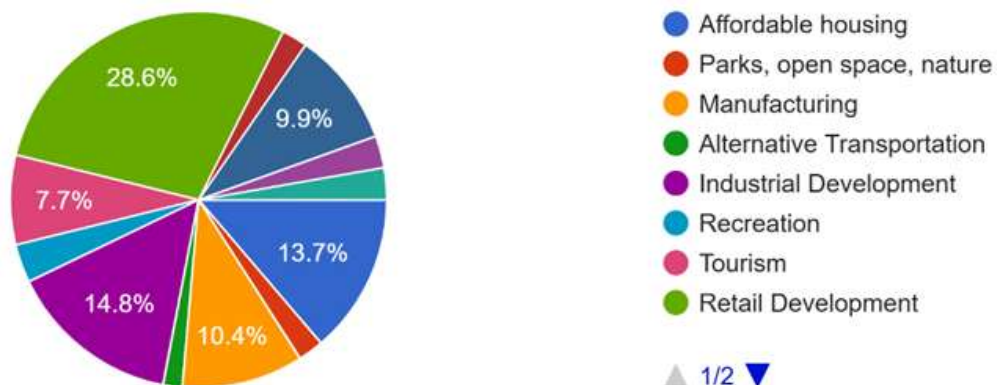
6. What best describes your annual income range?

182 responses



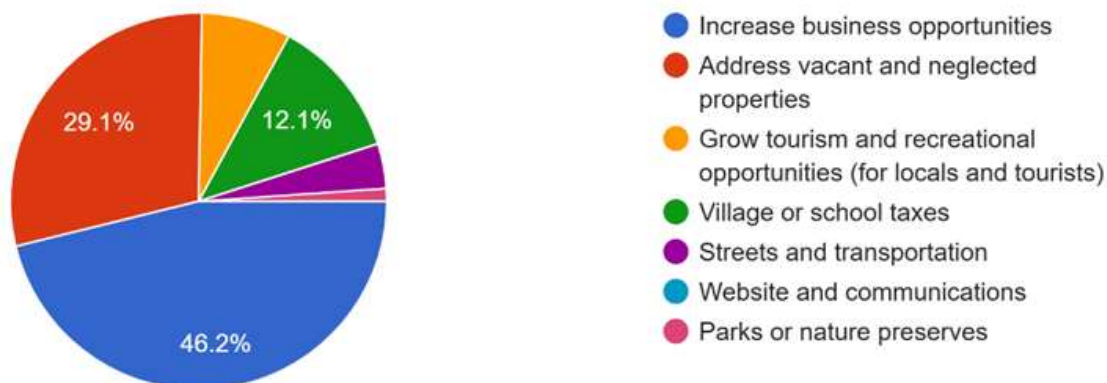
7. Growth in Dundee should focus on which of the following?

182 responses

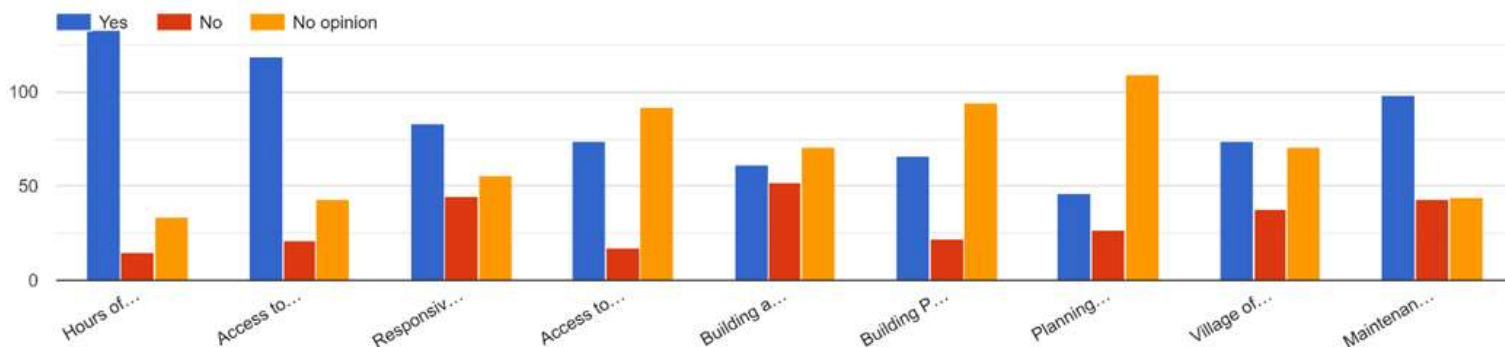


8. Which of the following should receive top priority for improvement in the Village of Dundee?

182 responses



9. Are you satisfied with the following services from the Village of Dundee? Please check all that apply.



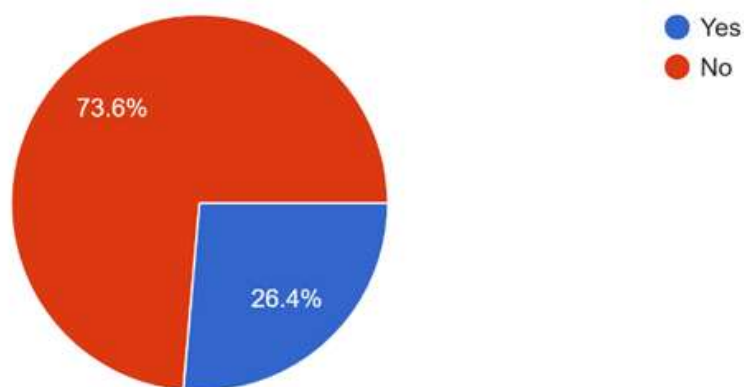
10. As the Village of Dundee continues to grow, maintaining the small-town feel is how important to you?

182 responses



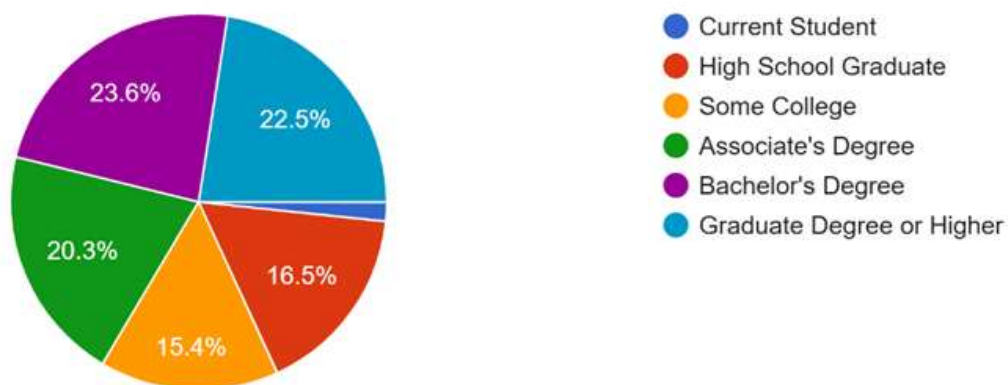
11. Do you have children under the age of 18 at home?

182 responses



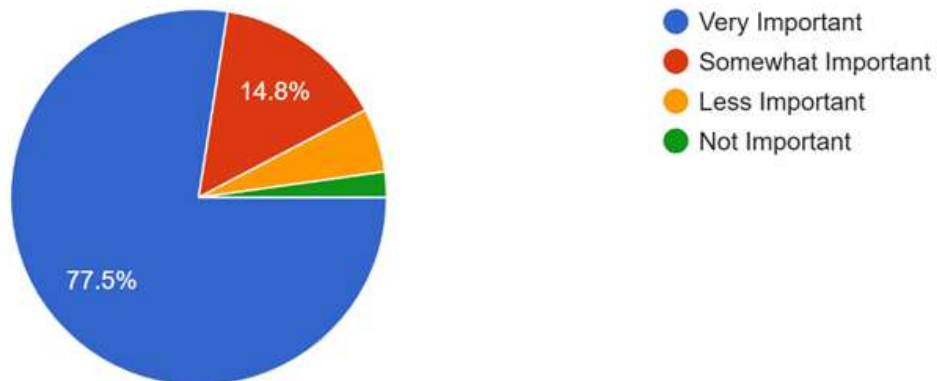
12. What best describes your level of education completed?

182 responses



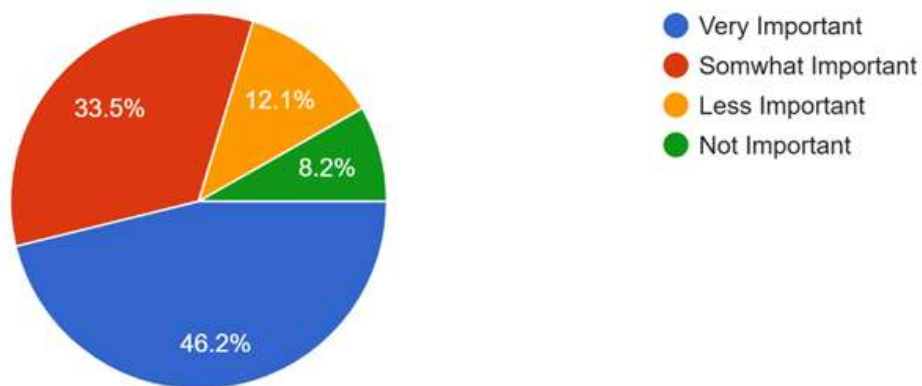
13. Availability of high quality schools is how important to you?

182 responses



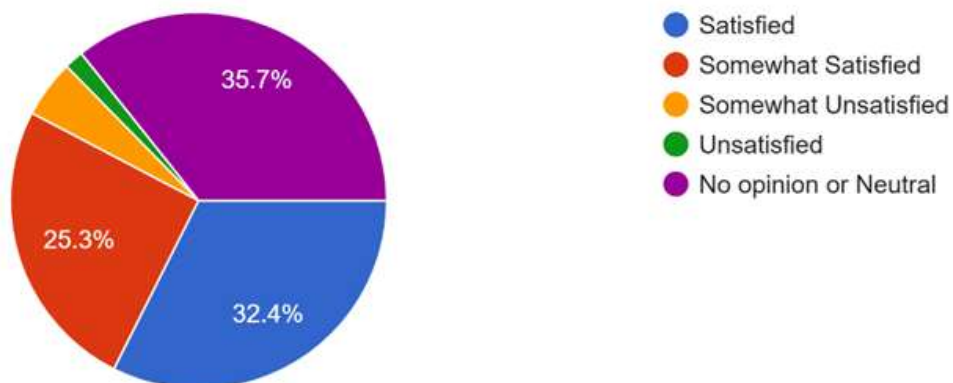
15. Availability of reading centers in Dundee is how important to you?

182 responses



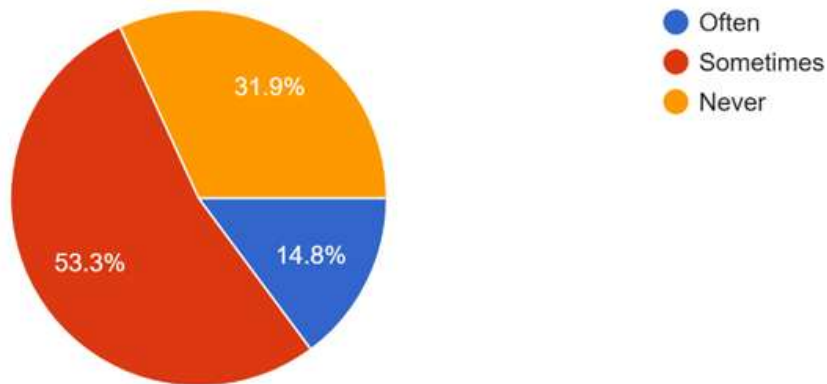
16. In terms of the quality of reading centers and reading resources in Dundee, I am:

182 responses



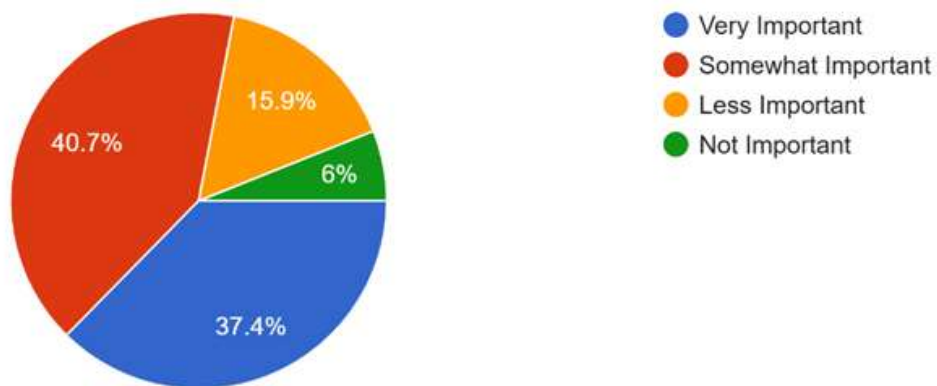
17. How often do you visit the Dundee Library?

182 responses



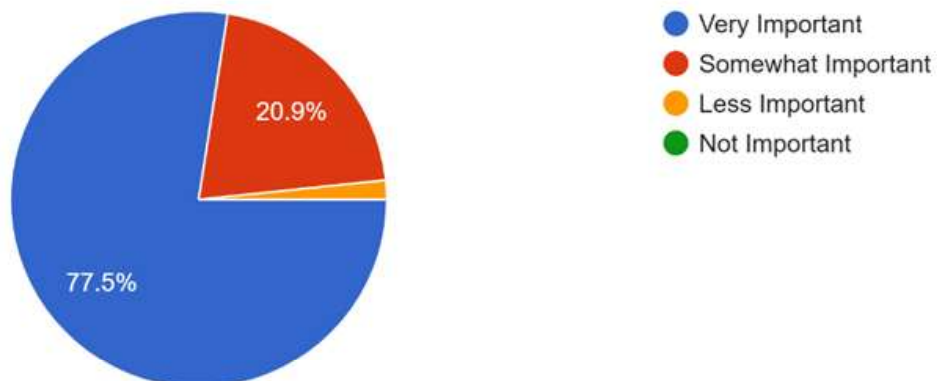
19. Housing and Rental Assistance Programs are _____ in our community:

182 responses



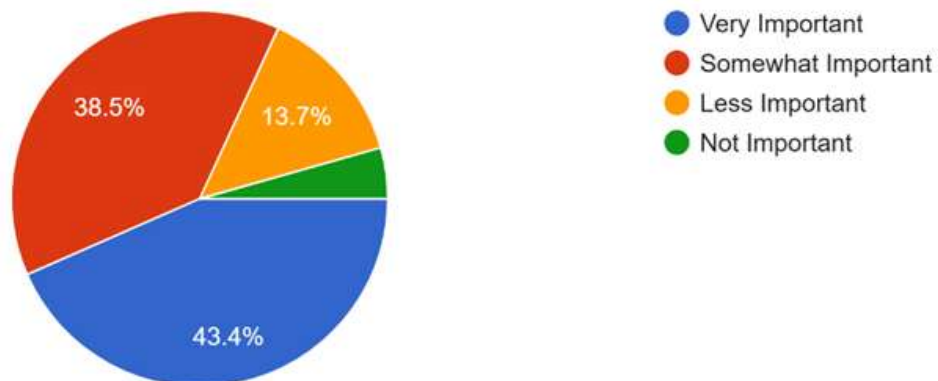
20. In your opinion, good care and maintenance of properties within the neighborhood is how important?

182 responses



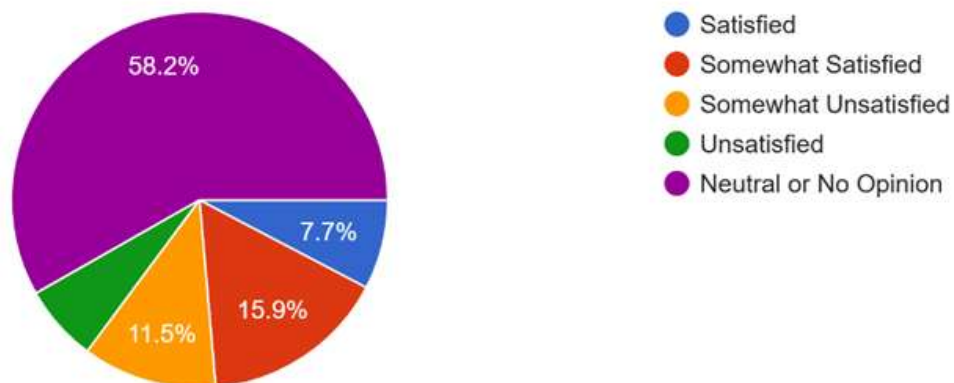
21. In your opinion, the availability of quality rental units in Dundee, is how important?

182 responses



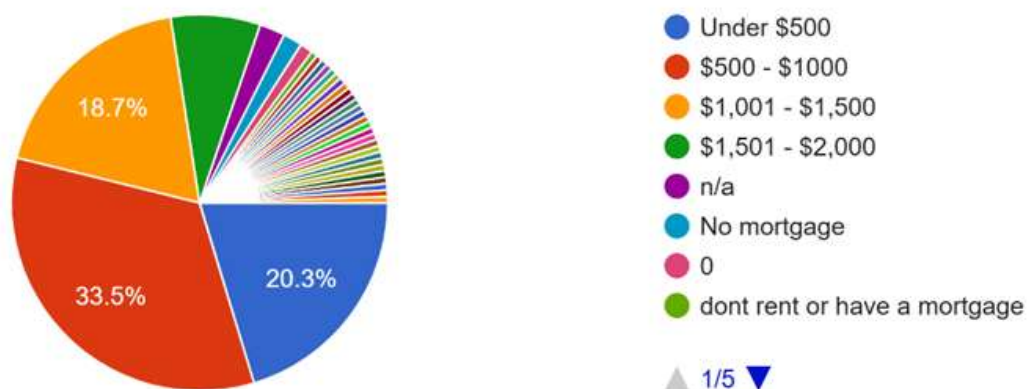
22. In terms of accessibility of housing and rental assistance in Dundee, I am:

182 responses



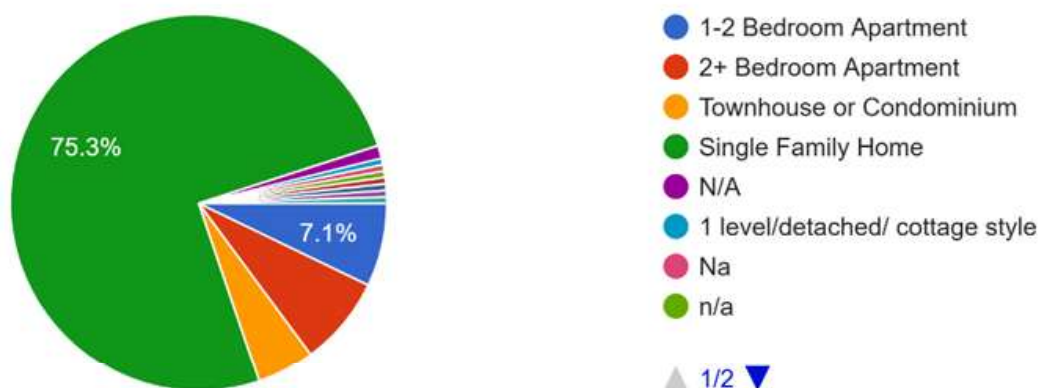
23. Which of the following best describes your monthly housing (rent or mortgage) budget?

182 responses



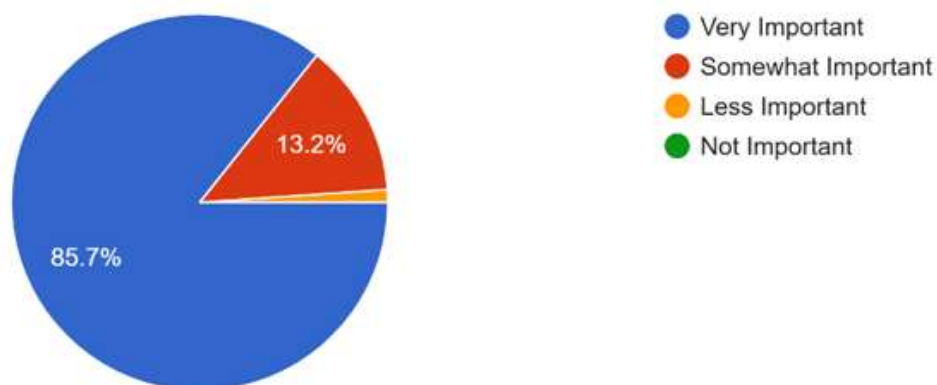
24. If you were looking to move into or within Dundee today, what housing product most closely meets your needs?

182 responses



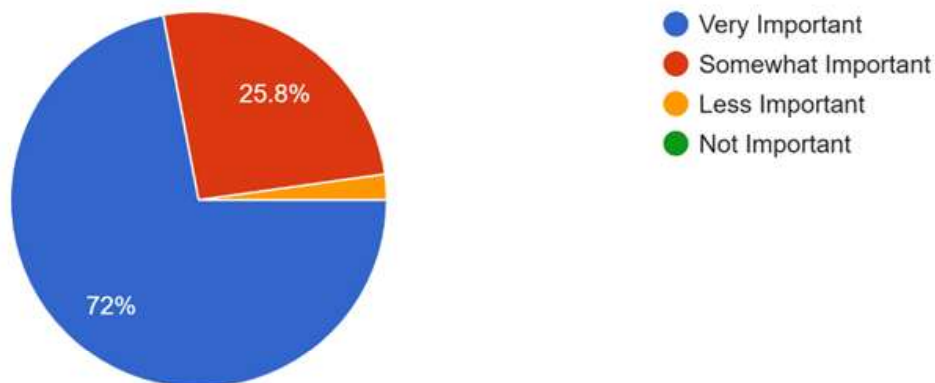
25. If Dundee is to become a thriving, vibrant community, the availability of quality job opportunities within Dundee is how important?

182 responses



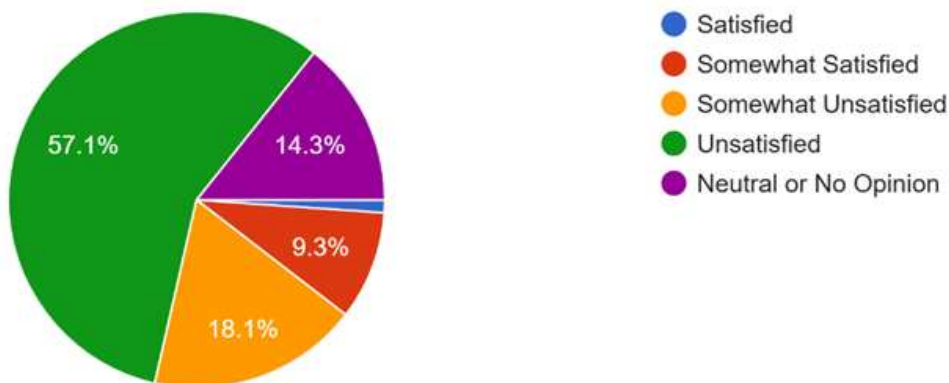
26. If Dundee is to become a thriving, vibrant community, the availability of professional and business development programming within Dundee is how important?

182 responses



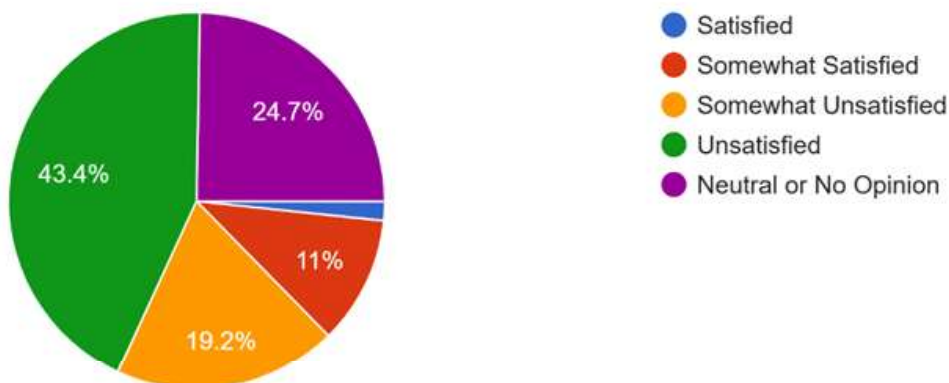
27. In terms of availability of quality job opportunities in Dundee, I am:

182 responses

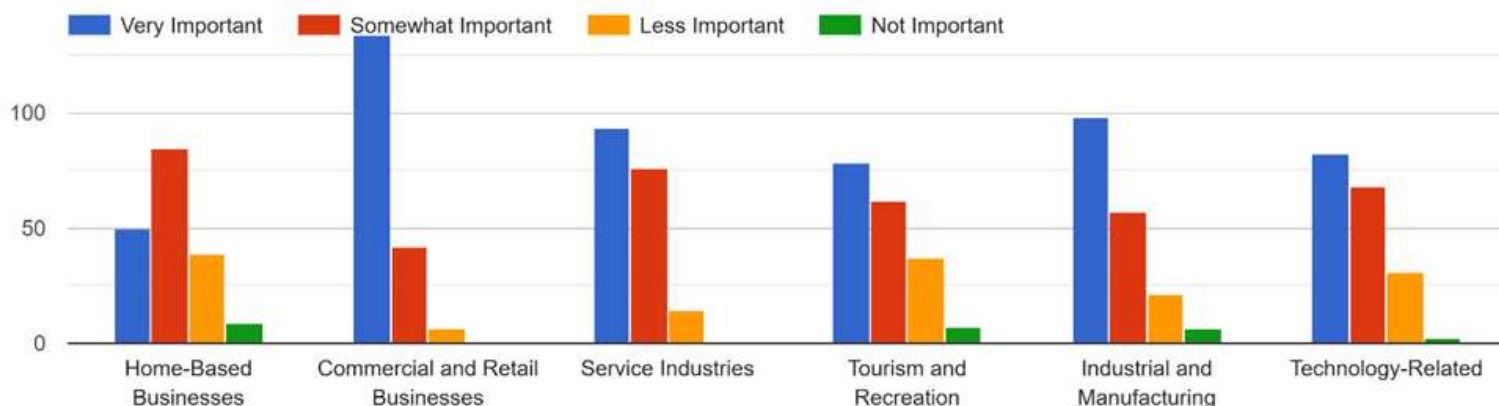


28. In terms of the availability of professional and business development programming within Dundee, I am:

182 responses

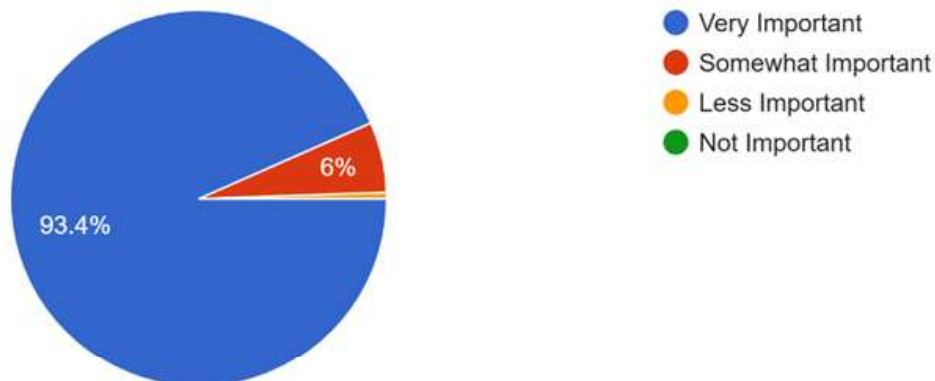


29. How important are the following types of businesses, based upon the needs of the Village of Dundee?



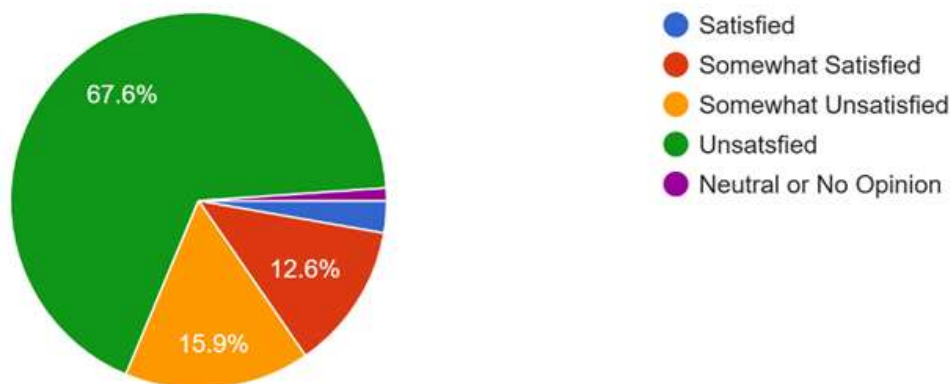
30. If Dundee is to become a thriving, vibrant community, the availability of a grocery store within Dundee is how important?

182 responses



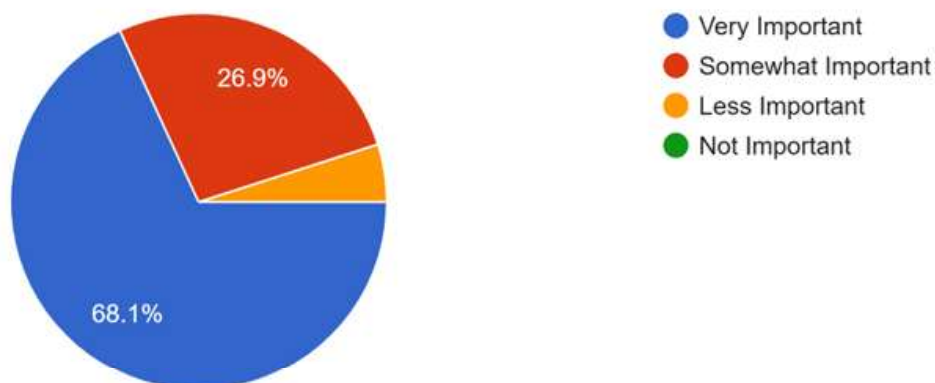
31. In terms of access to fresh groceries in Dundee, I am:

182 responses

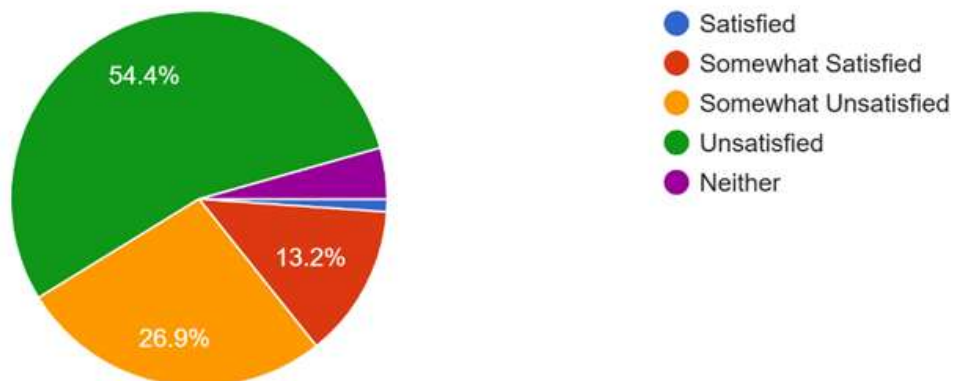


31. If Dundee is to become a thriving, vibrant community, the availability of unique downtown retail shops and businesses within Dundee is how important?

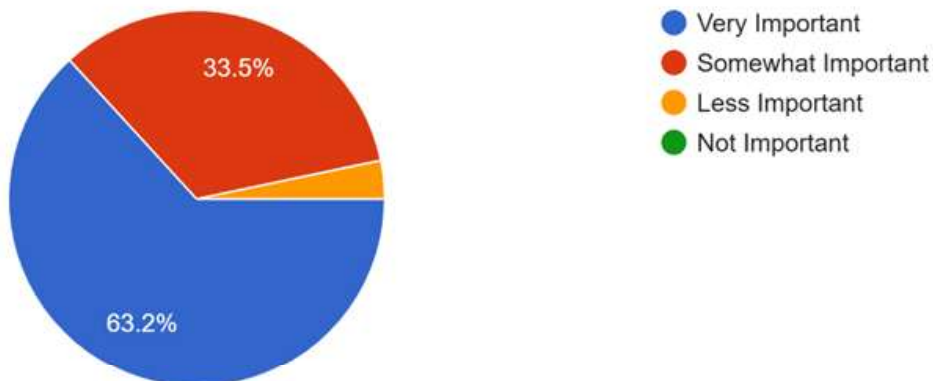
182 responses



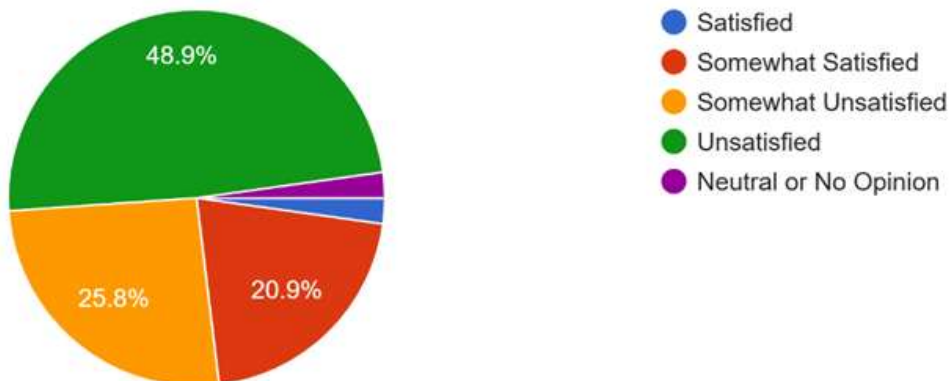
33. In terms of availability/existence of unique retail businesses and shops in Dundee, I am:
182 responses



34. If Dundee is to become a thriving, vibrant community, the availability of quality restaurants within Dundee is how important?
182 responses

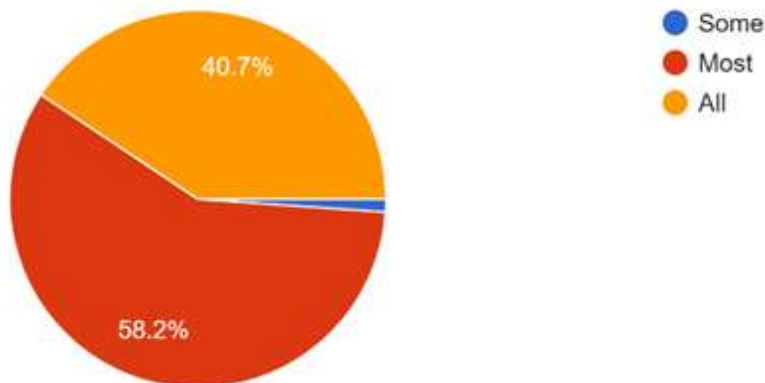


35. In terms of availability of quality restaurants in Dundee, I am:
182 responses



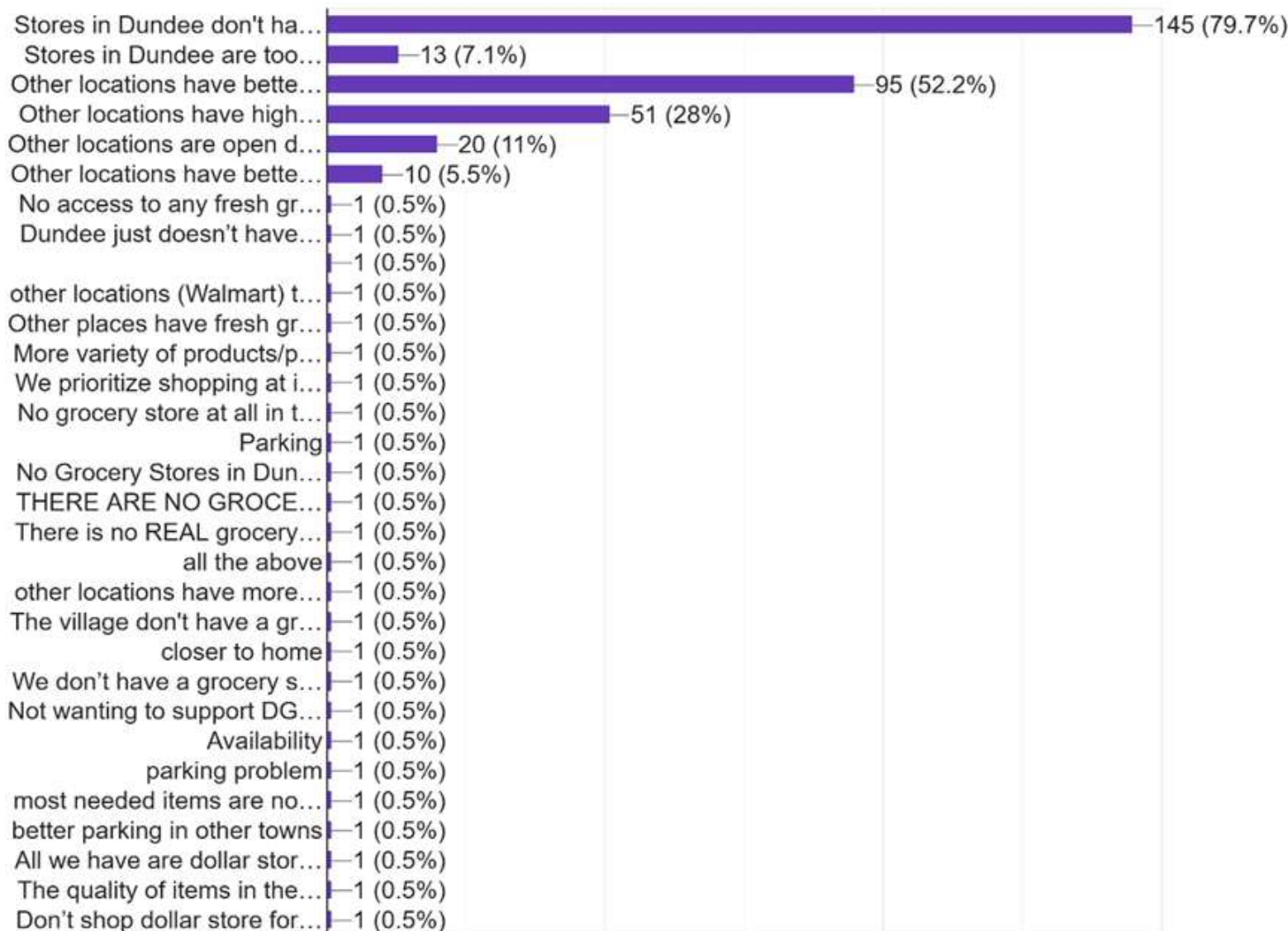
36. How many of your grocery and personal purchases are made at businesses outside of the Village of Dundee?

182 responses

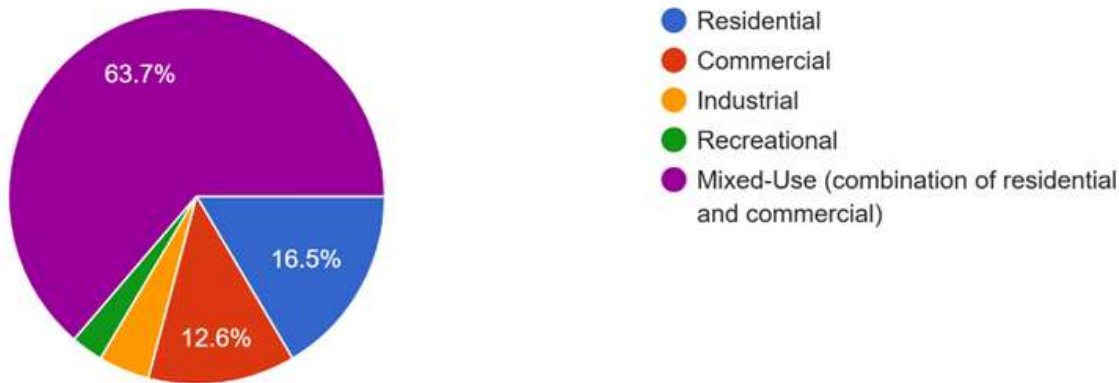


37. What are the top two reasons you shop at businesses outside of Dundee? Please only choose two:

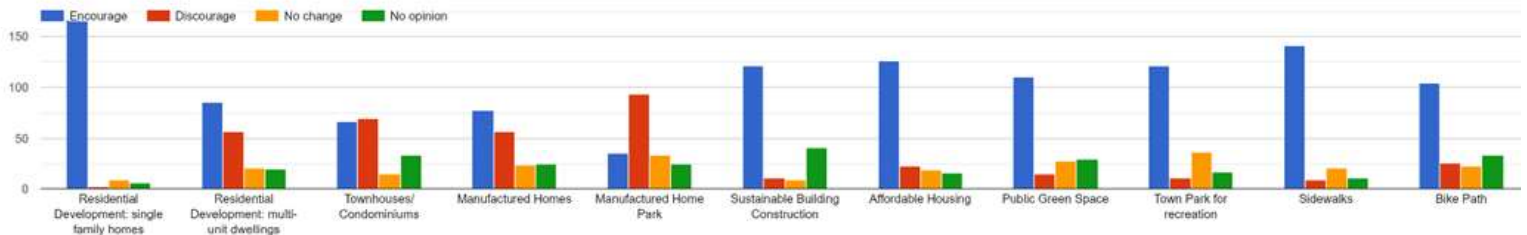
182 responses



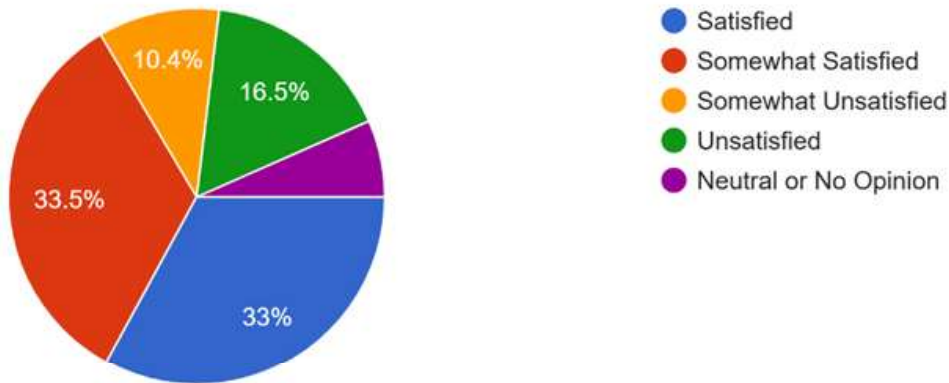
38. What types of land uses do you think are most important for our community?
182 responses



39. Would you encourage or discourage the following land uses in the Village of Dundee?

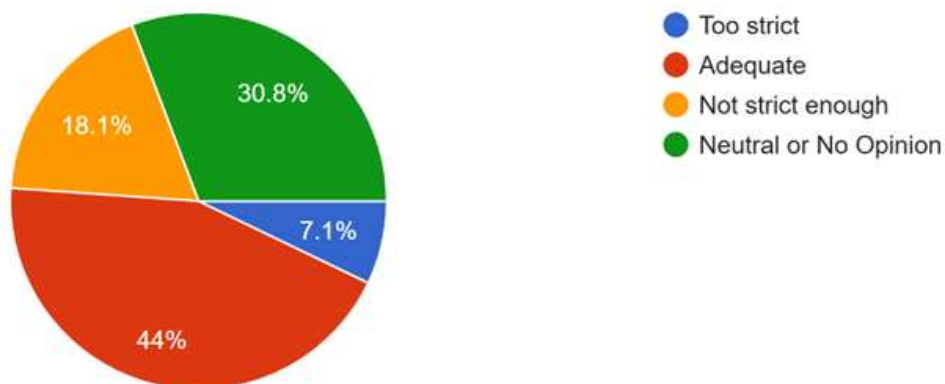


40. In terms of Village services (such as sidewalk clearing, debris pickup, etc.) within the Village of Dundee, I am:
182 responses



41. Current zoning regulations/restrictions currently in place to protect public health and safety are:

182 responses



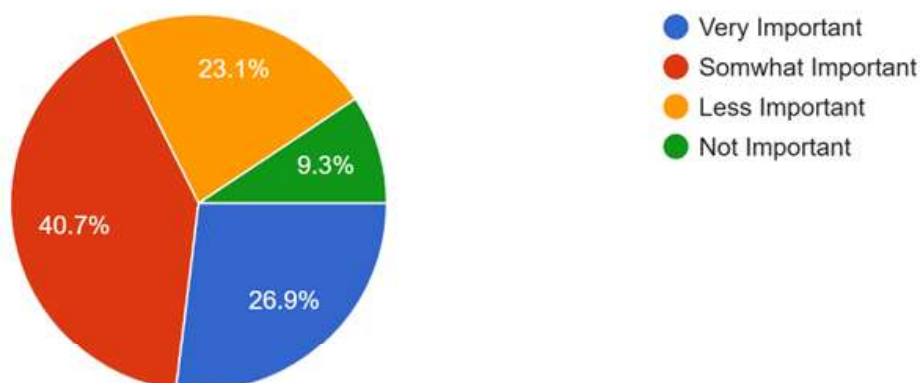
42. How do you typically get around in the Village of Dundee?

182 responses



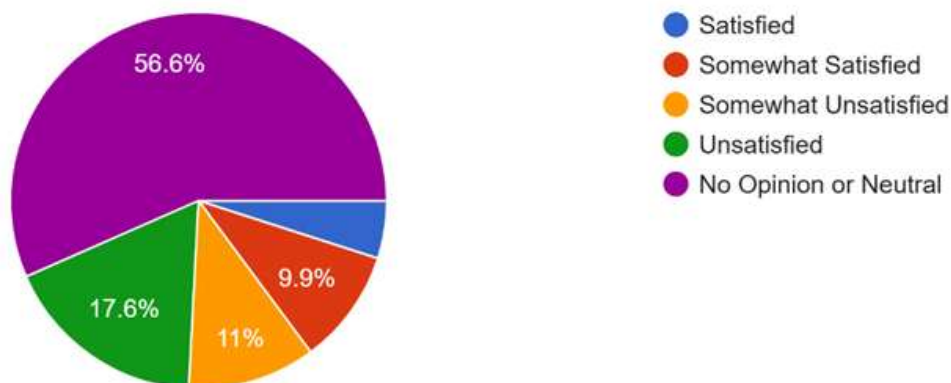
43. If Dundee is to become a thriving, vibrant community, the accessibility of public transportation is how important?

182 responses



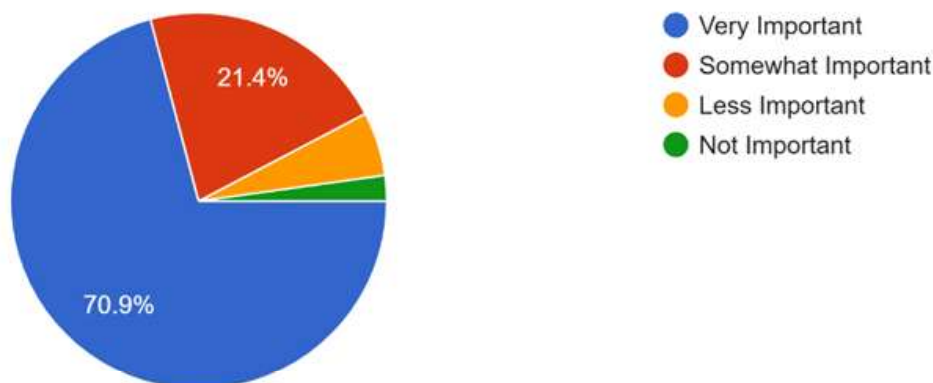
44. In terms of availability of accessible public transportation, I am:

182 responses



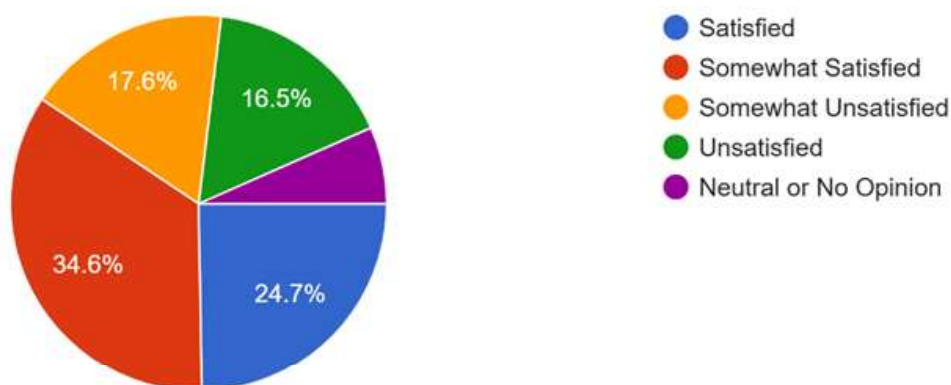
45. If Dundee is to become a thriving, vibrant community the ability to safely walk or bike to community destinations is how important?

182 responses



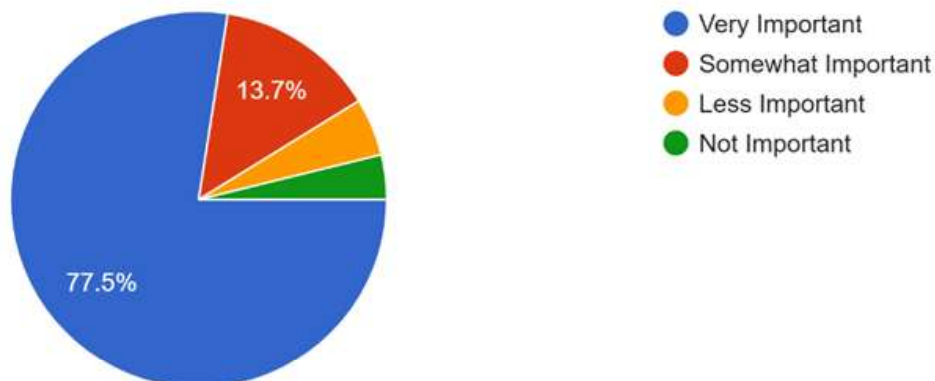
46. In terms of provisions (such as cross walks, level sidewalks, pedestrian visibility, signage) to safely walk or bike to community destinations, I am:

182 responses



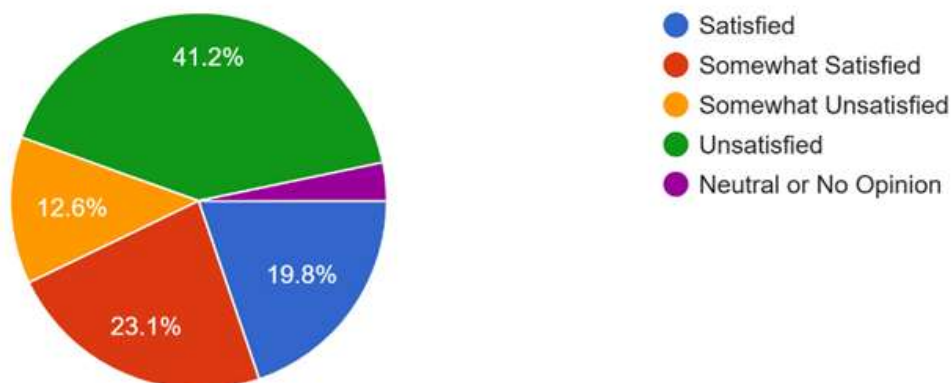
47. If Dundee is to become a thriving, vibrant community, the availability to park downtown is how important:

182 responses



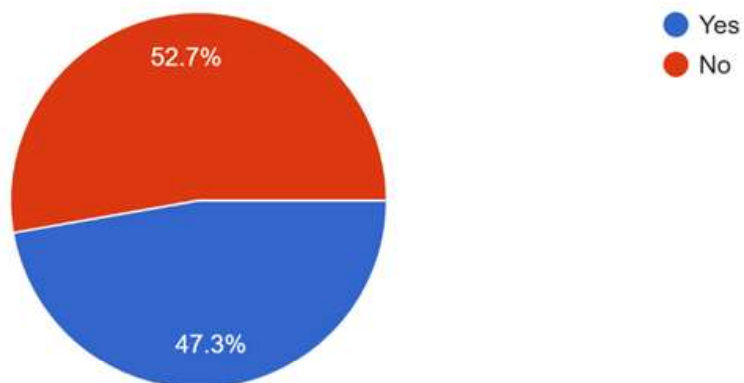
48. In terms of availability of parking downtown, I am:

182 responses



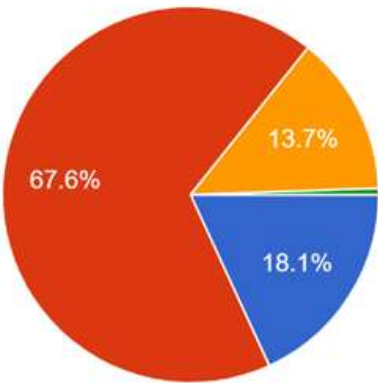
49. Do you think our community has enough bike and pedestrian infrastructures? Such as bike lanes, cross walks, pedestrian signage, bike racks, etc.?

182 responses



50. How would you rate the general condition of roads in the Village of Dundee?

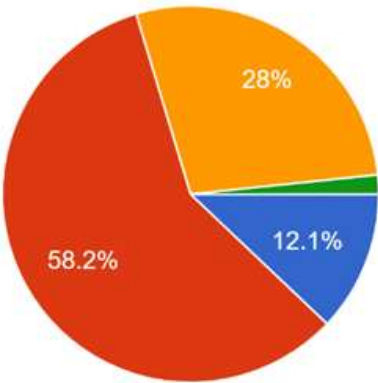
182 responses



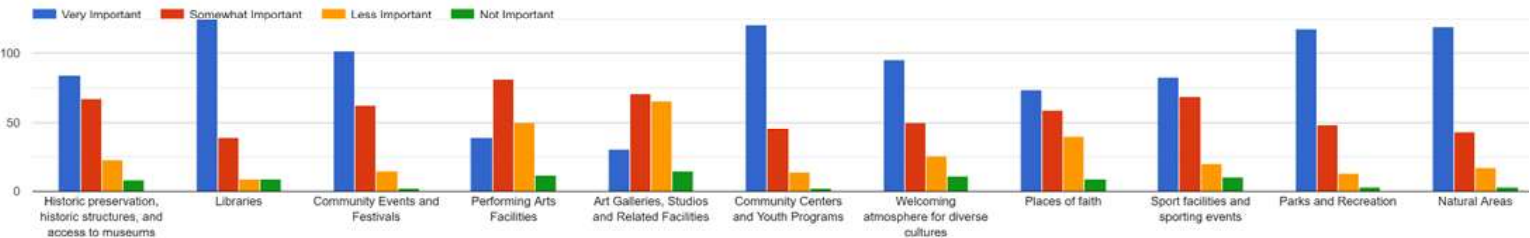
- They are fine. I consider them to be well maintained.
- They are generally pretty good, though some maintenance/attention is needed.
- They are poor and need immediate attention.
- No opinion

51. How would you rate the general condition of the sidewalks in the Village of Dundee?

182 responses

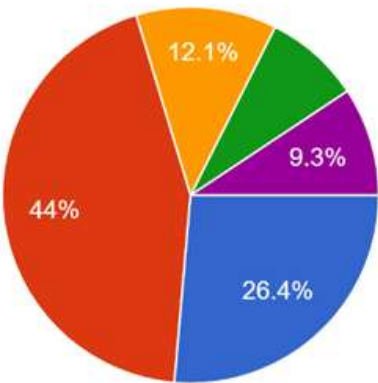


- They are fine. I consider them to be well maintained.
- They are generally pretty good, though some maintenance/attention is needed.
- They are poor and need immediate attention.
- No opinion



53. In terms of availability of parks and recreational amenities in Dundee, I am:

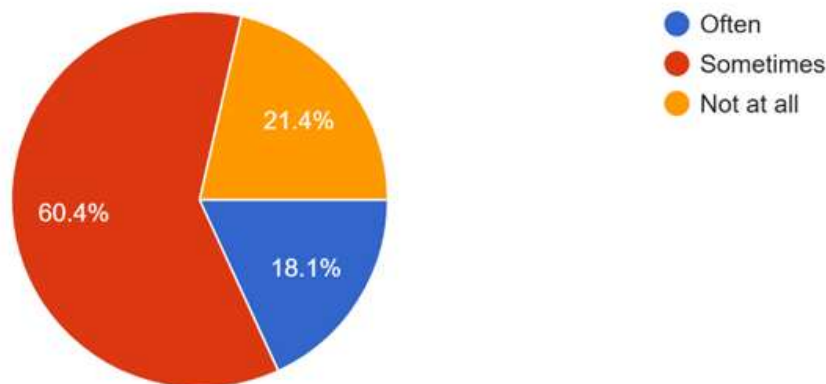
182 responses



- Satisfied
- Somewhat Satisfied
- Somewhat Unsatisfied
- Unsatisfied
- Neutral or No Opinion

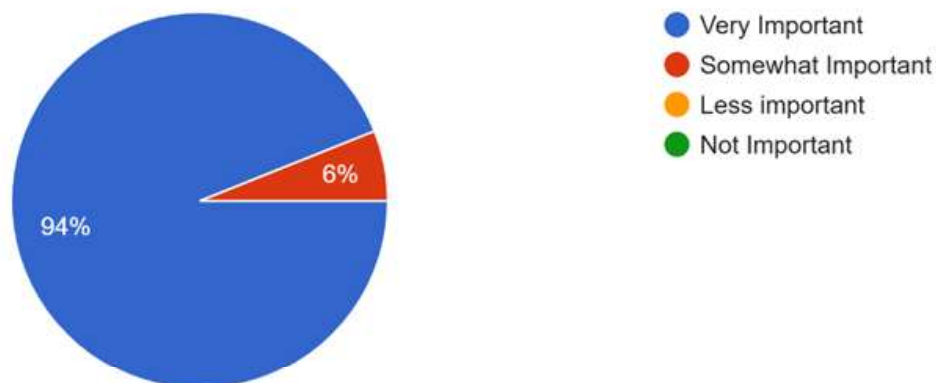
54. How often do you use parks and recreational amenities in Dundee?

182 responses



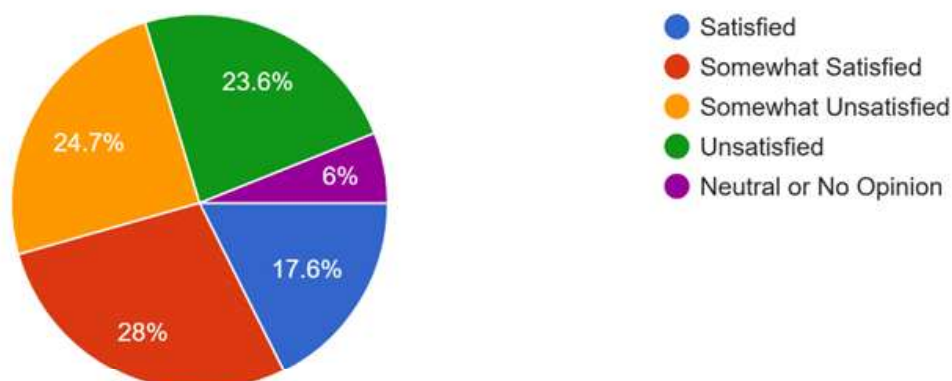
55. If Dundee is to become a vibrant, thriving community, the availability of affordable, reliable utilities (water, sewer, electric, and gas) within the Village of Dundee is:

182 responses



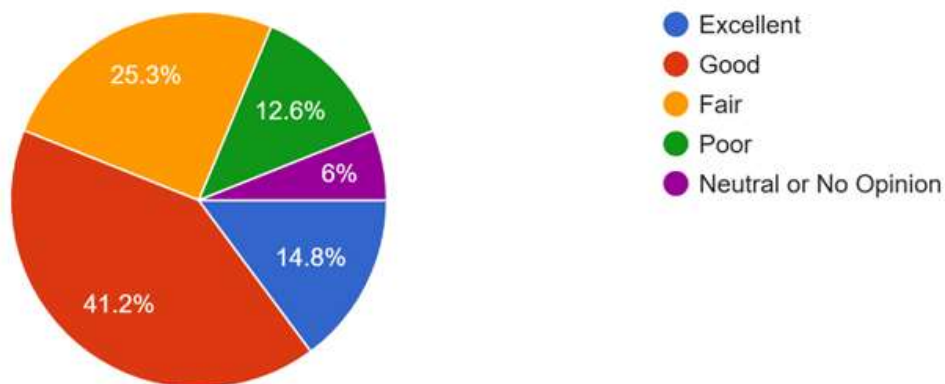
56. In terms of the availability of affordable, reliable utilities (water, sewer, electric, and gas) within the Village of Dundee, I am:

182 responses



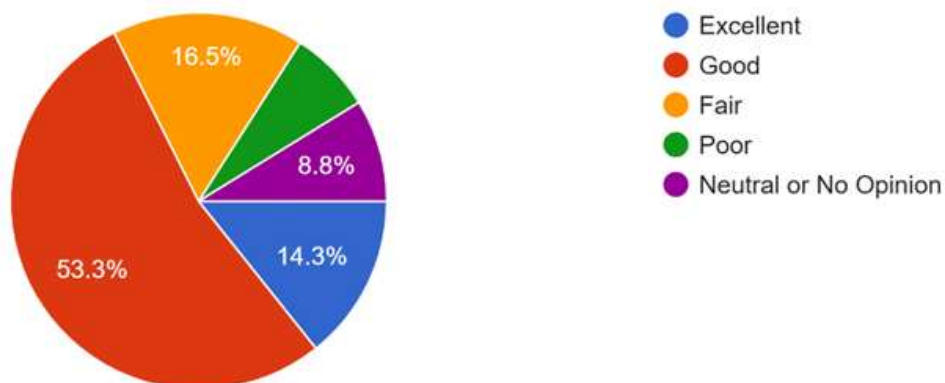
57. How is the quality of water service in the Village of Dundee?

182 responses



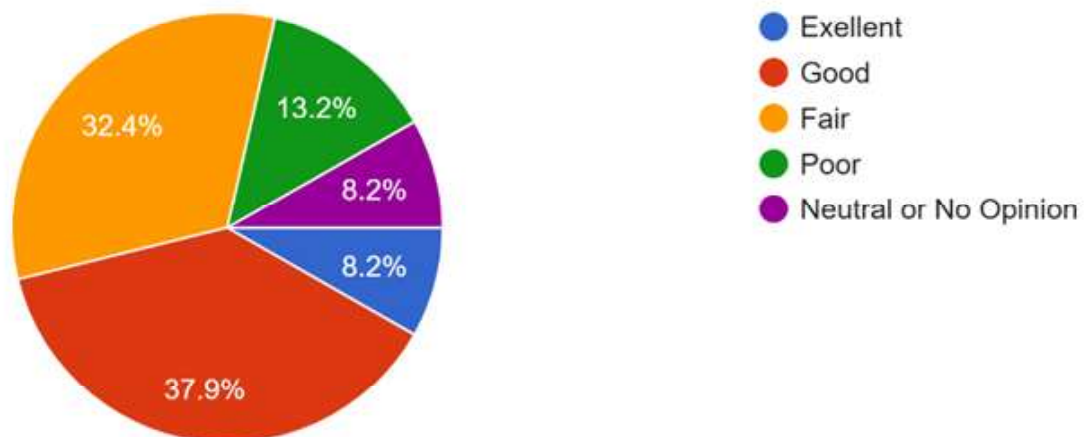
58. How is the quality of sewer service in the Village of Dundee?

182 responses



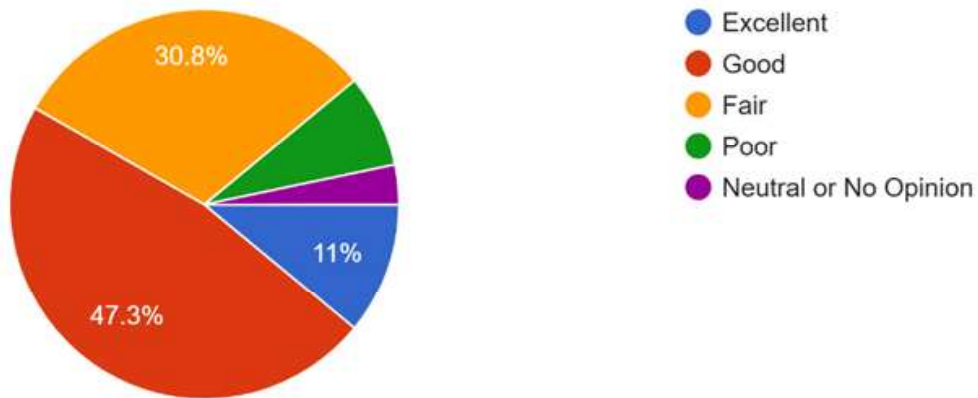
59. How is the quality of internet service in the Village of Dundee?

182 responses



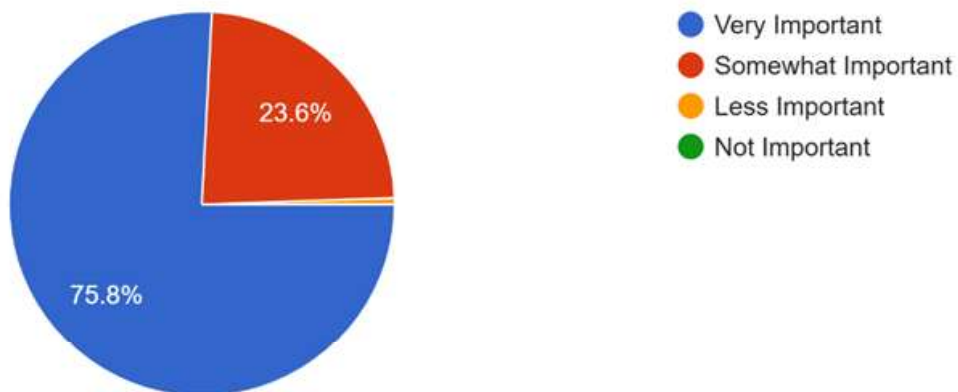
60. How is the quality of cell phone service in the Village of Dundee?

182 responses



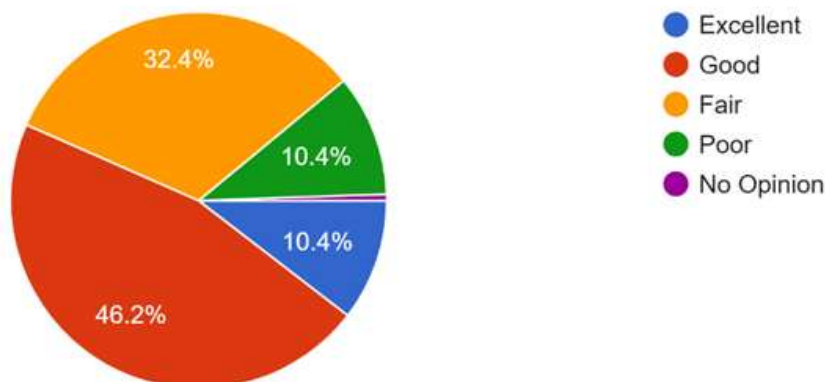
61. If Dundee is to become a vibrant, thriving community, the availability of Village Services (sidewalk clearing, debris pickup, etc.) is:

182 responses



18. How would you rate the quality of life in Dundee?

182 responses



Index

Community Partners, Resources, and Support Services

A – D

BOCES (Board of Cooperative Educational Services)

Career and technical education and training opportunities for youth and adults.

Phone: (315) 793-8560

Website: <https://www.boces.org>

Coach & Equipment

Major area employer and potential apprenticeship partner in advanced manufacturing.

Address: 130 Horizon Park Drive, Penn Yan, NY 14527

Phone: (315) 536-2321

Website: <https://www.coachandequipment.com>

Cornell Cooperative Extension – Yates County

Agriculture education, sustainability, community gardens, and natural resource management.

Address: 417 Liberty Street, Suite 1024, Penn Yan, NY 14527

Phone: (315) 536-5123

Website: <https://yates.cce.cornell.edu>

Department of Public Works (Village of Dundee)

Responsible for street maintenance, snow removal, pedestrian infrastructure, and beautification.

Address: 12 Union Street, Dundee, NY 14837

Phone: (607) 243-5551

DesignConnect – Cornell University

Provides community design services and support for trail, park, and streetscape planning.

Website: <https://designconnectcornell.com>

Email: designconnectcornell@gmail.com

Dundee Area Historical Society

Historic archives, genealogy services, and support for preservation efforts.

Address: 26 Seneca Street, Dundee, NY 14837

Phone: (607) 243-7047

Website: <https://www.dundeeareahistory.com>

Dundee Area Merchant's Association

Supports local business collaboration, downtown promotions, and entrepreneur networking.

Email: dundeemerchants14837@gmail.com

Dundee Central School District

Local K–12 school district; actively partners in community development and youth leadership.

Address: 55 Water Street, Dundee, NY 14837

Phone: (607) 243-5533

Website: <https://www.dundeeecs.org>

Dundee Children's Center / Rainbow Junction

Childcare and early childhood education partners.

Address: 12 Main Street, Dundee, NY 14837

Phone: (607) 243-7810

Dundee Village Clerk

Address: 12 Union Street, Dundee, NY 14837

Phone: (607) 243-5551

Email: dclerk@dundeevillageny.com

Website: <https://www.dundeevillageny.com>

E – M

Empire State Development

State-level economic development agency offering grants and business incentives.

Website: <https://esd.ny.gov>

Finger Lakes Community College (FLCC)

Postsecondary education and partner in local workforce development.

Address: 3325 Marvin Sands Drive, Canandaigua, NY 14424

Phone: (585) 394-3500

Website: <https://www.flcc.edu>

Finger Lakes Economic Development Center (FLEDC)

Business development, financing, grant programs, and technical assistance.

Address: 1 Keuka Business Park, Penn Yan, NY 14527

Phone: (315) 536-7328

Website: <https://www.fingerlakesedc.com>

Finger Lakes Regional Economic Development Council

Supports sustainable economic planning across the Finger Lakes region.

Website: <https://regionalcouncils.ny.gov/finger-lakes>

Finger Lakes Tourism Alliance

Promotes Dundee and surrounding areas to tourists.

Address: 309 Lake Street, Penn Yan, NY 14527

Phone: (315) 536-7488

Website: <https://www.fingerlakes.org>

Finger Lakes Wine Country

Tourism branding and support focused on the regional wine and hospitality industry.

Address: 1 W Market Street, Suite 203, Corning, NY 14830

Phone: (607) 936-0706

Website: <https://www.fingerlakeswinecountry.com>

Five Star Bank

Provides business and personal banking services.

Address: 32 Main Street, Dundee, NY 14837

Phone: (607) 243-5515

IncubatorWorks

Supports startups and entrepreneurs with space, mentorship, and resources.

Address: 109 Canada Road, Painted Post, NY 14870

Phone: (607) 962-6387

Email: info@incworks.org

Website: <https://www.incubatorworks.org>

KanPak

Major regional employer; partner in job creation and career pathways.

Address: 105 Horizon Park Drive, Penn Yan, NY 14527

Phone: (315) 531-8080

Website: <https://www.kanpak.us>

Keuka Housing Council

Affordable housing, repair grants, and first-time homebuyer support.

Address: 160 Main Street, Penn Yan, NY 14527

Phone: (315) 536-8707

Website: <https://www.keukahousingcouncil.org>

N – S

New York State Department of Environmental Conservation (DEC)

Environmental planning, green infrastructure, and grant opportunities.

Phone: (518) 402-8044

Email: contact@dec.ny.gov

Website: <https://www.dec.ny.gov>

New York State Office of Parks, Recreation, and Historic Preservation (OPRHP)

Supports historic preservation, grants, and technical guidance.

Phone: (518) 474-0456

Email: shpo@parks.ny.gov

Website: <https://parks.ny.gov/shpo>

Office of Child and Family Resources

Partner in youth programs, leadership training, and family development.

Address: 263 Lake Street, Penn Yan, NY 14527

Phone: (315) 536-1134

Website: <https://www.cfresources.org>

Our Town Rocks

Community engagement, resource referral, youth programs, housing, and event hosting.

Address: 12 Main Street, Dundee, NY 14837

Phone: (607) 426-4015

Website: <https://www.ourtownrocks.org>

Pretty Little Village

Local volunteer organization producing community events and festivals.

Contact through Our Town Rocks or social media.

Seneca Lake Wine Trail

Tourism and winery partner drawing visitors to the region.

Address: 2 N Franklin St, Suite 320, Watkins Glen, NY 14891

Phone: (877) 536-2717

Website: <https://www.senecalakewine.com>

ServU Federal Credit Union

Offers small business banking, loans, and consumer financial services.

Address: 20 Main Street, Dundee, NY 14837

Phone: (800) 443-0663

Website: <https://www.servucu.com>

Silgan Containers

Regional manufacturer; potential partner in workforce training and economic growth.

Address: 1 Silgan Drive, Penn Yan, NY 14527

Phone: (315) 536-3311

Website: <https://www.silgancontainers.com>

T – Z

Town of Barrington

Adjacent municipality involved in shared land use and development planning.

Address: 4424 Bath Road, Dundee, NY 14837

Phone: (607) 243-5453

Website: <https://www.townofbarrington.org>

Town of Starkey

Includes Dundee; active partner in joint planning and zoning decisions.

Address: 40 Seneca Street, Dundee, NY 14837

Phone: (607) 243-5410

Website: <https://www.starkeyny.com>

Village of Dundee Planning Board

Responsible for development review, zoning decisions, and land use guidance.

Address: 12 Union Street, Dundee, NY 14837

Phone: (607) 243-5551

Website: <https://www.dundeevillageny.com>

Yates County Chamber of Commerce

Supports tourism, business development, and regional promotions.

Address: 2375 Route 14A, Penn Yan, NY 14527

Phone: (315) 536-3111

Website: <https://www.yatesny.com>

Yates County Community Services & DSS

Family services, housing assistance, and community health support.

Address: 417 Liberty Street, Suite 2127, Penn Yan, NY 14527

Phone: (315) 536-5115

Website: <https://www.yatescounty.org/160/Community-Services>

Yates County Historian

Supports historical documentation and preservation initiatives.

Address: 110 Court Street, Penn Yan, NY 14527

Phone: (315) 536-5147

Website: <https://www.yatescounty.org/166/Historian>

Yates County Planning Department

Regional planning support, mapping, grant assistance, and zoning guidance.

Address: 417 Liberty Street, Penn Yan, NY 14527

Phone: (315) 536-5153

Website: <https://www.yatescounty.org/168/Planning>

Yates County Workforce Development

Job training, apprenticeships, and career placement support.

Address: 417 Liberty Street, Suite 2021, Penn Yan, NY 14527

Phone: (315) 536-5140

Website: <https://www.yatescounty.org/159/Workforce-Development>

Yates Transit Service

Provides public transportation within Dundee and nearby towns.

Address: 240 North Avenue, Penn Yan, NY 14527

Phone: (315) 694-7700

Website: <https://www.yatestransit.com>