TOWN OF CHENANGO
COMPREHENSIVE PLAN

Adopted December 19, 1988
Updated 2003-2005 and adopted 2005
Updated 2013-2015 and **Not Yet Adopted**

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I. INTRODUCTION

The Town of Chenango Planning Board is pleased to present this Comprehensive Plan to the residents of the Town of Chenango and their representatives on the Town Board.

Community planning is, and must always be, a continuing process by which changes in the Town's demographics, economy, land use patterns, transportation, and public utility systems are plotted, and then appropriate policy formulated. The Planning Board, with the assistance of the Broome County Department of Planning and Economic Development, studied the factors that influence the growth and development of the Chenango community. In the document that follows, such factors are presented and discussed, and specific recommendations regarding land development and regulatory changes are made based upon an analysis of the information. Since a community is an ever changing entity, the Planning Board realizes that this document will again need to be updated in response to the changing forces and developing patterns of the Town.

This update was prompted by land uses that had not been anticipated during the 2005 update.

Within the past decade, natural gas exploration companies began drilling for gas in a large gas deposit that was located in the northeast region of the United States approximately 5000 feet below the Earth's surface.

This natural gas deposit, known as the Marcellus Shale, is located in the southern tier of New York, Pennsylvania, West Virginia, and Ohio. It is believed to be one of the largest deposits found in the continental United States.

With the discovery of this gas reserve, comes the increased potential for land uses such as high volume hydraulic fracturing gas drilling (fracking), which was not an anticipated land use in the Town up until recent years.

As of the beginning of the update process of this plan, The New York State Department of Conservation was in the process of studying and evaluating the horizontal drilling process. There was a moratorium put in place by the state of New York in 2008 while the fracking process was studied by the NYSDEC. During the DEC's evaluation of this process, there were court rulings that maintained that municipalities could ban any form of gas exploration in their borders, but could not regulate how the process was done.

Subsequent to these court rulings, in December of 2014, the NYSDEC and NYS Department of Health announced their decision to effectively ban the fracking process in New York State. In June of 2015, the NYSDEC released that department's final report and ruling prohibiting the fracking process in New York State. The full report can be found on the New York State DEC website.

The Planning Board wanted to re-visit the Town's zoning, in particular, commercial zoning. Prior to this update, there had been applications made to the Town Board to re-zone large parcels of land for commercial use.

Another land use that has grown in both agricultural zoned areas, as well as in residential zoned areas is commercial logging. Although, applications for this land use have always been sporadic, a few recent applications have caused the Ordinance Department to seek comment from the PB regarding this land use.

PB RECOMMENDED

The two items (gas drilling & commercial zoning) are focus items in this update to the plan. While the questionnaires that were sent out had many general questions regarding many aspects of Town living, there are also questions focused on these two particular items.

The Planning Board (PB) addresses these items in its recommendations to the Town Board

The Planning Board offers this Comprehensive Plan as the foundation upon which the Chenango Town Board may construct an ordered development of the community over the next several years.

THE BC PLAN

In November 2001, the consulting team of Angelou Economics and the Broome County Strategic Initiatives Committee began to create the Broome County Plan for Sustainable Economic Development (The BC Plan) of the various county communities.

The targeted strategy of the BC Plan was to include recommendations geared toward growing specific high impact industries within the region. To identify the target industries best suited for Broome County communities, the consulting team looked at the community from a variety of perspectives.

- The region's demographic characteristics
- The infrastructure currently in place
- The state and local incentives that can be offered to businesses
- The comparison of Broome County with other similar-sized regions
- The strengths, weaknesses, opportunities, and threats to development in Broome County
- The current industry composition of the region and how it compares nationally

THE 2013 BROOME COUNTY COMPREHENSIVE PLAN

In 2012, Broome County began creating an entirely new and updated comprehensive plan entitled ***Building Our Future***. The plan was completed in mid 2013.
The Broome County Comprehensive Plan evaluated land use, demographics, workforce, as well as past present, and potential future industry analysis.
The Broome County Plan identified action items, and areas of focus based on identified present resources, input from the public, and an economic analysis contracted by the county.

THE TOWN OF CHENANGO PLAN

The Planning Board in concert with the perspectives of the BC Plan and 2013 Broome County Comprehensive Plan outlined several broad range goals for the Town of Chenango. These are as follows:

- To maintain the quality of the Town's residential areas, directing sensitive development of Chenango's future neighborhoods by emphasizing considerations regarding residential density, water quality and public facilities
- To provide a broader range of housing opportunities for residents
- To promote continued commercial growth along the Front Street and Route 12A corridors, while focusing on its ordered and integrated development

PB RECOMMENDED

- To meet the community's public facility's needs, concentrating on the phased development of public sewage disposal systems and domestic water supply systems
- To develop additional, diversified public recreation areas

PB RECOMMENDED

II. POPULATION

Population and other demographic factors allow generalizations and comparisons to be made about residents of a community and help to provide a basic understanding about the community. In this section, historic population growth, age, residency, education, and income are reviewed and, finally, population projections are reported.

Growth prospects generally are viewed as "maintenance" in that growth-inducing factors are typically offset by population losses. However, as subjective factors are introduced to the projections, zero-growth becomes the lower range of population expectations. The total population of the Town of Chenango, according to the US Census of 2010 was 11,252. The total population of the Town of Chenango, according to the US Census of 2000, was 11,454, for a change of -1.8% over the 10 year period between 2000 and 2010. The population in 1990 was 12,310, for a –7.0% change over the 10 year period between 1990 and 2000. The total population of Broome County, according to the US Census of 2010 is 200,600, up from the 2000 US Census of 200,536. In 2010 the Town of Chenango's Population is 5.6% of Broome County's population. In 2000, The Town of Chenango's population was 5.7% of Broome County's population.

HISTORIC GROWTH

Much of the land that is now the Town of Chenango was once part of Tioga and Montgomery Counties at the turn of the 19th century. At that time, a township of Chenango existed east of the Chenango River covering the present-day Towns of Windsor, Sanford, Colesville, Conklin, Fenton, and Dickinson. In 1808, the Town was consolidated into what is now the Town of Chenango.

The population of Chenango reached 1372 people in 1900. Yet, it was not until the 1920s that solid population advances began and continued through the 1960s. A distinct leveling of growth has occurred since 1970 and continues to the present time.

AGE STRUCTURE

The structure of Chenango's population has shifted to an older median age in concert with that of the County and the region. In 1970, the median age was lower than that of Broome County. The 1980 Census reported a reversal of this statistic: the Town median age had increased to 32.8 years and the County had progressed to 31.5 years. The median age of the Town of Chenango's population, according to the US Census of 2010, is 44.9 years with 21% of the total population of 11,252 being between the ages of 25 to 44 years. The median age of the Town of Chenango's population, according to the US Census of 2000, was 40.4 years with 42.6% of the total population of 11,454 being between the ages of 25 to 44 years. The median age of 44.9 years has risen compared to the 1980 US Census report of 32.8 years.

PB RECOMMENDED

EDUCATION

Educational analysis focuses on current enrollment and educational attainment of the population based on 2012 data from the American Community Survey (as indicated in Table 1).

TABLE 1
COMPARATIVE EDUCATION ENROLLMENT AND ATTAINMENT:
TOWN OF CHENANGO & BROOME COUNTY
2012

	Town of Chenango		Broome County	
School Enrollment	Number	%	Number	%
Population 3 Years & Over Enrolled in School	2632	100	54,480	100
Nursery School, Preschool	117	4.4	2802	5.1
Kindergarten	157	6.0	2,378	4.4
Elementary (Grades 1 – 8)	1053	40.0	17,885	32.8
High School (Grades 9 – 12)	702	26.6	10,166	18.7
College or Graduate School	586	22.2	18,002	33.0
Totals		100		100

Persons 25 Years and Over

	Town of Chenango		Broome County	
Educational Attainment	Number	%	Number	%
Population 25 Years & Over	7,960	100	133,796	100
Less Than 9th Grade	175	2.2	4,281	3.2
9th to 12th Grade, No Diploma	390	4.9	9,767	7.3
High School Graduate (Includes Equivalency)	2,245	28.2	43,885	32.8
Some College, No Degree	1,567	19.8	24,886	18.6
Associate Degree	1,321	16.6	16,056	12.0
Bachelor's Degree	1,337	16.8	18,731	14.0
Graduate or Professional Degree	915	11.5	15,922	11.9
Percent High School Graduate or Higher	92.9	(X)		(X)
Percent Bachelor's Degree Or Higher	32.6	(X)		(X)
Totals		100		100

INCOME

Resident income of the Town of Chenango is provided in Table 2. Income is based on all households rather than family income or income of unrelated persons living together. This provides, in one statistic, a basic indication of income structure for the Town and compares it to all County households.

PRE-RECOMMENDED

TABLE 2

HOUSEHOLD INCOME OF
TOWN OF CHENANGO & BROOME COUNTY

	Town of Chenango					
	1980		2000		2010	
Income	Number of H'holds.	% of H'holds.	Number of H'holds.	% of H'holds.	Number of of H'holds.	% of H'holds.
Less than $5,000	261	6.4	-	-	-	-
5,000 – 9,999	592	14.5	240	5.3	161	3.5
10,000 – 14,999	543	13.3	219	4.9	188	4
15,000 – 24,999	1251	30.7	500	11.1	427	9.2
25,000 – 34,999	957	23.5	600	13.3	484	10.4
35,000 – 49,999	347	8.5	820	18.2	762	16.4
50,000 and over	119	2.9	2,126	47.2	2,637	56.5
TOTALS	4,070	100%	4,505	100%	100%	100%

	Broome County		
	1980	2000	2010
Income	% of H'holds.	% of H'holds.	% of H'holds
Less than $5,000	11.6	-	-
5,000 – 9,999	17.7	11.6	8.9
10,000 – 14,999	17.1	8.5	6.3
15,000 – 24,999	28.5	15.6	13.1
25,000 – 34,999	15.5	14.4	11.9
35,000 – 49,999	6.6	16.9	14.8
50,000 and over	2.9	33	44.9
TOTALS	100%	100%	100%

Year	Town of Chenango Median Household Income	Broome County
1980	$19,884.00	$17,900.00
1990	34,992.00	28,743.00
2000	47,342.00	35,347.00
2010	56,643.00	44,457.00

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Currently, an average income for Chenango households exceeds the County average by nearly $12,190.00, up from $11,995.00 in 2000.

POPULATION PROJECTIONS

Projections of population have as a common basis an assumption that some past trend will continue. For instance, projections for the 1970s were based on the expansive growth trend of the 1960s. In retrospect, demographers had significantly overstated growth. Similarly, projections for the 1980s tended to be highly influenced by the "no-growth" trend of the 1970s. In particular, the NYS Department of Environmental Conservation commissioned the Department of Commerce to provide projections into the 21st Century. The methodology employed two principal County specific factors in arriving at County level projections: migration trends of 1950 through 1980 and individual "life tables" of births and deaths. County-level projections were then apportioned among municipalities to produce municipal projections.

A more realistic projection, as provided in "The Broome County Plan for Sustainable Economic Development – Economic and Demographic Assessment," anticipates a population decrease of approximately 2,200.

PB RECOMMENDED

III. ECONOMY

Chenango is essentially a suburban community. However, Chenango is also a growing home to commerce and industry. As an illustration, Town records indicate that along the Front Street and 12A corridor alone, there were more than 150 businesses as of 2010 (see the business questionnaire results in Section IX.)

REGIONAL OVERVIEW

The Southern Tier region of New York State consists of eight counties, including Broome. While there are several urban centers, the region is economically dominated by Broome County and the City of Binghamton. A brief review of regional economic data will allow general comparison to trends in Chenango. Moreover, many of the trends can be viewed as symptomatic or representative of a larger regional or state trend.

Table 3 displays a regional summary of the economic census for 1997 and 2010, showing number of establishments, number of employees, and annual payroll.

TABLE 3

SOUTHERN TIER EAST REGION
ECONOMIC CENSUS SUMMARY

2010	Establishments		Employees		($1 million) Annual Payroll	
	Number	Percent	Number	Percent	Number	Percent
Wholesale	451	1.76	6129	2.52	256.8	7.96
Service	22,460	87.54	186,203	76.5	1,249.3	38.71
Retail	2175	8.48	2,8075	11.53	619	19.18
Manufacturing	572	2.23	22,984	9.44	1,102.1	34.15
TOTAL	25,658		243,391	100	3,227	

1997	Establishments		Employees		($1 million) Annual Payroll	
	Number	Percent	Number	Percent	Number	Percent
Wholesale	530	4.2	4,651	4.0	119	5.2
Service	4,118	33.2	16,825	14.3	144	6.3
Retail	2,426	19.0	28,142	23.8	410	18.0
Manufacturing	696	5.6	44,338	37.6	1,604	70.0
Agriculture	4,808	38.0	24,093	20.3	N/A	-
TOTAL	12,578		118,049		2,277	

* The 2010 data was incomplete for the Agriculture category

The downsizing of manufacturing facilities within the Southern Tier resulted in a significant reduction of employees. The reduction was approximately 48% from 1997 to 2010.

PB RECOMMENDED

The "Service Industry" had a significant number of new businesses of over five (5) times the 1997 number. With the dramatic increase in business, there was also a significant increase in the number of employees of just over eleven (11) times. This sector includes lodging, personal and business services, repairs, recreation, and professional and related services. .

This brief summary of five major regional industries points to regional diversity and trends similar to those of the national economy: increasing service sector and declining or flat manufacturing. The Town of Chenango, as part of the region, has been impacted by these economy-wide changes.

LABOR FORCE, PARTICIPATION AND EMPLOYMENT

The labor force, as defined by the Census Bureau, is comprised of military and non-military residents 16 years of age and older who are available for work. A distinction is drawn between military and non-military labor forces in a category entitled, "Civilian Labor Force." The significance of the Civilian Labor Force is that it incorporates persons who are working as well as persons who actively sought employment within four weeks of the Census Bureau's survey. Those persons who did not actively seek employment in this time period are not in the Civilian Labor Force and, more importantly, are not considered unemployed.

Table 4 summarizes labor force and general employment trends of the Chenango population for 1980, 2000, and 2010 as well as compares the Town to Broome County. Overall, the Town experienced a slight decrease in the size of the civilian labor force. The relative percentage of females 16+ in the labor force increased by 4% between 1980 and 2000, and decreased by 2.7% between 2000 and 2010.

TABLE 4

TOWN OF CHENANGO & BROOME COUNTY
LABOR FORCE DATA

	Town of Chenango								
	1980		2000		2010		Broome County		
	Number	Percent	Number	Percent	Number	Percent	% 1980	% 2000	% 2010
Total Labor Force	6,040	100%	6,029	67.5%	5,942	65.0%	100%	60.5%	60.6
Civilian Labor Force	6,034		6,021		5,932	64.9			
Employed	5,718	94.7	5,804	65.0	5,659	61.9	94.1	57.2	56.4
Unemployed	316	5.2	217	2.4	273	3.0	5.8	3.2	4.1
Not in Labor Force (as % of persons 16+)	3,086	33.1	2,904	32.5	3,197	35.0	32.2	39.5	39.4
All persons 16+ years	9,326		8,933	100%	9,139	100%			
Males in Labor Force (as % of all persons 16+)	3,421	36.7	3,203	53.1	3,219	54.1	37.2	45.2	44.4
Females in Labor Force (as % of all persons 16+)	2,613	28.0	2,827	60.9	2,723	58.2	30.5	54.8	55.6

The Town closely parallels Broome County in most labor force measures with the following exceptions: The rate of unemployment in Chenango is significantly lower than the County. The County, however, shows a lesser proportion of persons not in the labor force or, alternatively, the County has a higher support ratio.

RECOMMENDED

OCCUPATIONS

Occupations of residents are compared with those of County workers in Table 5. Meaningful comparisons across censuses are not available, due to redefinition of many occupational categories.

Occupational numbers for Town workers were higher than their County counterparts in two categories: manager/professional specialty and construction, repair, and maintenance. The percentage of Town workers classified as production, transportation, and material moving (11.7%) was found to be below that of the County (14.9%). This data would appear to show consistency with post high school educational attainment data contained in the section of Table 1 titled, "Persons 18 and Over By Years of School Completed."

TABLE 5

TOWN OF CHENANGO AND BROOME COUNTY
OCCUPATION OF EMPLOYED PERSONS 16+
2010

2010	Town of Chenango		Broome County	
Occupation	Number	%	Number	%
Management, Business, Science, & Arts	2,165	38.3	32,662	35.1
Sales & Office	1,620	28.6	24,770	26.70
Service	821	14.5	17,290	18.60
Natural Resources, Construction, & Maintenance	391	6.9	6,175	6.6
Production, Transportation & Material Moving	662	11.7	12,025	12.9
TOTAL	5,659	100%	92,922	100%

INDUSTRY OF EMPLOYED WORKERS

Table 6 depicts industries of employed persons who are sixteen (16) and older in the Town of Chenango and in Broome County for the 2010 census. Comparisons to County workers show that greater relative percentages of Town workers are employed in construction, transportation, warehousing, utilities, education, health, social services, and public administration.

A greater relative percentage of County workers are employed in agriculture, forestry, fishing, hunting, mining, manufacturing, wholesale trade, retail trade, finance, insurance, real estate, rental/leasing, professional, scientific, management, administrative, waste management services, arts, entertainment, recreation, accommodation, food services, and other services (except public administration services).

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PB RECOMMENDED

TABLE 6

TOWN OF CHENANGO AND BROOME COUNTY
INDUSTRY OF EMPLOYED PERSONS 16+
2010

2010	Town of Chenango		Broome County	
Industry	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing, Hunting, & Mining	0	0%	509	.5%
Construction	310	5.5	4,881	5.3
Manufacturing	676	11.9	12,072	13.0
Wholesale Trade	166	2.9	2,786	3.0
Retail Trade	850	15.0	11,704	12.6
Transportation & Warehousing, Utilities	311	5.5	3,772	4.1
Information	96	1.7	1,786	1.9
Finance, Insurance, Real Estate, Rental & Leasing	290	5.1	5,024	5.4
Professional, Scientific, Management, Administrative, & Waste Management Services	373	6.6	7,601	8.2
Educational, Health Care, & Social Assistance Services	1,580	27.9	26,418	28.4
Arts, Entertainment, Recreation, Accommodation, Food Services	368	6.5	8,075	8.7
Other Services (except Public Administration)	245	4.3	4,348	4.7
Public Administration	394	7.0	3,946	4.2
Totals	5,659	100%	92,922	100%

POVERTY

Poverty – as defined by the Census Bureau – takes into account family size, age of children, and householders (household head). Defining the thresholds of poverty is therefore detailed. In brief, poverty is considered money income and excludes government and private transfer payments; value of services from ownership of assets (i.e., rent); and receipt of money from sale or transfers of property. The poverty threshold is determined by sample for families and unrelated individuals and is then extended to individuals. The threshold for a one-person household in 2010 was $10,830.

Across censuses, the Town of Chenango has become more middle income oriented; that is, fewer proportional persons reported income in 2010 as being at 75% of poverty level or above 199% of the poverty level.

CONCLUSION

Economic information about Chenango is principally related to resident persons as employees. Consequently, the demographic background of the Town becomes important in assessing the local economy. The working age population and labor forces have expanded as the Town ages. When combined with recent economy-wide trends of inflation/declining purchasing power, greater relative and absolute numbers of people have entered the workforce since 1970. This is especially true for females who comprise 28% of the labor force (see Table 4).

Region-wide, manufacturing employment dominated the economy, although in Chenango just 11.9% of residents reported employment in this industry. Growth in service industry employment surpassed other industries.

Employment based information, when combined with income data, points to an expanding local economy for the resident population and businesses, particularly in service related industries.

PB RECOMMENDED

HOUSING

Residential development in the Town of Chenango reflects the Town's growth and development as a traditional "bedroom" suburb. Some 65% of Chenango's housing units have been built since 1950, with the largest number of units being built in the 1960s.

Residential development shown in Table 7 indicates that the Town continues to show growth, although not at the rate experienced during the 1950s and 1960s. Residential growth can be expected to continue through the end of the century.

TABLE 7

TOWN OF CHENANGO
HOUSING CONSTRUCTION TRENDS SINCE 1940

Year	Number	Percent	Percentage Growth Rate
Pre 1939	943	20	--
1940-1949	694	15	74
1950-1959	962	20	59
1960-1969	1,048	22	40
1970-1979	617	13	17
1980-1985	259	5	6
1986-2000 (Mar)	211	5	2
2000-2004	119	2.5	4.4
2005-2010	37	.80	.7
TOTAL	4,734		

Source: 2000 & 2010 Census and Chenango Town Ordinance Office

AGE OF HOUSING

Table 7 indicates there was a total of 4,734 residential units as of January 1, 2010. Based on the data in Table 7, approximately 80% of the housing in the Town is 35 years or older.

PB RECOMMENDED

TABLE 8
TOWN OF CHENANGO
HOUSING UNITS BY TYPE OF STRUCTURE

Type	Town Percent		Broome County Percent	
	2000	2010	2000	2010
Single Family Homes	84.3	83.0	60.8	63.1
Single Family Mobile Homes	7.3	6.1	6.0	5.2
Two Family Units	2.6	4.6	13.2	11.8
Three and Four Family Units	1.9	1.4	7.7	7.2
Five Plus Family Units	3.9	5.0	12.3	12.8

Source: 2000 & 2010 Census and Chenango Town Ordinance Office

TYPES OF HOUSING

The types of existing housing units as well as the ones continuing to be built reinforce the suburban character of the Town. Single-family homes are the predominant type of housing, accounting for 3989 units, or 84.3% of all housing units. If mobile homes are included in the numbers of single-family homes, the numbers increase to 4333 units, or approximately 92% of all units in the Town.

OCCUPANCY

Housing occupancy remains high with only 194 (4.0%) existing units vacant as of the 2010 Census. Viewing recent occupancy and construction data together leads to a conclusion that housing demand in Chenango has remained relatively consistent, although actual growth has slowed. Table 9 displays occupancy status by owner-occupied and renter occupied units. As could have been expected from the large percentage of single-family homes, the Town displays a very high percentage of owner-occupants. The Town's 79.7% owner occupancy rate compares favorably with the neighboring Town of Dickinson's 81 percent. Broome County, on the other hand, has 69% of units occupied by owners. Comparing housing types and occupancy illustrates a common housing relationship: home ownership is closely related to the single-family house.

TABLE 9

TOWN OF CHENANGO: 2000 & 2010
HOUSING OCCUPANCY BY OWNER, RENTER AND VACANT

	Town				Broome County	
	2000		2010		2000	2010
	Number	Percent	Number	Percent	Percent	Percent
Owner Occupied	3,773	79.7	3789	81.3	69	66.6
Renter Occupied	744	15.7	870	18.7	24	33.4
Vacant (combined)	215	4.6	--		7.0	--
TOTAL	4,732	100%	4,659	100%	100%	100%

Source: 2000 & 2010 Census based on total housing units

PB RECOMMENDED

MORTGAGE STATUS

The mortgage market is used as an indicator of housing tenure and turnover as well as age and condition. Mortgage information ultimately provides an indicator of the housing vitality of a town: Are units being exchanged at a reasonable rate or are households staying in the same unit for extended periods of time? Mortgage status was sampled for the 2010 Census for owner-occupied, non-condominium units. The data in Table 10 indicates that 64.6% of the surveyed units were mortgaged compared to 59.6% for Broome County.

TABLE 10

TOWN OF CHENANGO
SELECTED OWNER OCCUPIED HOUSING UNITS MORTGAGE STATUS

	Town of Chenango		Broome County
	Number	Percent	Percent
MORTGAGED	2446	64.6	59.6
NON- MORTGAGED	1343	35.4	40.4
TOTAL	3789	100%	100%

Source: 2010 Census

RENTAL STATUS

Table 11 shows rental distribution for the Town. Rentals amounts in the Town are generally higher than in Broome County, with a strong central tendency at 500+ per month.

TABLE 11

GROSS RENTS FOR RENTAL UNITS

	Town of Chenango				Broome County			
	2000		2010		2000		2010	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
$0 - $299	22	3	0	0	2,841	10.1	1425	5.6
$300-$499	267	36	31	4.1	13,271	47.3	6,013	23.50
$500+	403	54	742	95.8	10,740	38.4	18,161	70.9
No Cash Rent	52	7	96	X	1,166	4.2	1,377	X
Total	744	100%	774	100%	28,018	100%	26,976	100%

Source: 2000 & 2010 Census Tract Data

PB RECOMMENDED

HOUSING QUALITY

Based on records in the Broome County's Real Property database the quality of residential units in the Town is relatively good compared to all other Town's in the County. These records show the Town has the lowest percentage of houses in "fair" or "poor" condition in the County.

DEVELOPMENT PATTERNS

An analysis of new home construction permits issued since 1980 indicates that the eastern portion of the Town (Chenango Bridge and Kattelville) continues to be the place of choice for the new homebuyer desiring to live in Chenango. A second area where development is accelerating is in the vicinity of Brotzman and Port Roads, and a third area is in the general vicinity of Willis Road. There continues to be some activity in the southeastern corner of the Town, although this is declining as the area builds up. The northern tier of the Town is the least active area of the Town.

SUMMARY

The Town of Chenango offers newer, single-family homes in generally desirable neighborhoods, although marked differences in age and quality can be found in the older, more urban neighborhoods.

Rental housing represents a small percentage of the total housing units in the Town, with higher than average monthly rents than neighboring towns (perhaps suggesting rental units in the Town of Chenango are up-scale and have amenities not available in neighboring communities).

PB RECOMMENDED

RECREATION AND PUBLIC SERVICES

GOVERNMENT SERVICES

Located at 1529 New York State Route 12, the two story Chenango Town Hall houses virtually all of the Town's municipal functions. Duties of the Town Justice, Assessor, Tax Collector, Code Enforcement Officer, Clerk, Supervisor and Council are all carried out in one facility. The Community Center attached to this new facility has a large meeting room that is used by organizations such as the Rotary Club, senior groups, and other community groups. On the same site as the Town Hall is a Public Works facility, housing the Highway, Water, and Parks departments.

The Schoolhouse Museum is located off Patch Road in the vicinity of Chenango Forks Central Schools, at the gravesite of Revolutionary War hero Joseph Handy. The Town, with the assistance of the Nimmonsburg Rotary Club, rehabilitated the century old one-room schoolhouse and relocated it to this site to serve as both a museum and an office for the Town's historian.

The previous Town Hall was located at 1137 Front Street. This site also included a garage complex that housed the Water Department.

EMERGENCY SERVICES

There are 3 fire districts in the Town, each with its own equipment and volunteer staff (see Public Facilities Map, Appendix C): the Chenango Forks, Chenango Bridge, and Chenango Fire Companies, Inc. In 2005, the volunteer emergency ambulance squad that services the town incorporated into a non-profit, private ambulance service. The newly incorporated service operates 24 hours a day, seven days a week, with a staff of paid paramedics as well as unpaid volunteers.

SCHOOLS

The Town is included in the Chenango Valley, Johnson City, Whitney Point and Chenango Forks School Districts. There is an elementary school in Chenango Bridge. An elementary, middle and high school complex is located off Patch Road in the Kattelville area. In addition, the Central Baptist Christian Academy on Front Street is a private school for students in Kindergarten through 12th grade.

Chenango is one of the few Towns in the County that hosts four school districts. Children in the Town are, therefore, bused to several different school locations. School district boundaries are also found on the Public Facilities Map (Appendix C).

PB RECOMMENDED

RECREATION

Town Owned and Maintained

- Broad Acres - mini-park with swings and basketball hoops
- Hider Park - mini-park with swings, basketball hoops, and playing fields
- Wolfe Park - bordered by Dorman Road and adjacent to Route 81. Donated to the Town in 1971 by Richard Wolfe, this land possesses unique natural features that include a ravine with waterfalls and walking trails, and therefore is a potential site for recreational development.
- Castle Creek Park – playing fields and playground
- Chenango Bridge Park – swings, playing fields, pavilion, and a storage facility.

The "Music in the Parks" programs are held at both Hider Park & Chenango Bridge Park.

Privately Owned Facilities

- Mountain Trail Bowhunters Archery Club - archery club off West Chenango Road
- Chenango Bridge Airport - located on Airport Road
- Hidden Hollow Campsite - seasonal campground located on West Chenango Road
- Chenango Commons Golf Course - 9 hole golf course and restaurant on Kattelville Road
- Chenango Ice Rink - adjacent to the Chenango Commons Golf Course. Public ice skating rink for individuals and group sporting events.
- R T Miniature Golf Course - miniature golf course and driving range located on Route 12A.
- Dimmock Hill Golf Course – eighteen hole golf course and restaurant located on Dimmock Hill Road

County and State Owned Facilities

- Otsiningo Park North - soccer fields, walking trails, and bicycle paths.
- Fishing Access and Boat Launch - located in Chenango Forks, Route 12 south of the Tioughnioga River
- Fishing Access point in Chenango Bridge (at the Park & Ride).

Civic Associations

A Town Board representative is appointed with the responsibility to coordinate the activities of several neighborhood civic groups that carry out recreational programs in the Town. Each is allocated a yearly budget to cover expenses for such activities as Little League baseball, soccer, and a youth summer program. They are listed below with a brief description of the facilities they use.

- Chenango Bridge Civic Association – uses Chenango Bridge Park playing fields
- Nimmonsburg Youth Association – uses Hider Park playing fields, playground equipment, picnic shelter, and basketball court
- Castle Creek Civic Association – uses Castle Creek Park playground equipment, clubhouse, and playing fields
- Kattelville Athletic Association – softball and soccer fields with a clubhouse (owned by Association)
- Chenango Forks Civic Association – uses Chenango Forks school field facilities

Recreational facilities are located on the Public Facilities Map in Appendix C.

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WATER SERVICE

The source of water supply for the Town of Chenango consists of eight wells: two located in the 12A/Cherry Lane area; two located in the Patch Road/Jason Drive area; one located in the Pamela Drive area; one located in the Chenango Heights area; one located in the Northgate Plaza area; and one located in the Pennview Drive area. The combined pumping capacity of these wells is approximately 2,145 gallons per minute. There are six water storage tanks with combined capacity of 1,361,000 gallons. This supply system services several water districts in the urban area of the Town along the river. There are several smaller districts in the Town servicing subdivisions with their own well supply. Water districts service approximately 2600 users (residential and commercial) in the Town. These districts are graphically depicted on the Public Utilities Map (Appendix C). The remainder of the Town currently uses private wells.

The Town also sells water to the Town of Dickinson (to the immediate south of Chenango). There are approximately 500 users which utilize the water sold to Dickinson.

Number of Customers for each District: (As of 1/25/11)

WATER DISTRICT NO.	COMMON NAME	NUMBER OF CUSTOMERS
1	Chenango Bridge	1169
2	Northgate	915
3	Maple/Applewood	354
4	Run Acres	59
5	Pennview	12
6	Chenango Heights	127
TOTAL		2,636

SEWER

There are currently twelve sewer districts in the Town of Chenango.

Number of Customers for each District: (As of 1/29/11)

SEWER DISTRICT NO.	COMMON NAME	NUMBER OF CUSTOMERS
1	Lewis Road	10
2	Port Road	245
3	Quinn	96
4	Trafford Road	143
7	Chenango Bridge	1,023
8	Northgate	854
9	Front Street	28
10	Pennview	17
11	Forest Hills	18
7A	Meadowood Lane	51
8A	Front Street	20
5	Poplar Hill Estates	49
TOTAL		2,554

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These are briefly described below.

- District No. 1 encompasses Lewis Road and connects into a Town of Union District.
- District No. 3 serves the Quinn Estates townhouse development (located on Route 12 north of Route 12A). This district contains its own package treatment plant, which is not being utilized. Sewage from this district is processed at the Northgate Plaza Plant.
- District No. 11, a small district located in the Forrest Hills Boulevard area, is an extension of a Town of Dickinson district.
- The one private district in the Town serves Chenango Heights and Valley View subdivisions in the Green Meadow Lane and Teeburn Boulevard neighborhoods. This district relies on its own package plant for waste treatment.

The Town is always looking to expand municipal water and sewer availability to its residents as areas of the town grow.
There is currently a very preliminary plan for an additional municipal well to the east of Rte 12 about a half mile north of the Town Hall.
There is also a need to expand the Town's storage tank capacity. The most likely place for this would be in the more densely populated Front St. area.
The Town is constantly monitoring the waste water treatment plant capacity. At the present time, capacity is not an issue, but as the town grows, especially with more commercial development, capacity will become an issue.
An area of the town where residents have shown a desire to have municipal sewers is around the Chenango Forks Schools. This neighborhood has many homes close together, which makes installing individual septic systems difficult. The reason sewer systems have not materialized in that area yet, is the tremendous upfront cost to each resident.

GAS

NYSEG services a large portion of the Town, which is shown on the Public Utilities Map (Appendix C). A basic standard for service expansion is 1 house per 100 feet, although the gas company judges each request individually.

LIGHTING

There is one public lighting district in the Town, serving Chenango Bridge, Nimmonsburg-Hinmans Corners, Castle Creek and Chenango Forks.

STORM DRAINAGE

The Town is consistently correcting storm drainage problems. As much as $150,000 has been budgeted in some years for improvements. Recently, this amount has been reduced substantially due to progress made in the control of the storm water.
From the years 2006 to present, there have been several catastrophic rain events that have caused significant private property damage, as well as public property (infrastructure) damage. These events required aid of over one million dollars from

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FEMA. Some of these events were flash flooding causing damaging run-off. Some events were several inches of rain for a sustained period causing river and stream flooding.

The Planning Board recognizes that much of the future development in the Town will be at higher elevations. It is imperative that developers engineer and construct proper drainage as part of their projects so that this financial burden does not fall on the Town. All major projects and subdivisions making application to the Planning Board are required to petition the Town Board to become a Storm Drainage District.

CONCLUSIONS

Generally speaking, public facilities and utilities in the Town of Chenango are expanding and improving to keep up with increasing development. For example, television cable and natural gas services are expanding to new areas, and water and sewer improvements are planned. These services are responding to the growth and development activity, which is occurring in the Town. These improvements will in turn provide more growth opportunity for future development in the Town.

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TRANSPORTATION

The Town of Chenango road system consists of 109 miles of road, including 67 miles of Town roads, 21 miles of County roads, and 21 miles of State highways.

Within the Town of Chenango, there are 31 bridges over 20 feet in length. Of these, three are Town-owned, three are County-owned, and 25 are State-owned. Information provided by the New York State Department of Transportation and the Broome County Department of Public Works rates the condition of these bridges and overpasses for the Town.

CHENANGO RIVER CROSSINGS

There is one State-owned Chenango River crossing serving the Town of Chenango. This is the N.Y.S. Route 12A Bridge that connects to Route 88. No other river crossings exist in the Town of Chenango. The river crossings nearest to the Town are the bridge near N.Y.S. Route 79 to the north, the Bevier Street Bridge to the south, and the I-88 overpass.

ROUTE 11

One of the major transportation routes in the Town of Chenango, for both local and regional traffic, is U.S. 11. Route 11 is a major route crossing the Town in a north-south direction. It has been reconstructed from the Town of Dickinson to the Route 12 intersection at Hinmans Corner. U.S. 11 is a three lane section from the Town of Dickinson to the I81 Exit 6 NB off ramp, and is a five lane section from there north to the intersection with N.Y.S. Route 12. The three lane section of U.S. 11 has sidewalks and bike lanes on both the east and west side of the street. There are bike lanes along both the east and west sides of the five lane section and sidewalks on the east side. U.S. 11 is designated as N.Y.S. Bike Route 11 and 17 and Binghamton Metropolitan Transportation Study (BMTS) Bike Route 3.

ROUTE 12 AND 12A

One of the major transportation routes in the Town of Chenango, for both local and regional traffic, is N.Y.S. Route 12, a highway that crosses the Town in a north-south direction. N.Y.S. Route 12 varies in width as it traverses the Town, with a five lane section in the commercial area of the Town and a two lane section in the more rural portion of the Town. N.Y.S. Route 12 has been designated as a National Highway System (NHS) Route. NHS highways are routes that are considered important to the national economy, defense, and mobility.

N.Y.S. Route 12 is the corridor that connects Binghamton with Utica through Norwich. It carries a high volume of trucks and an Annual Average Daily Traffic (AADT) of 23,300 vehicles along the section of N.Y.S. Route 12 between N.Y.S. Route 11 and N.Y.S. Route 12A. The section of N.Y.S. Route 12 between Fallon Road, and Brotzman Road has an AADT of 10,990. The problem that arises along this section of highway is that there is a mixture of land usages. This results in numerous residential driveways with direct access, school buses stopping along its length, and a variety of commercial driveways. There are still many undeveloped parcels of land along this section, which, depending on how it is developed, will contribute additional traffic to the area. The New

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York State DOT, as a part of their long-range plan, entertained ideas for constructing a bypass of Route 12 via I-88 and Route 369, to remove the long distance traveler from Route 12. There are no current plans for construction of this bypass. N.Y.S. Route 12 is a 45 mph highway that is functionally classified as a rural principal arterial and is designated as N.Y.S. Bike Route 11 and 17.

N.Y.S. Route 12A is predominately commercial with a few remaining residences. The highway has been reconstructed during the past ten years and was designed to accommodate growth along this corridor. Sidewalks exist on the south side of the road and bike lanes are along both sides of the road. N.Y. S. Route 12A is Bike Route 3 on the BMTS Bike Plan.

RAILROAD

There currently is one railroad traversing through the Town of Chenango: the New York Susquehanna & Western Railroad. This branch line railroad currently is a freight carrier limited to approximately 30 miles per hour speed due to the condition of the tracks and numerous private crossings. All of the private crossings in the Town are lacking automatic gates and lights. There are plans in the future to upgrade the rail system to provide for higher speeds and also to provide for passenger transportation to Syracuse, New York.

PUBLIC TRANSPORTATION

Two Broome Transit routes provide regularly scheduled transit service in the Town of Chenango. The first route - Front Street/B.C.C. - serves the town with stops at Northgate Plaza, Lowe's Plaza, the Chenango Bridge Medical Center, and other locations along Front Street and NY Route 12A. In addition, this route includes a stop at the Park and Ride Lot located on Route 12A near Kattelville Road. A second route, Chenango Street, serves the Chenango Bridge area, including River Road as far east as Poplar Hill Road. Both of these routes originate and terminate at the B.C. Junction in Binghamton, where connections can be made with other routes serving most of urban Broome County. Regular service is provided from Mondays to Sundays. Broome Transit's B.C. Country provides public transportation in the rural areas of the Town of Chenango; whereas Broome Transit's B.C. Lift provides transportation for the elderly and the handicapped. Both of these modes of transportation are demand responsive services.

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NATURAL RESOURCES INVENTORY

The Town of Chenango Natural Resources Inventory is designed for two important uses. The first use is to provide a vehicle for assessing the development potential of an area, using a natural resources database. From this, the areas most capable of accommodating various types of land uses can be identified and developed accordingly. The Inventory thus serves as a tool for site evaluation and review analysis. Secondly, and perhaps of less importance, information contained within the document can help form the basis for an environmental impact statement. An Inventory can be used for both preparation and review of such statements. However, the user should be cautioned that the Inventory was prepared at the town level and at a general scale. For specific sites, more detailed research will be required to adequately assess the environmental impact of a proposed development.

The Inventory will consider natural features, which are most likely to affect development pressures. These features include wetland, soils, floodplains, aquifers and slope. Contained herein is a description of each natural feature and the limits it may place on development.

WETLANDS

Wetlands are land or submerged lands often called bogs, swamps, marshes, and flats, which support aquatic vegetation. It has been public policy of the State to protect and preserve freshwater wetlands and the benefits derived from them. These benefits include the following:

1. Flood Protection: Wetlands occur at the bottom of hills, among or at the end of streams, and in low-lying bottomlands. These areas serve as a safety valve and act as a water storage or flood control feature. Water running off the land is caught in these lowlands and dispersed at a rate that can be handled by existing water channels.
2. Water Resource Protection: Many wetlands help to preserve or maintain water quality and quantity. Wetlands serve as a chemical and biological oxidation basin that helps cleanse water that flows through it. The large amount of plant life on a wetland allows a tremendous uptake of phosphorous, nitrates, and other nutrient pollution. Additionally, under certain hydrologic conditions, wetlands act as a collecting bowl and may serve to recharge groundwater and/or maintain surface water flow.
3. Wildlife Habitat: Wetlands are unparalleled in their value as wildlife habitat. These areas provide food, shelter, and breeding grounds for a variety of animals.
4. Recreation and Education: The variety of plant and animal life provide for hunting, fishing, birdwatching, photography, and research. Wetlands provide a living classroom for educational benefits.

Currently, those wetland areas which are 12.4 acres in size or more or have a smaller area, but have unusual local importance, are regulated by New York State (6NYCRR Part 662, 663, and 664). Additionally, adjacent areas of land and water within 100 feet of the wetlands are regulated to protect and preserve the wetlands.

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The Town of Chenango contains ten (10) wetlands, which are considered by the New York State Department of Environmental Conservation (DEC) as Class II or III wetlands (See Environmental Constraints Map in Appendix C). Class II wetlands provide important wetland benefits, a loss of which is acceptable only after the exercise of caution and discernment (6NYCRR Part 363.5). For both wetland classes, the proposed activity must take every reasonable effort to minimize degradation to the wetland. Activities which are regulated in a wetland include, but are not limited to, any form of draining, dredging, or excavation; removal of soil, mud, sand, gravel or other aggregate; any form of dumping, filling, or depositing of soil, stones, sand, gravel, mud, rubbish, or fill of any kind; erecting structures, creating roads, driving piles, or placing any obstruction; any form of activity causing pollution, including installing septic tanks or sewer outfalls and discharging sewage treatment effluent or other liquid wastes; and any other activity which may impair the functions served by wetlands or the benefits derived from them.

DEVELOPMENT PRESSURES ON THE TOWN OF CHENANGO WETLANDS

Wetlands are desirable for development as these areas are flat-lying and can be filled in to accommodate development proposals. Typically, wetlands are not destroyed outright, but are nibbled away until they have lost their original character.

In the Town of Chenango, development pressures on wetlands were analyzed from 1934 to present. All wetlands show minor changes since 1934, attributable to succession or natural entrophication. Two wetlands, however, CC.7 and CC.8, show several areas of man-made encroachment that occurred prior to the adoption of the New York State Freshwater Wetlands Act. The eastern section of CC.7 was filled to accommodate 60 new homes. Wetland maps are available from the DEC Cortland Office.

Twenty (20) new homes have sprouted up on wetland CC.8 since 1934. It is evident from comparing old and new maps that this wetland has been filled in to accommodate development.

These two (2) wetland areas will face future encroachment as they are in a flat-lying area and are in close proximity to Route 12. Both of these wetlands overlay the Clinton Street-Ball Park Aquifer and provide some buffer for pollutants that might otherwise migrate into this groundwater body. Additionally, wetland CC.7 surrounds Thomas Creek and provides some flood control for this creek.

Other wetland areas have not been stressed by development to the extent of the two wetlands previously mentioned.

Source:

1. Rensselaer County Environmental Management Council, "A Guide to the Freshwater Wetlands Act," 1976.
2. New York State Department of Environmental Conservation, Freshwater Wetland Permit Requirement Regulations, 6NYCRR Part 663, 1980.

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CASTLE CREEK WATERSHED

The Broome County Soil and Water Conservation District (SWCD) had begun a study (with assistance from Binghamton University interns and the Upper Susquehanna Coalition) the hydrology and erosion in the 19,000 acre Castle Creek Watershed. In 2001, 2006, and 2011, Brooks and Potato Creeks experienced two damaging rainfall events within a week. Citizens in the area have formed the Castle Creek Watershed Association, which was meeting sporadically to discuss grant opportunities. Citizens are concerned that the Broome County Landfill, logging, and extension of the Greater Binghamton Regional Airport's shale runway may all have a negative impact on the watershed's ability to manage rainfall events. While these activities are contributing to problems in the watershed, more significant contributions to the stream and flooding problems are from road right-of-way maintenance and past stream modifications.

The SWCD is concerned about the erosion in the watershed and would like to implement natural stream design practices, which involve letting a stream regain its natural sinuosity, and a road bank/road ditch maintenance program. The study has led the SWCD to believe that road bank and ditch erosion has exacerbated flooding and erosion in the watershed. This is also causing problems for highway maintenance.

One of the best ways to improve the ability of the watershed to handle stormwater is wetland creation. The study has identified sites for enhancement or creation of wetlands to deter flooding. SWCD staff and interns have determined several potential wetland creation/enhancement sites in the watershed. One enhancement site is to the southeast of the landfill. The SWCD believes that most stormwater impacts from the landfill will be mitigated if this site is developed. This study is an ongoing process and the SWCD is hoping to identify grant sources for implementation of natural stream design and wetland creation.

Unfortunately, this study was never completed due to lack of funding. It is something that should definitely be pursued as the erosion problems have persisted in recent years.

SOILS

It is important for land use planners, developers, and others to take soil data into consideration, since different soil types react to uses in different ways. Construction costs can be cut by using soil data for planning recommendations, for site selection, and for predictions of the type of construction necessary. Soil data can also help to indicate suitable wildlife habitats and valuable farmlands that need to be preserved.

The study of soils and soil characteristics provides a key to understanding the environment and predicting future development potential. Soils are classified by association: two or more major soil types occurring together make a soil association. Soil associations have general characteristics attributable to them, which include flooding, wetness, stoniness, depth to bedrock, slope, permeability, stability, and fragipan. These characteristics are often used to determine the most suitable use for a soil association. However, these are general characteristics and a wide variance of soil

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properties may occur in a soil association. The following are some of the soil characteristics, which commonly affect uses of soil.

1. Flooding – Soils subject to frequent or occasional flooding are considered to have severe limitations for use as sites for septic tanks, homesites, and streets and parking lots. If soils are subject to flooding and are not protected by flood control structures, they should be avoided for these uses. Preferred uses for soils subject to flooding are pipelines (underground); golf courses; campsites; picnic and play areas; and nature preserves.
2. Wetness – The prolonged or seasonal wetness of soils, though not necessarily flooded, have severe limitations for most uses. These poorly drained soils occur in depressions through the Town of Chenango. Larger tracts of soils that are wet throughout the year may be regulated wetlands.
3. Stoniness – The texture of soil affects infiltration, drying time, and ease of establishing and maintaining a grass cover. The presence of surface gravels in the soil is most critical for athletic fields and may be a severe limitation.
4. Depth to Bedrock – Soil depth to bedrock affects many uses, especially when excavating or grading is needed for uses such as septic tanks, subdivisions, streets and parking lots, or pipelines. It also may be difficult to establish vegetation on shallow soils.
5. Slope – The slope of a soil has the most profound effect on land use. Nearly level or gently sloping soils that have no other shortcomings are desirable for most uses. Soils with steep slopes have severe limitations for most use and may be best left in their natural conditions.
   Erosion, although not mentioned as a critical soil property, is a hazard on sloping soils. It is especially important to consider when developing paths or trails, landscaping, and picnic areas. Certain soil associations are also more susceptible to erosion than others.
6. Permeability – Soil permeability is a measure of the volume of water that can pass through a designated amount of soil in a given amount of time. Permeability describes how quickly a soil is drained and may indicate a soil that is perpetually wet or dry. It is the most important item for rating soils for septic tank effluent disposal. Soils with slow permeability are rated as severely limited for sewage disposal. Additionally, highly permeable soils should be severely limited for sewage disposal when these soils are near a well or water body.
7. Stability – This soil characteristic indicates presumptive bearing value and the ability to stand in cuts, especially under wet conditions. Most soils in the Town are stable, the principal exception being floodplain soils and soils with high organic matter (wetland soils). Any use involving heavy loads should be preceded by site investigation to determine stability of subsurface layers.
8. Fragipan – Most soils in upland areas have a dense fragipan or hardpan within three (3) feet of the surface. Water movement is retarded in this layer and often perches on top of a fragipan. Roots do not readily penetrate it and it is difficult to dig, especially when dry.

The following is a description of soils and soil associations found in the Town of Chenango. The soils within any one association are likely to differ greatly among themselves in some characteristics (i.e., slope, stoniness, permeability, depth to

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bedrock). The accompanying Soil Classifications Map (Appendix C) does not show that kind of soil at any particular place, but represents an association that has in it several different types of soils.

The soil associations are named for the major soils contained within, but, as previously mentioned, may contain other soils. The major soils of one association may also be present in other associations but in a different pattern. The soils are found on the Soil Classifications Map (Appendix C) and descriptions were obtained from the Southern Tier East Regional Planning Development Board's, General Soils Map and Interpretations, 1974.

AQUIFER[1]

A portion of the Clinton Street-Ballpark Aquifer, one of three (3) designated soil source aquifers in New York, lies partly within the Town of Chenango. This aquifer is the primary drinking water supply for the more heavily populated Broome County municipalities. This aquifer is highly vulnerable to contamination from inappropriate activities at the land surface. Since the flow of groundwater parallels the flow of the river (i.e., north to south), actions taken in the Town, which affect the groundwater, may affect the entire aquifer. As a result of this vulnerability, the Town of Chenango has established an aquifer district in order to provide regulation and protection of the aquifer.

The material dissolved, mixed, or suspended in water along with its intended use determine water quality. Water contains several naturally occurring impurities, which do not pose a significant threat to human health.

In recent years, as our economy and technology have advanced, man-made chemical compounds have developed as the most difficult groundwater contaminant. The following is a list of man-made contaminants, which may pose a threat to human health.

1. Synthetic Organic Chemicals – This broad category of synthetic carbon based chemicals includes thousands of different compounds each with different physical and toxicological properties. Widely used, these chemicals include petroleum distillates, plastics, solvents, pesticides and many pharmaceuticals. When improperly used or disposed of, they can cause serious contamination.
2. Nitrates and Chlorides – Nitrogen, in the form of nitrate (NO_3), can pose a threat to public health to high concentrations. Most nitrates in groundwater originate from application of fertilizers or from septic tank effluent. Chlorides in groundwater may be attributable to inadequate salt storage practices. Chlorides may also come from septic tank effluents.
3. Metals – A wide range of metallic contaminants may enter groundwater from human activities. Lead, cadmium, arsenic, chromium, berium, selenium, sliver and mercury are substances that can be toxic in small amounts. These heavy metals may become dissolved in groundwater; particularly where water is slightly acidic.
4. Microbiological Contaminants – These include pathogenic bacteria, fungi, viruses, and protozoa that cause infectious diseases. These contaminants are

[1] Refer to Town of Chenango Aquifer Code – Article II Zone District Section 73-11

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filtered out of groundwater normally, as groundwater passes through soil or substrates. There is the possibility of contamination from microbiological contaminants when the distance from a contaminant source to a well is insufficient to filter out the contaminant. This can occur near septic systems or solid waste disposal sites.

The Town of Chenango is fortunate to possess an adequate supply of potable water. With appropriate measures, the Town's water supply will be a source of pure water for future generations. The following are sources and preventative measures for contamination.

1. Storage Tanks – Groundwater pollution originating from bulk storage of oil, gasoline and other petro-chemicals is relatively common. Storage tank leaks may result from a number of factors, but the most frequent is tank failure from tank age. Metal tanks and pipes can corrode due to moisture and acidity. Also, faulty installation procedures account for tank leaks.

   The risk of contamination from storage tanks may be reduced through proper siting, design and monitoring activities. The Town of Chenango Zoning Ordinance prohibits all bulk storage of hazardous materials on permeable deposits. On less critical sites, fail-safe designs incorporating double-walled tanks or contaminant vaults should be used. Pre-existing subsurface tanks should be removed according to N.Y.S. Department of Environmental Conservation (DEC) guidelines. The DEC may have more information on bulk storage.

2. Spills – Large spills of hazardous material from transportation, careless handling, or deliberate disposal may cause serious contamination. Small spills of hazardous material from leaking pipes, pumps, or machinery, overfilling of tanks or human carelessness may permit large quantities of contaminants to enter the environment.

   Constructing impermeable floors under the area where hazardous materials are handled may minimize the effects from spills. Improved management and employee training can also help reduce the loss of hazardous material. Wells are being monitored to detect contamination.

3. On-site Wastewater Disposal – In many areas, septic tanks and drainage fields are used to dispose of domestic wastewater. Inadequately designed systems may malfunction causing excessive nitrates and microbiological contaminants to migrate into groundwater. In areas with shallow depth to bedrock, seasonally saturated soils or high water table, the distance effluent percolates may be too short to allow purification.

   On-site disposal systems may of themselves pose no problems, but the cumulative effect of many such systems may be a concern, especially for shallow aquifer systems.

PB RECOMMENDED

Design, construction, and maintenance of on-site wastewater disposal systems are critical to their proper functioning. The Broome County Health Department minimizes the impact of on-site disposal systems by requiring high standards for system construction and installation. An overall density limitation may be appropriate in some areas.

4. Agricultural Runoff – The leaching of nutrients, typically nitrogen, phosphorous, and potassium, may degrade groundwater quality. Runoff containing pesticides may also enter groundwater.

   In areas with highly permeable soils, careful applications and sparing use of fertilizers may reduce nitrate loss to an acceptable level.

5. Sewers and Wastewater Treatment Plants – Municipal sewage may contain a wide variety of contaminants, including residential, commercial and industrial waste. In addition, public sewers encourage an intensity of land development that would otherwise not be feasible.

Therefore, routine inspection and maintenance is undertaken for facilities within permeable aquifer deposits. Also, when sewer construction is planned near sensitive aquifer areas of the Town, their impact on new growth is analyzed.
Additional aquifer protection strategies may be obtained from the NYS Department of Environmental Conservation.

The Aquifer Map (Appendix C) has been classified into four zones of aquifer permeability. The greater the permeability, the greater the potential for contaminants to infiltrate into groundwater supplies. The following aquifer vulnerability classes were adopted from the United States Geological Survey, "Water Infiltration Potential of Soil Zones on the Clinton Street Ballpark Aquifer," 1981 and the Town of Chenango Zoning, Chapter 73, Section 73-11 Special District Standards, B, Aquifer District.

1. Very low permeability soils – derived from glacial till; top of fragipan, with permeability less than 0.2 in./hr., is less than 18 inches below land surface. Also includes some small areas of peat and muck where infiltration may be minimal because of high water table.
2. Low to very low permeability soil – derived from glacial till overlain by thin mantle of silt or fine sand; top of fragipan or bedrock, generally within 30 inches of land surface, permeability 0.06 to 0.6 in./hr.
3. Moderate-high permeability soil – derived from fine sandy to silty floodplain alluvium and small area of sandy or thin glacial outwash. Soil type and permeabilities vary widely; permeability generally ranges from 0.2 to 6 in./hr. at depths of 20 to 50 inches, perhaps increasing at greater depths.
4. High permeability soil – derived primarily from gravel deposited by glacial meltwater; some alluvial fans of modern streams included. Permeability generally 0.6 to 6 in./hr. near land surface, 6 to 20 in./hr. at depths greater than 36 inches.

PB RECOMMENDED

Vulnerability class 4 has the highest permeability and therefore should be afforded the most amount of protection.

Source:

1. Schenectady County Planning Department, Groundwater Supply Source Protection, 1984.
2. United States Geological Survey, "Water Infiltration Potential Zones on the Clinton Street Ballpark Aquifer," 1981.

FLOODPLAINS AND FLOODING

A floodplain is commonly defined as the flat area or lowland adjacent to the channel of a river, stream, or watercourse, which may be covered by water. This flat-lying area provides an outlet for the rising water in the channel of a stream during periods of excessive precipitation, quick snowmelts, or both. If this outlet or spillover area adjacent to the channel (the floodplain) should contain obstructions and construct the flow, floodwaters are displaced into other areas or may produce greater turbulence.

Additionally, by covering sections of land into which excessive rainfall and floodwaters can seep (i.e., paved areas, parking lots) and removing natural barriers (dikes) to flooding in areas further from the riverbanks, flood potential may be increased.

Wetlands serve as a type of sponge, collecting excess precipitation and providing a storage area for excess floodwater. They also provide valuable wildlife habitats.

Development in a floodplain area should consider three potential flood hazards in a floodplain:

1. Flooding hazard to the development itself,
2. Increased flood hazard caused by developing in a floodplain to other properties by increasing flood elevations or velocities, and
3. The risk to stranded individuals and their rescuers.

Certain uses are normally acceptable within floodplain areas, assuming these uses do not increase flood elevation and provided they can sustain flood damage without ruining the use.

1. Agricultural uses may actually benefit from occasional flooding as nutrients are washed onto farmlands.
2. Uses supplementary to industrial uses, such as loading and parking areas.
3. Recreational uses such as picnic areas, golf courses, boat launches, swimming areas, fish hatcheries, hiking trails, and nature preserves.
4. Uses incidental to residential structures such as lawns, gardens, parking and play areas.
5. Other uses may also be compatible if they are designed for the probability of a flood event. These structures may be put on stilts or, as in the case with the County Office Building, parking may be located on the first floor.

PB RECOMMENDED

The Broome County All Hazards Mitigations Plan section 9.5 has a more detailed analysis of flooding issues, areas of concern, and possible remediation efforts in the Town. This document can be found at:
http://www.gobroomecounty.com/planning/hazardmitigation/plandocuments

The Limitations on Development Map (Appendix C) also shows regulated floodplain areas adjacent to river or stream channels. The floodway is designated as the area, which must be kept free of obstruction. Just outside the floodway are the fringe areas of the 100-year floodplain, also called the base flood. Above the base flood area is shown the 500-year floodplain. Communities are not required to regulate the 500-year floodplain. (See Flood Plain Map, Appendix C.)

For further information on floodplains and flooding, contact your Local Federal Emergency Management Agency Coordinator or consult NYS DEC 6NYCRR Part 500, or consult the Town of Chenango, Flood Insurance Study, 1981.

Source:

1. Broome County Environmental Management Council, Broome County Environmental Resources. 1976.
2. Federal Emergency Management Agency, The Floodway A Guide to Community Permit Officials, 1979.

SLOPE

Slope and relief conditions, all other factors being equal, probably have the most substantial impact on limitations of land use. They are a major determinant of development costs and engineering, construction and maintenance difficulties. Slope also has associated environmental conditions which require additional consideration including: drainage, runoff, erosion, and soil characteristics.

Slope can be stated as the amount of elevation change over a given land distance, and is expressed as a percent. To calculate percent slope from a contour map, the following simple formula is used.

$$\frac{\text{Vertical Distance}}{\text{Horizontal Distance}} = \frac{\text{Rise}}{\text{Run}} \times 100 = \text{percent slope}$$

Slope conditions are generally grouped into three classes. Slight limitation is placed on slopes of 0-5%. These slopes usually incur the least development costs and are suitable for large-scale development. Moderate limitation is placed on slopes 5-15%. These slopes may incur development, but may be limited due to drainage conditions. Severe limitations for development occur on slopes greater than 15%, due to prohibitive construction costs (see Limitations On Development Map). They also become excessively eroded and are subject to mass vesting processes resulting in stability loss.

When using a map depicting general slope classes, it must be kept in mind that slopes within a given area are averaged. For specific site calculations, a field survey may be necessary.

PB RECOMMENDED

Source:
Broome County Environmental Management Council, Broome County Environmental Resources, 1976 or latest issue.

SUMMARY
The above delineated Town of Chenango Natural Resource Inventory is a tool that can be used to provide a mechanism for assessing the development potential of an area. The Inventory contains environmental data pertaining to wetlands, soils, aquifers, floodplains, and slopes, all or part of which may be limiting factors to development.

Maps can be found in Appendix C of the Comprehensive Plan.

PB RECOMMENDED

LAND USE ANALYSIS

The Town of Chenango is bisected by Interstate 81 and is naturally bounded on the east by the Chenango River (which separates it from the Town of Fenton); on the south by the Town of Dickinson; on the west by both the Town of Maine; and the Town of Union, and on the north by the Town of Barker. The Town is a growing suburban community with several identifiable areas of residential and/or commercial development (See the Existing Land Use Map, Appendix C.)

FRONT STREET CORRIDOR

The Front Street Corridor from the Town of Dickinson town line to Route 12A is the main full access traffic artery from the urban core, and comprises the most densely developed commercial area in the Town. Commercial activities include several plazas; three hotels; numerous automobile maintenance/sales establishments; medical facilities; and a variety of restaurants.

The Front Street Corridor has two distinct development patterns. The portion of Front Street north of the Interstate 81 overpass has been developed since the initial advent of a zoning ordinance in the Town, and is a good example of the results of proper planning and adherence to standards. The portion south of Interstate 81 still reflects the lingering effects of the pre-zoning and pre-interstate era when Front Street (Route 11) was the major route south from upstate New York. This area is characterized by highway-oriented commercial strip development, much of it on small parcels. The changeover to a more orderly, cohesive commercial zone such as that north of I-81 can only be accomplished as new uses take over old and current zoning standards are imposed. The advent of such a trend can be seen in such projects as the Lowe's and Giant Plazas.

ROUTE 12/12A CORRIDOR

This section of Town (from Lowe's Plaza to the intersection of 12A and Kattelville Road) has a great diversity of land uses. Not only is this one of the few areas of industrial activity, but also contained here are commercial and residential uses as well as medical facilities and a privately owned outdoor recreational facility.

ROUTE 11 CORRIDOR (NORTH)

The corridor includes an Interstate 81 northbound ramp, a fire station, churches, several businesses, a mobile home park, and numerous single-family residences. The Penn View Drive area of Route 11 is the location of both a multi-family and a single-family subdivision. This corridor also serves as one of the routes to the Greater Binghamton Regional Airport.

PB RECOMMENDED

ROUTE 12

The portion of Route 12 located north of Route 12A is primarily dominated by low-density residential use. Additionally, several commercial establishments, a church and church school, the main entrance to the Broome County Highway Garages, the Town of Chenango Municipal Complex, and two mobile home parks are located in this area. Quinn Estates, a single-family, multi-housing complex is also located along this route.

NIMMONSBURG/MORNINGSIDE HEIGHTS

The section of this neighborhood that lies to the east of Front Street is dominated by low to moderate-income single and multi-family residences. A mobile home park is located on Riverview Road. To the west of Front Street is a moderate to upper income residential neighborhood. Norton Drive is the location of a large multi-family housing development.

HINMANS CORNERS/BROAD ACRES

This area, located on the eastern and western sides of the recently widened Front Street corridor, is an older residential neighborhood consisting of predominantly low to moderate-income households. Many dwellings have recently been rehabilitated and a water system was installed through the Broad Acres neighborhood to the eastern side of Front Street with monies obtained through the Community Development Block Grant Program. This area now has public sewers and water.

CHENANGO BRIDGE

Chenango Bridge comprises one of the largest and most densely developed residential areas of the Town, with average residential lot sizes ranging from 6,000 – 10,000 square feet.

In addition to single-family and multi-family residences, a mix of other uses exists, including commercial, industrial, recreational, and public. The commercial core of this section is centered on the intersection of Kattelville Road and River Road. Additionally, in this area are churches, an elementary school, a community park, a golf course, and an ice skating rink. Poplar Hill Estates, and Meadowood and Saddlebrook Subdivisions are upper income home developments in this area.

RIVER ROAD/AIRPORT ROAD DEVELOPMENT AREA

This area is the site of the some of the agricultural activity in the Town. This portion of the Town also contains the Town of Chenango School House Museum, churches, a mobile home park, the Chenango Forks School District's Middle/High School and Elementary School complexes, the Chenango Bridge Air Field, and the moderate to upper income subdivision development of residences.

KATTELVILLE

An assortment of residential uses exists in Kattelville, including single and multi-family units, single mobile homes, and a mobile home park. Limited commercial activity is located at the crossroads of Route 12 and Prentice Road. Also included in this community are a riding stable, churches, and a veterinary clinic.

PB RECOMMENDED

CASTLE CREEK

Castle Creek is an unincorporated hamlet dominated by older residential uses and commercial development associated with the I-81 interchange. The Castle Creek community consists of a fire station, churches, a community park, a post office, the Ukranian Picnic Grounds, and several small businesses. A portion of the Castle Creek area is zoned PDD commercial, although most of the area is zoned either agricultural or residential.

CHENANGO FORKS

The portion of the unincorporated hamlet of Chenango Forks that lies south of the Tioughnioga River is included in the Town of Chenango. Included in this area are residences, some commercial enterprises, the Kattelville Athletic Association, and fishing and boating access. The greater part of this community lies within the Town of Barker to the north.

WEST CHENANGO/DIMMOCK HILL ROADS AREA

Apple Hills Orchard and (representing the single largest agricultural activity in the Town) and the Apple Dumpling Café are located in this area. Dimmock Hill Golf Club and the Mountain Trail Bow Hunters Archery Club, two privately owned recreational facilities, and Hidden Hollow Campgrounds also are located within the area.

Characterized by scattered single-family uses, this area provides eastern access to Greater Binghamton Regional Airport and the Broome County Landfill.

MOBILE HOME PARKS INCLUDE

- Niles Park II – Riverview Road
- Whispering Pines – Route 12
- Lee's Mobile Home Park – Route 12
- Jeavons Mobile Estates - Kattelville Road
- Castle Creek Estates – Castle Creek Road
- Heath Mobile Park – Oak Hill Road
- Pert Mobile Home Park – Route 11

PB RECOMMENDED

IX. 2013 QUESTIONNAIRE RESULTS

TOWN OF CHENANGO QUESTIONNAIRE

The Business Questionnaire

In January 2013, a questionnaire (see Appendix A) was distributed to 196 businesses in the Town. Fifty-three (53) businesses returned completed questionnaires, for a 27% return rate.

The main question asked was, "Are there any improvements the Town could make to benefit your business?" The top 3 most given answers were the following:

1. Clean-up the Northgate Plaza
2. Bring additional retail stores to Northgate Plaza
3. Lower taxes

Business owners also stated that the following four items were very important to their business operations:

1. Good highway connections
2. Their own location in the town
3. Other retail stores and banking
4. Signs for advertising

Business owners were also given a list of items they felt would benefit their business. Of the items to select from, the businesses chose the following that may benefit them the most:

1. Industrial development
2. Natural gas drilling
3. More land zoned commercially

For a listing of comments made by business people, see Appendix A.

The Residential Questionnaire

In January 2013 Residential Surveys about the Town were mailed out to the community with return envelopes. The Residential surveys consisted of two groups of residents. One group consisted of "rural" residents, whereas the other group consisted of "suburban" residents. Both groups were selected based upon geographical characteristics; thus residents in each group were not selected randomly. The "rural" group consisted of 98 residents who live in the Castle Creek area. The "suburban" group consisted of 98 residents who live in the Chenango Bridge area. Of the 98 surveys sent to the rural group, 36 were returned (a 37% return rate). Of the 98 surveys sent to the suburban group, 35 were returned (a 35% return rate).

Additionally, in January 2013, a questionnaire (see Appendix B) was sent to 1527 residents of the Town who were chosen at random. Five hundred twenty-six (526) residents returned completed questionnaires, for a 34% return rate.

PB RECOMMENDED

Below are listed the main similarities and the main differences between the responses of those residents who were randomly selected, and the responses of those residents who were not randomly selected.

Also below, are listed the main similarities and the main differences in the responses of the two groups (non-randomly and randomly selected). Finally, some frequently written comments of both groups are included. (See appendices A and B for a summary of the results)

TOWN OF CHENANGO QUESTIONNAIRE—CONTROL GROUPS
Non-Randomly Selected Residents

SIMILARITIES--
Both the rural and the suburban groups:

1. Rate the Town of Chenango as a safe and good place to live (about 95% of both groups)
2. Hope that the Town retains its current population or increases slightly in the next twenty years
3. Would like to see more retail, commercial and park development
4. Feel that the Front Street corridor should be more developed
5. Feel that the lack of different types of retail stores is a major shortcoming of the Town
6. Believe that open space areas should remain about the same as now
7. Feel that more home goods, and discount stores are needed
8. Feel that there should be fewer new, and used car lots
9. Feel that the safety of the Town is its number one asset
10. Select single family housing and senior living facilities as the top two types of housing that should be permitted in the undeveloped areas of the Town
11. Select mobile home parks and multiple family housing as the top two types of housing that should not be permitted in the undeveloped areas of the Town
12. Feel that new homes should have minimum lot sizes of ¼ acre.
13. Feel that the top categories, for which more regulations are needed, are:
    a. Illegal dumping
    b. Outside storage of items
14. Respond that they do most of their grocery shopping and "eating out" within the boundaries of the Town
15. Feel that the present zoning laws for land use are just about right or don't know enough about them to say.
16. Would not want to see more gas development within the town
17. Would like to see more solar energy development in the town

DIFFERENCES
The rural group and the suburban group differ in the following ways:

1. The rural group wishes to see the about the same amount of residential development, where the suburban group would like to see an increase
2. The rural group would like to see more mixed use property (retail & residential), where the suburban group would like it to remain the same.
3. The suburban group would like to see less industrial development, where the rural group would like to remain the same.

PB RECOMMENDED

4. The suburban group would like to see more commercial/retail development on Rte 12 (north of 12A), where the rural group would like it to stay the same.
5. The rural group would like to see minimum lot sizes of one acre in agricultural zones, where the suburban group does not know what the minimum lot size should be.

THE MOST FREQUENT COMMENTS BY BOTH GROUPS:

1. Need a discount store like a Target or Walmart
2. Traffic problems getting out of Chenango Bridge (Rte. 12A & Kattelville Rd.)
3. Taxes are too high
4. Concerns about allowing gas drilling
5. Many comments about dust and dirt on the roads
6. Suggestions to bring in additional businesses to help lower residential tax burden

The Randomly Selected Residents' Questionnaire

Similarities

Both the randomly selected (RS) group and the non-randomly selected (NRS) group (total of 597):

1. Rate the Town as a very safe and an excellent place to live
2. Hope that the population of the Town will either stay the same or increase only slightly in the next twenty years.
3. Hope that the Town retains its current character in the next twenty years.
4. Would like to see more retail, commercial and park development
5. Feel that the Front Street corridor should be more developed
6. Feel that lack of different types of retail stores is a major shortcoming of the Town
7. Would like to see fewer used car lots
8. Select single family housing and senior living facilities as the top two types of housing that should be permitted in the undeveloped areas of the Town
9. Select mobile home parks and multiple family housing as the top two types of housing that should **not** be permitted in the undeveloped areas of the Town
10. Respond that they do most of their grocery shopping and "eating out" within the boundaries of the Town
11. Feel that the top categories for which more regulations are needed are "illegal dumping," "outside storage of items."
12. Would like to see more solar & wind energy development in the town.
13. Do not want to see more natural gas drilling in the town.

Differences

There were very few differences between the overall responses of the RS (randomly selected) group and the NRS (non-randomly selected) group. The main differences were:

1. The RS group is evenly split on wanting to see the town invest in sidewalks, where the NRS group would like to see the town invest in sidewalks.

PRE-RECOMMENDED

Conclusion

A total of seventeen hundred and twenty three (1723) questionnaires were sent to residents of the Town. Of these, fifteen hundred and twenty seven (1527) were sent to randomly selected residents, and one hundred and ninety six (196) were sent to residents in specific geographical areas of the Town (non-randomly selected residents) for comparison purposes.

There were mostly similarities between the answers of the two, above-mentioned groups, and only minimal differences. Overall, most respondents indicated that the Town is a safe and good place to live. Although both groups supported some further commercial development, the groups indicated that the character of the Town should be retained. Residents from both groups frequently mentioned the need for a major retail store. Both groups indicated a general satisfaction with the present zoning regulations. A listing of comments accompanies a summary of the questionnaires in appendices A and B.

PB RECOMMENDED

X. RECOMMENDATIONS

The recommendations in this section are based on the Planning Board's discussions regarding the survey results, land use applications to the Town Ordinance Department, and public input at the committee meetings. This plan was also reviewed by the Broome County Planning Department, and suggestions made by that department have also been incorporated into this plan.

The PB was also fortunate enough to have a representative from Williams Energy Corporation provide a presentation about the natural gas distribution process. The presentation covered all facets of the natural gas distribution process from compressor stations, metering stations, pipelines, and distribution lines. The material presented, aided in guiding the PB with the energy development sections of these recommendations.

This plan contains the recommendations that were in the 2005 version of this plan that had not been implemented yet, as well as newer recommendations from the 2014 plan update.

It should be understood that by adoption of the recommendations as part of the overall plan, implementation is not certain.

For any of these recommendations to be implemented, the legal process would have to be followed that is required to make any other town law or change to an ordinance.

QUESTIONNAIRE RESULTS

One of the most frequently written comments on the questionnaires was that the Town needs a retail store which sells merchandise such as the type found at big-box department stores. Consideration should be given by Town officials to find ways of marketing the Town to a variety of stores that carry such merchandise.

The top categories that residents selected as needing more attention by Town officials are the following: illegal dumping and the outdoor storage of items. Consideration should be given by Town officials to be more proactive in enforcing ordinances and/or laws relating to the above items. Additionally, if ordinances and/or laws need to be strengthened or written to more aggressively address these issues, then such actions should be taken.

BIG-BOX RETAIL STORE DESIGN STANDARDS

A growing trend in communities across the country is the development of large retail or "big-box" design standards. "Big-box" retail usually refers to large-scale retail facilities that house such stores as Target, Wal-Mart, Lowes, Home Depot, etc. that occupy more than 50,000 square feet. Design standards address such features as architectural configurations and patterns that provide visual interest, material and color schemes that enhance aesthetic affects, ways to reduce massive visual effects, and techniques of design that preserve the local character of an area. Such specifics as the number and length of projections and recessions on facades and exterior walls, and the orientation of buildings and parking lots are included in these design guidelines. All of these features are in addition to the building set back, building height, and parking lot size requirements that are usually contained in most municipal codes. Town officials should thus give consideration to creating design standards for "big-box" facilities,

PB RECOMMENDED

since these types of retail developments are predicted to become more commonplace in most communities.

TRANSPORTATION ISSUES

- The section of road (including the bridge) from the intersection of Fuller Road and Upper Front Street to the intersection of N.Y. Route 12 and U.S. Route 11 needs to be widened. Traffic congestion and safety issues along this section of the road continue to be of concern to Town residents.
- The N.Y. Route 12A bridge over the Chenango River, when replaced, should be widened so as to reduce the back-up of traffic that occurs on weekday mornings.
- The railroad underpass on Patch Road, when replaced, should be widened. Currently the underpass is only wide enough to be utilized by one direction of traffic at a time. Additionally, the angle of the bridge should be altered so as to increase sight distance.

ZONING CATEGORIES CHANGES FROM 2005

The Planning Board (PB) held many discussions in 2003, 2004 and 2005 regarding town-zoning districts. A major part of these discussions involved issues such as permitted uses, lot sizes, front, side and back yard setbacks, and zoning categories in general. During the review of these issues, the PB included the perspectives of the residents and the business people based upon questionnaire results that are included in appendix A. After much consideration and discussion the PB recommends the following changes to the below listed zoning categories:

A Agricultural District—Section 73-45 Attachment II: Schedule of Regulations

1. Under **Yards** (sub-section "Principal Use"—"Side")
    a. After the number 20 include the words, "Footprint of principal structure including any attached or detached garage and driveway must be at least 20 feet."
2. Under **Yards** ("Accessory Use"—"Side" and "Rear")
    a. Change each 15 feet to 20 feet.
3. Under **Building Height** ("Principal")
    a. Change the 35 to 40.
4. Add the following uses *(if PDD-R is eliminated)*
    a. Parks
    b. Golf course, driving range, & putting course
    c. Ski area, skating rink
    d. Tennis courts
    e. Campgrounds
    f. Athletic field
5. Add the following uses *(if PDD-CS is eliminated)*
    a. Schools
    b. Churches
    c. Public buildings
    d. Parks, public recreation
6. Uses by Special Permit
    1. (Article IV, § 73-12)
        a. Quarry, sandpit, gravel pit & topsoil stripping

PB RECOMMENDED

NC Neighborhood Commercial District—Section 73-46 Attachment III: Schedule of Regulations

1. Under **Building Height** ("Principal")
    a. Change 45 to 40.
2. Under **Site Plan**
    a. Add to the phrase, "Required for all structures," the words: "except for a single family residence with a lot size and set backs as listed in R Residential District."
3. Under **Remarks**
    a. Eliminate "3. See Remark No. 1," since the PB does not recommend a reduction in lot sizes based upon public sewer and water availability.
4. Add the following uses *(if PDD-R is eliminated)*
    a. Parks
    b. Skating rink
    c. Tennis courts
    d. Outdoor athletic fields
5. Add the following uses *(if PDD-CS is eliminated)*
    a. Professional offices
    b. Churches
    c. Personal Services
    d. Neighborhood Medical Center

PDD-RI Planned Development District-Residential I—Section 73-47 Attachment IV: Schedule of Regulations

1. Under **Permitted Uses** ("Principal"—subsection 7)
    a. Eliminate "c"— "aircraft landing field and heliport."
2. Under **Building Height** ("Principal")
    a. Change 16 to 40. Under "accessory" include the number 16.
3. Under **Remarks**
    a. Eliminate "5. See Remark No. 1," since the PB does not recommend a reduction in lot sizes based upon public sewer and water availability.
4. Add the following uses *(if PDD-CS or PDD-R is eliminated)*
    a. Professional offices
    b. Churches
    c. Personal Services
    d. Schools
    e. Public Buildings
    f. Public Utility Facilities

PB RECOMMENDED

PDD-RII Planned Development District-Residential II—Section 73-48 Attachment V: Schedule of Regulations

1. Under **Density** (per acre)
    a. Change 10 to 8.
2. Under **Yard** ("Principal Use" sub-section "Side")
    a. Change the phrase "6 plus 1 for each additional story in excess of 2" to "10 plus 1 for each additional story in excess of 2."
3. Under **Building Height** ("Principal")
    a. Replace the word "variable" with the number 40.
4. **Minimum Floor Area (square feet)**
    a. Change the category to **Minimum Green Area,** and put the number 35% in the column below this category.
5. Under **Remarks**
    a. Eliminate "6. See Remark no.1," since the PB does not recommend a reduction in lot sizes based upon public sewer and water availability.
6. Boarding, rooming, and tourist homes

**** PDD-CS Planned Development District—Community Service—Section 73-49 Attachment VI: Schedule of Regulations ** See page 49 of this plan**

1. Under **Permitted Uses** ("Principal")
    a. Eliminate item "i. restaurant."
2. **Maximum Lot Coverage (percent)**
    a. Change this category to **Maximum Building Lot Coverage (percent).** Change the number 40 to 50 in this column.
3. Under **Building Height** ("Principal")
    a. Place the number 50 in this column. In the "Accessory" category, place the number 25.
4. Minimum Floor Area (square feet)
    a. Change this category to **Minimum Green Area**, and put the number 35% in this column.
5. Under **Remarks**
    a. Eliminate remark number 7, since the PB does not recommend a reduction in lot size based upon public sewer and water availability.

PDD-C Planned Development—Section 73-50—Attachment VII: Schedule of Regulations

1. Under **Permitted Uses** ("Principal")
    a. Add to number nine, "mini-marts." This would then read: "9. gasoline service stations and mini-marts"
2. **Maximum Lot Coverage (percent)**
    a. Change this category to Maximum Building Lot Coverage (percent)

PB RECOMMENDED

3. Under **Building Height** ("Principal")
    a. Put the number "50" in this column. For "Accessory," put the number "25" in this column.
4. **Minimum Floor Area (square feet)**
    a. Change this category to **Minimum Green Area**, and put the number 10% in this column.
5. Under **Remarks**
    a. Eliminate remark number 8, and replace with a number one in this column which would read: "1. landscaped to professional standards of which 75% must be forward of the commercial enterprise."
6. Add the following uses
    a. Uses by special permit (Article IV, § 73-12)
        a. Quarry, sandpit, gravel pit and topsoil stripping

PDD-I Planned Development District—Industrial—Section 73-51—Attachment VII: Schedule of Regulations

1. Under **Permitted Uses** ("Principal")
    a. Add "storage mall" to item one, which then would read: "1. enclosed warehousing, wholesale establishments, and storage malls."
2. **Maximum Lot Coverage (percent)**
    a. Change this category to **Maximum Building Lot Coverage (percent)**
3. Under **Building Height** ("Principal")
    a. Change the 60 to 50.
4. **Minimum Floor Area (square feet)**
    a. Change this category to **Minimum Green Area,** and put the number 25% in this column.
5. Under **Remarks**
    a. Eliminate remark number 9. Replace with a number one in this column, which then would read: "1. Landscaped to professional standards of which 75% must be forward of the industrial enterprise. Remark number 10 would then be re-numbered to a number 2.
6. Add the following uses
    a. Quarry, sandpit, gravel pit, and soil stripping

**** PDD-R—Planned Development District-Recreational—Section 73-52—Attachment IX: Schedule of Regulations ** See page 49 of this plan**

1. **Maximum Lot Coverage (percent)**
    a. Change this category to **Maximum Building Lot Coverage (percent).**
2. Under **Building Height** ("Principal")
    a. Put the number 50 in this column. Under "Accessory" put the number 20
3. **Minimum Floor Area (square feet)**
    a. Change this category to **Minimum Green Area**, and put the number 35% in this column.
4. Under **Remarks**
    a. Eliminate remark number 11.

PB RECOMMENDED

MH Mobile Home District—Section 73-53—Attachment X: Schedule of Regulations

1. Under **Permitted Uses** ("Accessory")
    a. Include a number one which should read: "1. maximum of two customary building/structures (each building not to exceed 125 sq. ft.) and uses not for commercial purposes, i.e. lawn shed or swimming pool (with pool house)." Additionally, add a number two, which should read: "2. one unoccupied recreational vehicle behind the front of the residence (mobile home)." Also add a number three which would read: "3. one detached garage (not to exceed 720 sq. ft.) or one carport (not to exceed 200 sq. ft.) with a minimum of a 10 (ten) feet side yard setback, a 30 (thirty) feet front yard setback and a 5 (five) feet rear yard setback, used to accommodate vehicles." Add a number four which would read: "4. a building permit is required for all accessory buildings/structures.
2. Under **Zone Area** ("Area"—sub-section "Lot Requirement")
    a. Change the number 6,000 to 12,000 square, and eliminate the number "50." Change the designation "width" to "lot dimensions (feet)" and place the entries, "min. width 100" and "min. depth 100" in this column.

3. Under **Yards** (sub-section "Principal Use")
    b. Change the number 25 to 30. Under "Side," decrease the number from 15 (fifteen) feet to 10 (ten) feet, and include the words: "footprint of principal structure including any detached or attached garage and driveway must be at least 10 feet." Under "rear" increase the number "15" to "25" feet. In sub-section "Accessory Use" under "Front" it should now read: "behind principal use, except as specified in number 2 under "Permitted Uses - Accessory."
3. **Maximum Lot Coverage (percent)**
    a. Change this category to **Maximum Building Lot Coverage**, and put the number 30% under this category.
4. Under **Building Height** ("Principal [feet]")
    a. Put the number 40. Under "Accessory (feet)," put the number 16.
5. Under **Minimum Floor Area (square feet)**
    a. Put the number 750.
6. Under **Remarks** (presently there are no entries under this category)
    a. The two new entries should read: "1. mobile homes must be placed parallel to the street," and "2. no above ground structures other than trees, landscaping or a fence shall be permitted closer than 20 ft from an adjacent mobile home.

PB RECOMMENDED

CD Commercial Development District—Section 73-54—Attachment 73-54: Schedule of Regulations

1. Under **Permitted Uses** ("Principal")
    a. Eliminate number "4" and place number 4 (mobile home sales) under number 8 (uses permitted by special permit) as item "e."
2. **Maximum Lot Coverage (percent)**
    a. Change this category to **Maximum Building Lot Coverage**
3. Under **Building Height** ("Principal")
    a. Put the number 40. Under "Accessory" put the number 25.
4. Under **Remarks**
    a. Eliminate number 12, since the PB does not recommend a reduction in lot size based upon public sewer and water availability.
5. Add the following uses *(if PDD-R or PDD-CS is eliminated)*
    a. Churches
    b. Schools

RECOMMENDATIONS (2014)

CASTLE CREEK WATERSHED FUNDING

In the section of this plan discussing the Castle Creek watershed, it was noted that a study had begun to assess the vulnerability of Castle Creek and Potato Creek during large rain storm events. Due to the repeated flooding of 2006 and 2011, it is obvious that this is still an area of concern. The PB recommends funding be sought to complete this study so remediation measures may be taken to protect roadways, and prevent further property damage.

PB RECOMMENDED

ENERGY DEVELOPMENT

High-Volume Hydraulic Fracturing (Fracking)

Due to the recent court rulings and the NYSDEC ban on high volume hydrofractuting (HVHF) for the purpose of natural gas extraction, the Town Board and Planning Board should continue to monitor legal and regulatory developments regarding HVHF and related technologies for the exploration and extraction of natural gas, and when appropriate draft legally defensible local zoning regulations which safe guard natural resources such as ground water, mitigate against noise, light, and traffic impacts, maintain property values and protect scenic vistas while preserving property rights.

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Commercial Wind & Solar Energy Development

Alter zoning categories to allow commercial wind and solar energy development allowable land uses in appropriate areas of the Town

- Consideration should be taken for influences such as:
    - Structure visibility
    - Noise
    - Traffic
    - Construction activities

PB RECOMMENDED

ZONING CHANGES

1. Create new zoning classification (Low Impact Commercial)

    1. Permitted Uses

        a. Enclosed warehousing and wholesale establishments
        b. Office building, community center, private club
        c. Medical professional building (need definition, not intended to be 24 hrs.) Veterinary office
        d. Building contractors office, shops, indoor material storage/equipment & sales
        e. Wood fabrication shops
        f. Assembly of previously manufactured goods & products
        g. Indoor Machinery & equipment sales & service (removed from PDD-C)
        h. Warehouse & storage in association with business office use
        i. *Home occupations*
            1. *Beautician*
            2. *Accountant*
            3. *Crafts*
            4. *Counseling*
            5. *Consultant*
        j. Uses permitted with special permit (Article IV §73-12)
            i. Amusement Center
            ii. Public Utilities
        k. Medical Center (need definition)

        ** No Outdoor displays**

    2. Setbacks

Lot Size		Principal Use			Accessory Use			
Area Sq. Ft	Width feet	Front feet	Side feet	Rear feet	Front feet	Side feet	Rear feet	Maximum lot coverage (percent)
43560 (1 acre)	175	50	20	25	Behind principal use	20	20	60

** 10 foot landscape buffer
Majority of parking in rear (would like to maintain rural appearance)

- No sea of cars or asphalt

PB RECOMMENDED

2. Change to Commercial (CD)
    - Change Broad Acres area (south of Rte 12A, & east of Rte 12)
        - Maintain area for a walk-way along the Chenango River
    - Change entire side of Trafford Rd. towards Front St.

3. Change all lots zoned PDD-C on Front St. to CD

4. Change from PDD-C to CD (to be consistent with the rest of Rte 12A)
    - Rte 12A Beacon Water property

5. Change from Agricultural to new commercial zoning classification (Low Impact Commercial District)
    - Rte. 12 on both sides from Rte.12A to Port Rd.

6. Change from Agricultural to Commercial (CD)
    - Parcel behind Air-Temp

7. Change to Neighborhood Commercial
    - Chenango Commons
    - Ice Rink
    - Red & White

8. Eliminate PDD-CS (Community Service) classification

9. Eliminate PDD-R (Recreational) classification

10. Combine PDD-C & Commercial (CD) classifications

    (1) Uses are already the same

    (2) Setbacks

Lot Size		Principal Use			Accessory Use			
Area Sq. Ft	Width feet	Front feet	Side feet	Rear feet	Front feet	Side feet	Rear feet	Maximum lot coverage (percent)
22,000 ½ acre	100	35	15	15	same	10	15	60

PB RECOMMENDED

11. Commercial Logging in Residential Zone

1. Require a special permit through the Zoning Board of Appeals
2. Have a site plan drawn up by a forester indicating the number of trees to be removed, haul roads, and drainage plan and logging time frame
3. Ensure Silviculture Best Management Practices are used with a forestry plan
4. Road protections in place

Several codebook changes will have to be made depending upon which of the above recommendations are accepted by the Town Board.

PB RECOMMENDED

APPENDIX A

Residential Questionaire

Q. 1 How do you rate the Town as a place to live?

Excellent	Good	Fair	Poor	No opinion	
31.3	62.9	5.1	0.6	0.2	Random
38.9	55.6	5.6			Suburban
35.1	56.8	8.1			Rural

Q.2 Is the Town a safe place olive?

Yes	No	No Opinion
94.4	3.0	2.6
97.3		2.7
100		

Q. 3 Relative to now, how would you like the population of the Town to be in twenty (20) years?

Significantly more than now	10.0	8.1	8.1
Slightly more than now	43.0	54.1	40.5
The same	39.3	35.1	***45.9***
Less than now	3.0	0.0	0.0
Do not know	4.8	2.7	5.4

Q. 4 Relative to now, how would you like the character of the Town to be in twenty (20) years?

More rural than now	6.5	5.3	5.1
About the same	70.9	78.9	66.7
Less rural than now	15.3	10.5	17.9
Do not know	3.8	0.0	2.6
Other _____	3.4	5.3	7.7

Would you like to see more, less or the same for each of the following in the Town of Chenango?

		More	Less	The same	Don't know	
Q. 5	Residential (housing) development	35.0	7.1	54.9	3.0	Random
		52.8	5.6	38.9	2.8	Suburban
		29.4	14.7	55.9		Rural
Q. 6	Senior housing	56.5	3.8	28.5	11.3	Random
		72.2	2.8	13.9	11.1	Suburban
		55.6	5.6	22.2	16.7	Rural

PB RECOMMENDED

Q. 7	Retail/Commercial (non-residential) development	56.7	11.7	27.7	3.9	Random
		59.0	10.3	30.8	0.0	Suburban
		57.1	8.6	34.3		Rural
		More	Less	The same	Don't know	
Q. 8	Mixed use areas (retail & residential in the same zone)	21.9	28.9	40.2	9.0	Random
		27.0	32.4	***29.7***	10.8	Suburban
		20.0	25.7	48.6	5.7	Rural
Q. 9	Light industrial development	34.1	20.3	39.7	5.9	Random
		38.9	25.0	***33.3***	2.8	Suburban
		40.0	8.6	42.9	8.6	Rural
Q 10	Heavy industrial development	9.5	48.0	35.0	7.5	Random
		2.8	66.7	16.7	13.9	Suburban
		16.7	***30.6***	41.7	11.1	Rural
Q. 11	Agricultural development (multi-acre lots,open space)	25.9	9.6	57.7	6.8	Random
		35.1	8.1	48.6	8.1	Suburban
		44.4	5.6	47.2	2.8	Rural
		More	Less	The same	Don't know	
Q. 12	Park development	53.3	2.2	40.4	4.1	Random
		70.3	2.7	27.0	0.0	Suburban
		51.4	0.0	48.6		Rural
Q. 13	Recreational development	59.2	2.8	34.3	3.8	Random
		70.3	0.0	29.7	0.0	Suburban
		62.9	0.0	34.3	2.9	Rural
Q. 14	Open space	20.8	12.6	57.9	8.8	Random
		16.7	5.6	66.7	11.1	Suburban
		22.2	11.1	55.6	11.1	Rural
Q. 15	Rte 12A-commercial/retail development	49.6	13.5	34.0	2.9	Random
		54.3	5.7	40.0	0.0	Suburban
		47.2	8.3	38.9	5.6	Rural

PB RECOMMENDED

		More	Less	The same	Don't know	
Q. 16	Front St. corridor-commercial/retail development	66.7	7.4	24.3	1.6	Random
		67.6	8.1	24.3	0.0	Suburban
		47.2	13.9	33.3	5.6	Rural
Q. 17	Chenango Bridge area-commercial/retail development	30.9	16.4	48.1	4.6	Random
		26.3	15.8	52.6	5.3	Suburban
		36.1	19.4	***33.3***	11.1	Rural
		More	Less	The same	Don't know	
Q. 18	Rte 12, north of 12A to town line- commercial/retail development	46.2	13.6	34.7	5.5	Random
		62.2	10.8	24.3	2.7	Suburban
		30.6	19.4	47.2	2.8	Rural
Q. 19	Rte 11/Castle Creek Rd. commercial/retail development	32.9	13.5	45.6	8.0	Random
		43.2	10.8	***35.1***	10.8	Suburban
		25.0	19.4	52.8	2.8	Rural

PB RECOMMENDED

Q. 20 Please rank the three items that you will like to see **more** of in the Town of Chenango

	Random			Suburban			Rural		
	1	2	3	1	2	3	1	2	3
Grocery stores	2.7	2.3	1.5	0.0	3.3	0.0	0.0	0.0	6.1
Boutiques	2.0	3.5	2.9	3.2	3.3	0.0	3.0	3.1	3.0
Convenience store	0.7	2.1	1.7	0.0	0.0	0.0	3.0	0.0	0.0
Home goods stores	15.9	14.9	12.6	12.9	20.0	3.4	15.2	18.8	9.1
Used car sales	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Discount stores	15.1	13.5	12.1	16.1	10.0	13.8	15.2	12.5	6.1
Sport stores	3.2	4.7	4.1	0.0	6.7	3.4	6.1	0.0	3.0
Fast food eateries	0.2	0.2	1.7	0.0	0.0	0.0	0.0	0.0	0.0
Book stores	1.6	4.2	5.1	0.0	13.3	24.1	3.0	6.3	0.0
"Chain restaurants"	2.2	3.7	3.4	6.5	0.0	3.4	3.0	3.1	0.0
Clothing stores	12.0	15.6	12.1	16.1	13.3	10.3	3.0	25.0	18.2
Fine dining restaurants	10.6	14.4	14.8	16.1	16.7	17.2	15.2	12.5	18.2
New car sales	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Medical facilities	2.3	3.3	1.2	3.2	0.0	0.0	3.0	3.1	3.0
Bars & pubs	1.1	1.6	3.6	0.0	0.0	3.4	0.0	3.1	3.0
Day Care facilities	0.7	1.9	1.7	0.0	0.0	0.0	3.0	3.1	3.0
Coffee shops	0.7	1.6	3.1	0.0	3.3	0.0	0.0	0.0	3.0
Furniture stores	0.2	1.6	3.9	0.0	0.0	3.4	0.0	3.1	9.1
Big box stores	18.5	8.4	7.3	16.1	10.0	13.8	24.2	6.3	6.1
Do not know	0.7	0.2	2.2	0.0	0.0	0.0	0.0	0.0	0.0
Gas/convenience stores	0.0	0.5	0.2	0.0	0.0	0.0	0.0	0.0	0.0
Other	9.7	1.6	4.8	9.7	0.0	3.4	3.0	0.0	9.1

Q. 21 Using the numbers 1,2 and 3, with number " 1 " being the highest rank, please rank the three items that you will like to see **less** of in the Town of Chenango

	Random			Suburban			Rural		
	1	2	3	1	2	3	1	2	3
Grocery stores	3.3	1.9	3.9	3.6	3.7	10.7	0.0	6.9	0.0
Boutiques	0.4	0.5	0.6	0.0	0.0	0.0	3.1	0.0	0.0
Convenience store	1.6	6.1	5.3	7.1	18.5	7.1	6.3	10.3	12.0
Home goods stores	0.2	0.3	0.0	0.0	0.0	3.6	0.0	0.0	0.0
Used car sales	50.3	16.9	8.9	46.4	18.5	14.3	53.1	17.2	4.0
Discount stores	0.8	2.4	2.5	0.0	0.0	0.0	0.0	0.0	4.0
Sport stores	0.0	1.3	0.8	0.0	3.7	0.0	0.0	0.0	4.0
Fast food eateries	4.5	11.1	8.6	10.7	7.4	14.3	9.4	10.3	16.0
Book stores	0.2	0.3	0.3	0.0	0.0	0.0	0.0	0.0	0.0
"Chain restaurants"	4.3	7.1	4.2	0.0	3.7	14.3	3.1	3.4	12.0
Clothing stores	0.4	0.0	0.6	0.0	0.0	0.0	0.0	0.0	0.0
Fine dining restaurants	0.0	0.8	0.6	0.0	0.0	0.0	0.0	0.0	0.0
New car sales	11.0	23.0	8.9	7.1	14.8	17.9	3.1	13.8	16.0
Medical facilities	0.0	1.1	0.8	0.0	0.0	0.0	0.0	0.0	4.0
Bars & pubs	5.1	6.9	14.4	3.6	7.4	7.1	3.1	3.4	0.0
Day Care facilities	0.0	0.5	0.8	0.0	0.0	0.0	0.0	3.4	0.0
Coffee shops	0.2	1.9	2.2	0.0	0.0	0.0	0.0	0.0	0.0
Furniture stores	0.0	0.3	1.1	0.0	0.0	0.0	0.0	0.0	0.0
Big box stores	1.2	1.6	2.2	3.6	0.0	0.0	0.0	0.0	0.0
Do not know	5.7	2.4	5.6	7.1	0.0	3.6	0.0	0.0	12.0
Gas/convenience stores	8.3	13.0	24.2	10.7	22.2	3.6	6.3	31.0	8.0
Other	2.6	0.8	3.6	0.0	0.0	3.6	12.5	0.0	8.0

Q. 23 Using the numbers 1, 2 and 3, with the number "1 " being the highest rank, please rank the three items that you feel are major shortcomings of the Town

	1	2	3	1	2	3	1	2	3
Safety of the town	1.4	0.7	1.3	0.0	0.0	0.0	0.0	0.0	3.3
Places to eat	4.1	11.5	9.1	7.1	3.4	16.0	13.8	10.0	3.3
Recreational activities	5.3	6.7	7.0	3.6	17.2	12.0	6.9	6.7	13.3
Friendliness of people	0.6	1.2	1.6	0.0	0.0	0.0	0.0	0.0	0.0
Size of Town	0.4	0.7	0.3	0.0	0.0	0.0	3.4	0.0	3.3
Park & ride areas	0.6	0.7	1.8	0.0	0.0	0.0	0.0	6.7	0.0
Schools	1.2	0.7	0.8	3.6	0.0	0.0	0.0	0.0	0.0
Types of retail stores	41.8	16.3	10.9	42.9	17.2	4.0	34.5	30.0	10.0
General appearance of Town	3.4	3.8	2.1	0.0	6.9	12.0	3.4	0.0	10.0
Volunteer fire depts.	0.4	0.7	0.8	0.0	0.0	0.0	0.0	0.0	0.0
Entertainment events	3.9	16.7	13.5	14.3	20.7	4.0	3.4	23.3	10.0
Amount of traffic	12.0	10.3	9.6	10.7	6.9	4.0	3.4	6.7	3.3
Parks in the Town	1.8	4.8	7.8	7.1	10.3	4.0	0.0	3.3	6.7
Residential quality	1.2	1.7	1.6	0.0	0.0	0.0	0.0	0.0	13.3
Civic Associations	0.4	1.7	1.8	0.0	3.4	4.0	0.0	0.0	0.0
Rural character of Town	1.0	0.5	1.8	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian/bike routes	1.6	6.9	5.7	0.0	0.0	4.0	3.4	0.0	6.7
Lack of sidewalks	8.7	10.5	12.2	7.1	10.3	20.0	17.2	6.7	3.3
Do not know	5.5	2.6	7.0	3.6	3.4	12.0	0.0	3.3	0.0
Other	4.7	1.2	3.1	0.0	0.0	4.0	10.3	3.3	13.3

Q. 24 What type(s) of housing should be permitted in undeveloped areas of the Town of Chenango? (You may circle more than one).

	Random	Suburban	Rural
Single family	31.8	32.0	30.0
Townhouses	13.9	20.4	17.0
Multiple family (3 or more)	2.6	2.9	2.0
Moblie home parks	0.5	0.0	0.0
Two family	9.4	4.9	8.0
Senior living	22.9	27.2	23.0
Homes within-law apartments	12.5	9.7	13.0
Student housing	4.0	2.9	6.0
None of these	0.7	0.0	1.0
Do not know	0.8	0.0	0.0
Other	0.9	0.0	0.0

Q. 25 What type(s) of housing should **not** be permitted in undeveloped areas of the Town of Chenango? (You may circle more than one).

	Random	Suburban	Rural
Single family	0.2	0.0	0.0
Townhouses	4.9	4.0	8.5
Multiple family (3 or more)	21.5	29.3	25.4
Moblie home parks	41.0	34.7	42.3
Two family	3.8	1.3	2.8
Senior living	3.2	0.0	1.4
Homes within-law apartments	2.1	1.3	0.0
Student housing	19.4	26.7	15.5
None of these	1.5	2.7	1.4
Do not know	1.8	0.0	1.4
Other	0.6	0.0	1.4

Q. 26 What type of minimum lot size should there be for new, single family housing in residentially zoned areas of the Town? (Current regulated lot size is 100' x 100')

	Random	Suburban	Rural
Less than 100' x 100'	4.6	8.1	2.8
Quarter acre	39.9	24.3	38.9
Half acre (approx 100' x 200')	25.4	29.7	25.0
One acre (approx. 200' x 200')	8.8	5.4	13.9
One to five acres	2.9	2.7	5.6
Do not know	18.5	29.7	13.9

Q. 27 What type of minimum lot size should there be for new, single family housing in agricultural zoned areas of the Town? (Current regulated lot size is 2 acres W/240' of road frontage)

	Random	Suburban	Rural
Less than 100' x 100'	1.2	2.3	0.0
Quarter acre	6.9	2.3	2.9
Half acre (approx 100' x 200')	10.3	0.0	5.7
One acre (approx. 200' x 200')	20.8	13.6	42.9
One to five acres	34.1	22.7	37.1
Do not know	26.7	59.1	11.4

PB RECOMMENDED

Q. 28 Of the following activities, which (if any) need more regulations

	Random	Suburban	Rural
Commercial activity	6.8	8.7	7.0
Industrial activity	11.8	8.7	9.9
Density of development	7.7	2.9	9.9
General appearance of Town	6.4	11.6	5.6
Neighborhood noise	5.4	7.2	5.6
Unlicensed vehicles	10.0	11.6	7.0
Outside storage of items	15.0	***21.7***	12.7
On street parking	3.6	1.4	1.4
Home businesses	1.3	1.4	2.8
Illegal dumping	***19.1***	15.9	***21.1***
No more needed	10.0	5.8	12.7
Other	2.9	2.9	4.2

Q. 29 Using the numbers 1, 2 and 3, with the number "1 " being the highest rank, please rank the three types of energy development you'd **like** to see in the Town

	Random			Suburban			Rural		
	1	2	3	1	2	3	1	2	3
Natural gas compressor stations	1.5	4.7	10.6	3.3	3.6	15.8	3.3	8.0	10.0
Natural gas drilling	20.9	5.8	3.8	10.0	10.7	5.3	16.7	0.0	20.0
Wind energy development	23.4	36.4	9.9	26.7	28.6	21.1	16.7	44.0	10.0
Solar energy development	29.4	31.5	10.9	36.7	32.1	10.5	40.0	24.0	0.0
Natural gas pipelines	7.7	13.7	11.5	10.0	7.1	5.3	6.7	12.0	10.0
Transmission lines for solar or wind energy	2.3	5.2	46.2	6.7	14.3	36.8	3.3	4.0	50.0
None	12.9	2.2	3.5	6.7	0.0	5.3	13.3	0.0	0.0
Other	1.9	0.5	3.5	0.0	3.6	0.0	0.0	8.0	0.0

Q. 30 Using the numbers 1, 2 and 3, with the number "1 " being the highest rank, please rank the three types of energy development you **do not** want to see in the Town

	1	2	3	1	2	3	1	2	3
Natural gas compressor stations	15.1	39.4	21.1	11.8	42.9	25.0	9.7	43.8	11.1
Natural gas drilling	43.7	12.7	3.2	44.1	14.3	12.5	54.8	6.3	0.0
Wind energy development	9.1	5.6	7.2	8.8	4.8	0.0	6.5	18.8	5.6
Solar energy development	2.3	5.3	4.4	2.9	9.5	0.0	0.0	12.5	5.6
Natural gas pipelines	12.3	28.5	45.8	5.9	23.8	56.3	3.2	18.8	50.0

PB RECOMMENDED

Transmission lines for solar or wind energy	4.0	7.0	14.7	5.9	4.8	6.3	3.2	0.0	22.2
None	10.2	0.0	2.8	17.6	0.0	0.0	6.5	0.0	5.6
Other	3.3	1.4	0.8	2.9	0.0	0.0	16.1	0.0	0.0

Q. 31 Which of the following do you do mostly in the town of Chenango: (Circle all that applies)

	Random	Suburban	Rural
Grocery shopping	37.1	37.9	36.4
Medical services	17.4	14.9	13.0
Retail shopping	8.1	10.3	10.4
Dine	18.3	21.8	19.5
Recreation	7.3	10.3	7.8
Entertainment	5.0	2.3	6.9
I do all of these mostly out of Town	6.7	2.3	6.9

Q. 32 Of the six above mentioned activities, which two would you like to see more of in the Town of Chenango

	Random	Suburban	Rural
Grocery shopping	3.1	1.4	4.6
Medical services	3.5	1.4	9.2
Retail shopping	44.3	34.8	36.9
Dine	18.4	18.8	26.2
Recreation	14.8	26.1	9.2
Entertainment	11.8	11.6	12.5
No opinion	4.1	5.8	1.6

Q. 33 The Town governs land use with zoning laws. Some areas of the Town have been designated as suitable for residential development, some for recreational development, some for commercial development, some for industrial development, some for agricultural uses, etc. Current land use controls (zoning restrictions) in the Town are:

	Random	Suburban	Rural
Too restrictive	6.2	2.7	14.3
About right	41.5	27.0	37.1
Not restrictive enough	7.7	10.8	8.6
Do not know	43.2	59.5	40.0
Other	1.4	0.0	0.0

PB RECOMMENDED

Q. 34 Are you interested in seeing the Town invest in the construction of sidewalks?

	Random	Suburban	Rural
Yes	36.3	54.1	41.7
No	36.9	35.1	38.9
No opinion	26.7	10.8	19.4

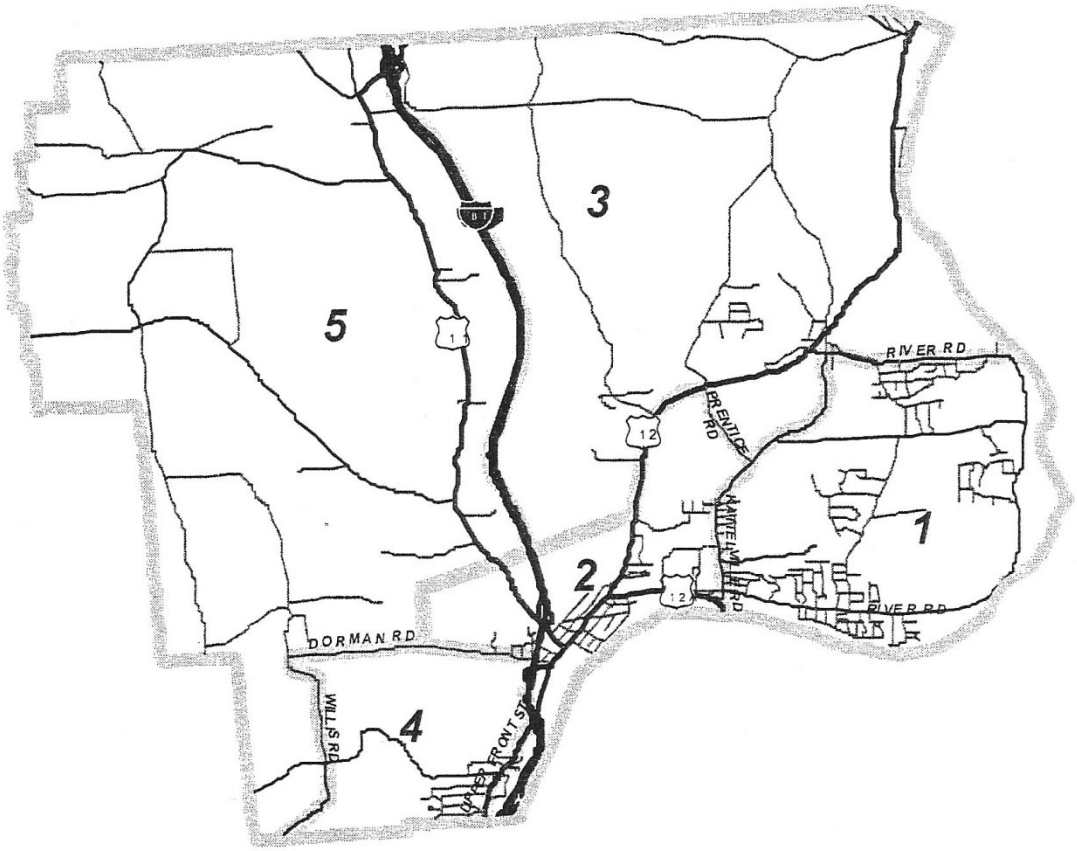
Where?	
River Rd.	22.9
Rt 12	8.6
Rt 12A	8.0
neighborhoods near CF School	8.0
Kattelville Rd	8.0
Rt 11	6.3
Chenango Bridge	5.1
Both side of Front St	3.4
main roads only	3.4
near schools	2.9
Residential areas	2.3
Nimmonsburg	1.7
Fuller Rd	1.1
Dorman Rd to Wolf Pk	1.1
off primary rds of Front St	1.1
side streets	1.1
Smith Hill Rd	1.1
in new subdivisions	1.1
All over the Town	1.1
Patch Rd	1.1
Money better spent elsewhere	1.1
Russell Rd	0.6
Airport Rd	0.6
Poplar Hill Rd	0.6
Willis Rd	0.6
traffic is controlled	0.6

PB RECOMMENDED

Where feasable	0.6
Along the river	0.6
Hillside Gardens to Dunkin Donuts 1	0.6
Narrow residential streets	0.6
Lewis Rd	0.6
West Chenango Rd	0.6
Quinn Estates - Rte 12	0.6
Speed limit of 30 mph	0.6
Carmichael Rd	0.6
Morningside Dr	0.6
Where applicable	0.6

Q. 35

Map location in town	Number of responses		
1	148	23	2
2	30	1	3
3	45	0	11
4	48	1	2
5	51	1	8



Residential Questionnaire Write-in Comments

- *Please try to get a "Target" type of store. A "Dollar Tree" would be nice too. Please consider the sidewalk and River Road. That part dangerous to walk on. No more banks and fast food!*

- *I am very much against fracking in NY I think it would degrade our way of life - this area has great natural beauty. I would much rather see our officials look more seriously into wind & solar. I would rather see windmills on our hilltops than fracking infrastructure. Thank you.*

- *The rural dumping is out of control. Tires, furniture and all kinds of junk is always being dumped on our land. We have called the town and the police and they tell us there is really nothing they can do about it. I thought this was a crime! I have even given the plate # of the person dumping. We need to clean up the land!*

- *Removing the hill (cemetery) made that stretch of 12A look more commercial that it needed to. Keep hills & trees to preserve the rural aspect so we don't start looking like every other strip of road in America. Major concern is the possibility of fracking & potential effect on private wells & quality of life. Please consider type of business before granting construction permits - a new muffler place displaces an existing one & we are left with abandoned bldg.. Same with banks. Please consider light pollution & effect on neighborhoods from LED signs & bright lights from gas stations, etc. Noise pollution - Price Chopper blasting music outside. Thank you for inviting our comments (:*

- *I would like to see less sand/dust on roads. Syracuse uses salted water. Dorman Road is a mess Nov-March.*

- *Taxes are way too high - based on related services, including Town of Chenango, Broome Cty, & NYS - We will probably sell & relocate. Careful planning of Front St - Rte 12, Rte 12A & local areas are very important with any future development plans. One large store is needed (Walmart, Kmart, etc, etc). Ron Rogers*

- *I think the water treatment "smells" need to be addressed especially by the Weiss, CVS, Staples, UHS plaza on Upper Front Street if any further development is to occur.*

- *The paramount issue in my mind at this time in our town is fracking. I believe that it will benefit few and harm (in many ways) many. I am so disappointed that the town board didn't pass the moratorium. Board members want to "save" the town by not having unlicensed*

PB RECOMMENDED

vehicles on people's property? How inconsequential compared to the potential threat from fracking. I plan to move out of the town within the next year unless the town bans fracking.

- *I have never really given much thought to these issues before now - however addressing these now has caused me to think about it. The #1 problem in my mind is that we have a very high tax burden. I know it takes a certain amount to run a town - so I could concentrate on bringing even 1 industry to the area to increase population and revenue, and reduce the tax burden for all - more jobs = more housing - more people = increase tax revenue = lower tax burden over all.*

- *Would like to see a red light system installed by the state (for safety reasons) at the intersection of Rt 12 & Port & Prentice Roads. Also stricter speed enforcements on Port Rd. Fifty miles/hr are not uncommon.*

- *Increase BC Transit service around area 1*

- *This survey is unnecessary and an expense the Town did not need - we have zoning regulations in place that regulates all of the above questions. Take the economic situation our Town finds itself in right now. Think of the citizen's economically - energy and food source locally.*

- *River Rd is one of the main entrances to Chenango Bridge, & it is getting pretty run down. Lots of litter, etc near the golf course fence & past Red & White. Used to much nicer on this area. How about a "town clean up day"?*
- *One of the biggest needs I see is the development of the Northgate Plaza and the plaza next to Wendy's. We would love to see a Target come to Northgate. We would also like to see more table-service chain restaurants on Upper Front Street.*
- *We really need some sort of a department-retail store (as in Target, Wal-Mart, etc.) Also a dollar store would be helpful. I have to go to the Mall area for any needs I have in the above area.*
- *Why is it necessary to spread so much dirt on our roads? Other towns take good care in winter without all the MUD! Cars are a mess as well as driveways and garages! Thank you for inquiring -*
- *It's great that you asked. We all could do better to pitch in and help make the community better. Maybe coordinating and providing clean up events and more community gatherings would be beneficial*

- *We need at least a blinking light or a 4 way stop at Smith Hill, Glenwood Rod, Willis & Lewis Road. People go way to fast and run the stop sign on Glenwood. Maybe a light would help prevent accidents. I've lived here since 2004 and have seen at least 5 accidents and several near misses. People drive way to fast. Glenwood Rd. speed is 45mph all other roads are 30-40 mph. Why ??? Highway Dept. was supposed to get back to me on putting a curb in front of my house like everyone else has, so rain doesn't pour down my yard. Never heard anything.*
- *Front Street has become one long, disgusting car sales lot. There is too much garbage like "Sonic, Burger King, McDonald's, Aldi's. Fracking will do us not good at all; anyone who thinks it will benefit us is a moron.*

PB RECOMMENDED

- *The Town needs to be open & friendly to new development. I hear too many times about too much regulation, unfriendly to new business. People like living here because it is outside of the danger/gangs in the City of Binghamton, and because it is less regulated than the City.*
- *Keeping the Town with a clean appearance goes a long way. Street Cleaning, Flowers, Sidewalks, Trash Collection.*
- *I strongly oppose fracking and was disheartened the board did not pass the moratorium banning it. If fracking comes to my area< Wilson Hill Rd.), I will be looking to move elsewhere even though I have lived here 20+ years and love.*
- *I think we have a super amount of used car dealers & need a discount department store (like Target, Walmart, etc.), so we don't have to go to JC or Vestal. Got enough grocery stores too. (Upper Front St. is full enough as it is).*
- *Traffic on Rt. 12A & Kattelville Rds. @ pick-up times is congested. Further development of that corridor is a safety hazard especially with students walking across the bridge. Also with the possible merger of CV & CF traffic will only increase in that area & the Patch Road area as well. School sports bring additional traffic to both of these areas and increase the possibility of injury or death to students & drivers as well. Traffic study done prior to the opening of the CF new school produced a count of 2300 cars down Patch Rd in December. Spring & Fall sports & the addition of the new school at CF definitely increased traffic in that area. No parking by the Railroad Underpass is ignored by all and law enforcement ignores it as well. 12A is another issue & DOT (NYS) personnel stated years ago that these 2 areas were an accident "waiting to happen". Another survey should be done but not in December but during April & May or Sept. & Oct. when traffic includes other sports activities to get a true picture. I'm sending photos that say it all.*

- *Bring in light Industrial, family homes, Senior living. Growing is good but slow enough to help! Keep taxes down would be best.*
- *I really thing we need a department store in the area- we certainly don't need another grocery store – Please consider the need of a store like Target or Wal-Mart or even K-Mart. The elderly population in our area would benefit from this and not have to make the dangerous trip to the Vestal Parkway.*
- *We desperately need affordable senior housing*
- *Chenango Heights needs new pavement! Country Knoll is Terrible, Huge voids at ends of driveway to road!!*
- *Need a Target or store along that LINE! More Walking & Running Trails CF School Area!!*
- *I would like to see water & sewer in the Castle Creek Road area.*
- *The A.M.-P.M. Commute traffic congestion in and out of area "1" needs to be addressed!*
- *Was told last week by a young couple-when looking to move to Chenango Bridge-the house on "River Road" was not safe to raise a young family on. Also, no natural gas drilling till they can prove they have a way to stop from destroying our drinking water, if they hit it. Plus 24 hour traffic noise, etc. talked to people from Montrose, PA and they said they are sorry they let them do it there. Unsold vacant home on 7 Ellen St and 7 Columbine Dr are eye sores no code enforcement-this is just 2 examples.*
- *Fracking is the Answer, Looking at PA*
- *The Town needs to recognize the "Value" of the rural areas and not focus on expanding Front St, residential development into those areas. The comprehensive plans focus on the conversion of agricultural land to other uses. The Town does nothing to preserve, promote or maintain any land for agricultural purposes.*

PRE-RECOMMENDED

- *Please increase efforts to enforce zoning laws-areas become an eyesore, hazard, contributing to law breakers increasing violation s – difficult for neighbors to regulate and/or enforce because of anger issues and confrontations. Dangerous and or diseased trees along roadways need closer monitoring – carefully observe road ditches to prevent leaf and branches from clogging – closer watching can prevent some residents from raking leaves into roadside ditches thereby clogging drainage ditches. Thank you to careful attention to leaf and storm cleanup, road care in winter storms & icy conditions is excellent.*
- *We enjoy living in the Town, but hope that the taxes do not get out of control.*
- *Most of the Questions became irrelevant if the Town favors FRACKING. We need clean, drinking water, better roads, clean air and a quiet, peaceful living area, not dust, large trucks and noise, Where will the polluted water be dumped? What will happen if our wells are polluted? Too many unanswered questions. MONEY talks and we will suffer.*
- *The bridge design at the river crossing to the high school is a disaster. It cannot handle the rush hour traffic and there are too many lights. The Town needs to construct a whole new system to get the route 81 south and route 12 south to route 88.*
- *We really need some stores up on Front Street. Us people that live up here have no Dept. Stores or Dollar stores. We always have to go to Johnson City or Vestal. The J.C. Walmart is not as good as Vestal. Also needed is a Dollar Store, for us low income people. Please try to help our area. It would be greatly appreciated. Thank you.*
- *Would like to see more small diners-on the order of Clinton Street Diner in Binghamton*

PB RECOMMENDED

Business Questionaire

1. What type of business

	Number of responses	% of replies
Restaurant	9	17.0
Auto Service	1	1.9
Auto Sales	4	7.5
Manufacturing	1	1.9
Retail (goods)	12	22.6
Retail (Svc)	13	24.5
Office	4	7.5
Warehousing	0	0.0
Medical	3	5.7
Sale of goods & services	1	1.9
Rental Housing	1	1.9
Veterinary Hospital	1	1.9
Hotel	1	1.9
Recreation	1	1.9
Farm, farm & Market	1	1.9
Total	53	

Q. 2 Number of employees

	Full Time	Part Time	Seasonal
Restaurant	60	94	10
Auto Service	8	3	
Auto Sales	11	3	
Manufacturing	12		4
Retail (goods)	101	211	32
Retail (Svc)	45	35	13
Office	48	3	
Warehousing			
Medical	35	1	
Goods & services	5	7	9
Rental housing			
Veterinary Hospital	6	8	4
Hotel	12	16	
Recreation			14
Farm, Farm & Market	5	20	

PB RECOMMENDED

Q. 3 Number of years in Town	# of responses
1-6	8
7-12	12
13-18	9
19-24	4
25-30	4
31-36	3
37-45	7
46+	6

Q. 4 Are there any improvements the Town can make to benefit your business?

Clean up Eye-sore known as Northgate Plaza

Traffic light timing appears to be out of sync.

Pick-up our yard waste

Want sidewalks on both sides

Advertising & local events bring in more people

Have more businesses come to town

Lower Taxes

Increase population

Lower taxes

Fix drainage from road runoff that floods area between the ice rink, Chenango Commons, and the Red & White.

Install a check valve off the pumping station on Kattelville and use it during floods so we are no inundated with sludge when the pumping station cannot feed up.

Build retaining walls along river to main banks, prevent erosion and silt build-up under the bridge.

Clean out fallen debris under bridge at least yearly to prevent ice build-up & flooding.

PB RECOMMENDED

Clean up litter along bridge and sidewalks regularly, spray cracks in sidewalks to prevent weed growth.

Zone empty plaza as economic development to attract retail big box store

I would like to see more stores open in the Northgate Plaza. There is a sign & flowers off exit 6 that says
"Welcome to the Town of Chenango", then you turn right to go to the plaza, & it's very empty & barren.

Help to develop the Northgate
Plaza

People selling items in Front of house without zoning or license

Improved housing options (rental apartments, smaller developments for small households)

Improved functioning of Animal Control Officer. No one can get a hold of him.

Lower taxes & water/sewer rates

Better Security.

Problem with sewage system. Every time it rains, bad septic
smell

Lower taxes

Address traffic congestion at traffic light (Kattelville Rd & Rte
12A)

Bring additional retail. Especially into Northgate
Plaza

Bring in more tax income to town by encouraging gas
development

PB RECOMMENDED

Q. 5 How important are the following to your business

	Percentage of responses for each category		
	1. Very Important	2. Somewhat important	3. Not Important
Good highway connections	*84.9*	15.1	0.0
retail stores, banking	*67.9*	28.3	3.8
restaurants	39.6	47.2	13.2
walking trails-parks	17.3	28.8	53.8
available housing	30.8	32.7	36.5
signs for advertising	54.7	28.3	17.0
available childcare	11.5	38.5	50.0
visual appearance of surrounding areas	62.3	32.1	5.7
your business location in the Town	*82.7*	13.5	3.8
additional zoned commercial property	39.2	43.1	17.6
Other			
Traffic control/Snow removal	1*	*Actual numbers (not percentages)	
Lower taxes	2*		

Q. 6 Please rate how much you feel the items listed below may benefit your business

	Percentage of responses for each category		
	1. Very Important	2. Somewhat Important	3. Not Important
Natural Gas Development	46.2	26.9	26.9
More land zoned commercially	39.6	41.5	18.9
More land zoned residentially	19.2	51.9	28.8
Mixed use zoning (residential with commercial)	26.4	45.3	28.3
Industrial development	47.2	32.1	20.8

PB RECOMMENDED

Q. 7 Please circle the top 3 assets of the Town of Chenango, which are important to your business

	# of Responses
Interstate access	34
Road conditions	26
Business District	24
Plazas	20
Housing	9
Zoning	8
Proximity to Downtown Binghamton	7
Parks	6
Sewer & water systems are very good	1
Population	1
Water	1
Wide Open rural spaces	1
General appearance of the main area	1

Business Questionnaire Comments

Will be retiring in a few months. Hope a commercial entity will purchase our property to benefit the community. Observed Upper Front St. growing in our 4 decades. A good dept. store (Boscov's, Target) would greatly enhance the business & private community.

For less government. Guess that includes this survey.

Very pleased with snow removal & traffic. Very pleased with the amount of power outages we have.

We think you all do a great job meeting our concerns.

Need to lower taxes, less permits and restrictions to do business and improve properties. We need to attract more business to our area to help maintain the status of our area.

In general, our company has a good working relationship with the town.

Property taxes may force us to move.

PB RECOMMENDED

I love the quick snow plowing (or sanding) on Dimmock Hill Rd.

I like the people in the Town too. Even the neighbors

I think we need to clean up Northgate Plaza. It would be nice to have more landscaped areas. Maybe wetland can be developed into a quiet walking park—could view wildlife.

Maybe larger stores could do more to dress-up their property. Plantings….etc

PB RECOMMENDED

APPENDIX B

TOWN OF CHENANGO STATISTICS

The Town of Chenango lies in the north central part of Broome County and is bounded on the north by the Town of Barker, east by the Town of Fenton, south by the Town of Dickinson, and west by the Towns of Union and Maine. Chenango was formed on February 16, 1791 as one of the original towns of Tioga County. Chenango Bridge, a large part of Chenango Forks, Castle Creek, West Chenango, Nimmonsburg, and Kattelville are hamlets in the Town of Chenango. None of these are incorporated.

Area of Town	21,170 Acres	
Population	*1980*: 12,233	*1990*: 12,310
	2000: 11,454	*2010:* 11,252

2013
Assessed Valuation

Real Property	$386,129,779
Public Service	9,041,763
Special Franchise	10,137,926
Total	$420,701,469

Wholly Exempt $37,137,381

2013

Equalization Rate	66.25 %
County Tax Rate	$11.114031
Town General & Highway	$1.728857

Total Miles of Highway 109
(State – 21.62; County – 21; Town – 67)

Railroad New York Susquehanna & Western

PB RECOMMENDED

TOWN OF CHENANGO BOARDS

Mailing Address (except where noted)
Chenango Town Hall
1529 NY Rte 12
Binghamton, NY 13901
Phone: (607) 648-4809 Fax: (607) 648-8511

PLANNING BOARD

The Town of Chenango Planning Board was established in 1958. It is composed of five (5) members and one alternate. They are all residents of the Town of Chenango and are appointed by the Town Board for Terms of five (5) years. Appointments are staggered so that the Board will always consist of some experienced members.

This Board reviews and approves subdivision plot plans and individual property development site plans. This Board renders advisory opinions to the Zoning Board of Appeals on all applications for "Use" and "Area" Variances and "Special Permits," and also to the Town Board on requests for zoning classification changes and amendments to the Zoning Ordinance. This Board is also responsible for the on-going development of the Town's Comprehensive Master Plan. Prior to action on any application, each member visits the particular site to be considered.

This Board regularly meets on the second Monday of each month at 7:00 p.m. Special meetings are called as required. All meetings and business before the Town of Chenango Planning Board are conducted in public. A record is kept of all proceedings.

ZONING BOARD OF APPEALS

The Zoning Board of Appeals is a board of five (5) members and one alternate. They are residents of the Town of Chenango and are appointed by the Town on a rotating basis for five (5) years. This Board does not make "Zoning Law," but rather is the vehicle by which variances, either "Use" or "Area," can be affected. The Zoning Board of Appeals also has the power to issue "Special Permits" under section 73-12 of the Town Zoning Ordinance.

An additional power of this Board is to hear and decide appeals from and review any order, requirement, decision or determination made by an administrative official charged with enforcement of an adopted ordinance. Before decisions are rendered, public hearings are held on each application or appeal so that interested parties can be heard and their positions made part of the record. Notices of "Public Hearings" are published in the newspaper and notices are sent out to property owners within five hundred (500) feet of the property being discussed. The Zoning Board of Appeals also requests advisory opinions from the Broome County Department of Planning and Economic Development, the Town of Chenango Planning Board, and, in some cases, the Town of Chenango Environmental Review Board.

This Board is a quasi-judicial body and the meetings are conducted in such a way to allow presentation of information in a reasonable and thorough manner. There is a complete record of all business that comes before this board, and all business is conducted in public session. The town

RECOMMENDED

attorney acts as counsel to this Board. The Board meets, generally, on the fourth Tuesday of the month at 7:00 p.m. In extenuating circumstances, special meetings can be called.

ENVIRONMENTAL REVIEW BOARD

This Board consists of two (4) members and a chairperson. They are all residents of the Town of Chenango and are appointed by the Town Board. They meet on all environmental issues regarding the Town. This Board reviews any application that involves the submission of an environmental review form, either short or long form. They are an advisory to the lead agent. The "Lead Agent" is the permit issuing agent and will have the responsibility to uphold the SEQR requirements and regulations of any environmental issues for the Town. They meet on the third Wednesday of the month or whenever necessary.

ASSESSMENT REVIEW BOARD

This Board consists of three (3) members. They are all residents of the Town of Chenango and are appointed by the Town Board. They meet once a year on the fourth (4th) Tuesday in May to review requests by residents to change their property assessments.

BOARD OF ETHICS

This Board consists of three (3) members. They are all residents of the Town of Chenango and are appointed by the Town Board. The Board of Ethics renders advisory opinions to the Town Board regarding conflicts of interest and/or violations of standards as described in Article II of chapter five (5) of the Town of Chenango Code.

PB RECOMMENDED