



Planner / Senior Planner

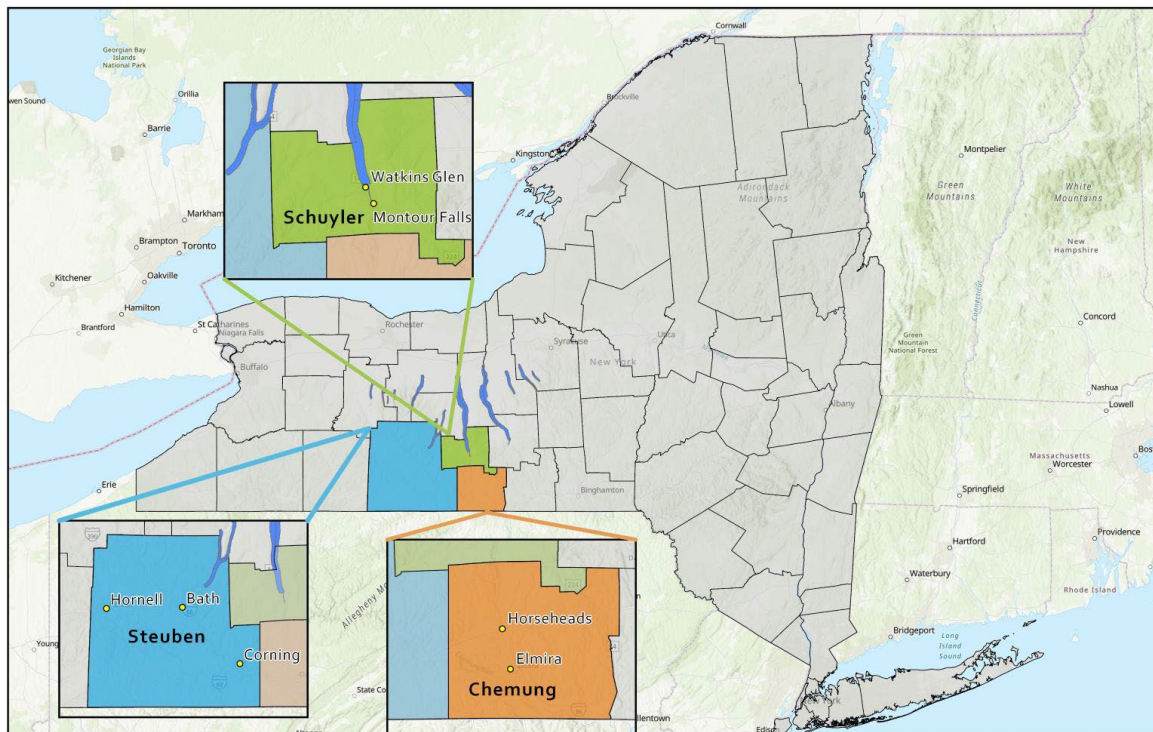
Expected Salary Range: \$55,000 - \$75,000

Southern Tier Central Regional Planning & Development Board

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Who is STC?

Southern Tier Central Regional Planning and Development Board (STC) is a regional planning organization that serves Chemung, Schuyler, and Steuben counties in New York State. STC works in partnership with local governments, economic and community development organizations, and human services agencies to address shared regional challenges and improve the economy, environment, and quality of life across jurisdictional boundaries. It also functions as the designated local development district for the Appalachian Regional Commission and the U.S. Economic Development Administration, helping bring federal investment and technical assistance to the Southern Tier region while acting as a bridge between local, state, and federal partners.



STC's Offices are located in Corning, New York. The 3-county region includes three cities (Elmira, Corning and Hornell) and a total of 76 municipalities. Founded in 1969, STC is governed by a board of directors and is recognized by New York State as a quasi-governmental entity. Currently STC has a staff of 8 and is looking to add one position; a Planner / Senior Planner.

More information concerning STC's current work and budget can be found here: [STC 2025 Annual Report](#).



About the Southern Tier Central Region

The Southern Tier Central (STC) region of New York, covering Chemung, Schuyler, and Steuben counties, is a predominantly rural with approximately 190,000 residents. Its economy functions moderately well but continues to face challenges related to persistent poverty, low workforce participation, aging infrastructure, housing constraints, and high regulatory and energy costs. The region has a strong manufacturing base, particularly in rail, glass, fiber optics, and advanced manufacturing, alongside a stable but evolving agricultural sector that includes dairy, vineyards, and value-added products.

Geographically and environmentally, the region benefits from abundant water resources, clean air, low natural disaster risk, and a high quality of life supported by outdoor recreation and safe communities. Development patterns are shaped by river valleys, historic floodplains, and varied terrain, with urban centers concentrated near waterways and rural lands supporting agriculture and forestry. Infrastructure coverage is widespread but uneven, with notable concerns related to electric grid capacity, broadband competition in rural areas, and aging transportation assets. Despite these challenges, the Southern Tier Central region plays an important role in New York's economy, contributing over \$12 billion annually to state GDP while offering opportunities tied to collaboration, available land, advanced technology, and innovation within its established manufacturing and agricultural traditions.



Planner / Senior Planner Overview

Southern Tier Central Regional Planning and Development Board (STC) is growing and seeking a Planner / Senior Planner to work on a diverse portfolio of regional planning, economic, and environmental initiatives across a three-county region. This position offers flexibility to hire at either the Planner or Senior Planner level, depending on the candidate's experience, qualifications, and demonstrated leadership capacity.

This is a unique opportunity to work at a regional planning board providing hands-on technical assistance, training, and professional planning support to local governments and partner organizations. The position includes a strong focus on environmental and water-related planning, including climate adaptation and mitigation, watershed protection, development review, and grant-funded programs, as well as regional initiatives such as transportation and housing.

This is a full-time civil service position. Planner-level positions are approved under New York State's HELPs program (no civil service exam required at this time). Regular attendance at evening meetings is required (average of two per month).

About the Role

STC seeks a motivated planning professional with an interest in land use and environmental planning. Depending on level, the position may involve leading projects independently, mentoring junior staff, helping set work priorities, and providing technical expertise in focus areas such as environmental planning, transportation networks, housing, development and rehabilitation as well as development review.

Independent judgment is encouraged in carrying out work assignments. Strong oral and written communication skills are essential, as the position requires frequent interaction with municipal officials, boards, agencies, elected officials, and the public.

STC is particularly interested in candidates with experience or interest in:

- Climate Adaptation and Mitigation (e.g. supporting communities through the NYS Climate Smart Communities initiative)
- Environmental and Water Resource Planning
- Watershed Management



- Housing Rehabilitation and related programs, such as Community Development Block grants (i.e., Single Family Home Rehabilitation, infrastructure in support of existing housing, etc.)
- Regional Transportation Networks, Planning, and Development
- Grant Writing and Grant Administration
- Community and Economic Development Project Management
- Development and Land Use Review
- GIS Applications

Essential Duties and Responsibilities

Depending on position level, duties may include:

- Serve as a Climate Smart Communities regional coordinator for program outreach and assist communities with implementation
- Prepare, lead, and/or contribute to comprehensive plans
- Draft and revise zoning laws and land-use regulations
- Review of planning board and zoning board applications
- Conduct professional reviews of development proposals
- Provide training and technical assistance to municipal officials and boards
- Participate in meetings, seminars, conferences, and interagency coordination at the local, state, and federal levels
- Prepare reports and technical deliverables associated with grant-funded projects
- Conduct planning and environmental studies for municipalities and regional initiatives
- Serve as a flood mitigation and water resource planning specialist
- Assist with or lead grant writing, administration, and compliance
- Collect, analyze, and interpret planning, environmental, and spatial data
- Develop GIS products including maps and story maps
- Prepare and deliver presentations to committees, boards, and local legislatures
- Utilize Microsoft Office and other relevant professional tools
- Manage multiple projects simultaneously with attention to detail and deadlines using Project Management skills
- Apply strong analytical, problem-solving, and organizational skills

- For Senior Planner level: provide guidance, mentoring, and leadership to junior planning staff and assist with project prioritization and coordination

Qualifications

The minimum qualifications include: A bachelor's or master's degree in planning (e.g. urban, community, regional, etc.), urban and regional studies, environmental studies, geography, public administration, engineering, or a related field, along with relevant professional experience of one or more years. This is a full-time civil service position. Planner-level positions are approved under New York State's HELPs program (no civil service exam required at this time). Regular attendance at evening meetings is required (average of two per month).

The ideal candidate will have the following skills and experience:

- ★ *Experience, Knowledge of and Interest in climate resiliency planning, environmental planning, watershed planning, regional transportation networks and planning, housing rehabilitation, or land-use planning.*
- ★ *Grant writing, administration, and reporting experience including financial reporting and expenditures.*
- ★ *Development and land use review experience. Working knowledge of New York State procedures, planning board best practices and Zoning law review.*
- ★ *Familiarity with budgeting and financial review. Including keeping track of grant expenditures and time allocations.*
- ★ *Strong organizational and time management skills. Ability to manage multiple projects simultaneously.*
- ★ *Ability to work independently and collaboratively.*

Additional Specialized Qualifications

- Certified Floodplain Manager (CFM) and/or association with ASFPM
- AICP Certification
- GIS / ArcGIS experience

Work Environment at STC

STC is a small, friendly team of professionals who work closely together to meet the needs of our region. Our collaborative office environment provides a flexible 35-hour work week and extensive benefits such as NYS Retirement System, 457 plans and platinum-level health insurance. While staff generally report to the office daily, regular travel throughout the region and occasional night meetings can also be expected. Policies allowing for a 4-day work week exist and an accommodating family-friendly flexible schedule is allowed.

How to Apply

Please apply by submitting a resume, relevant work samples and a cover letter to: Chelsea Robertson, Executive Director at crobertson@stcplanning.org

