

# SCHOHARIE COUNTY, NY

## Town of Cobleskill

### CLUB EAST INC.

NY State Route 7, Cobleskill, NY 12043

#### LAND SIZE:

- 99-acre greenfield site, 55 useable acres
- Easily accommodates 500' building
- Zoned B-2, Commercial & Light Industrial Permitted Uses & Building Height 50'

#### INFRASTRUCTURE:

- Water: Up to 1.1 MGD available
- Electricity: Served by 69kV
  - + 20 MW solar array proposed
  - < 1,500' from site
- Natural Gas: 4" supply line at State Route 7
- Factory Height: 50' tall building permitted

#### LEADERSHIP + INCENTIVES:

- Public + Private Partnership = Schoharie County Economic Development
- ALL NY State Incentives Available
- Unique Federal Incentives: Opportunity Zone + Appalachian Region Community Development Block Grants

### DEEPLY REGIONAL

- Albany, NY Capital District MSA
- Mohawk Valley Economic Development Region, NY
- Appalachian Regional Commission- Southern Tier NY

### GLOBALLY ACCESSIBLE

- No Toll Highways
- Active Freight Rail & Siding
- International Airport 40 Mins
- East Coast Port Ownership
- 55% North America Population within a one-day drive
- NYC or BOSTON < 3 hours by truck

### TALENT DEPTH & DIVERSITY

- 4,000+ annual STEM university graduates < 1 hour away
- State University Applied Science Degrees < 2 miles away
- SUNY Cobleskill enrollment 3x more diverse than County

### RELIABLE & AFFORDABLE INFRASTRUCTURE

- Water Capacity Available
- Electric Grid & Renewable Energy Available
- Natural Gas Available
- Fiber Available

### LOW RISK SITE

- No Known Contaminants
- No Floodplains
- Low COVID Cases
- Rural Community

# NYS Route 7 - Cobleskill, NY

## Club East Inc. 99 acres Tax Map #57.-3-11



0 237.5 475 950 1,425 1,900 Feet

Zoned Business-2  
Water, Sewer, Natural Gas  
4,400 feet from I-88 interchange

## **Welcome to Schoharie County, New York.**

A beneficiary of being at the edge of three different regional economies, Schoharie County has been stable through the international pandemic and may leverage talent, resources and markets in all directions.

### **Labor Pool**

We have depth and diversity of talent to fill hundreds of high paying jobs as engineers, biologists, technology specialists and skilled business managers. Schoharie County is less than one hour to SUNY Polytechnic Institute, one of the world's most advanced university-driven research enterprises with more than \$24B in high tech investment and 300 corporate partners. Our area is flooded with 4,000 collegiate STEM graduates annually. And, we are home to SUNY Cobleskill offering applied learning and diverse student population serving as a local workforce training partner and pipeline.

We are confident our labor pool could easily draw from three different regions, traveling east, west and south, all along no toll New York and interstate highways.

### **Leadership**

The Town of Cobleskill leadership has identified a dozen high quality sites prime for development. Eager for investment, the entitlement process could be as simple as site plan review supported by a traffic study.

In support, our economic development alliance is a local public-private partnership representing the County, Town and Villages along with the Industrial Development Agency, Workforce Solutions, Chambers of Commerce, Destination Marketing and the Schoharie Economic Enterprise Corporation (SEEC). SEEC is privately funded by local world-class business leaders facilitating growth, guided by social, environmental and financial principles. SEEC will be your local point of contact and advocate.

### **Community**

Some claim that all roads lead through Schoharie County, NY. However true, we also boast our trails lead to tales, our Village Main Streets are historic and our cultural heritage is revolutionary. We have high-performing primary schools both public and private options, dozens of civic organizations, award-winning medical service providers and teams of professional first-responders.

Most importantly, our residents represent generations of earnest work-ethic learned on farm. We treasure our natural resources which have been the basis of our livelihoods since settlement in the 1700s.

### **Natural Resources**

Natural resources, both renewable and non-renewable, and ecosystem services are a part of the real wealth of our community. We believe these resources are the natural capital out of which other forms of capital are made. Owing to this fundamental importance, we recognize natural resources must be managed sustainably.

We welcome your leadership to experience, savor, invest and grow in Schoharie County, NY.

### **Economic Development Alliance Point of Contact:**

Julie Pacatte, Executive Director  
Schoharie Economic Enterprise Corp (SEEC)

[director@seecny.org](mailto:director@seecny.org)

518-517-1700

[www.seecny.org](http://www.seecny.org)





**Schoharie County, NY QUICKFACTS (2019)**

Population 30,999  
 Median Age 40.9  
 Total Households 12,559  
 Degrees HS/Bachelor 90%/22%  
 Household Income, Median \$53,989  
 House Price, Median \$155,313

**Tax Rates:** *Per \$1,000*  
 Town of Cobleskill \$3.63  
 Schoharie County \$8.95  
 Cobleskill-Richmondville School \$20.77

**Services:**  
**Medical:**  
 Cobleskill Regional Hospital,  
 Emergency Room/ Bassett  
 Healthcare Network

**Police:**  
 NY State Trooper,  
 County Sheriff,  
 Village Police &  
 SUNY Campus Police

**Fire:**  
 Cobleskill

**Club East Inc. Utilities:**  
**Water/Sewer:** Cobleskill  
**Natural Gas:** NYSEG

**Electricity:** National Grid  
**Fiber:** MIDTEL

[www.visitschohariecounty.com](http://www.visitschohariecounty.com)