Town of Dickinson
Broome County, New York

Draft
Comprehensive Plan Update

February 27, 2004

Town of Dickinson Planning Board
Broome County Department of Planning and Economic Development

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1.0 INTRODUCTION

In September 1985, the Town of Dickinson Planning Board completed a comprehensive plan for the Town of Dickinson. The primary goal of this comprehensive plan was, "to affirm the ongoing nature of the planning process and to ensure the continuing viability of the document itself." The original plan further set out that,

> "The comprehensive plan cannot merely be accepted, catalogued, and set upon the shelf. It must be maintained as a living document, amended and updated in response to these changing forces and developing patterns of the Town. This document must be seen as a foundation upon which the Planning Board, in its advisory role to the Dickinson Town Board, may construct the ordered development of the community for many years to come."

Toward that end, in 2002 the Town of Dickinson Planning Board sought to update its comprehensive plan. This comprehensive plan update was prepared by the Broome County Department of Planning and Economic Development working closely with the Town of Dickinson Planning Board. The Planning Board provided input and guidance from the Town's perspective concerning the identification of issues, needs and concerns, development of study goals, preparation of study elements, and planning recommendations. The goals of the original plan have been updated as follows:

- To direct and control continuing residential development well integrated with existing residential neighborhoods.

- To encourage the development of appropriate commercial and industrial facilities that is compatible with existing and future residential development.

- To resolve existing land use conflicts between residential and adjacent commercial properties.

- To maximize the beneficial aspects of the extensive range of public institutions located within the Town of Dickinson. Though often seen only in a negative light as a limitation of the property tax base, the positive nature of these public service facilities can be emphasized by developing policies of mutual benefit to both these institutions and the community at large.

- To foster the continued development of full public infrastructure systems to ensure the development of all sections of this community to their best use.

With these goals in mind, the Town of Dickinson Planning Board, with the technical assistance of the Broome County Department of Planning and Economic Development, has updated the comprehensive plan to reflect current factors and trends affecting growth and development of this community. The focus on this comprehensive plan update is on the Town of Dickinson outside of the Village of Port Dickinson. In preparing the update, the Planning Board also sought the input of various professionals and organizations including the code enforcement

officer for the Town and the Conservation Advisory Council. The Transportation section of this update is based upon review and analysis of the transportation infrastructure by Binghamton Metropolitan Transportation Study (BMTS), the local transportation planning organization. The Planning Board obtained public input through a public hearing held on September 17, 2002. The results of that hearing are included as an appendix to this plan.

2.0 LOCATION

The Town of Dickinson is located in the central portion of Broome County. The location of the Town is shown on Map 2-1 in Appendix A. It is bordered on the north by the Town of Chenango, on the south by the City of Binghamton, on the east by the Town of Kirkwood, and on the west by the Village of Johnson City. The Town encompasses 2,235 acres. The Town of Dickinson, along with the rest of Broome County and Tioga County, is located in the Binghamton Metropolitan Statistical Area.

The Town of Dickinson is located entirely within one census tract (CT 128) and six census block groups (BG 1 through 6). The Town of Dickinson encompasses the Village of Port Dickinson and the area of the Town located outside the Village, which is referred to as the Dickinson Part-Town in this comprehensive plan. The Dickinson Part-Town covers block groups 2, 4, 5, and 6. The Village of Port Dickinson encompasses block groups 1 and 3. The census tract and block group boundaries are shown on Map 2-2 in Appendix A.

The Chenango River and a portion of the City of Binghamton bisect the Town of Dickinson north to south. About two-thirds of the Town of Dickinson are located west and one-third is located east of the Chenango River. The Village of Port Dickinson and the Brandywine Heights neighborhood are located east of the river.

The western portion of the Town of Dickinson is accessible by automobile from Interstate 81, New York State Route 11 (Upper Front Street), and from County Highway Route 69 (Airport Road). The eastern portion of the Town of Dickinson is accessible from State Route 7 (Brandywine Highway) and County Highway Route 68 (Old State Road). The Bevier Street Bridge across the Chenango River in the City of Binghamton provides vehicle access across town. A footbridge provides pedestrian access from Old Front Street to Bevier Street.

3.0 BRIEF HISTORY OF THE TOWN OF DICKINSON

The Town of Dickinson was formed in 1890, making it the youngest town in the Broome County. However, historical records indicate a settlement along the west bank of the Chenango River a century earlier. A historical marker north of Sunrise Terrace attests to the site of the area's first court, held under elm trees, in 1791. At that time the area was part of the Town of Chenango but in 1855 it became part of the Town of Binghamton. Originally, Broome County was inhabited by various Indian tribes of the Iroquois nation. The Clinton-Sullivan expedition found the Otsiningo Village (near Otsiningo Park) that was subsequently abandoned in 1779. The well-worn Indian trails served as the first crossroads and logical site for the west-bank settlement.

The eastern side of the river was incorporated as the Village of Port Dickinson in 1876. The activity from the Chenango Canal traffic resulted in several mills and factories developing around this "port" to the canal. When the City of Binghamton was incorporated in 1867 and began to expand its borders, it engulfed enough of the Town of Binghamton to effectively split the town in two. This provided the impetus for the formation of the Town of Dickinson in 1890. A portion of the Town was annexed to the City of Binghamton in 1945.

4.0 POPULATION

4.1 Introduction

An analysis of a community's population trends is essential to the planning process. Future land use and development policies will be partially based on expected population growth or decline, population age, household and family characteristics, and income and poverty levels.

Population data for the Town of Dickinson were collected from the United States Census of Population and Housing (Census), the most comprehensive source of demographic data for the Town of Dickinson. Data is provided for 2000, the latest year for which reliable figures are available and in some cases for earlier decades to show population trends. Also, comparisons are made between the population figures for the Town of Dickinson, Broome County, and other towns where applicable to put the data in perspective. Figures for the Dickinson Part-Town are provided where possible.

The Town of Dickinson has an institutionalized population that includes inmates at the Broome County Public Safety Facility, residents of the Broome County Developmental Center, and residents of the Elizabeth Church Manor nursing home. This institutionalized population is located entirely within the Dickinson Part-Town. For some demographic characteristics, these populations can have a significant effect on the numbers. According to the Census 2000, nearly one-quarter (24.4 percent) of the Dickinson Part-Town population is classified as institutionalized. In comparison, 1.7 percent of the countywide population is considered institutionalized. The institutionalized population of the Town is discussed under group quarters population in Section 4.4.

4.2 Population Trends

Table 4-1 shows the total population for Broome County and the Town of Dickinson over the last six decades. The Town of Dickinson had a population of 5,335 persons in 2000 or about 3 percent of the countywide population. In comparison, the Town of Dickinson ranks seventh in population among the 16 towns.

As shown in the table, the population of the Town of Dickinson increased from 1940 to 1960, the post-war period of growth and the founding of Broome Community College, and then decreased in each subsequent decade, due mainly to a decrease in the population of the Village of Port Dickinson. The population of the Dickinson Part-Town increased in every decade, except from 1960 to 1970 and from 1990 to 2000.

The 2000 Census classifies the population of the Town of Dickinson as 95 percent urban and 5 percent rural. The rural area is located in the eastern portion of the Dickinson Part-Town. In comparison, the countywide population is 74 percent urban and 26 percent rural. The Town of Dickinson ranks second among the towns in the percentage of urban population, with the Town of Union ranked first.

Table 4-1: Total Population 1940 – 2000

Area	1940	1950	1960	1970	1980	1990	2000	Change 1990-2000 No.	Change 1990-2000 %
Broome County	165,749	184,698	212,661	221,815	213,648	212,158	200,536	-11,624	-5.5%
Dickinson Town[1]	5,060	5,450	6,591	5,687	5,594	5,486	5,335	-151	-2.8%
Dickinson Part-Town[2]	2,624	3,251	4,296	3,555	3,620	3,701	3,638	-63	-1.7%
Port Dickinson Village	2,436	2,199	2,295	2,132	1,974	1,785	1,697	-88	-4.9%

Notes:
[1] Figures include the population of the Village of Port Dickinson.
[2] Figures exclude the population of the Village of Port Dickinson.

Source: U.S. Census of Population and Housing.

4.3 Block Group Population

The Town of Dickinson is comprised of one census tract (CT 128) and 6 block groups as shown on Map 2-2 in Appendix A. The Dickinson Part-Town encompasses block groups 2, 4, 5, and 6. The Village of Port Dickinson encompasses block groups 1 and 3. Table 4-2 lists the population of the block groups.

Table 4-2: Block Group Population in 1990 and 2000

Area	1990	2000	Absolute Change	Percent Change
Block Group 1	835	785	-50	-6%
Block Group 2	519	471	-48	-9%
Block Group 3	950	912	-38	-4%
Block Group 4	910	1,170	260	29%
Block Group 5	591	514	-77	-13%
Block Group 6	1681	1,483	-198	-12%
Total	**5,486**	**5,335**	**-151**	**3%**

Notes:
The Village of Port Dickinson encompasses block groups 1 and 3. The Dickinson Part-Town encompasses block groups 2, 4,5, and 6.

Source: U.S. Census of Population and Housing.

As shown in Table 4-2, block group 6 has the largest population or 28 percent of the total population of the Town of Dickinson. Only block group 4 gained population from 1990 to 2000. As shown in the table, the population of block group 4 increased by 29 percent (260 persons) during the last decade. Block group 4 includes Broome Community College, Elizabeth Church Manner, the Front Street commercial corridor, and Sunrise Terrace. In 2000 Block group 4 contained 22 percent of the total population of the Town of Dickinson.

4.4 Group Quarters Population

The Town of Dickinson has the third largest group quarters population of all the towns in Broome County. Only the Towns of Vestal and Union have larger group quarters populations. The group quarters population (889 persons) is located in the Dickinson Part-Town. As noted above, this population comprises nearly one-quarter (24 percent) of the population of the Dickinson Part-Town. Nearly all of this group quarters population was institutionalized in 2000.

Table 4-3 lists the group quarters population for the Dickinson Part-Town. The group quarters population resides in block groups 4 and 6. Of this population, nearly two-thirds (562 persons) resides in block group 4 and the other one-third (327 persons) resides in block group 6. There are four group quarters located in the Dickinson Part-Town. As shown in Table 4-3, the bulk of the group quarters population resides at the Broome County Public Safety Facility, Elizabeth Church Manor, and the Broome Developmental Center.

Table 4-3: Group Quarters Population by Block Group

Group Quarters	Block Group	Persons	
		Number	Percent
Institutionalized			
Broome County Public Safety Facility	4	385	43%
Elizabeth Church Manor	4	177	20%
Broome Developmental Center	6	320	36%
Non-Institutionalized			
America Living Center	6	7	1%
Total		**889**	**100%**

Notes:
Percent is number as a percent of the grand total.

Source: U.S. Census of Population and Housing and Telephone Interviews with Broome County Public Safety Facility, Elizabeth Church Manor, America Living Center, and Broome Developmental Center, September 2003.

4.5 Age

Table 4-4 shows the number and percentage of persons in the "under 18" (school age), "18 to 64" (working age), and in the "65 and over" (retired) age categories, as well as the median age, in the Town of Dickinson. The Broome County figures are provided for comparison.

The population of the Dickinson Part-Town is relatively older and the population of the Village of Port Dickinson is relatively younger. As shown in the table, 16 percent of the population of the Dickinson Part-Town are under age 18, compared to 27 percent in the Village of Port Dickinson and 23 percent countywide. The Dickinson Part-Town has a relatively high percentage of population aged 65 and over.

Due to the older population of the Part-Town, the median age of the Town of Dickinson is higher than the countywide median age. As shown in Table 4-4, the median age in the Town of Dickinson is 41.3 years whereas the median age countywide is 38.2 years. The median age (47.4 years) is highest in block group 5, which includes the Elizabeth Church Manor.

Table 4-4: Population by Age in 2000

Area	Total Population	Under 18		18 to 64		65 and over		Median Age
		No.	%	No.	%	No.	%	
Broome County	200,536	46,123	23%	121,525	61%	32,888	16%	38.2
Dickinson Town[1]	5,335	1,014	19%	3,231	61%	1,090	20%	41.3
Block Group 1	785	207	27%	442	56%	136	17%	38.1
Block Group 2	471	114	24%	277	59%	80	17%	39.6
Block Group 3	912	243	27%	534	58%	135	15%	37.4
Block Group 4	1,170	110	10%	718	61%	342	29%	43.0
Block Group 5	514	96	19%	301	58%	117	23%	47.4
Block Group 6	1,483	244	16%	959	65%	280	19%	42.9
Dickinson Part-Town[2]	3,638	564	16%	2,255	62%	819	22%	N/A
Village of Port Dickinson	1,697	450	27%	976	58%	271	16%	37.7

Notes:
[1] Figures include the population of the Village of Port Dickinson.
[2] Figures exclude the population of the Village of Port Dickinson.

N/A = data not available

Source: U.S. Census of Population and Housing.

The percentage of population by age group for the Dickinson Part-Town and Broome County are illustrated in Charts 4-1 and 4-2, respectively.

Figure 4-1: Broome County Population by Age in 2000

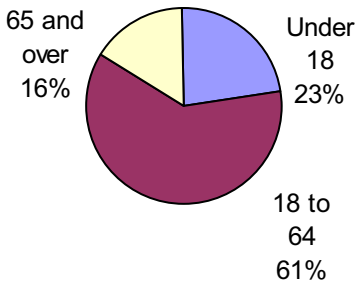


Figure 4-2: Dickinson Part-Town Population by Age in 2000

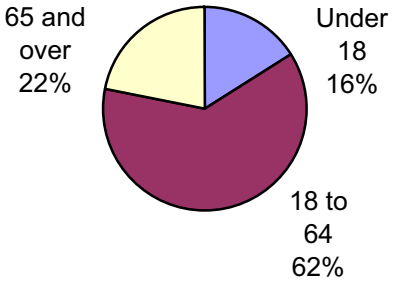


Table 4-5 shows the change in the age of the population in the Town of Dickinson from 1990 to 2000. The population has aged over the last decade. The under 5, 25 to 34, and 60 to 64 age groups experienced substantial decreases in population as people aged. The largest increases in population occurred in the 15 to 17, 45 to 54, and 85 and over age groups.

Table 4-5: Population by Age Dickinson Part-Town from 1990 to 2000

Age	1990	2000	Absolute Change	Percentage Change
Under 5	183	122	-61	-33%
5 to 9	187	133	-54	-29%
10 to 14	163	184	21	13%
15 to 17	104	125	21	20%
Under 18	**637**	**564**	**-73**	**-11%**
18 to 19	102	92	-10	-10%
20 to 24	263	245	-18	-7%
25 to 34	608	436	-172	-28%
35 to 44	569	608	39	7%
45 to 54	385	530	145	38%
55 to 59	179	194	15	8%
60 to 64	197	150	-47	-24%
18 to 64	**2303**	**2255**	**-48**	**-2%**
65 to 74	380	325	-55	-14%
75 to 84	268	287	19	7%
85 and over	113	207	94	83%
65 and over	**761**	**819**	**58**	**8%**
Total	**3701**	**3638**	**-63**	**-2%**

Source: U.S. Census Population and Housing.

4.6 Race and Ethnicity

The race and ethnicity of Broome County and the Town of Dickinson are presented in Table 4-6. According to the data, the population of the Town of Dickinson is 6 percent non-white and 2 percent Hispanic or Latino, with more than three-quarters of the minority population residing in the Dickinson Part-Town. These figures are similar to the countywide figures.

Table 4-6: Race and Ethnicity in 2000

Race/Ethnicity	Broome County		Dickinson Town[1]		Dickinson Part-Town[2]		Village of Port Dickinson	
	No.	%	No.	%	No.	%	No.	%
One Race								
White	183,153	92.81	4,976	94.21	3,335	92.51	1,641	97.85
Black/African Amer.	6,575	3.33	224	4.24	203	5.63	21	1.25
Amer. Indian and Alaskan Native	384	0.19	5	0.09	3	0.08	2	0.12
Asian	5,585	2.83	33	0.62	27	0.75	6	0.36
Native Hawaiian and Other Pacific Islander	53	0.03	0	0.00	0	0.00	0	0.00
Other	1,593	0.81	44	0.83	37	1.03	7	0.42
Total One Race	**197,343**	**98.41**	**5,282**	**99.01**	**3,605**	**99.09**	**1,677**	**98.82**
Total Two or More Races	**3,193**	**1.59**	**53**	**0.99**	**33**	**0.91**	**20**	**1.18**
Total All Races	**200,536**	**100.00**	**5,335**	**100.00**	**3,638**	**100.00**	**1,697**	**100.00**
Hispanic or Latino	**3,986**	**1.99**	**95**	**1.78**	**86**	**2.36**	**9**	**0.53**

Notes:
[1] Figures include the population of the Village of Port Dickinson.
[2] Figures exclude the population of the Village of Port Dickinson.
Hispanic or Latino refers to ethnicity. Race and ethnicity are mutually exclusive and, therefore, the percentages, when added together, total more than 100%.
Hispanic or Latino could be of any race.

Source: U.S. Census of Population and Housing.

4.7 Household and Family Size

Table 4-7 shows the average number of persons per household and per family. The average number of persons per household and per family is smaller in the Town of Dickinson than in the County as whole, due to the older population of the Dickinson Part-Town. Average household and family sizes are larger in the Village of Port Dickinson due to the younger population of the Village. The figures are not available for the Dickinson Part-Town exclusively.

Table 4-7: Household Size in 2000

Area	Households	Average Number Of Persons Per Household	Number Of Families	Average Number Of Persons Per Family
Broome County	80,749	2.37	50,231	2.97
Dickinson Town[1]	1,980	2.25	1,219	2.87
Village of Port Dickinson	734	2.31	439	3.00

Notes:
[1] Figures include the population of the Dickinson Part-Town. Figures are not available for the Dickinson Part-Town exclusively.

Source: U.S. Census of Population and Housing.

4.8 Family Type

The Census provides a measure of family type as shown in Table 4-8. The percentages for the Dickinson Part-Town are similar to the countywide percentages.

Table 4-8: Family Type in 2000

Area	Families	Married-Couple Families		Male householder, no wife present		Female householder, no husband present	
		No.	%	No.	%	No.	%
Broome County	50,231	38,408	77%	3,099	6%	8,724	17%
Dickinson Town[1]	1,219	926	76%	72	6%	221	18%
Dickinson Part-Town[2]	780	612	78%	53	7%	115	15%
Village of Port Dickinson	439	314	72%	19	4%	106	24%

Notes:
[1] Figures include the population of the Village of Port Dickinson.
[2] Figures exclude the population of the Village of Port Dickinson.

Source: U.S. Census of Population and Housing.

4.9 School Enrollment

The Census provides figures for the population aged 3 years and over that is enrolled in school as shown in Table 4-9. The percentage of population enrolled in school is lower in the Dickinson Part-Town than in the Village of Port Dickinson or countywide. These differences are due to the larger senior population in the Dickinson Part-Town.

Table 4-9: School Enrollment for Population Aged 3 and Over in 2000

Population	Broome County		Town of Dickinson[1]		Dickinson Part-Town[2]		Village of Port Dickinson	
	No.	%	No.	%	No.	%	No.	%
School Age Population[3]	**194,171**	**100%**	**5,197**	**100%**	**3,565**	**100%**	**1,632**	**100%**
Nursery School, Preschool	3,298	2%	60	1%	28	1%	32	2%
Kindergarten	2,690	1%	50	1%	21	1%	29	2%
Elementary School (grades 1-8)	22,164	11%	473	9%	249	7%	224	14%
High School (grades 9-12)	10,790	6%	316	6%	220	6%	96	6%
College, Graduate, or Professional School	17,211	9%	348	7%	249	7%	99	6%
Enrolled in School	**56,153**	**29%**	**1,247**	**24%**	**767**	**22%**	**480**	**29%**

Notes:
[1] Figures include the population of the Village of Port Dickinson.
[2] Figures exclude the population of the Village of Port Dickinson.
[3] School age population is population aged 3 years and over.

Source: U.S. Census of Population and Housing.

4.10 Educational Attainment

The Census provides the educational attainment for persons age 25 and over as shown in Table 4-10. The Town of Dickinson figures are likely skewed by the large institutionalized population. For example, the percentage of persons with less than a 9th grade education (13 percent) is more than 2.5 times the countywide percentage (5 percent). The figures are not available at the block level, so the impact of the institutionalized populations can not be determined.

Table 4-10: Educational Attainment for Population Aged 25 and Over in 2000								
Population	Broome County		Town of Dickinson[1]		Dickinson Part-Town[2]		Village of Port Dickinson	
	No.	%	No.	%	No.	%	No.	%
Population Age 25 and Over	**132,541**	**100%**	**3,850**	**100%**	**2,727**	**100%**	**1,123**	**100%**
No Schooling Completed	1,166	1%	178	5%	178	7%	0	0%
Less than 9th Grade	5,590	4%	188	5%	174	6%	14	1%
9th to 12th, No Diploma	14,705	11%	492	13%	409	15%	83	7%
High School Diploma or GED	43,393	33%	1,140	29%	786	29%	354	32%
Some College, No Degree	24,311	18%	687	18%	417	15%	270	24%
Associates Degree	13,355	10%	406	10%	281	10%	125	11%
Bachelor's Degree	16,662	13%	463	12%	298	11%	165	15%
Graduate or Professional Degree	13,359	10%	296	8%	184	7%	112	10%

Notes:
[1] Figures include the population of the Village of Port Dickinson.
[2] Figures exclude the population of the Village of Port Dickinson.

Source: U.S. Census of Population and Housing.

4.11 Income

The 2000 Census reports the median household, family, and per capita income for 1999. These figures for Broome County, the Town of Dickinson, and the Village of Port Dickinson are provided below in Table 4-11. These income figures are not available for the Dickinson Part-Town. As shown in the table, all income figures are higher in the Town of Dickinson. Only the median family income is lower in the Village of Port Dickinson. These figures indicate that income is probably higher in the Dickinson Part-Town than countywide.

Table 4-11: Income in 1999			
Income	Broome County	Dickinson Town[1]	Village of Port Dickinson
Median Household Income	$35,347	$38,996	$38,393
Median Family Income	$45,422	$49,583	$44,779
Per Capita Income	$19,168	$19,246	$19,667

Notes:
[1] Figures include the population of the Village of Port Dickinson.
Median household income is not available for the Dickinson Part-Town.

Source: U.S. Census of Population and Housing.

4.12 Poverty

The 2000 Census lists the number of individuals and families living below the poverty level based on 1999 income figures. The data is provided in Table 4-12. As shown in the table, the percentage of individuals and families below the poverty level is substantially lower throughout the Town of Dickinson than countywide.

Table 4-12: Poverty in 1999

Population	Individuals[3]	Individuals Below Poverty		Families[4]	Families Below Poverty	
		No.	%		No.	%
Broome County	191,350	24,559	13%	50,688	4,471	9%
Town of Dickinson[1]	4,448	322	7%	1,216	56	5%
Dickinson Part-Town[2]	2,757	226	8%	781	41	5%
Village of Port Dickinson	1,691	96	6%	435	15	3%

Notes:
[1] Figures include the population of the Village of Port Dickinson.
[2] Figures exclude the Village of Port Dickinson.
[3] "Total Population" refers to the total population for whom poverty was determined in 1999.
[4] "Total Families" refers to the total population for whom poverty was determined in 1999.

The Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level." The poverty thresholds used in the 2000 Census do not vary by geographical location.

Source: U.S. Census of Population and Housing.

5.0 HOUSING

5.1 Introduction

An analysis of a community's housing is important to the planning process. Future land use and development policies are partially based on housing conditions and future housing demand.

Housing data for the Town of Dickinson were collected from the United States Census of Population and Housing (Census), the most comprehensive source of housing data for the Town of Dickinson. Data are provided for 2000, the latest year for which reliable figures are available and in some cases for earlier decades to show trends. Figures for the Dickinson Part-Town are provided where possible. Data are also provided at the census block group level. The block groups are shown on Map 2-2 in Appendix A.

5.2 Housing Units

As shown in Table 5-1, the Town of Dickinson had 2,131 housing units in 2000 or about 2 percent of the countywide total. Nearly two-thirds (63 percent) of the housing units are located in the Dickinson Part-Town. Block group 6, which includes the Broome Developmental Center and the Board of Cooperative Educational Services (BOCES) in the Dickinson Part-Town, contains the largest number of housing units.

Table 5-1: Total Housing Units 2000

Area	2000	Percentage of Total
Broome County	88,817	–
Dickinson Town[1]	2,131	2%
Block Group 1	356	17%
Block Group 2	211	10%
Block Group 3	443	21%
Block Group 4	283	13%
Block Group 5	234	11%
Block Group 6	604	28%
Dickinson Part-Town[2]	1,332	63%
Village of Port Dickinson	799	37%

Notes:
[1] Figures include the population of the Village of Port Dickinson.
[2] Figures exclude the population of the Village of Port Dickinson.

Block groups 2, 4, 5, and 6 comprise the Dickinson Part-Town.

Source: U.S. Census of Population and Housing.

Ninety-five percent of the housing units in the Town of Dickinson are located in the urbanized areas of the Town. The other 5 percent are located in the rural areas of block group 2 in the eastern portion of the Dickinson Part-Town. In comparison, only 76 percent of the housing units countywide are located in urbanized areas.

5.3 Units in Structure

The 2000 Census reports the different types of housing structures in a community as shown in Table 5-2.

The predominant housing type in the Town of Dickinson is the single-family house. Nearly three-quarters (73 percent) of the dwellings located in the Dickinson Part-Town are single-family houses. Fifty-five percent of the houses located in the Village of Port Dickinson are single-family. In comparison, 59 percent of the housing units countywide are single-family dwellings.

The eight mobile homes are located in block group 4 in the Dickinson Part-Town. The Town of Dickinson has the least number of mobile homes of all the towns in the County.

Table 5-2: Housing Units in Structure in 2000

Units In Structure	Broome County		Dickinson Town[1]		Dickinson Part-Town[2]		Village of Port Dickinson	
	No.	%	No.	%	No.	%	No.	%
Total	**88,817**	**100%**	**2,131**	**100%**	**1,332**	**100%**	**799**	**100%**
Single-family	52,198	59%	1,417	66%	974	73%	443	55%
Multi-family	31,211	35%	706	33%	350	26%	356	45%
Mobile Home	5,351	6%	8	<1%	8	1%	0	0%
Boat, RV, van, etc.	57	<1%	0	0%	0	0%	0	0%

Notes:
[1] Figures include the population of the Village of Port Dickinson.
[2] Figures exclude the population of the Village of Port Dickinson.

The 8 mobile home units are located in Block Group 4 in the Town of Dickinson.

Source: U.S. Census of Population and Housing.

5.4 Housing Growth

Table 5-3 shows the change in the number of housing units from 1990 to 2000 for the Town of Dickinson and Broome County. The number of housing units in the Town of Dickinson increased by 2 percent during the last decade compared to 1 percent countywide. More than 80 percent of the new housing units were constructed in the Dickinson Part-Town where the number of housing units increased by 3 percent. Block group 6, which is located in the Dickinson Part-Town, had the largest gain in housing units.

Table 5-3: Total Housing Units 1990 – 2000

Area	1990	2000	Change 1990-2000	
			No.	Percent
Broome County	87,969	88,817	848	1%
Dickinson Town[1]	2,081	2,131	50	2%
Block Group 1	360	356	-4	-1%
Block Group 2	207	211	4	2%
Block Group 3	431	443	12	3%
Block Group 4	270	283	13	5%
Block Group 5	242	234	-8	-3%
Block Group 6	571	604	33	6%
Dickinson Part-Town[2]	1,290	1,332	42	3%
Village of Port Dickinson	791	799	8	1%

Notes:
[1] Figures include the population of the Village of Port Dickinson.
[2] Figures exclude the population of the Village of Port Dickinson.

Source: U.S. Census of Population and Housing.

5.5 Age of Housing

The age of the housing stock is often a key indicator of the quality of the housing, trends in housing construction, and housing demand. The age of the housing stock in the Town of Dickinson is shown below in Table 5-4.

Nearly 80 percent of the housing in the Town of Dickinson was constructed prior to 1960, compared to 62 percent countywide. A high 38 percent of the housing was constructed in the post-war years of 1940 to 1959. Nearly three-quarters of the housing built during the post-war years were constructed in the Dickinson Part-Town, with more than 40 percent constructed in block groups 4 and 6. Block group 4 includes Broome Community College and, as noted above, block group 6 includes the Broome Developmental Center and BOCES.

This burst of activity during the post-war years, however, was not sustained. For each succeeding decade, countywide construction outpaced housing starts throughout the Town of Dickinson, primarily because much of the developable land had been built out. As shown in the table, the number of new housing units constructed decreased significantly in the post-war years.

Table 5-4: Housing – Year Built

Area	Broome County		Dickinson Town[1]		Dickinson Part-Town[2]		Village of Port Dickinson	
	No.	%	No.	%	No.	%	No.	%
Total	**88,817**	**100%**	**2,131**	**100%**	**1,332**	**100%**	**799**	**100%**
1939 or Earlier	29,350	33%	872	41%	386	29%	486	61%
1940 to 1959	25,334	29%	820	38%	589	44%	231	29%
1960 to 1969	11,497	13%	194	9%	150	11%	44	5%
1970 to 1979	9,376	11%	100	5%	74	6%	26	3%
1980 to 1989	8,219	9%	96	5%	84	6%	12	2%
1990 to March 2000	5,041	6%	49	2%	49	4%	-	0%

Notes:
[1] Figures include the population of the Village of Port Dickinson.
[2] Figures exclude the population of the Village of Port Dickinson.

Source: U.S. Census of Population and Housing.

5.6 Building Permits

Building permits printed in the *Broome County Construction Report* also show trends in housing construction. The building permits track the amount and value of residential alterations, additions, and repairs. The number and value of building permits issued in the Town of Dickinson from 1986 through 2002 are provided below in Table 5-5.

As shown in Table 5-5, in 1986, the Town of Dickinson issued 15 building permits for a total value of $107,900 (not adjusted for inflation). In 2002, the Town issued 18 building permits for a total value of $119,300.

Table 5-5: Town of Dickinson – Housing Permits

Year	Number of Permits	Value
1986	15	$107,900
1987	28	$320,541
1988	27	$185,269
1989	40	$338,700
1990	18	$151,356
1991	22	$264,075
1992	18	$100,710
1993	0	–
1994	No data	No data
1995	2	$21,000
1996	9	$2,568,775*
1997	3	$47,000
1999	2	$87,500
1999	11	$84,950
2000	14	$117,755
2001	16	$105,680
2002	18	$119,300

Notes:
*Includes rehabilitation at Saint Louise Manor.
Values are not adjusted for inflation.

Source: *Broome County Construction Report*.

5.7 Housing Tenure

The Census lists the number of renter-occupied and owner-occupied housing units as shown in Table 5-6. The Dickinson Part-Town has a substantially higher percentage of owner-occupied housing units compared to the County as a whole. A shown in the table, a high 75 percent of the housing units in the Dickinson Part-Town are owner-occupied.

Table 5-6: Housing Tenure in 2000

Area	Broome County		Dickinson Town[1]		Dickinson Part-Town[2]		Village of Port Dickinson	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
Occupied Housing Units	**80,749**	**100%**	**1,980**	**100%**	**1,246**	**100%**	**734**	**100%**
Owner-Occupied	52,566	65%	1,355	68%	930	75%	425	58%
Renter-Occupied	28,183	35%	625	32%	316	25%	309	42%

Notes:
[1] Figures include the population of the Village of Port Dickinson.
[2] Figures exclude the population of the Village of Port Dickinson.

Source: U.S. Census of Population and Housing.

5.8 Occupancy Status

The occupancy status of housing units located in the Town of Dickinson is provided below in Table 5-7. As shown in the table, in 2000 the vacancy rate was slightly higher in the County as whole than in the Town of Dickinson. Vacancy rates were lowest in the Dickinson Part-Town.

Table 5-7: Occupancy Status in 2000

Area	Broome County		Dickinson Town[1]		Dickinson Part-Town[2]		Village of Port Dickinson	
	No.	%	No.	%	No.	%	No.	%
Total Housing Units	88,817	**100%**	2,131	**100%**	1,332	**100%**	**799**	**100%**
Occupied	80,749	91%	1,980	93%	1,246	94%	734	92%
Vacant	8,068	9%	151	7%	86	6%	65	8%

Notes:
[1] Figures include the population of the Village of Port Dickinson.
[2] Figures exclude the population of the Village of Port Dickinson.

Source: U.S. Census of Population and Housing.

5.9 Vacancy Status

Table 5-8 shows vacancy status. In 2000 the Town of Dickinson had a higher percentage of vacant housing for rent or for sale than the County as a whole, with the percentage higher in the Village of Port Dickinson than in the Dickinson Part-Town. The percentage of vacant houses for seasonal, recreational, or occasional use was relatively low throughout the Town of Dickinson.

Table 5-8: Vacancy Status in 2000

Area	Broome County		Dickinson Town[1]		Dickinson Part-Town[2]		Village of Port Dickinson	
	No.	%	No.	%	No.	%	No.	%
Total Vacant	**8,068**	**100%**	**151**	**100%**	**86**	**100%**	**65**	**100%**
For rent	3,183	39%	54	36%	28	33%	26	40%
For sale only	1,183	15%	40	26%	21	24%	19	29%
Rented or sold, not occupied	601	7%	9	6%	6	7%	3	5%
For seasonal, recreational, or occasional use	1,272	16%	11	7%	7	8%	4	6%
Other vacant	1,829	23%	37	25%	24	28%	13	20%

Notes:
[1] Figures include the population of the Village of Port Dickinson.
[2] Figures exclude the population of the Village of Port Dickinson.

Source: U.S. Census of Population and Housing.

5.10 Median Housing Values

The Census reports the median value for specified owner-occupied housing units and for specified vacant-for-sale-housing units. These housing units include only one-family houses on fewer than 10 acres without a business or medical office on the property. The median housing values for the Town of Dickinson, Village of Port Dickinson, Broome County, and the census block groups are provided in Table 5-9. The median housing value is not available for the Dickinson Part-Town.

The median housing value is lower for the Town of Dickinson than for the County as a whole. However, the median housing values for block groups 3, 4, and 5 exceed the countywide housing value. Block groups 4 and 5 are located in the Dickinson Part-Town. As noted above, block group 4 includes Broome Community College and Elizabeth Church Manor. Block group 5 includes the Sunrise Terrace neighborhood.

Table 5-9: Median Value for Specified Owner-Occupied Housing Units in 2000

Area	Median Value
Broome County	$75,800
Town of Dickinson[1]	$70,700
Block Group 1	$68,800
Block Group 2	$61,200
Block Group 3	$77,000
Block Group 4	$85,900
Block Group 5	$80,000
Block Group 6	$61,700
Village of Port Dickinson	$71,700

Notes:
[1] Figures include the population of the Village of Port Dickinson.

Source: U.S. Census of Population and Housing.

5.11 Housing Value Range

Table 5-10 shows the number of housing units within a range of housing values. More than two-thirds (67 percent) of the housing located in the Dickinson Part-Town ranges in value from $50,000 to $99,999. This percentage is slightly higher than the 65 percent countywide.

Table 5-10: Housing Units by Range of Housing Values in 2000

Housing Value Range	Broome County		Dickinson Town[1]		Dickinson Part-Town[2]		Village of Port Dickinson	
	No.	%	No.	%	No.	%	No.	%
Total	**41,671**	**100%**	**1,194**	**100%**	**842**	**100%**	**352**	**100%**
Less Than $50,000	5,522	13%	169	14%	117	14%	52	15%
$50,000 to $99,999	26,838	65%	835	70%	567	67%	268	76%
$100,000 to $149,000	5,956	14%	139	12%	111	13%	28	8%
$150,000 to $199,000	1,833	4%	51	4%	47	6%	4	1%
$200,000 to $299,999	1,103	3%	0	0%	0	0%	0	0%
$300,000 or more	419	1%	0	0%	0	0%	0	0%

Notes:
[1] Figures include the population of the Village of Port Dickinson.
[2] Figures exclude the population of the Village of Port Dickinson.

Source: U.S. Census of Population and Housing.

5.12 Mortgage Status

Table 5-11 provides the number of mortgages by range of monthly mortgage costs for owner-occupied homes. This information provides one picture of the housing market. The data shows the Dickinson Part-Town has a relatively low percentage of mortgaged homes and a higher concentration of mortgages in the mid-range compared to the County as a whole. More than three-quarters (77 percent) of the mortgages in the Dickinson Part-Town range from $700 to $1,499, compared to 67 percent countywide. Most mortgages range from $700 to $999, which is about 30 percent of the monthly median household income.

Table 5-11: Mortgage Cost Ranges for Owner-Occupied Housing in 2000

Housing Value Range	Broome County		Dickinson Town[1]		Dickinson Part-Town[2]		Village of Port Dickinson	
	No.	Percent	No.	Percent	No.	Percent	No.	Percent
With a Mortgage	**25,428**	**61%**	**696**	**58%**	**473**	**56%**	**223**	**63%**
Less Than $500	1,428	6%	44	6%	37	8%	7	3%
$500 to $699	4,417	17%	86	12%	51	11%	7	16%
$700 to $999	9,727	38%	317	46%	211	45%	35	48%
$1,000 to $1,499	7,314	29%	215	31%	151	32%	106	29%
$1,500 to $1,999	1,879	7%	34	5%	23	5%	64	5%
$2000 or more	663	3%	0	0%	0	0%	11	0%

Notes:
[1] Figures include the population of the Village of Port Dickinson.
[2] Figures exclude the population of the Village of Port Dickinson.

Source: U.S. Census of Population and Housing.

5.13 Median Contract Rents

The 2000 Census also reports median contract rents for specified renter-occupied housing units and specified vacant-for-rent housing units. These units include all housing units, except one-family houses on 10 or more acres. Contract rent is the monthly rent agreed to or contracted for, regardless of any included furnishings, utilities, fees, meals, or services.

As shown Table 5-12, the median contract rent is slightly higher in the Town of Dickinson than in the County as a whole. Median contract rents are lowest in the Dickinson Part-Town, except in block group 5, which has one of the highest median contract rents.

Table 5-12: Median Contract Rents for Specified Renter-Occupied Housing in 2000

Area	Median Contract Rent
Broome County	$393
Town of Dickinson[1]	$397
Block Group 1	$430
Block Group 2	$371
Block Group 3	$413
Block Group 4	$381
Block Group 5	$425
Block Group 6	$370
Village of Port Dickinson	$419

Notes:
[1] Figures include the population of the Village of Port Dickinson.

Source: U.S. Census of Population and Housing.

5.14 Housing Turnover

The Census documents when a householder moved into a residential dwelling unit. The housing turnover rate is a general indicator of stability of the housing market. The figures for 2000 are provided below in Table 5-13.

The housing market in the Town of Dickinson tends to be more stable than the County overall. As shown in the table, more than 40 percent of the householders in the County moved into their units in the 5 years prior to the 2000 Census. During that same period, less than 30 percent of the householders in the Dickinson Part-Town moved into their units. As shown in the table, 52 percent of the householders in the Dickinson Part-Town moved into their unit prior to 1990. In contrast, 45 percent of the householders in the County moved into their unit before 1990. The percentages for the Village of Port Dickinson are similar to the countywide percentages.

Table 5-13: Housing Turnover

Housing Value Range	Broome County		Dickinson Town[1]		Dickinson Part-Town[2]		Village of Port Dickinson	
	No.	%	No.	%	No.	%	No.	%
Year Householder Moved Into Unit	80,749	100%	1,980	**100%**	1,246	**100%**	734	**100%**
1995 to 2000	33,100	41%	653	33%	359	29%	294	40%
1990 to 1994	10,991	14%	348	18%	239	19%	109	15%
1980 to 1989	13,572	17%	350	18%	224	18%	126	17%
1970 to 1979	8,804	11%	221	11%	148	12%	73	10%
1969 or earlier	14,282	17%	408	20%	276	22%	132	18%

Notes:
[1] Figures include the population of the Village of Port Dickinson.
[2] Figures exclude the population of the Village of Port Dickinson.

Source: U.S. Census of Population and Housing.

6.0 EMPLOYMENT AND BUSINESS CHARACTERISTICS

6.1 Introduction

The employment and business characteristics of a community provide an indication of whether the area serves as a bedroom community or as a work destination for its residents and outsiders. The employment and businesses in a community are also an indication of the economic health of an area. Businesses and jobs affect the quality of life of a community and have implications for land use policies and economic development.

Figure 6-1: Broome Community College

Economic data for the Town of Dickinson were collected from the United States Census of Population and Housing (Census), the most comprehensive source of demographic data for the Town of Dickinson. Data is provided for 2000 or for the latest year for which reliable figures are available. Figures for the Dickinson Part-Town are provided where possible. Windshield surveys were conducted to identify the existing businesses. Telephone interviews were conducted with the major employers to determine the number of jobs in the Town of Dickinson.

6.2 Civilian Labor Force, Participation and Unemployment

The civilian labor force consists of non-military residents aged 16 years and older who are available for work and are either employed or unemployed. The unemployment rate measures the percentage of the labor force that is unemployed at the time the Census was conducted. The Census labor figures for 2000 are provided in Table 6-1 on the following page.

As shown in Table 6-1, the percentage of the population 16 years and over in the civilian labor force is substantially lower in the Dickinson Part-Town (43 percent) and substantially higher in the Village of Port Dickinson (67 percent) than in the County as a whole (60 percent). These differences are likely due to the older population in the Dickinson Part-Town and to the younger population of the Village of Port Dickinson. In 2000, the unemployment rate among the civilian labor force in the Town of Dickinson was lower than the countywide unemployment rate.

The labor force in the Town of Dickinson declined by approximately 5.5 percent from 1990 to 2000, representing a loss of 78 persons. However, the total Town population declined by only 1.7 percent (63 persons) during this same period. In addition to the decline in the labor force, the percentage of the population 16 years of age and older not in the labor force increased from 55 percent to 57 percent. These figures may indicate a growing elderly population that is no longer actively seeking employment.

Table 6-1: Civilian Labor Force, Participation and Unemployment in 2000

	Broome County		Dickinson Town[1]		Dickinson Part-Town[2]		Village Of Port Dickinson	
Population	**No.**	**%**	**No.**	**%**	**No.**	**%**	**No.**	**%**
Population 16 Years and Over	**159,704**	**100%**	**4,454**	**100%**	**3,164**	**100%**	**1,290**	**100%**
In Labor Force	96,563	60%	2,226	50%	1,357	43%	869	67%
In Armed Forces	55	<1%	7	<1%	7	<1%	0	0%
In Civilian Labor Force	96,508	60%	2219	50%	1,350	43%	869	67%
• Employed	91,340	95%	2,143	97%	1,302	96%	841	97%
• Unemployed	5,168	5%	76	3%	48	4%	28	3%
Not in Labor Force	63,141	40%	2,228	50%	1,807	57%	421	33%

Notes:
[1] Figures include the population of the Village of Port Dickinson.
[2] Figures exclude the population of the Village of Port Dickinson.

Source: U.S. Census of Population and Housing.

6.3 Occupations

The 2000 Census lists the employed civilian population 16 years and over by occupation. These figures are provided in Table 6-2 for the Town of Dickinson and Broome County.

As shown in the table, the percentages for the Dickinson Part-Town are the same as the countywide percentages except in the 'sales and office' and in the 'production, transportation, and material moving' occupations. A slightly higher percentage of persons residing in the Dickinson Part-Town work in 'sales and office.' A slightly lower percentage work in 'production, transportation, and material moving.'

Table 6-2: Occupations of the Employed Civilian Population 16 Years and Over in 2000

Subject	Broome County		Dickinson Town[1]		Dickinson Part-Town[2]		Village of Port Dickinson	
	No.	%	No.	%	No.	%	No.	%
Employed Labor Force	**91,340**	**100%**	**2,143**	**100%**	**1,302**	**100%**	**841**	**100%**
Management, Professional, and Related	31,581	35%	759	35%	452	35%	307	36%
Service	14,766	16%	356	17%	206	16%	150	18%
Sales and Office	24,779	27%	651	30%	394	30%	257	31%
Farming, Fishing, and Forestry	269	<1%	0	0%	0	0%	0	0%
Construction, Extraction, and Maintenance	6,369	7%	137	6%	89	7%	48	8
Production, Transportation, and Material Moving	13,576	15%	240	11%	161	12%	79	9%

Notes:
[1] Figures include the population of the Village of Port Dickinson.
[2] Figures exclude the population of the Village of Port Dickinson.

Occupation describes the kind of work the person does on the job. For those persons who worked two or more jobs, the data refer to the job at which the person worked the greatest number of hours.

Source: U.S. Census of Population and Housing.

6.4 Labor Force by Industrial Sector in 2000

The 2000 Census also lists the employed civilian population by industrial sector. These figures are provided below in Table 6-3 for Broome County and the Town of Dickinson.

As shown in the table, over one-quarter (27 percent) of the employed civilian population of the Town of Dickinson work in the education, health, and social service sectors. The percentages are slightly lower in the Dickinson Part-Town (26 percent) and slightly higher in the Village of Port Dickinson (29 percent). The second largest category of employment is manufacturing at 18 percent. These percentages are similar to the countywide percentages. The most substantial difference is the percentage employed in public administration, which is 7 percent in the Town of Dickinson and 8 percent in the Dickinson Part-Town compared to 4 percent countywide.

Table 6-3: Industry for the Employed Civilian Population 16 Years and Over in 2000

Subject	Broome County		Dickinson Town[1]		Dickinson Part-Town[2]		Village of Port Dickinson	
	No.	%	No.	%	No.	%	No.	%
Employed Labor Force	**91,340**	**100%**	**2,143**	**100%**	**1,302**	**100%**	**841**	**100%**
Agriculture, forestry, fishing and hunting, and mining	535	1%	0	0%	0	0%	0	0%
Construction	4,666	5%	86	4%	54	4%	32	4%
Manufacturing	15,824	17%	328	15%	240	18%	88	10%
Wholesale Trade	3,694	4%	84	4%	44	3%	40	5%
Retail Trade	10,657	12%	227	11%	145	11%	82	10%
Transportation and warehousing, and utilities	4,363	5%	140	7%	98	8%	42	5%
Information	2,449	3%	48	2%	15	1%	33	4%
Finance, insurance, real estate, and rental and leasing	4,638	5%	104	5%	58	5%	46	5%
Professional, scientific, management, administrative, and waste management	6,541	7%	156	7%	90	7%	66	8%
Educational, Health, and Social Services	23,535	26%	584	27%	341	26%	243	29%
Arts, Entertainment, Recreation, Accommodation, and Food Services	6,614	7%	113	5%	47	4%	66	8%
Other Services	3,929	4%	117	6%	80	6%	37	4%
Public Administration	3,895	4%	156	7%	90	7%	66	8%

Notes:
[1] Figures include the population of the Village of Port Dickinson.
[2] Figures exclude the population of the Village of Port Dickinson.

Industry refers to the kind of business conducted by a person's employing organization. For those persons who worked two or more jobs, the data refer to the job at which the person worked the greatest number of hours.

Source: U.S. Census of Population and Housing.

6.5 Employers

Figure 6-2: Broome-Tioga BOCES on Glenwood

A significant number of businesses and institutions of countywide importance are located within the Town. Some, such as Broome Community College and the Broome County Board of Cooperative Educational Services (BOCES), are major employers and draw hundreds of people from throughout the county to the Town every day. Others, such as Regal Entertainment Group Cinemas, are smaller employers but draw large numbers of customers to the Town. These businesses and institutions have a substantial economic impact on the Town. An informal telephone survey conducted by the Broome County Department of Planning and Economic Development in July 2003 concluded that the major businesses and institutions employ over 2,300 people in the Town of Dickinson. These employees represent nearly 63 percent of the 3,724 people employed in the Town and nearly 10 percent of the 24,589 people employed by the major employers in the County.[1] Table 6-4 below lists some of the largest employers in the Town. The site locations of the major institutional employers in the Town are shown on Map 9-1 in Appendix A.

Table 6-4: Major Employers in the Town of Dickinson

Business or Institution	Number of Employees		
	Part-time	Full-time	Total
BOCES (Glenwood Road Facilities)	74	398	472
Broome Community College	304	356	660
Broome County Public Safety Facility			
Broome Central Foods and Nutrition Services	6	8	14
BC Office of Emergency Services	N/A	60	60
BC Sheriff's Office	N/A	250	250
Broome Developmental Center	81	456	537
Cracker Barrel	50%-70%	30%-50%	125
Elizabeth Church Manor Nursing Home	N/A	N/A	200
Regal Entertainment Group Cinemas	90%	10%	45
Total	**N/A**	**N/A**	**2,363**

Notes:
N/A = Not Available
All figures are approximate.

Source: Broome County Department of Planning and Economic Development

[1] Broome County Chamber of Commerce reported figure of 24,589 people as of May 2002.

6.6 Place of Work

Despite the concentration of large employers in the Town of Dickinson, most workers residing in the Town of Dickinson work outside the Town as shown in Table 6-5. According to the Census, over 90 percent of workers residing in the Town of Dickinson work outside the Town. A high 94 percent of employees residing in the Dickinson Part-Town works outside the Town of Dickinson. These percentages are far greater than the percentage for Broome County as a whole.

Table 6-5: Place Of Work For Workers 16 Years and Over in 2000

Subject	Broome County		Dickinson Town[1]		Dickinson Part-Town[2]		Village of Port Dickinson	
	No.	%	No.	%	No.	%	No.	%
Total Workers	**89,552**	**100%**	**2,112**	**100%**	**1,287**	**100%**	**825**	**100%**
Worked in minor civil division of residence	29,800	33%	182	9%	82	6%	100	12%
Worked outside minor civil division of residence	59,752	67%	1,930	91%	1,205	94%	725	88%

Notes:
[1] Figures include the population of the Village of Port Dickinson.
[2] Figures exclude the population of the Village of Port Dickinson.

A Minor Civil Division (MCD) is the primary governmental and/or administrative subdivision of a county. In New York, towns are (MCD's).

Source: U.S. Census of Population and Housing.

6.7 Employment Destinations

Table 6-7 shows the employment destinations of the residents of the Town of Dickinson, including the residents of the Village of Port Dickinson. As shown in the table, 94 percent of the residents of the Town work in Broome County while 9 percent of the residents work in the Town. Eighty-six percent of the people employed in the Town live in Broome County.

Table 6-7: Employment Destinations

Place	Dickinson Residents Work Destination		Dickinson Employee Origin		Broome County Residents Work Destination		Broome County Employee Origin	
	No.	%	No.	%	No.	%	No.	%
Town of Dickinson [1]	182	9%	182	5%	3,205	4%	1,985	2%
Broome County	1,985	94%	3,205	86%	81,968	92%	81,968	81%
Outside County	127	6%	519	14%	7,584	8%	18,696	19%
Total	2,112	100%	3,724	100%	89,552	100%	100,664	100%

Notes:
[1] Figures include the population of the Village of Port Dickinson.
Source: U.S. Census of Population and Housing.

6.8 Travel Time to Work

Although most workers residing in the Town of Dickinson work outside the Town, their average travel time to work is lower than the average for Broome County as a whole. As shown in Table 6-6, in 2000 21 percent of workers residing in the Town of Dickinson spent 20 minutes or more traveling to work, compared to 37 percent in the County as a whole. Nearly 60 percent of the residents of the Town of Dickinson had commutes of 10 to 19 minutes, compared to 44 percent of the residents countywide. According to the Census, 2 percent of workers residing in the Town of Dickinson worked at home, which was the same as the percentage countywide.

Table 6-6: Travel Time To Work for Workers 16 Years And Over in 2000

Commute Time	Broome County		Dickinson Town	
	No.	Percent	No.	Percent
Total Workers	**89,552**	**100%**	**2,112**	**100%**
Did not work at home	**87,315**	**98%**	**2,064**	**98%**
Less than 5 minutes	3,580	4%	78	4%
5 to 9 minutes	12,564	14%	322	16%
10 to 19 minutes	38,609	44%	1224	59%
20 to 29 minutes	19,160	22%	204	10%
30 to 39 minutes	7,268	8%	102	5%
40 to 59 minutes	2,919	3%	67	3%
60 to 89 minutes	1,713	2%	39	2%
90 or more minutes	1,502	2%	28	1%
Worked at home	**2,237**	**2%**	**48**	**2%**

Notes:
Data not available for the Dickinson Part-Town and Village of Port Dickinson.

Source: U.S. Census Bureau

7.0 ENVIRONMENT

7.1 Introduction

The natural features of a community play a central role in future land use decision-making. These features are important to the planning process because they influence the location, type, scale, and intensity of development. The natural features of the Town of Dickinson contribute to the community's character and quality of life. They also present constraints and opportunities for development. This section identifies the environmentally sensitive natural features of the Town that affect development decisions. Environmental regulations are noted as appropriate.

7.2 Topography

Topography is a measure of surface elevation and a significant factor in determining the use of land. Typically, topography influences the uses of land because it affects accessibility, drainage, and soil stability. Slope conditions are one of the most important aspects of topography that affect development. Generally, slopes of 10 percent and less are suitable for most types of development. Slopes from 10 percent to 15 percent commonly involve added development costs that increase with slope. Slopes above 15 percent are steep and more susceptible to serious erosion and septic system failure. In general, lands with a slope above 15 percent are unsuitable for development.

The Town of Dickinson is located in the Appalachian Plateau, an upland area dissected by numerous streams and river valleys with the Chenango River and Little Choconut Creek being the most notable. Well-defined valleys and steep hills characterize the topography of much of the Town. The Chenango River and its floodplain divide the Town and are a very prominent part of the landscape. The elevation of the Town ranges from 830 feet above mean sea level (MSL) along the Chenango River to 1,530 feet above MSL on the northern edge of the Town east of Glenwood Road.

Approximately one-third of the land in the Town of Dickinson has slopes of 5 percent or less. However, a significant portion of this area is part of the Chenango River floodplain. Approximately one-half of the land in the Town is estimated to have slopes of greater than 15 percent.

Map 7-1 in Appendix A is a slope map for the Town of Dickinson. Map 7-2 in Appendix A shows the topography of the Town. The topographic map is based upon Digital Elevation Models from the United States Geological Survey (USGS). The Digital Elevation Models were then converted to slope maps by the Binghamton University Geography Department. These maps are for illustrative purposes only.

7.3 Watersheds

A watershed is defined as an area of land that drains into a body of water. The four main drainage basins in Broome County are the Delaware River, the East Susquehanna River, the

Chenango River, and the West Susquehanna River. Within these major drainage basins are a number of minor drainage basins and sub-basins.

Most of the Town of Dickinson is located in the Chenango River basin while the remainder of the Town is located in the West Susquehanna River basin. Both basins are part of the Upper Susquehanna River Watershed. These basins drain the northern and western sections of Broome County.

7.4 Surface Water

Among the important natural features in the Town of Dickinson are the surface waters. These waters include ponds, lakes, rivers, streams, creeks, and wetlands. The significant surface waters located in the Town of Dickinson are described below.

7.4.1 Rivers and Streams

As noted above, two primary drainage basins are found in the Town of Dickinson – the Chenango and West Susquehanna River basins. The Chenango River courses through the Town creating a principal natural divider. Forming the Chenango basin are Phelps Creek in the northeastern sector and Nimmonsburg Creek on the west side of the river. Brandywine Creek, a Class C stream, drains the area south of the Phelps Creek watershed. In 1994, Witman Dam, the last of the planned Broome County Watershed projects, was constructed to retain stormwater runoff and to protect the down stream area from flooding. The Susquehanna basin is comprised of two parts. The southeast corner drains into Chamberlain Creek in Kirkwood. In the western part, generally west of Glenwood Avenue, the Little Choconut Creek, fed by the Trout Brook Ravine stream, drains over 900 acres of land.

Stream Classifications

All water bodies in New York State are classified by the New York State Department of Environmental Conservation (DEC) on a scale from AA to D. Waters characterized as AA or A are considered safe as a source of drinking water. Class B waters are suitable for fishing, swimming, and other contact recreation, but not as a source of drinking water. Classification C is for waters that support fish, but not the higher level uses of swimming or drinking water. The lowest classification standard is D. All streams located in the Town of Dickinson are rated class C or class D. The Chenango River is a Class B water body.

Waters with classifications A, B, and C can also have a standard of T, indicating that it may support a trout population, or TS, indicating that it may support trout spawning. There are no streams in Dickinson that have these standards.

7.4.2 Wetlands

Wetlands are areas that are periodically or permanently saturated, flooded, or inundated. Wetlands include swamps, bogs, marshes, ponds, and the floodplains adjacent to rivers and streams. Wetlands provide habitat for wildlife and plants, play a role in storm water

management and flood control, filter pollutants, recharge groundwater, and provide passive recreational and educational opportunities.

There are two classifications of wetlands: federally regulated wetlands and state regulated wetlands. Generally, to be considered a jurisdictional wetland an area must be dominated by hydrophytic (aquatic and semi-aquatic vegetation), exhibit wetland hydrology, and have hydric soils. Except for open water (i.e., rivers, streams, lakes, and ponds), all three conditions must be met for an area to be considered a wetland.

Figure 7-1: Cutler Pond

The DEC protects designated wetlands measuring 12.4 acres or greater and the 100-foot buffer area around the boundary of the wetland. Smaller wetlands may be protected by the State if they are deemed locally unusual or important. Activities subject to regulation include draining, dredging, excavation, filling, building and road construction, and sewage discharging. Any activities proposed for the wetland or buffer are subject to DEC review and approval.

At the federal level, the United States Army Corp of Engineers (Army Corps) has jurisdiction over wetlands. The federal government protects wetlands as small as one acre that meet the vegetation, hydrology, and soil parameters. Permits for activity within the wetland areas are issued by the Army Corps.

State wetlands regulated by DEC are shown on DEC Freshwater Wetland maps. Federal wetlands regulated by the Army Corps are shown on the United States Fish and Wildlife Service National Wetlands Inventory (NWI). These sources were consulted to determine the location of jurisdictional wetlands in the Town of Dickinson.

On October 3, 1984, the DEC promulgated official wetlands maps pursuant to Article 24 of Environmental Conservation Law - Freshwater Wetlands Act. Under this act, development within 100 feet of a designated wetland is regulated. Cutler Pond, a glacially formed Class I federally protected wetland in the Town of Dickinson, is the only wetland remaining of a preliminary list of five identified in 1977.

Map 7-3 shows the areas of state and federal wetlands. At 37.2 acres, Cutler Pond is the only New York State designated wetland in the Town of Dickinson (see Figure 7-1). There are also a number of smaller wetlands identified in the National Wetlands Inventory (NWI). These wetlands are primarily located around Interstate 81 between the Route 17 Interchange and Exit 5.

There is also a wetland located in the northwest part of town associated with a small pond and Little Choconut Creek.

There are most likely other small wetlands in the Town of Dickinson that are not mapped or protected. Since all wetlands are valuable, care should be taken to protect them even if they are too small to fall under state or federal jurisdiction.

7.5 Ground Water

Water that does not runoff into surface waters may seep into pore spaces between soil particles. Once pores are filled, subsurface water is then called groundwater. In Broome County, underground water is stored in aquifers, areas of sand, gravel, or fractured rock that hold a large portion of the groundwater.

The Environmental Protection Agency (EPA) has designated Sole Source Aquifers throughout the United States. These are protected aquifers that supply water to areas with few other alternative sources for drinking water. All of Broome County, with the exception of part of the Town of Sanford, is located above an EPA designated aquifer known as the *Clinton Street Ballpark Aquifer*. All public water supplies that serve the Town of Dickinson, with the exception of the City of Binghamton, draw water from this aquifer.

The DEC defines aquifers differently. Aquifers are classified on the basis of their importance as public water supplies, their productivity, and vulnerability to pollution. *Primary* aquifers are highly productive, vulnerable aquifers that are currently used by a sizeable population via public water supplies. *Principal* aquifer systems are geologically and hydrologically similar to primary aquifers, but support a smaller population. Map 7-4 in Appendix A shows the DEC designated aquifer in the Town of Dickinson. Although water is not drawn from these aquifers within town boundaries, events such as stormwater runoff and pollution discharges that originate in the Town can affect groundwater quality in these aquifers and spread to areas of the aquifers where water is drawn.

Most Town residents receive water from public supplies that the Town purchases from several municipalities including the Village of Johnson City, Town of Chenango, and City of Binghamton. Some properties in the Town use wells and few well water quality problems have been reported.

7.6 Stormwater

The EPA has amended its stormwater regulations to require that operators of small municipal separate stormwater sewer systems ("MS4"s) within "Urbanized Areas" as defined by the United States Census, develop programs for the control of stormwater under their jurisdiction. According to the Census, 95 percent of the Town is urbanized and due to its location in the Binghamton Urbanized Area, it is subject to the new regulations. The DEC is the agency that administers these new Stormwater Phase II Regulations in New York State.

The goal of the Stormwater Phase II Regulations is to apply appropriate technologies and management practices to prevent pollution from non-point sources from entering the stormwater system and to address stormwater runoff. To accomplish this goal, the regulations consist of two State Pollutant Discharge Elimination System (SPDES) General Permits, both of which went into effect on March 10, 2003.

The first permit applies to all construction projects that disturb one acre or more of land excluding most residential and agricultural projects. If total disturbance is 1 acre or greater, the project is subject to Stormwater Phase II Regulations and the operator must obtain a *(SPDES) General Permit for Stormwater Discharges from Construction Activity (Permit No. GP-02-01)* from the DEC. To receive a Permit, the applicant must complete a Stormwater Pollution Prevention Plan (SWPPP) and file a Notice of Intent (NOI) with the DEC stating that the SWPPP will be implemented.

The Second Permit applies to MS4's. To receive the *(SPDES) General Permit for Stormwater Discharges from Municipal Separate Stormwater Sewer Systems (MS4s) (Permit No.GP-02-02)*, the Town was responsible for filing a NOI with the DEC by March 10, 2003 and has fulfilled this requirement. This NOI states that the Town will begin to develop and implement a Stormwater Management Program (SWMP) that will comply with the Stormwater Phase II Regulations by accomplishing the following:

1. Develop an educational program to encourage public awareness of stormwater issues
2. Encourage public participation and involvement in decisions involving stormwater
3. Institute a system to identify the cause of and remedy illicit connections
4. Review development plans to insure the adequacy of construction site runoff controls
5. Inspect stormwater facilities after construction to insure that they are performing as designed
6. Adopt and institute a stormwater management pollution prevention program at facilities operated by the municipality

The Town of Dickinson will have to report annually to DEC on their progress toward implementation of this program. It was not expected to have the program in place by March 10, 2003. Rather, it will be expected to follow a plan so that by March 2008 the program will be fully implemented.

7.7 Floodplain

A floodplain is the relatively flat area of low land adjoining a body of water (i.e., lake, stream, river, or wetland) that may periodically become inundated during a flood. The area of a floodplain will vary according to the flood magnitude, which is associated with the storm magnitude (i.e., a storm that can be expected once every five years produces a flood that can be expected once every five years). The 100-year period has been selected as having special significance for floodplain management because it is the maximum level of flooding that can reasonable be expected and planned during a project's lifetime. A 100-year flood has a one-percent chance of occurring during any given year. Development within the 100-year floodplain

could be restricted by a requirement that the flood storage capacity of the floodplain not be reduced. This restriction is typically embodied in a "no-net fill" requirement.

The Federal Emergency Management Agency (FEMA) prepares floodplain maps for communities. Flood zones are mapped on the FEMA Flood Insurance Rate Maps (FIRM), which indicate the areas that require special flood insurance for development. Zone A on the FIRM indicates the Flood Hazard Area boundary – the area likely to experience a flood once every 100 years.

Floodplains in the Town of Dickinson are regulated through the Town's Flood Damage Prevention Ordinance (Local Law Number 1 of 1996), which incorporates the national floodplain management program (See Ordinance Review in Chapter 12).

The floodplain consists primarily of the western bank of the Chenango River and encompasses over 450 acres in the Town alone. Of this area, approximately 340 acres are within the 100-year floodplain or that area where development is regulated. The 100-year floodplain is shown on Map 7-5 in Appendix A.

7.8 Soils

Soil information for the Town of Dickinson was obtained from the *Soil Survey of Broome County, New York*, published by the United States Department of Agriculture's Soil Conservation Service in cooperation with Cornell University. The *Survey* reflects soil conditions as of 1967. Soil classifications are depicted on the General Soil Map for Broome County. The Town of Dickinson portion of the soil map is provided on Map 7-6 in Appendix A.

Dickinson soils consist primarily of three major soil associations that are related to the topography and stream system: *Chenango-Howard-Unadilla*, *Lordstown-Volusia-Mardin*, and *Volusia-Mardin* associations.

Approximately 30 percent of the lands in the Town of Dickinson are comprised of the Chenango-Howard-Unadilla association. The Chenango-Howard-Unadilla soils are deep, well-drained, gravelly or silty soils. These soils are found on terraces above the normal floodplain along the major streams in the county, including the river valley and adjoining terraces in the Town of Dickinson. These soils are well-suited for most kinds of development.

Commonly found on upland hilltops, the Lordstown-Volusia-Mardin association predominates in the western part of the Town. These soils are moderately deep, well-drained soil series with impervious subsoil. Drainage and on-site sewage disposal can be a problem.

The most western and eastern ends of the Town of Dickinson consist of a Volusia-Mardin association. These soils occur primarily on the uplands in all parts of the county, except the southeastern part. This association is characterized by moderate to steep slopes on valley sides and soils that are somewhat poorly drained. Development of most kinds is difficult. Together, Lordstown, Volusia, and Mardin associations account for 70% of Town soils which suggests caution for development in these areas.

7.9 Brownfields

The Broome County Department of Planning and Economic Development maintains a database of sites of known or suspected environmental contamination. These properties are commonly called 'Brownfields.' These 'Brownfield' sites include former town dumps, dry cleaners, gasoline filling stations, shoe factories, and high technology manufacturing facilities. The County has made it a priority to perform necessary environmental assessments at the sites with the greatest redevelopment potential. There are two brownfield sites in the Town of Dickinson that have been identified by the Broome County Department of Planning and Economic Development. These brownfield sites are the Phelps Street Firing Range, located at 88 North Moeller Street and the Old Bedosky Dump, located at 274 Airport Road.

8.0 TRANSPORTATION

The transportation system is a critical element in the development of any town. The system must serve the travel needs of residents, providing safe and efficient access to a wide range of destinations. It must serve the needs of businesses too. Manufacturers must be able to receive materials and ship finished goods, retailers need to receive goods and attract customers, and all businesses need good access to the workforce. The transportation system must also serve the development objectives of the Town, providing access to underutilized land, protecting the environment, and enhancing the quality of life. The major roads and highways located in the Town of Dickinson are shown on Map 8-1 in Appendix A.

8.1 Roadways

The roadway system in the Town of Dickinson consists of facilities ranging from local streets to principal arterial expressways. These facilities are under the jurisdiction of the Town, Broome County, and the State of New York. As part of regional transportation network, these roadways generally provide good access to residents of and visitors to the Town of Dickinson. The exception is east-west access within the Town. Topography has proven to be a barrier to connecting the various north-south corridors.

8.1.1 Federal and State Highways

Federal and State Highways within the Town include:

- Interstate 81, a limited access principal arterial that is a major north-south highway, runs parallel to the Chenango River. 1.65 miles of the highway lies within the Town. Interchange 5 provides direct access to Front Street and Sunrise Terrace.

- Interstate 88, a limited access principal arterial, crosses the Chenango River and connects to I-81 just north of Interchange 5. Exit 1 links to Route 7 and provides access to the Village of Port Dickinson and the portion of the Town east of the Chenango River. The bridge is on the Town line, so technically there is no mileage in the Town.

- NYS Route 17 (future Interstate 86), a limited access principal arterial is a major east-west highway across the Southern Tier. It crosses the southwest corner of the Town, and Interchange 71 provides access to Airport Road and the residential neighborhood in that part of the Town. The portion in the Town is 0.44 miles.

- US Route 11, Front Street, extends from the City of Binghamton north through the Town of Chenango. It is a signalized minor arterial street, and parallels I-81. It is the primary transportation facility in the central part of the Town, providing access to residential, institutional, and commercial areas. The portion in the Town is 1.64 miles.

- NYS Route 7, Brandywine Highway, is the north-south arterial on the east side of the Chenango River, connecting the City of Binghamton to Interstate 88, and providing access through the Village of Port Dickinson and to the portion of the Town along Old State Road and Phelps Street. The portion in the Village is 1.1 miles.

As a result of transportation studies conducted by the Binghamton Metropolitan Transportation Study (BMTS) and the New York State Department of Transportation (NYSDOT), a number of transportation improvements have been constructed since the previous plan was adopted. These improvements are listed below:

- Interstate 88/Interstate 81 Connector was constructed on an alignment that utilized the Brandywine Highway and bridged the Chenango River on the Fenton/Dickinson Town line. This resulted in the need to construct an interchange with the Brandywine Highway, as well as connecting Phelps Street and the new service roads. The Brandywine Highway south of I-88 remained unchanged.

- Route 11/Front Street has been reconstructed from I-81 Exit 5 to Broome Community College. It is now a five lane road, providing far better access to BCC, the Broome County public safety facility, and the Broome-Tioga Association for Retarded Citizens; as well as the retail development on the east side of the street.

- Route 11/Front Street from Broome Community College north into the Town of Chenango is being reconstructed in 2003. The northern entrance of BCC, now signalized, is being relocated a short distance to the north to align with the entrance to the GHS Federal Credit Union.

8.1.2 County Roads

There are approximately 5.4 miles of Broome County roads that provide an intermediate level of access within the Town. They include:

- Airport Road (CR 301). Primarily connects NYS Route 17 with the Binghamton Regional Airport, as well as the industrial location at Choconut Center and various residential subdivisions. The portion in the Town is 0.94 miles, and is a four-lane divided limited-access highway.

- Glenwood Road (CR 58). Provides access from the City of Binghamton to residential subdivisions and the facilities of BOCES and the Broome Developmental Center. The portion in the Town is 1.75 miles, and is two lanes.

- Old State Road (CR 10). Provides access from the Brandywine Highway into the Village of Port Dickinson and to residential subdivisions to the east, and into the Town of Kirkwood. The portion in the Town is 1.06 miles, and is two lanes.

- Lower Stella Road (CR 93). Provides access to residential neighborhoods west of Airport Road. The portion in the Town is 0.92 miles, and is two lanes.

- There are very short segments of other County roads:
  - Bevier Street – 0.41 miles
  - Downs Avenue – 0.08 miles
  - Prospect Street – 0.25 miles

8.1.3 Town Roads

There are 10.85 miles of local roads in the Town of Dickinson. The Town roads are in good condition. For the 2003 construction, Highway Superintendent Donald Kumpon plans major resurfacing for North Moeller Street, Francis Street, and Maiden Lane. The Town does not project roadway work beyond a one-year time line and there are no records of past maintenance and resurfacing. The Town Highway garage completed its move to the new facility in April 2003. The most significant Town roads include the following:

- Old Front Street, providing access to the Sunrise Terrace neighborhood and the new Town Hall.

- Phelps Street, providing access to the commercial and residential area east of the Brandywine Highway.

8.1.4 Roadway Conditions

NYSDOT examines State roadways annually to measure pavement conditions. The Binghamton Metropolitan Transportation Study does the same for non-State roadways that are part of the Federal-aid system (everything except local streets).

Current conditions (scored on a scale of 1-10):

Interstate 81	7	Fair	
NY Route 17	10	Excellent	
NY Route 7	10	Excellent	
US Route 11	6	Fair	City line to I-81 ramps
	8	Good	I-81 ramps to BCC north entrance
	-	Under construction from BCC north entrance to Town line	
Airport Road	7	Fair	
Glenwood Road	8	Good	
Old State Road	9	Good	
Bevier Street	8	Good	
Downs Avenue	8	Good	
Prospect Street	6	Fair	

The above indicates that primary and regional highways, and local streets in the Town are being well maintained.

8.2 Public Transportation

The Broome County Department of Public Transportation operates B.C. Transit, a fixed-route bus service; and B.C. Lift, a demand-responsive paratransit service for qualified riders with disabilities. There are three B.C. Transit routes that serve portions of the Town and the Village of Port Dickinson:

- Route 7 (Clinton Street). This route runs along Prospect Street and Airport Road. It travels to the Wilson Hospital/downtown Johnson City area, the Airport Road Corporate Center in the Town of Union, and downtown Binghamton.

- Route 8 (Front Street). Provides service from downtown Binghamton on Front Street, through the Town, and north into the Town of Chenango to the Park & Ride lot on NYS Route 12A. This provides Town residents access to retail shopping in Chenango, and a wide variety of services in Binghamton. Buses run on thirty-minute headways. All runs serve the BCC campus. Some runs provide direct service to the Regal Entertainment (formerly Hoyt's) Cinema complex; others serve the Broome County Public Safety facility.

- Route 17 (Ely Park). Provides service to Ely Park, BOCES, and Broome Developmental Center. Originates at Binghamton University, and provides a transfer point to the Main Street line in Johnson City. Headways vary from thirty minutes during peak periods to ninety minutes in the midday.

- Route 40 (Chenango Street). Provides service from downtown Binghamton on Chenango Street through the Village of Port Dickinson, and to the Park & Ride lot on NY Route 12A. Buses run on thirty-minute headways.

B.C. Transit operates with a high level of dependability. In the last year, service changes have been put in place to operate later on weekdays, increase Saturday service, and begin Sunday service. The bus fleet is in good condition, with buses being replaced on a regular basis. All buses are accessible by persons with mobility impairments, either with wheelchair lifts or through low-floor design. All B.C. Transit buses are also equipped with bicycle racks that allow riders to bike to or from the bus stop. B.C. Lift offers services to individuals with disabilities who cannot use the B.C Transit buses. Taken together, the residents of the Town are reasonably well served by public transportation, providing mobility for those without automobiles. No significant modifications to the service are envisioned.

8.3 Pedestrian and Bicycle Transportation

Transportation planners and community leaders have come to understand the importance of providing for non-motorized transportation. Making facilities available so people can travel safely on foot or by bicycle, and get to where they want to go, enhances personal mobility and the quality of life.

The Binghamton Metropolitan Transportation Study has addressed many of these concerns in its Pedestrian and Bicycle Plan, and its Metropolitan Greenway Plan. The Town had already benefited from the pedestrian overpass over I-81, connecting the Sunrise Terrace neighborhood to Otsiningo Park. The pedestrian overpass ends on the east side of Old Front Street, approximately 150 feet north of the location of the new Town Hall. New sidewalks are under construction on the west side of Old Front Street. The entrance to the pedestrian overpass is currently overgrown, not marked with signs or lighting, and is not visible from Old Front Street. Maintenance of the pedestrian overpass is the responsibility of NYSDOT. The Town of Dickinson is working with NYSDOT to improve the condition of the overpass.

The pedestrian/bicycle path in Otsiningo Park has now been extended north into the Town of Chenango near Northgate Plaza. The Front Street improvement project incorporated bicycle lanes, a sidewalk on the west side of the street, and crosswalks and pedestrian signals at the intersection with BCC south entrance and The Gardens.

There are no sidewalks along Glenwood Road and Old State Road. Construction of sidewalks along Glenwood Road and Old State Road would provide additional benefit to residents who need a safe place to walk.

8.4 Freight Transportation

There are no major freight transportation issues in the Town. The businesses that rely on truck transportation, particularly those on Phelps Street, have excellent direct connections to the regional highway system directly to I-88 and via the Brandywine Highway to I-81. The narrow, low-clearance railroad overpass over Old State Road immediately east of the Brandywine creates an obstacle to truck movement, but that has been accommodated through land use decisions.

At-grade railroad crossings create a safety hazard. The crossings at Old State Road and Phelps Street are well signalized, and trains are relatively infrequent. Construction of a grade-separated crossing would be very difficult and costly, and need not be considered at this time.

8.5 Rail

There are no rail lines in the Town of Dickinson, outside the Village of Port Dickinson. Lines for New York, Susquehanna & Western's Utica and Syracuse branches and Canadian Pacific's Delaware & Hudson service travel north/south from the City of Binghamton through the Village of Port Dickinson.

8.6 Summary

The Town of Dickinson is generally well served by the surface transportation system. Because of its central location, there is good access to the Interstate Highway system, providing a high level of accessibility for Town residents and businesses. This access has also created the opportunity to develop businesses that serve travelers, like restaurants and motels. The local circulation system also generally provides for the travel needs of residents, and allows good choice among modes of travel.

The longstanding deficiency of the transportation system is created by geography. Essentially, the Town is a series of north-south corridors with minimal connections. Route 17 provides for east-west travel connecting those corridors. Front Street, Glenwood, and Airport Roads are connected by Lewis Road/Smith Road north of the Town boundary, and Bevier Street provides a connection across the Chenango River. This issue has not proven to be a significant impediment to the Town achieving its development goals.

9.0 PUBLIC FACILITIES

9.1 Introduction

The Town of Dickinson contains some of the major public facilities in Broome County. These facilities are located primarily in the Front Street Corridor and along Glenwood Avenue (see Map 9-1 in Appendix A).

9.2 County Facilities

Broome Community College

Foremost in size and intensity of use is Broome Community College (BCC). The College moved from the City of Binghamton to the 238 acre Dickinson campus off Upper Front Street in 1956 when it was still known as Broome County Technical Institute. The name was changed to Broome Community College in 1971 and the following decade produced rapid growth of the school. The enrollment of full and part-time students in credit programs at BCC at the time of the first comprehensive plan was 6,800. An additional 3,800 were registered annually for non-credit courses. The 1981 graduating class of BCC totaled 1,030 students.

For the Fall of 2002 semester, BCC had 6,564 students in credit courses. Of this student body, 71 percent were Broome County residents. The average age of students in credit programs was 26. For the 2001-2002 program year, BCC had an additional 7,500 students in open enrollment non-credit courses and 1,600 employees from local firms in the Corporate Education classes. BCC awarded 920 degrees in 2002. The staff at BCC consists of 385 full- and part-time instructors and 275 full- and part-time support and administrative staff.

Broome County Public Safety Facility

Figure 9-1: Broome County Public Safety Facility

Adjacent to the southwestern perimeter of the BCC campus is the Broome County Public Safety Facility. Access to the facility is from Lt. VanWinkle Drive off Upper Front Street. This complex houses the Broome County Sheriff's Department, Emergency Services, and the Broome County Jail. Its opening in June 1996 represents one of the largest changes to public facilities since the drafting of the original Comprehensive Plan. The jail has a capacity of 484 inmates.

Front Street Dog Shelter

Southeast of the Public Safety Facility is the Front Street Dog Shelter. The shelter is a County-owned facility, but is primarily privately funded. The shelter accepts stray and lost dogs and puppies from eleven contract towns and one city in Broome County. It also accepts owned dogs and puppies from individuals, regardless of where they live who are unable to keep the them.

Garden Plots

At the time of the original comprehensive plan, the County was the owner of a large parcel on Front Street across from BCC. A 7-acre portion of the approximately 20-acre site was divided into individual garden plots and rented to the public. In 1997, the 'Garden Plots' site was sold to a private developer. The Regal Cinema 12 (formerly the Hoyt's Movie Theater), a Fairfield Inn, and a Cracker Barrel restaurant have been constructed on this site. The public garden plots have been relocated to the north end of Otsiningo Park.

Resource Recovery Agency of Broome County

At the time of the drafting of the original Comprehensive Plan, the Resource Recovery Agency of Broome County was conducting environmental studies of three sites for the location of a waste-to-energy incinerator. One of the locations under consideration was the 'Brickyard,' a site that straddled the Dickinson/City of Binghamton boundary. This project was ultimately abandoned. (See Brickyard in Chapter 11.)

Otsiningo Park

The most popular County park, Otsiningo Park, is located along Front Street in the Town of Dickinson. Otsiningo Park was constructed on State-owned land and leased by Broome County. In 2001, the park was expanded with the opening of Otsiningo North on land adjacent to the park extending to the Town of Chenango. The annual attendance at the park at the time of the original Comprehensive Plan (1984) was 529,678. This figure has grown about 2.4 times to more than 1.25 million attendees in 2002. This is more than 50 percent greater than the **combined** attendance at all other County park facilities, including the Arena and Forum. Activities at Otsiningo include cross-country skiing, walking, biking, running, playgrounds, volleyball and athletic fields. In 2001, the annual Spiede Fest and Balloon rally returned to Otsiningo Park.

Figure 9-2: Otsiningo Park

BAGSAI Softball Complex

The BAGSAI softball complex is the result of a cooperative effort between the Binghamton Area Girls Softball Association Incorporated and the Broome County Department of Parks and Recreation. The complex consists of four softball fields and related facilities such as parking, restrooms, and a concession stand. The complex is located on South Campus Drive just south of BCC.

9.3 Town Facilities

Town Hall and Highway Department Garage

Figure 9-3: New Town Hall and Garage

The Town of Dickinson recently acquired a new town hall and highway department garage. The facilities are located adjacent to each other on Old Front Street. The town hall is 6,149 square feet and the highway garage is 6,434 square feet in size. The two new facilities opened in April 2003.

The former town hall is a small, one-story brick building constructed in the 1950's and located immediately south of the Cracker Barrel on Upper Front Street. This building is under contract to the neighboring property owner.

Town of Dickinson Ball Field

The ball field located immediately north of the Sunrise Terrace Association facility along the western side of Old Front Street is owned by the Town of Dickinson. The Sunrise Terrace Association has a lease to use the field.

9.4 Other Local Facilities

Broome-Tioga Association of Retarded Citizens

On a separate parcel southwest of the Front Street Dog Shelter is the Broome-Tioga Association of Retarded Citizens (ARC). The ARC offers evaluation, counseling, life skills training and sheltered employment for the developmentally disabled.

Cornell Cooperative Extension of Broome County

On the eastern side of Upper Front Street, immediately south of the old Town Hall is the Cornell Cooperative Extension of Broome County. This organization provides a broad assortment of education programs and informational services to the residents of Broome County. Program areas include 4-H activities, family and youth development, agricultural profitability, nutrition and food safety, environment and labor force enhancement. The offices of Broome County Soil and Water Conservation District and the United States Department of Agriculture offices are no longer located in the Cooperative Extension Building. They have relocated to rented office space at 1163 Front Street in the Town of Chenango.

Cutler Gardens

Figure 9-4: Cutler Gardens

The Cutler Botanic Gardens is owned by the Cornell Cooperative Extension. The gardens are located immediately north of the Exit 5 off-ramp of Interstate 81 on the grounds of the Cornell Cooperative Extension off Upper Front Street. The gardens are an important natural resource in the Town and contribute positively to the gateway entrances from the highway and Upper Front Street.

Cutler Botanic Garden is situated on land given to Cornell Cooperative Extension by Frances Cutler. It opened to the public in 1979. The Cutler Botanic Garden is a center for teaching horticulture and environmental issues. Horticulture classes and events are held at the Cutler Botanic Garden Outdoor Horticulture Classroom. A Bird Sanctuary is being planned for the area between the Cutler Botanic Garden and Front Street. The garden is open to the public daily during the summer and garden tours are conducted by the Cornell Cooperative Extension.

Elizabeth Church Manor Nursing Home

Located at 861 - 863 Front Street is the Elizabeth Church Manor campus, an elderly services complex operated by the United Methodist Homes. The campus consists of Elizabeth Church Manor, Saint Louise Manor, and the Manor house. Elizabeth Church Manor offers the highest level of assistance with 120 beds in a skilled nursing facility setting. Elizabeth Church Manor was constructed and opened in 1994. Two years after the opening of the new Elizabeth Church Manor, the original building was converted to the current Saint Louise Manor. Saint Louise Manor has beds at three levels of care: 22 two-room residential living apartments; 28 adult care

facility beds; and the 24 licensed assisted living beds for a greater level of care. The Manor house has 8 independent living apartments for senior citizens and was opened in 1971.

Sunrise Terrace Association

The Sunrise Terrace Association, a neighborhood organization, rents a facility at the corner of Old Front Street and Adams Drive in Sunrise Terrace, immediately south of the Town of Dickinson Ball Field. Youth activities are provided at the facility. The Town of Dickinson contributes funds for the youth activities.

School Districts

The Town of Dickinson is served by three school districts. The western part of Town lies within the Johnson City School District. The Sunrise Terrace neighborhood is located within the City of Binghamton School district. The north central part of the Town is located in the Chenango Valley School District. The Village of Port Dickinson and the eastern part of the Town are also served by the Chenango Valley School District. The Broome-Tioga Board of Cooperative Educational Services (BOCES) Main Campus on Glenwood Road is the only school located in the Town of Dickinson.

Libraries

Three public libraries serve the Town of Dickinson. These libraries are described below:

- The *Cecil C. Tyrrell Learning Resources Center Library* (*LRC*) at Broome Community College is the only library located in the Town of Dickinson. The LRC Library provides complete library services to the extended college community but is also open to the public.

- The *Broome County Public Library*, located at 185 Court Street in Binghamton, offers free library services to anyone who resides in Broome County.

- The *Fenton Free Library*, located at 1062 Chenango Street in Hillcrest, also provides services for residents of the Town of Dickinson.

9.5 State Facilities

New York State Broome Developmental Center

The New York State Broome Developmental Center is one of two large public facilities located in the western portion of the Town on Glenwood Road. Broome Developmental Center is a residential facility serving persons with developmental disabilities and mental retardation. This facility was opened in 1974. Its certified capacity of 480 residents has remained unchanged since the drafting of the original Comprehensive Plan in 1985. In addition to the 86-acre main facility, Broome Developmental Center houses the headquarters of the Broome Developmental Disabilities Services Office (DDSO). Broome DDSO is a regional office of the New York State Office of Mental Retardation and Developmental Disabilities, which supports the activities of a

six-county operation. Broome DDSO also operates a 9-bed Community Residence in a separate building located at 241 Glenwood Road.

Broome-Tioga Board of Cooperative Educational Services

The other major State facility located in the Town of Dickinson is the Broome-Tioga Board of Cooperative Educational Services (BOCES), also located on Glenwood Road. BOCES employs approximately 1,400 full-time and part-time people. They serve the 15 school districts in Broome and Tioga Counties, totaling 76 schools and nearly 40,000 students. BOCES has four divisions providing varied educational services: (1) Center for Educational Support and Technology, (2) Center for Exceptional Programs, (3) Adult Education, and (4) Career and Technical Education.

9.6 Public Safety

Fire Protection

Three volunteer fire companies serve the Town of Dickinson. These all-volunteer fire companies are described below:

- The *Prospect Terrace Fire Company* serves the western third of the Town. The station is located at the southwestern edge of the Town on Prospect Street.

- The *Chenango Fire Company* covers the middle third of the Town west of the Chenango River including the Front Street Area, Broome Community College, and Otsiningo Park. The Company's No. 2 Station is located on Front Street in the Town of Chenango.

- The *Port Dickinson Fire Company* covers the Village of Port Dickinson and the eastern third of the town. The station is located on Chenango Street in Port Dickinson.

Police Protection

The Town of Dickinson does not have its own police force. Instead, the Town is served by the Broome County Sheriff's Office, which is located at the Broome County Public Safety Facility off Upper Front Street in the Town of Dickinson, and by the New York State Police. The Village of Port Dickinson has its own police department. The Village of Port Dickinson Police Department is located at 786 Chenango Street in Port Dickinson.

Emergency Medical Services

The Broome County Volunteer Emergency Squad serves the Town of Dickinson. It is a part-volunteer, part-paid squad that is the primary emergency medical service provider to several municipalities in Broome County.

10.0 PUBLIC UTILITIES

10.1 Introduction

Municipal utility services in the Town of Dickinson include public water and sewer, with the majority of the Town served by both. Each of these utilities is provided for the benefit of the public health and convenience. These utilities have also encouraged and supported commercial development in the Town. Map 10-1 in Appendix A shows the areas of the Town served by public water. Map 10-2 in Appendix A shows the areas of the Town served by public sewer.

10.2 Water Districts

With the exception of the Mountain Run area and upper Glenwood Road, most of the Town is serviced by one of nine water districts within the Town. Service areas for the water system are as follows:

District 1: Serves southwest corner of Town of Dickinson between Route 301 and Glenwood Road. Obtains its water from the Village of Johnson City and City of Binghamton.

District 2: Serves 14 families along Bevier Street and 2 families on Bigelow Street. Obtains water from the City of Binghamton.

District 3: Includes Sunrise Terrace and that portion of Morningside Heights within the Town of Dickinson and along Front Street. This area receives water from the City of Binghamton and as a byway for this water to 'North' Morningside Heights and Front Street to Nimmonsburg in the Town of Chenango. Also serves BCC.

District 4: Serves areas north of Route 17 west border of Town to Airport Road and Lower Stella Ireland Road. Obtains water from Johnson City.

District 4 Extension 1: Completed in June 1984. A total of 55 services were add on J.T. Boulevard and Stella Ireland Road.

District 5: Serves the area south of Prospect Street within the Town of Dickinson and obtains water from Johnson City and the City of Binghamton.

District 6: Serves the area of Glenwood Road including BOCES, Broome Developmental Center and private residences on Maiden Lane. Water is purchased from the City of Binghamton.

District 7: Serves the area along Old State Road (Route 10) from the Brandywine Highway east to the Town boundary. Water is purchased from the City of Binghamton.

District 8: Serves Clifton Avenue. Water is purchased from the City of Binghamton.

10.3 Sewer Districts

Most of the Town is served by one of 10 sewer districts. The exceptions are the Mountain Run area and upper Glenwood Road. The districts are as follows:

District 1: Prospect Terrace: Adams Street, Bellaire Avenue, Glenwood Road, Longview Avenue, Prospect Street, Pulaski Street, Sowden Street, Sunset Drive, True Avenue, and Twining Street.

District 2: Front Street/Sunrise Terrace: Adams Drive (except 117 to 139), Elaine Drive, Ferndale Drive (except 294 to 308), Front Street (650 to 702, 603, 609 to 613), Iris Drive, Lawson Court, Rosedale Drive, Sunrise Drive, and Terrace Drive.

District 3: Lower Stella Ireland Road: Republic Street, Poland Ave, and Deyo Hill Road.

District 3-1: Upper Stella Ireland Road: Number 270 and above on Pineview Road, Lincoln Street, Rundall Road, and J.T. Boulevard.

District 4: Clifton Avenue, except 17.

District 4-1: 17 Clifton Avenue, Thomas Road, Stephen Drive, Ridge Road.

District 5: BOCES and Broome Developmental Center

District 5-1: Maiden Lane

District 5-2: Linda Drive

District 6: State Road: Harding Avenue, North Ely Street, North Broad Street, North Broome Street, North Lousia Street, Taft Avenue, North Moeller, Lennox Lane, Valley View, Fuller Street.

11.0 LAND USE

11.1 Introduction

The Town of Dickinson has three major types of land uses: residential, public and community service, and vacant land. There is no agricultural land within the Town. Commercial development is concentrated along the Front Street corridor and Old Front Street. Except for the former 165-acre Brickyard site, there is very limited industrial land.

There are 2,234 acres of land in the Town of Dickinson. The majority of this land is located west of the Chenango River. Of this total, 1,642 parcels have been classified by land use. Table 11-1 lists the parcels and acreage by land use. Existing land uses in the Town of Dickinson are shown on Map 11-1 in Appendix A.

Table 11-1: Existing Land Uses

Land Use	Parcels		Acreage	
	Number	Percent	Acres	Percent
Recreational	1	<1%	3	<1%
Community Services	26	2%	370	17%
Residential	1,100	67%	623	28%
Public Services	18	1%	77	4%
Industrial	2	<1%	168	8%
Commercial	46	3%	47	2%
Vacant	400	24%	929	42%
Unknown	49	3%	18	<1%
Total	**1,642**	**100%**	**2,235**	**100%**

Source: Broome County Department of Planning and Economic Development, November 21, 2002.

As shown in Table 11-1, residential is the predominant land use in the Town of Dickinson with more than two-thirds of all parcels dedicated to residential use. A relatively small number of parcels are dedicated to community services, but because the parcels are large, they occupy 17 percent of all acreage. Vacant land also comprises a large portion of the Town with 24 percent of all parcels and 42 percent of all acreage listed as vacant.

11.2 Residential Land Uses

Most residential development in the Town of Dickinson is clustered into nine distinct neighborhoods in the Town. These neighborhoods are described below and shown on Map 11-2 in Appendix A.

Chenango Shores: The residential streets in this area border the Town of Chenango to the north. The Chenango Shores area is almost exclusively single-family homes, with very few undeveloped parcels remaining.

Front Street Corridor: This area consists of two older, well-established residential subdivisions that consist of well-maintained single-family homes.

Prospect Street/Lower Glenwood Avenue: Divided by New York State Route 17, approximately 120 single-family units exist in this six-block area. Nearly two-thirds of the housing in this area was built prior to 1960 and more than one-third was built prior to 1940. The area south of the highway is a mixed-use neighborhood that is similar in composition to the City of Binghamton's 'First Ward.' This neighborhood contains single- and multi-family residential units, commercial establishments, some light industry, a public utility substation, and several churches.

Figure 11-1: Prospect Terrace Neighborhood

Upper Glenwood Road and Thomas Road: The Thomas Road/Stephens Road/Clifton Avenue area contains approximately 20 homes. These three streets are cut off from the remainder of the Town of Dickinson by the Ely Park Golf Course. Thomas Road and Stephens Road are accessed only from the City of Binghamton.

Single-family homes are scattered along Upper Glenwood Road north to the Town of Chenango border, with approximately a dozen homes in the area between the Broome-Tioga Board of Cooperative Educational Services (BOCES) and the Broome Developmental Center. North of the Ely Park Apartments, the residential development on Linda Drive contains a few dozen single-family homes.

Old State Road: Accessible only from the Brandywine Highway, Old State Road and the side streets comprise the major residential area in the eastern portion of the Town. This neighborhood consists primarily of single-family homes. Several large parcels remain undeveloped in this area, but subdivision and construction on these properties would be constrained by steep terrain. There are approximately 195 housing units in this area. All the housing units in this area were built prior to 1960.

Bevier Street: This older residential neighborhood consists of approximately 50 single-family homes. It is separated from the other Dickinson neighborhoods by the steep hillside of the Brickyard property.

Phelps Street/Rogers Mountain Way: At the time the first comprehensive plan was prepared, only five homes existed in this area. Since that time, nine additional homes have been constructed on five to seven acre lots, with only a few parcels remaining undeveloped. All the homes in this neighborhood were constructed in the 1980s.

Lower Stella Ireland Road: This residential area consists of Lower Stella Ireland Road and several side streets extending west into the Village of Johnson City. It consists primarily of single-family homes and duplexes, and several non-conforming commercial or industrial properties.

Sunrise Terrace: Sunrise Terrace encompasses ten residential streets and a portion of Front Street. This area was originally developed to a great extent during the 1930's and 1940's. Sunrise Terrace is almost fully developed and consists primarily of single-family homes.

Figure 11-2: Sunrise Terrace Neighborhood

11.3 Commercial Land Uses

Commercial development in the Town of Dickinson is located along Airport Road, Old Front Street, and along the Front Street corridor, a major transportation artery. In addition, there are several small pockets of neighborhood commercial development located in the Prospect Street/Lower Glenwood Avenue, Upper Glenwood Road/Thomas Road, and Lower Stella Ireland Road neighborhoods. These areas of commercial development are described below.

Old Front Street:

Old Front Street is a remaining section of the original Front Street commercial corridor that existed prior to the rerouting of Front Street for the construction of Interstate 81. Old Front Street is bordered predominantly by commercial uses, including remnants of the old commercial district. Two motels and a gas station/convenience market are located at the northern end of Old Front Street across from Exit 5 on Interstate 81. The remainder of Old Front Street is bordered predominantly by one-story, nondescript commercial buildings. The businesses include Triple Cities Material Handling, Southern Tier Permaside, Inc., Boland Lumber, Nissan Forklift, and Tri State Builders Concrete Contractors. Other commercial uses in this district include a rental

supply outfit, an automobile parts and service business, and an express mail company. This portion of Old Front Street also includes the new Dickinson Town Hall, several residential dwellings, and vacant land (see Dickinson Town Hall in Chapter 9).

Figure 11-3: Old Front Street

Front Street Corridor:

The Front Street Corridor is predominately commercial on the east side and institutional and residential on the west side. At the time of the original Comprehensive Plan, the Front Street Corridor was dominated by institutional land uses (Broome Community College, Elizabeth Church Manor, and Cornell Cooperative Extension). Since the adoption of the original Comprehensive Plan in 1985, there has been a major change in the development of this area. Today, major commercial uses are located along the east side of the Front Street corridor. In 1997, Broome County Government sold the 20-acre 'Garden Plots' site along the east side of Front Street to a private developer. The Regal Cinema 12, Fairfield Inn, and Cracker Barrel restaurant now occupy this site. Major institutions occupy the west side of the Front Street Corridor: Broome Community College, Elizabeth Church Manor Nursing Home, and the Broome County Safety Facility. The former Town Hall, which is located along the east side of the corridor is now vacant and under contract to the adjacent commercial property owner. (See public facilities in Chapter 9). Any future development on the west side of the corridor would require traffic and safety issues to be addressed.

Figure 11-4: Intersection of Front Street and Old Front Street

Other Commercial Areas

The Prospect Street/Glenwood Avenue, Upper Glenwood Road/Thomas Road Neighborhood, and Lower Stella Ireland Road Neighborhood have mixed commercial and residential areas.

11.4 Industrial Land Uses

Background

Industrial development in the Town of Dickinson is limited to two contiguous parcels totaling 165.03 acres. These two parcels and adjacent property located in the City of Binghamton comprise the Broad Street Industrial Park (formerly the Binghamton Brickyard Company). The two parcels are located at 49 and 59 Leon Street in the Town of Dickinson, along the Town of Dickinson/City of Binghamton border. The parcel located at 49 Leon Street measures 0.03 acres. The parcel located at 59 Leon Street measures 165 acres, making it the second largest parcel in the Town of Dickinson and second only to the Broome Community College campus. The site is located near the Conrail (former Delaware and Hudson Railroad) and 0.65 miles from State Route 17 (future Interstate 86). Lands of the Broad Street Industrial Park are shown on Map 11-3 in Appendix A.

The portion of the property located in the Town of Dickinson is very steep and partly excavated from mining activity. The portion of the property located in the City of Binghamton has been leveled. The site contains natural slopes exceeding 15 percent and upward to 40 percent in addition to vertical cliff faces of excavated shale (USGS Binghamton West Quad).

The portion of the property located in the Town of Dickinson is zoned RM (Median Density Apartment District) and PUD (Planned Unit Development). The portion of the property located in the City of Binghamton is zoned IND (Industrial). The Brandywine Heights neighborhood is located on Old State Road in the Town of Dickinson along the north perimeter of the mine. The Brandywine Creek, a Class C stream, flows westerly along the north edge of the property parallel to Old State Road.

The entrance to the Broad Street Industrial Park is located at the end of Broad Street in the City of Binghamton. Brandywine Creek was in-filled to build an extension of Broad Street, connecting it to Old State Road at North Broad Street.

Mining History

The Binghamton Brickyard Company acquired the two parcels located in the Town of Dickinson and adjacent property located in the City of Binghamton in 1923 for its mining and processing operations. The mining was conducted on a portion of the 165.03 acres of land located in the Town of Dickinson and on adjacent property located in the City of Binghamton. The brick factory, stock shed, kilns, clay dump, machines, and drying tunnels were located immediately to the west alongside the railroad in the City of Binghamton. The Binghamton Brickyard Company closed its operations in the 1980s.

The Academe Paving Company acquired the 165.03 acres of land in 1988 and purchased adjacent property located in the City of Binghamton in the 1990s for shale mining. The company obtained a permit pursuant to the New York Mined Land Reclamation Law ("MLRL") from the New York State Department of Environmental Conservation (DEC) on August 2, 1989 to operate a 14-acre surface consolidated shale mine in the Town of Dickinson/City of Binghamton with processing on site and reclamation as an industrial facility. The facility was named the Broad Street Industrial Park, one of 48 active shale quarries in New York State and the only active permitted shale quarry in Broome County.

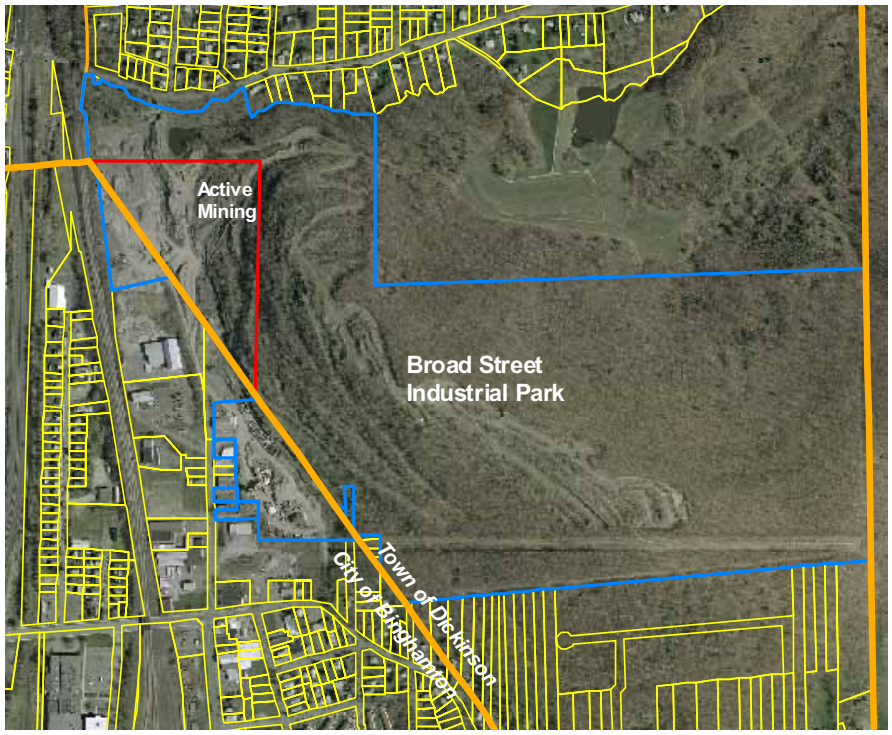


Figure 11-5: Broad Street Industrial Park

The Academe Paving Company closed its operations in 2002. Subsequently, in November 2002, Tri-City Highway Products, Inc. purchased the 165.03 acres of land, in addition to some adjacent Academe Paving Company property located in the City of Binghamton. The state mining permit was transferred to Tri-City Highway Products on April 21, 2003. The permit expired on January 31, 2004.

Figure 11-6: Tri-City Mining Property

Under the permit the total contiguous acreage owned or controlled by the owner is 150 acres. The permitted mining area encompasses 14 acres. The total amount of natural material to be removed from the site is 400,000 cubic yards. The disturbed areas are to be reclaimed for industrial development.

The permit application of 1989 was the subject of a Full Environmental Assessment Form (Full EAF) prepared under the New York State Environmental Quality Review Act (SEQR). The DEC, as the lead agency, determined that the proposed action would not have a significant effect on the environment and a Negative Declaration Notice of Determination of Non-Significance was prepared.

The Academe Paving Company constructed an asphalt manufacturing plant on the property located in the City of Binghamton in the 1990s. The plant contains a liquid asphalt tank, silos, conveyor system, gravel storage area, offices, and a parking lot. Subsequently, Academe Paving Company obtained a special use permit and variance from the City of Binghamton to add a new office and three asphalt silos with two transfer conveyors.

By April 2003 the site had become a multiple use industrial facility in addition to the mining operation governed by the mining permit. The mining jurisdiction is presently limited to a 14-acre portion of the site, which lies partly in the Town of Dickinson and partly in the City of Binghamton. Secondary manufacturing, construction storage yards, imported material storage area, corporate offices, and rail siding occupy the portion of the site located in the City of Binghamton.

Environmental Concerns

The shale mining operations have been the subject of concern over the last decade from the residents of the Brandywine Heights neighborhood and from the Town of Dickinson. The problems have included dust emissions during rock crushing, fugitive dust from routine mining and hauling operations, noise, odors, lack of erosion control measures, dumping near Brandywine Creek, and aesthetic, nuisance, and truck traffic impacts.

Municipal Control Over Mining in New York

New York's Mined Land Reclamation Law ("MLRL"), Environmental Conservation Law ("ECL") Article 23, Title 27, governs virtually all extractive mining activity in the state, including hard rock quarries, sand and gravel pits, and topsoil stripping operations. The MLRL and its implementing regulations establish detailed rules governing the operation of mines throughout the state. These rules are specifically intended to supersede all other state and local laws directly regulating mining activity. Under the MLRL, the DEC maintains jurisdiction over mining operations excavating 1,000 tons or 750 cubic yards, whichever is less, in any successive 12-month period.

Mining is not permitted anywhere in the Town of Dickinson, except on the 14 acres of the Broad Street Industrial Park permitted under the DEC. New York State law limits the extent to which municipalities may restrict or regulate mining operations of mines. However, there are actions that a municipality can permissibly take in order to minimize the adverse impacts of mining within its borders. Recommended actions for the Town of Dickinson to pursue to minimize impacts of the Broad Street Industrial Park mine are provided in Chapter 13.

11.5 Vacant Land

The Town of Dickinson has 929 acres of vacant land. As shown on Map 11-1, the majority of the vacant land is located along Airport Road, Glenwood Road, or along the Delaware & Hudson Railroad tracks.

11.6 Institutional Uses

Public and private facilities and institutions are discussed in Chapter 9.

12.0 ORDINANCE REVIEW

12.1 Introduction

A comprehensive plan update provides the community an opportunity to review the adequacy of its land use related laws. Court decision, or changes in state laws, may make certain ordinances or definitions out of date. In other instances, there may be gaps or oversights in the current legal framework for making land use decisions. Finally, some ordinances, although well intentioned, may not be functioning as originally planned.

Land use related ordinances in the Town of Dickinson include Zoning, Adult Entertainment, Unsafe Buildings, Flood Damage Prevention, Local Landmarks, Mobile Homes, Junk Vehicles, and Subdivision of Land. Wireless Telecommunications regulations are part of the Town's Zoning Ordinance.

12.2 Zoning

The most broad ranging land use ordinance in most communities is its Zoning Ordinance. The Town of Dickinson's Zoning Ordinance has been subject to ongoing revisions since the drafting of the original comprehensive plan. Updates were made in 1986, 1988, 1992, 1997, 1998, 1999 and 2002. Two elements recommended in the original comprehensive plan, regulations for receiving dishes and solar access, were added in 1986.

12.2.1 Zoning Map

The Zoning Map is an official document, mandated by New York State law to be kept on file in the Town Clerk's office. The Town of Dickinson's Zoning Ordinance provides an excellent running list of the various changes to the Zoning Map. The Zoning Map is provided as Map 12-1 in Appendix A.

12.2.2 Planned Unit Development

The Dickinson Zoning Ordinance includes one of the most flexible planning tools for controlling development: the Planned Unit Development (PUD). Within a PUD, developers are given greater latitude in permitted uses and bulk requirements. Typically, PUDs are targeted at large tracts where flexibility in design standards and permitted land uses will allow the developer to prepare a coherent plan. On a large parcel, this flexibility enables the developer to cluster residential development to preserve greater open space, or to include commercial and residential land uses to create a mixed use setting such as may be found in a traditional urban core.

Dickinson's PUD regulations were overhauled in 1986 and revised again in 1992. According to the zoning ordinance, the concept behind the PUD is to "promote greater flexibility and, consequently, more creative and imaginative design for development than is generally possible under conventional zoning districts," and to "encourage conservation and more efficient use of land". The PUD designation is also designed to, "utilize topography and other site features to best advantage," and to "encourage a more efficient and economic arrangement of land uses, buildings, circulation systems and utilities…"

The PUD designation in Dickinson was a tool to encourage commercial development to balance the large number of tax-exempt institutional land uses. At the time of the original plan, the property with the greatest development potential was the 20-acre 'Garden Plots' site on Front Street. The Town zoned this a Planned Development District. In 1997, Broome County Government sold the 'Garden Plots' site to a private developer. This sale resulted in the construction of the Regal Cinemas (former Hoyt's) movie theater, Fairfield Inn, and Cracker Barrel restaurant. There is now substantially less land available for commercial development. As a result, the Town is in the process of phasing out the PUD zoning designation.

12.2.3 Schedule of Zoning Regulations

The zoning ordinance establishes minimum lot areas, lot width, setbacks, maximum lot coverage, maximum building height, and other bulk standards. One element of these standards that should be reviewed is the minimum lot size for new residential construction in the unsewered portions of the R-1 district. The zoning ordinance requires a lot size of just 12,000 square feet and a minimum lot width of 80 feet for new construction in the R-1 district. That is an approximately 1/4-acre lot.

Septic system design must be approved by the Broome County Health Department, which recommends a minimum 2-acre lot for residential new construction in unsewered areas. This recommendation is based on the 'Individual Residential Wastewater Treatment Systems Design Handbook' published in 1996 by the New York State Department of Health.

The Town of Dickinson is in the process of revising its minimum acreage requirement for residential new construction in unsewered portions of the R-1 district to bring it into conformance with the County Health Department recommendations. It should be noted that the zoning ordinance requires mobile homes outside of mobile home parks to be placed on 2-acre lots with a minimum lot width of 200 feet.

12.2.4 Definitions

The Town of Dickinson is in the process of improving upon the definitions of several terms provided in Section 108-1 of the Zoning Ordinance and defining other terms that lack definitions. For example, the Town is establishing definitions for the terms 'Retail,' 'Industrial,' and 'Light Manufacturing'. The definition of 'Family' is being revised to be consistent with several court decisions requiring recognition of a 'factual and functional family equivalent.'

The definition of 'Home Occupation" provides general standards for home occupations: that they are 'clearly incidental and secondary' to the residential use of the property, do not to 'change the character thereof,' that 'no person outside of the dwelling shall be employed in the home occupation,' and that there shall be 'no external evidence of such use.' To provide further guidance, the Town of Dickinson is establishing a list of occupations meeting the standards.

The Town of Dickinson is revising Section 108.1 of the ordinance, which permits signs not over 2 square feet, to be consistent with Section 108-17 (A) (1), which permits home occupation signs of three square feet.

12.2.5 Off-Street Parking and Loading

Section 108-34 A of the zoning ordinance establishes a minimum parking space dimension of 9 feet by 20 feet with a minimum vehicle travel lane of 20 feet. This conflicts with the 'Schedule of Zoning Regulations' where the minimum space is listed as 10 feet by 20 feet. Although not specified, these standards are for a 90° parking configuration with two-way vehicular traffic. No standards are specified for angled parking with one-way traffic. Without these standards, parking lot design options are unduly limited.

The Zoning Ordinance does not designate an 'all weather surface' for parking lots and drives. This allows for parking on grass or dirt lots and is not in keeping with the suburban nature of the Town of Dickinson. Furthermore, the Zoning Ordinance does not stipulate the areas where parking is permitted. Combined with lack of a requirement for an all weather surface, this lack of restriction on location allows parking on the grass of front yards even in R-1 districts.

12.2.6 Wireless Telecommunications

On significant change to the zoning ordinance since the original comprehensive plan has been the adoption of Article XI, Siting of Wireless Telecommunications Facilities in 1999 (and amended in 2000). This section of the zoning ordinance governs the location, design, and construction of telecommunications facilities such as cellular telephone towers. The ordinance promotes the shared use of existing towers and gives the Town reasonable control, to the extent permitted under the Telecommunications Act of 1996, over height, location, lighting and materials used on towers. The ordinance also provides for the removal of telecommunications facilities at the expense of the owner of the tower special permit.

12.2.7 Training Requirements for Planning Board and Zoning Board of Appeals

In 2001, the Town Board adopted training requirements for members of the Zoning Board of Appeals (ZBA) and Planning Board. The minimum requirements are six hours of relevant training within the first year from the date of their initial appointment and three hours per year for every year thereafter. The ordinance further stipulates the approved training courses for ZBA and Planning Board members. Failure to comply with the training requirement may result in removal from the ZBA or Planning Board.

12.2.8 Zoning Actions

The number and extent of variances granted by the Zoning Board of Appeals is one measure of the effectiveness of a community's zoning ordinance. If use variances are frequently granted, it may indicate that the zoning districts do not reflect current development pressures and trends. If bulk variances are routinely granted it may be reflective of a zoning ordinance that is not in keeping with current design and construction standards.

According to the Town's Code Enforcement Officer, there were just four variance requests over a recent two-year study period. Of these four requests, three were granted. Of the three variances granted, one was a use variance for a parking lot at a funeral home, while the other two were for relief from bulk requirements.

12.3 Subdivision of Land

The Town of Dickinson adopted subdivision regulations in 1978. These regulations were amended in 1991 and 1993. The most significant of these changes is the repeal of the distinction between major and minor subdivisions in 1993. The current regulations require approval for division of land along existing streets into 5 or more parcels or division of land along a proposed street into 2 or more parcels.

12.4 Adult Entertainment Business

In 1983, just prior to the drafting of the original comprehensive plan, the Town Board adopted a local law governing adult entertainment businesses. In 1997, the Town Board added sections dealing with Cabaret and Massage establishments. There are two traditional planning techniques for handling adult entertainment businesses, either concentrating within certain areas or dispersing throughout commercial or industrial districts. The Town follows the dispersal model by prohibiting adult businesses within 500 feet of R-1, R-M, R-H, and Planned Unit zoning districts as well as residences, churches, parks, schools or existing adult establishments. In what appears to be an oversight, the 500-foot prohibition list does not include the R-2 zoning district.

12.5 Unsafe Buildings

The Unsafe Building code was adopted in 1984 and has required no revisions since its adoption.

12.6 Flood Damage Prevention

At the time of the previous comprehensive plan, the Town was operating under a 1975 Flood Hazard Control local law. This law was superseded by the current Flood Damage Prevention code in 1987.

12.7 Local Landmarks

In 2002, the Town Board adopted a Local Landmark Code. Under this initiative, local landmarks and historic districts can be designated by the Town Board. Alteration, construction, or demolition to landmarks or buildings within historic districts must receive a Certificate of Historic Review. The Town Board, acting as the Historic Review Board, issues these certificates. The Local Landmark law also establishes a Historic Advisory Committee to consult with the Town Board in reviewing projects. The Historic Advisory Committee is an independent board appointed by the Town Supervisor. The code also establishes hardship criteria for relief from the local landmarks ordinance.

12.8 Mobile Homes

At the time of the original comprehensive plan, the Town was governed by a mobile home code that was adopted in 1974. The comprehensive plan recommended changes to the definition section of this law to address modular homes. The 1974 law was superseded by a 2001 ordinance. The new code includes a Modular House definition as a "housing unit constructed

off-site consisting of more than one segment designed to be permanently anchored to a foundation".

The 2001 code requires common open space for mobile home parks and allows individual mobile homes on 2-acre lots, with 200 feet of frontage, in R-MH zoning districts.

12.9 Junk Vehicles

The current Junk Vehicle code was adopted in 2001, replacing a 1991 local law. The 2001 code does not permit any unregistered motor vehicles. However, $20 restoration permits are available for one unregistered vehicle.

13.0 RECOMMENDATIONS

13.1 Introduction

In preparing this plan update, the Town of Dickinson Planning Board assembled historic and current community information including land use, community facilities, public utilities, housing, employment, industry, transportation, and demographics. The Planning Board consulted with various authorities such as the Town Attorney, Town Zoning Enforcement Officer, Town Conservation Advisory Council, Broome County Department of Planning and Economic Development, Binghamton Metropolitan Transportation Study, the New York State Department of Transportation and the Broome County Environmental Management Council. This work was augmented by public meetings to gather community input. Based on this extensive work, the Planning Board has established the following goals and recommendations for action.

13.2 Appearance and Quality of Life

There is little remaining undeveloped, open green space left in the Town of Dickinson. This Town Board and future Town Boards need to take into consideration what is necessary to preserve and protect the natural features of the Town for future generations. Entrances to each distinct area of the Town should be kept green, and attractive, as much as each year's Town budget shall allow.

One feature of the Town that could be improved in appearance is the pedestrian overpass that extends from the Sunrise Terrace neighborhood to Otsiningo Park. The overpass is a prominent landmark to traffic on Interstate 81. It is an important linkage between the Old Front Street area, which has prime redevelopment potential, and Otsiningo Park. With over 1.25 million attendees annually, Otsiningo Park is one of the key countywide attractions. The Old Front Street area, with the new Town Hall and recently reconstructed street, is a prime area for redevelopment.

The entrance to the pedestrian overpass is currently overgrown, not marked with signs or lighting, and is not visible from Old Front Street. The pedestrian overpass is a facility of the New York State Department of Transportation (NYSDOT) and maintenance of the overpass is the responsibility of the State. The overpass could be a major quality of life amenity for the community if the entrance were upgraded and the general appearance improved. It is recommended that Town of Dickinson coordinate with NYSDOT to improve the entrance.

Another measure to enhance the appearance of the Town would be to address the way that dumpsters are regulated. The Town should add a requirement that dumpsters be appropriately screened or landscaped.

13.3 Zoning Ordinance

The Zoning Ordinance is the most fundamental planning tool available to the Town of Dickinson. It is essential that the Zoning Ordinance and Map be kept up to date and reviewed on

an ongoing basis. Overall, the Town's Zoning Ordinance is consistent with current court decisions, state law, and future desired land use patterns.

13.3.1 Zoning Map

The Zoning Map should be updated and maintained in digital format. The Broome County Department of Planning and Economic Development can provide this service at minimal cost to the Town. Due to the length of time since the map was last updated, it is recommended that the Town formally adopt a new map that reflects all of the changes that have taken place as well as those changes that result from the comprehensive plan update.

13.3.2 Planned Unit Development

The Town of Dickinson is in the process of eliminating the Planned Unit Development (PUD) District. The PUD was established to encourage and regulate large-scale commercial development. Since the adoption of the PUD ordinance, the Town has experienced substantial, large-scale commercial development. The pressure to balance the tax exempt, institutional land uses is no longer as great as it once was. With this new landscape, the Town has determined that the PUD District should be eliminated and the existing PUD zones should be rezoned to the appropriate existing districts.

13.3.3 Schedule of Zoning Regulations

The zoning ordinance requires a lot size of just 12,000 square feet and a minimum lot width of 80 feet for new construction in the R-1 district. That is an approximately 1/4-acre lot. The Broome County Health Department recommends a minimum 2-acre lot for residential new construction in unsewered areas. The Town is in the process of amending zoning ordinance to address this conflict.

13.3.4 Definitions

The Town of Dickinson is in the process of updating the definitions of several terms provided in the Zoning Ordinance and establishing definitions for other terms. For example, the Town will revise the definition of family to be consistent with recent court decisions requiring recognition of a 'factual and functional family equivalent.' Definitions will be provided for 'Retail,' 'Industrial,' and 'Light Manufacturing.'

The Town will also establish a list of permitted home occupations. Section 108-1 of the zoning ordinance establishes standards for home occupations, but does not provide a list of permitted uses. To aid in the administration of the zoning ordinance, a list of permitted home occupations that meet the standards and others that do not will be added to the definition.

Inconsistencies in sections of the Zoning Code regarding the maximum allowable square footage of signs for home occupations will be corrected. Section 108.1 permits signs not over two square feet. However, section 108-17(A)(1) permits home occupation signs of three square feet. The ordinance will be amended to eliminate this conflict.

13.3.5 Off-Street Parking and Loading

Section 108-34 A of the zoning ordinance establishes a minimum parking space dimension of 9 feet by 20 feet with a minimum vehicle travel lane of 20 feet. This conflicts with the 'Schedule of Zoning Regulations' where the minimum space is listed as 10 feet by 20 feet. The zoning ordinance should clarify the minimum parking space size. Although not specified, these standards are for a 90° parking configuration with two-way vehicular traffic. No standards are specified for angled parking with one-way traffic. A further improvement would be to provide a chart of parking lot design standards for a variety of circumstances.

In addition to clarifying the minimum sizes and configurations for parking spaces, the zoning ordinance should specify the areas on a property where parking spaces are permitted. Parking spaces should be required to be paved with an all weather surface, and in an R-1 district parking should not be permitted in any required front yard set back.

13.4 Adult Entertainment Business

Adult Entertainment is regulated by a separate section of the Town's Code. This adult entertainment ordinance is up to date, but there is a minor omission. The Town prohibits adult businesses within 500 feet of R-1, R-M, R-H, and Planned Unit zoning districts as well as residences, churches, parks, schools or existing adult establishments. The R-2 zoning district should be added to the list of districts where the 500-foot buffer applies.

13.5 Mining Operations

The New York State Mined Land Reclamation Law (MLRL) (Environmental Conservation Law Section 23-2701 et seq.,) gives the State the authority to grant permits, establish reclamation standards, and hold certain other authority over the extractive mining industry in the State which exceeds a certain volume of production. The only extractive mining operation located within the Town of Dickinson is the 14.3-acre portion of the Broad Street Industrial Park that is zoned Planned Unit Development (PUD). The mine's volume of production brings it within the State regulatory authority. Mining is not permitted anywhere within the Town of Dickinson.

Mining operations can create adverse consequences for the local environment and the community, among them: heavy truck traffic, dust, visual impacts, and noise. The MLRL gives the New York State Department of Environmental Conservation (DEC) extensive authority to mitigate environmental impacts and to impose permit conditions. The law allows the DEC to impose conditions on permits for issues such as noise, dust control, blasting, hours of operation, erosion and sedimentation plans, buffers, setbacks, and reclamation.

While the State law supercedes local laws for mining and reclamation, the Town of Dickinson has worked aggressively and proactively to monitor activities at the Broad Street Industrial Park. There are further opportunities under State law for the Town to participate in the review and enforcement of the mining permit application and renewal process to ensure the Town's concerns are considered by the DEC. It is recommended the Town of Dickinson take the

following steps in addition to its ongoing review of mining operations at the Broad Street Industrial Park:

1. The Town should request that the DEC refer permit applications, renewals, and environmental documents to the Town for review. Formal procedures should be established for the Town to receive and comment on the permit application, renewals, and environmental document.

   Permit regulation is the first and most important step in the enforcement process. This review would give the Town an opportunity to comment on the permit application and environmental documents including setbacks, dust control, site access, drainage, and hours of operation that should be considered by the State in permitting the project. Permits must cover all phases of the mining operation, including haul roads, storage sites, and reclamation. The permit should define the expansion area, grandfathered area, and limits of the permit area. It should establish the life of the mine, and cubic yards excavated to date, the total area to be excavated, a description of the mining operations, mining sequences, processing, and plans for pollution control and prevention of environmental damage, and the reclamation plan.

2. The Town should develop a stronger working relationship with the City of Binghamton in monitoring activities at the Broad Street Industrial Park to more effectively address impacts from activities occurring on the City side of the mining/asphalt operations.

   It is recommended the Town of Dickinson ensure the following with regard to the mining/asphalt operations: (1) appropriate discharge of the asphalt concrete plant industrial wastewater and (2) proper storage, containment, and removal of fuel used in the asphalt concrete plant operations. The Town should request copies of the City of Binghamton permits for the mining/asphalt operations and a map of the area covered by the City of Binghamton permits.

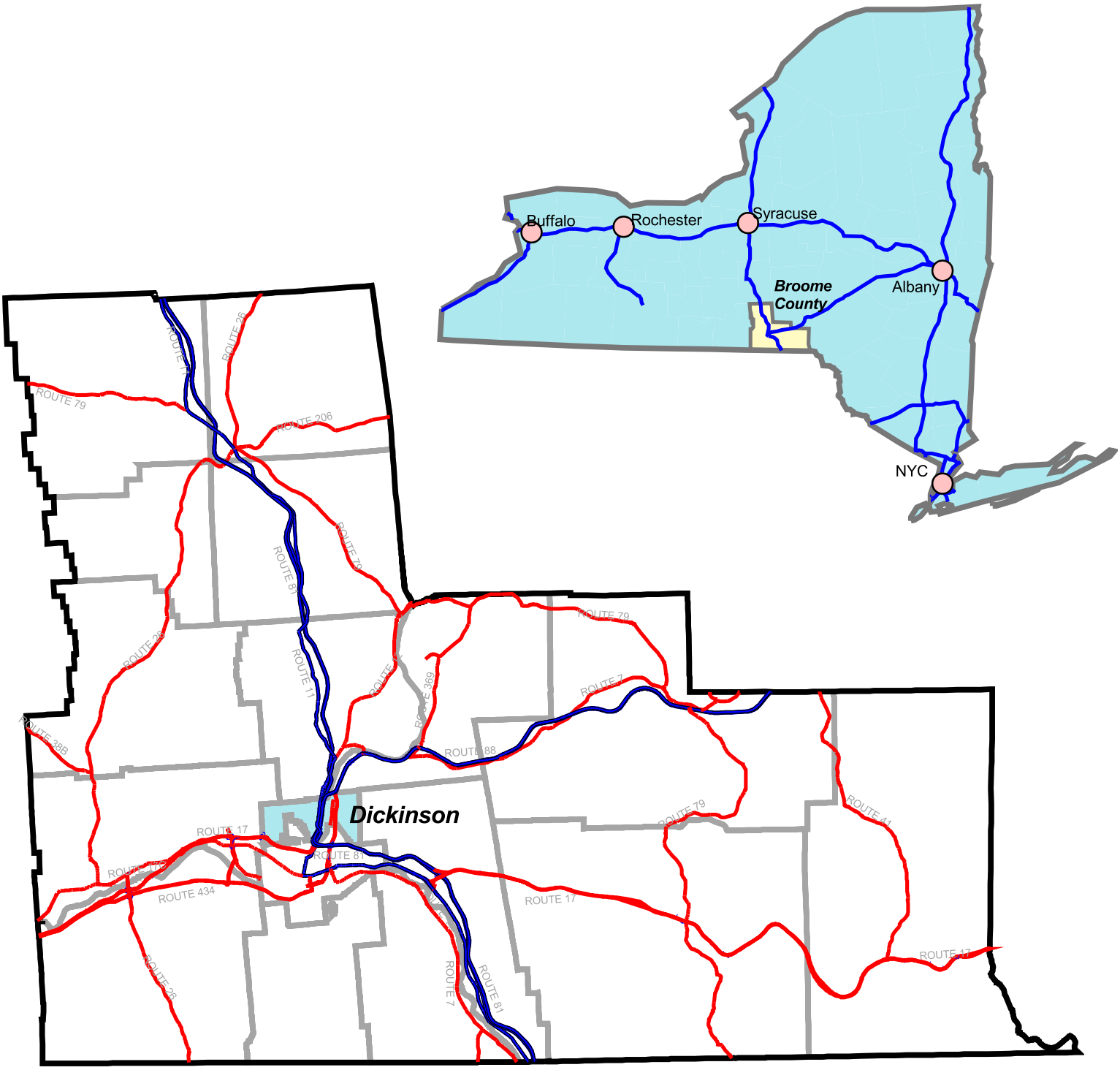
   It should be established whether the DEC permitting includes the asphalt plant and operations.

   The Town of Dickinson should request to be notified of any future proposed expansion of the processing and mining operations, including expansion of the asphalt manufacturing plant, and other mine-related activities located in the City of Binghamton.

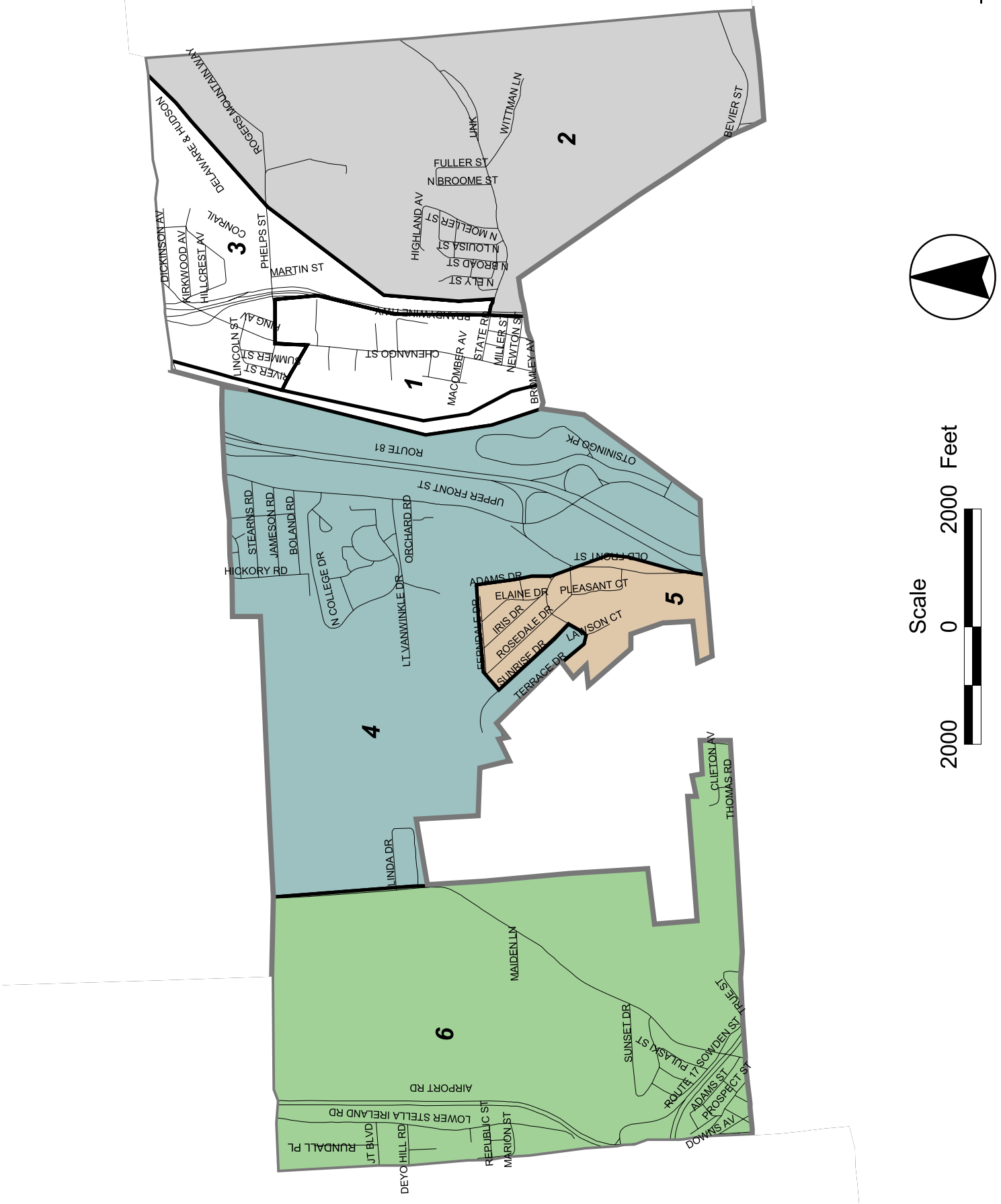
3. The Town should explore any assistance the Broome County Health Department and New York State Health Department might offer regarding the health impacts of the mining and asphalt operations.

4. The Town should coordinate with the DEC to ensure inspections are conducted frequently, irregularly, and without notice by the DEC. The Town should request to be involved in the inspections.

Dickinson Comprehensive Plan
Map 2-1
Location



Dickinson Comprehensive Plan
Map 2-2
Census Block Groups



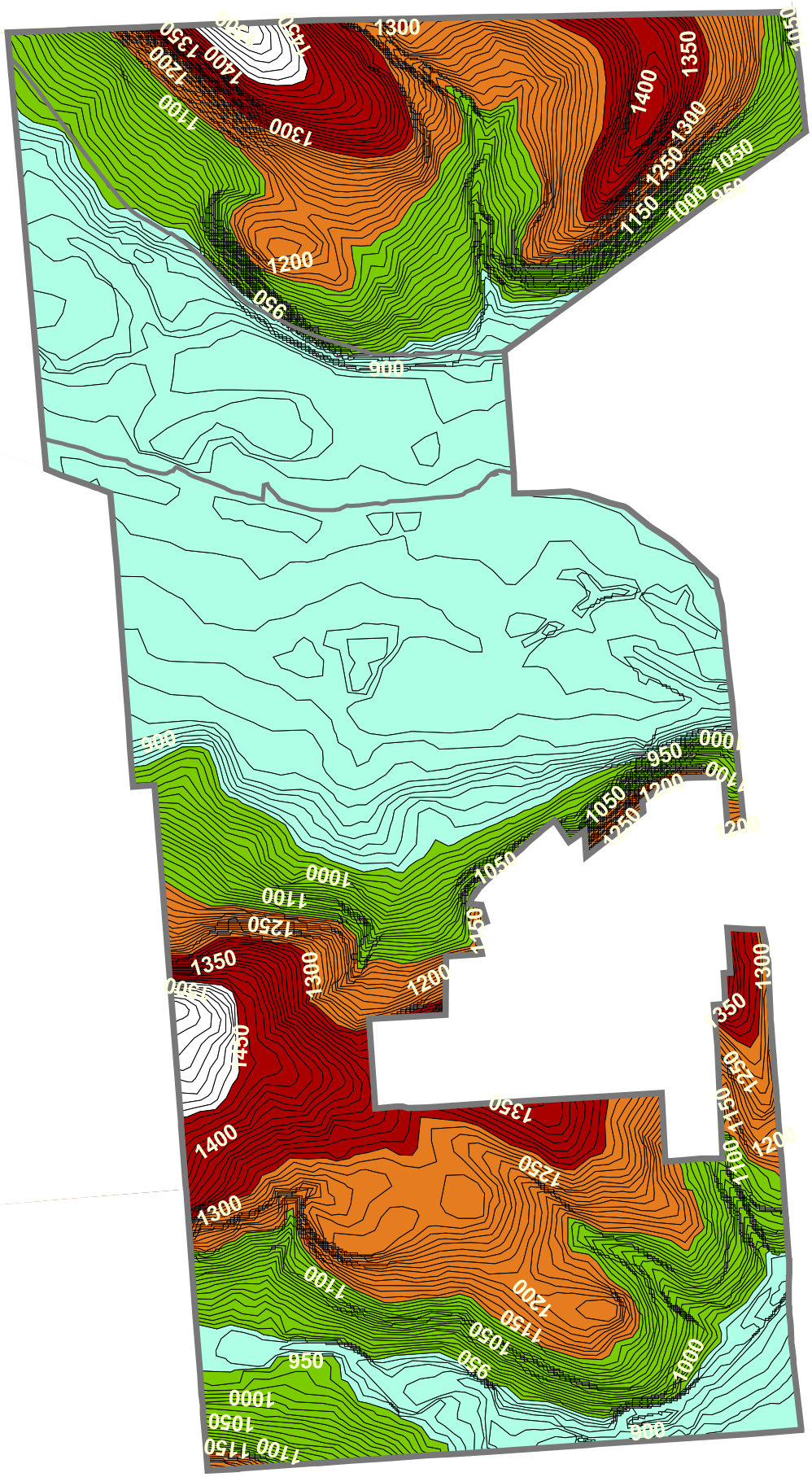
January 26, 2004

Dickinson Comprehensive Plan
Map 7-1
Slope

Slope
Less than 10 percent
10 - 15 percent
Greater than 15 percent

September 19, 2003

Dickinson Comprehensive Plan
Map 7-2
Topography



September 19, 2003

Dickinson Comprehensive Plan
Map 7-3
Federal and State Wetlands

September 19, 2003

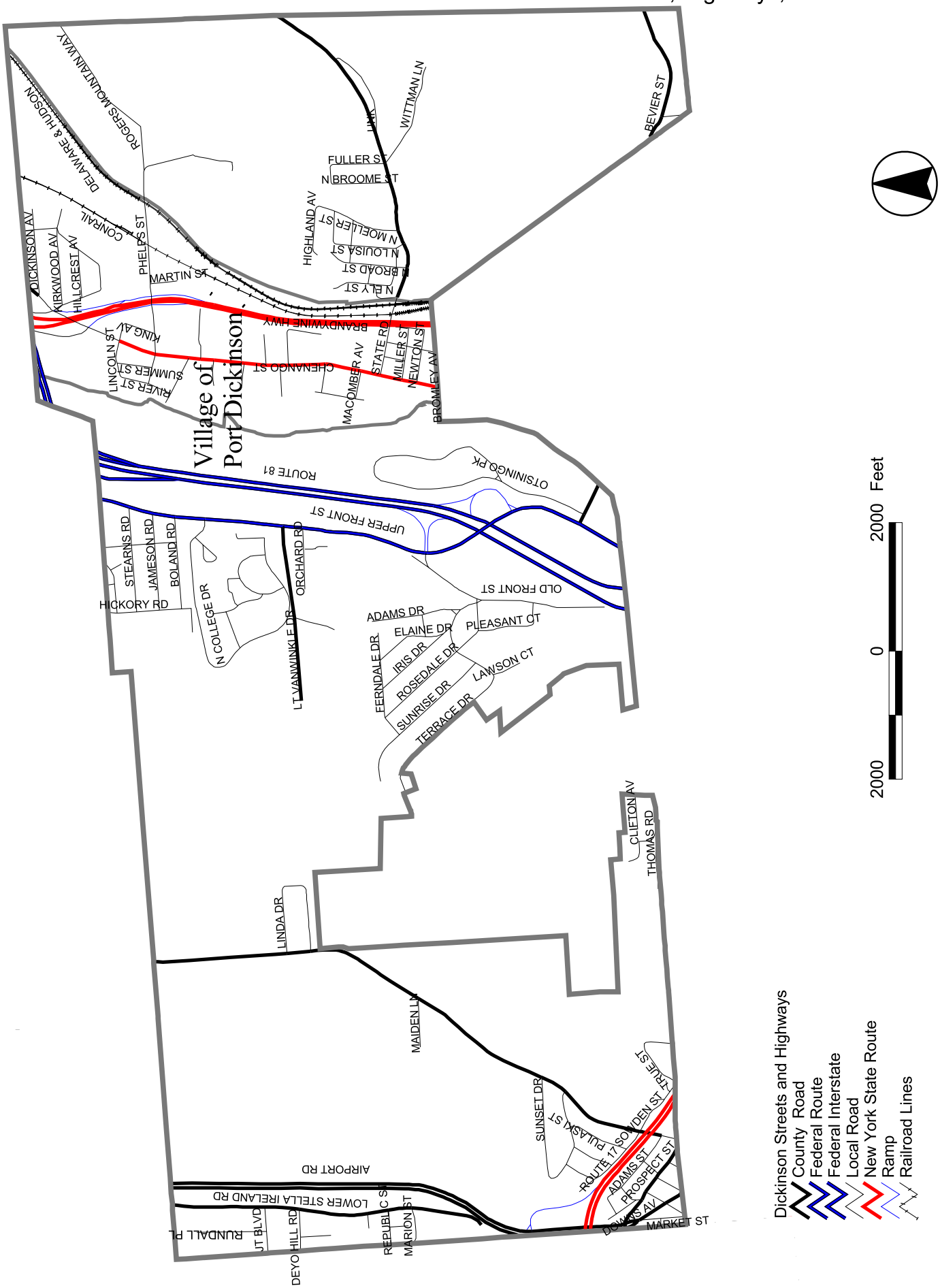
Dickinson Comprehensive Plan
Map 7-4
Aquifers

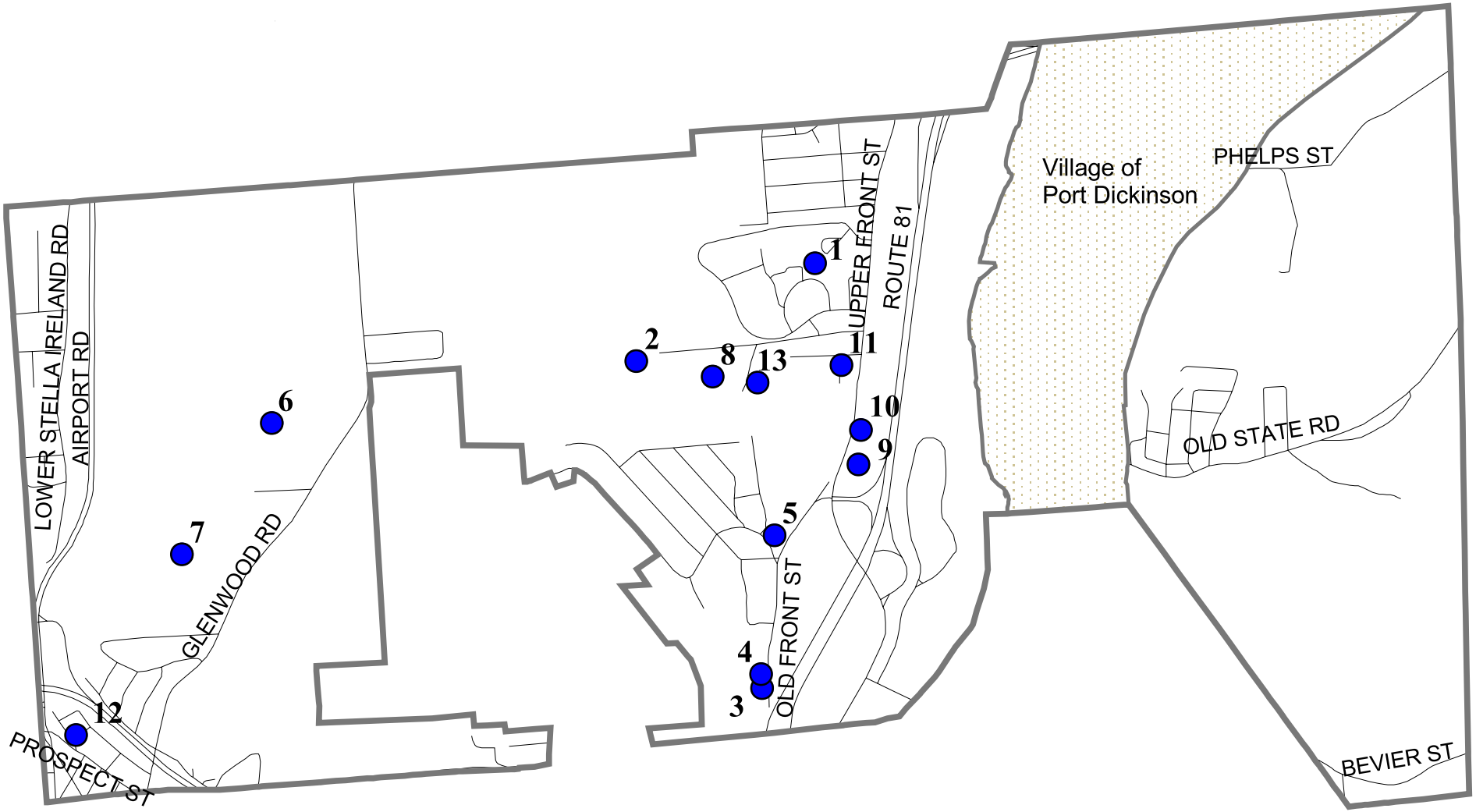
September 19, 2003

Dickinson Comprehensive Plan
Map 7-5
Floodplain

September 19, 2003

Dickinson Comprehensive Plan
Map 8-1
Streets, Highways, and Railroads

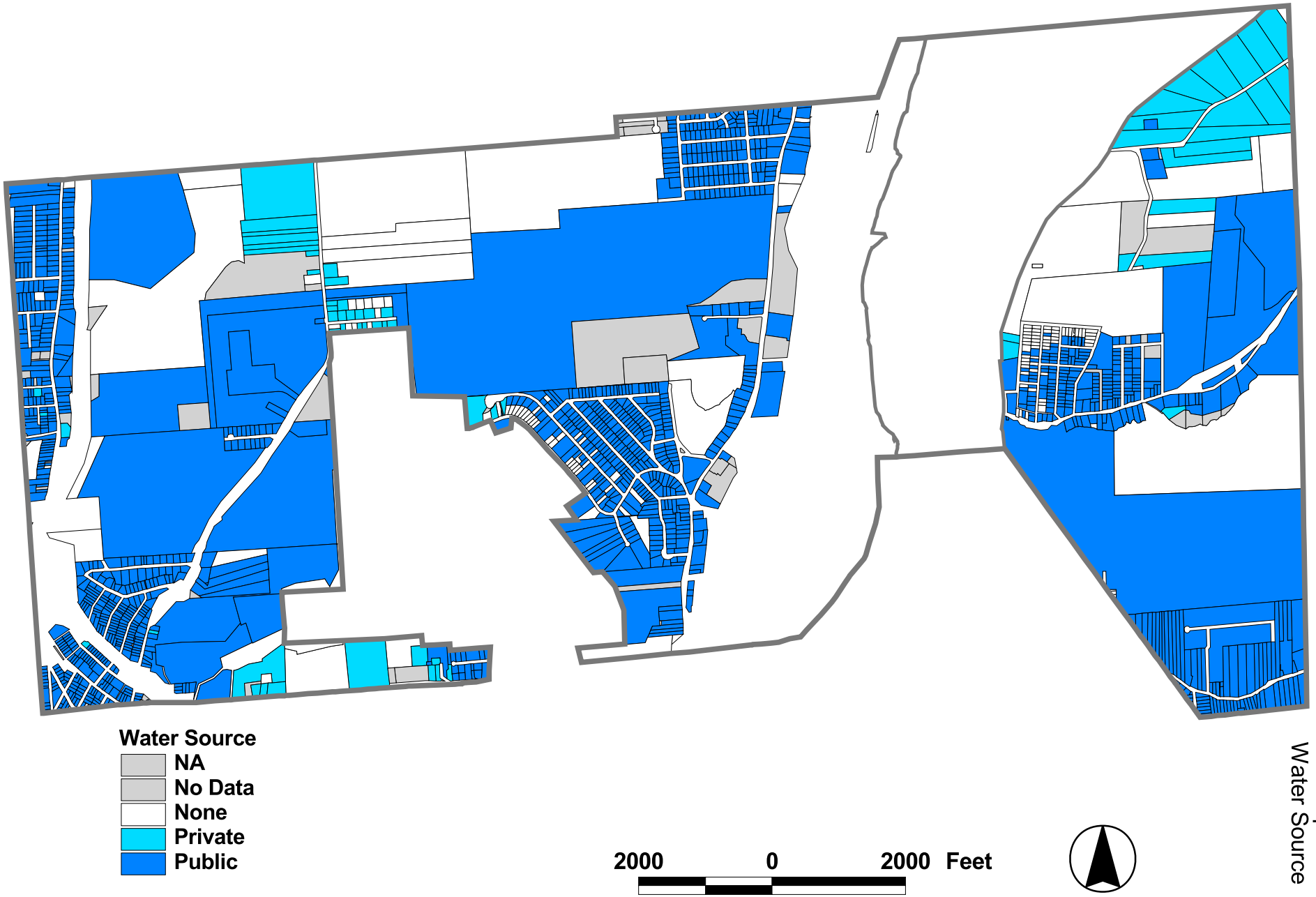




1- Broome Community College
2- Broome County Public Safety Facility
3- Town Hall
4- Town Garage
5- Dickinson Ball Field
6- Broome-Tioga BOCES
7- Broome Developmental Center
8- BAGSAI Softball Complex
9- Cutler Gardens
10- Cornell Cooperative Extension
11- Elizabeth Church Manor
12- Prospect Terrace Fire Department
13- Front Street Dog Shelter

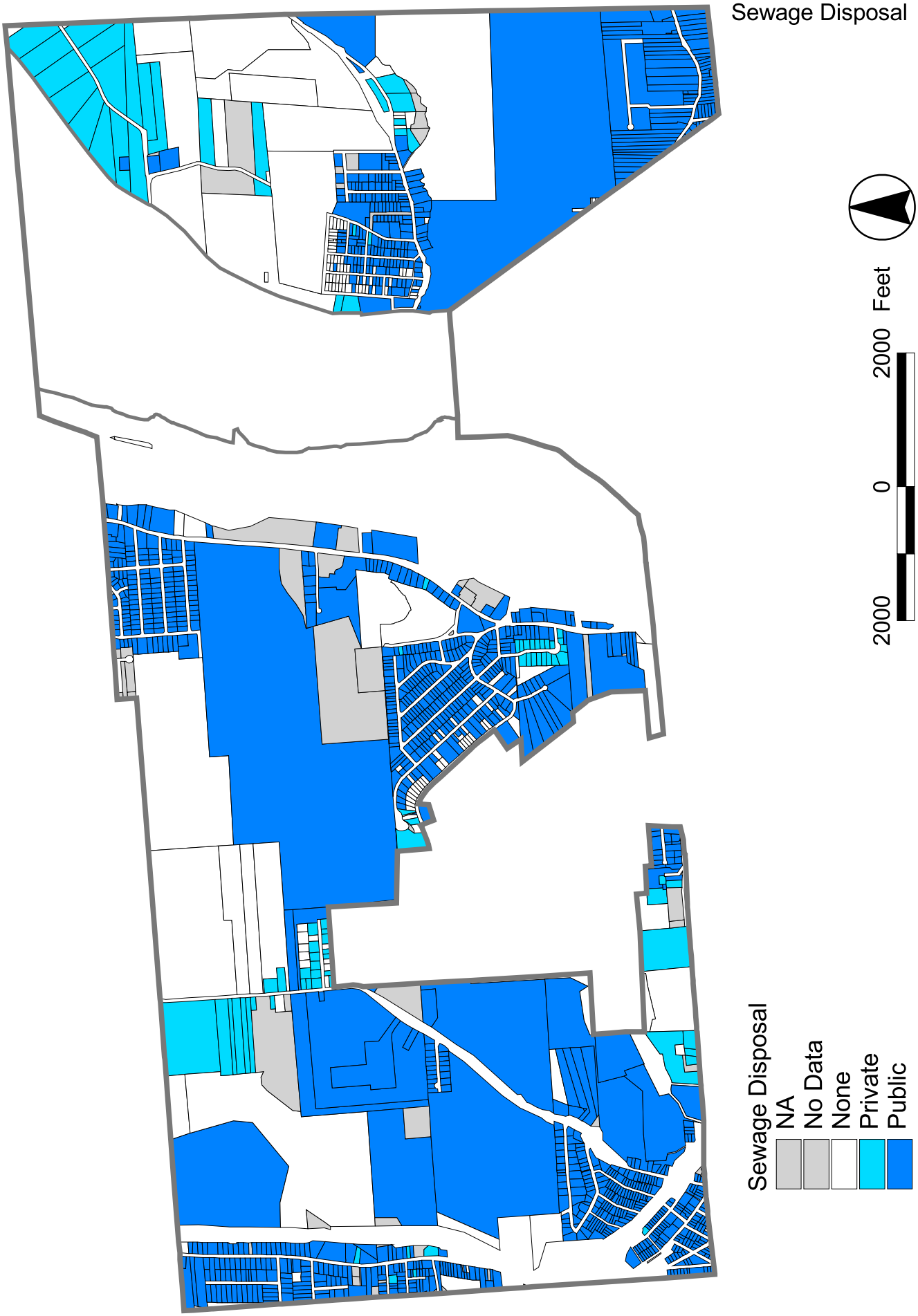
2000 0 2000 Feet

Dickinson Comprehensive Plan
Map 9-1
Public Facilities

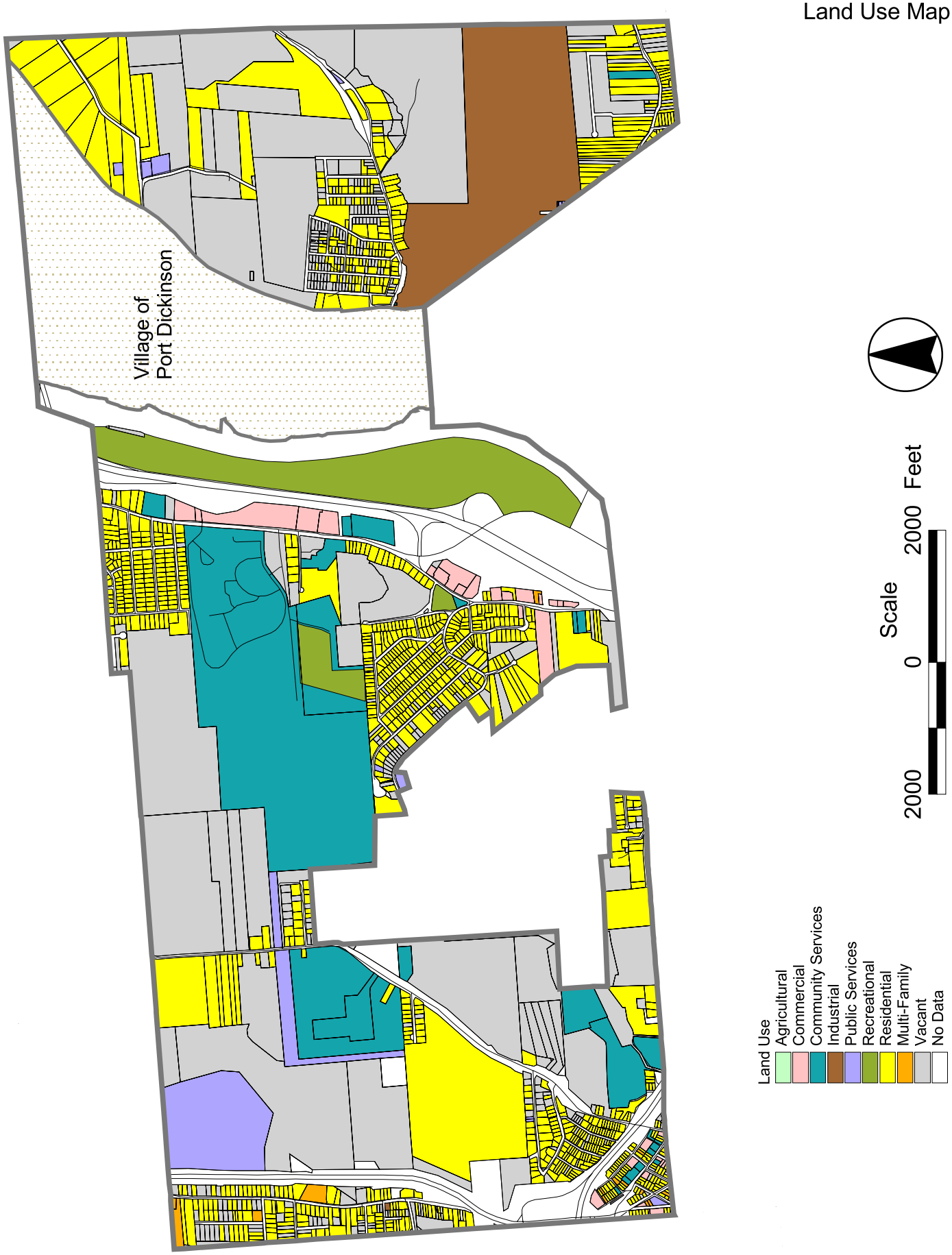


Dickinson Comprehensive Plan
Map 10-1
Water Source

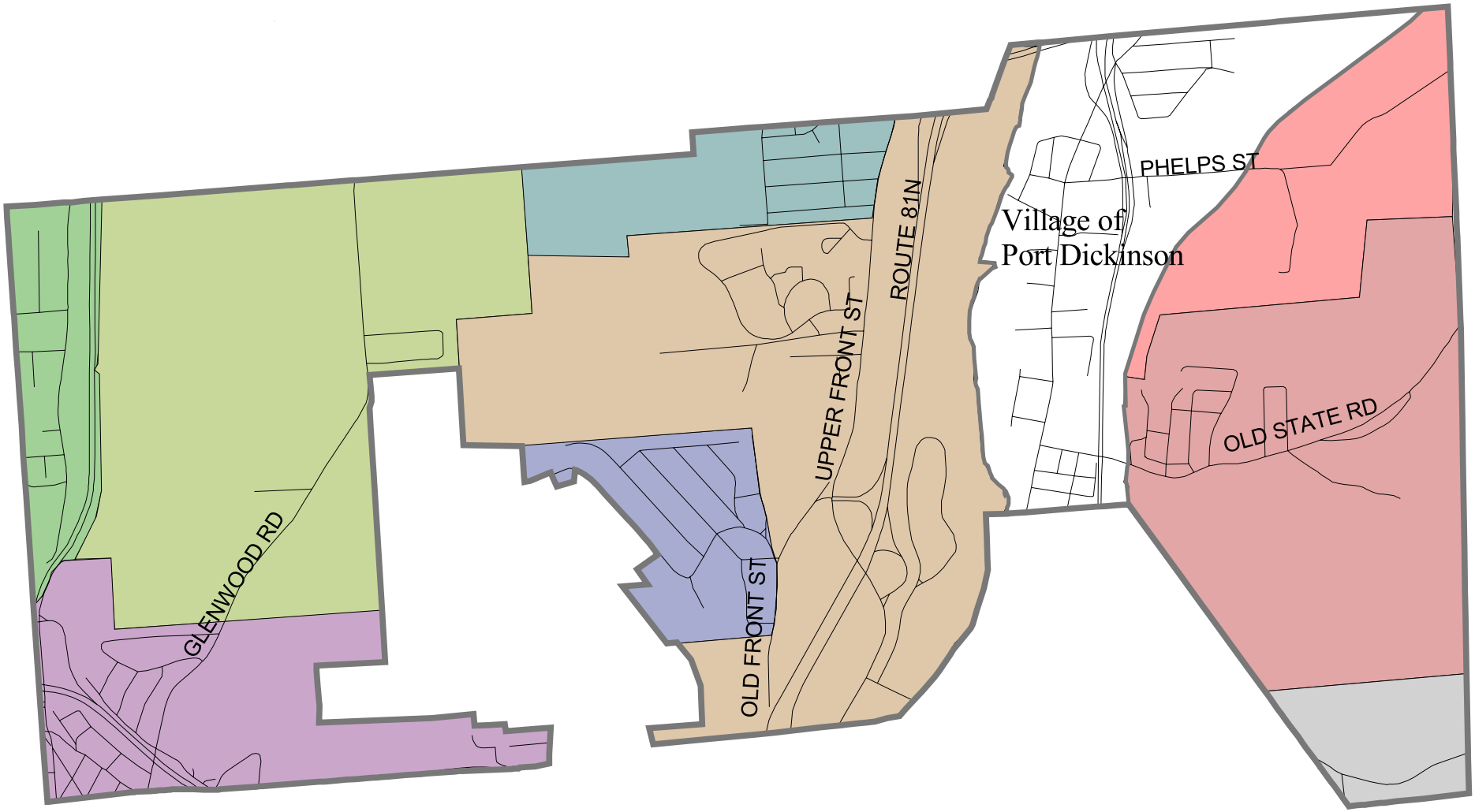
Dickinson Comprehensive Plan
Map 10-2
Sewage Disposal



Dickinson Comprehensive Plan
Map 11-1
Land Use Map

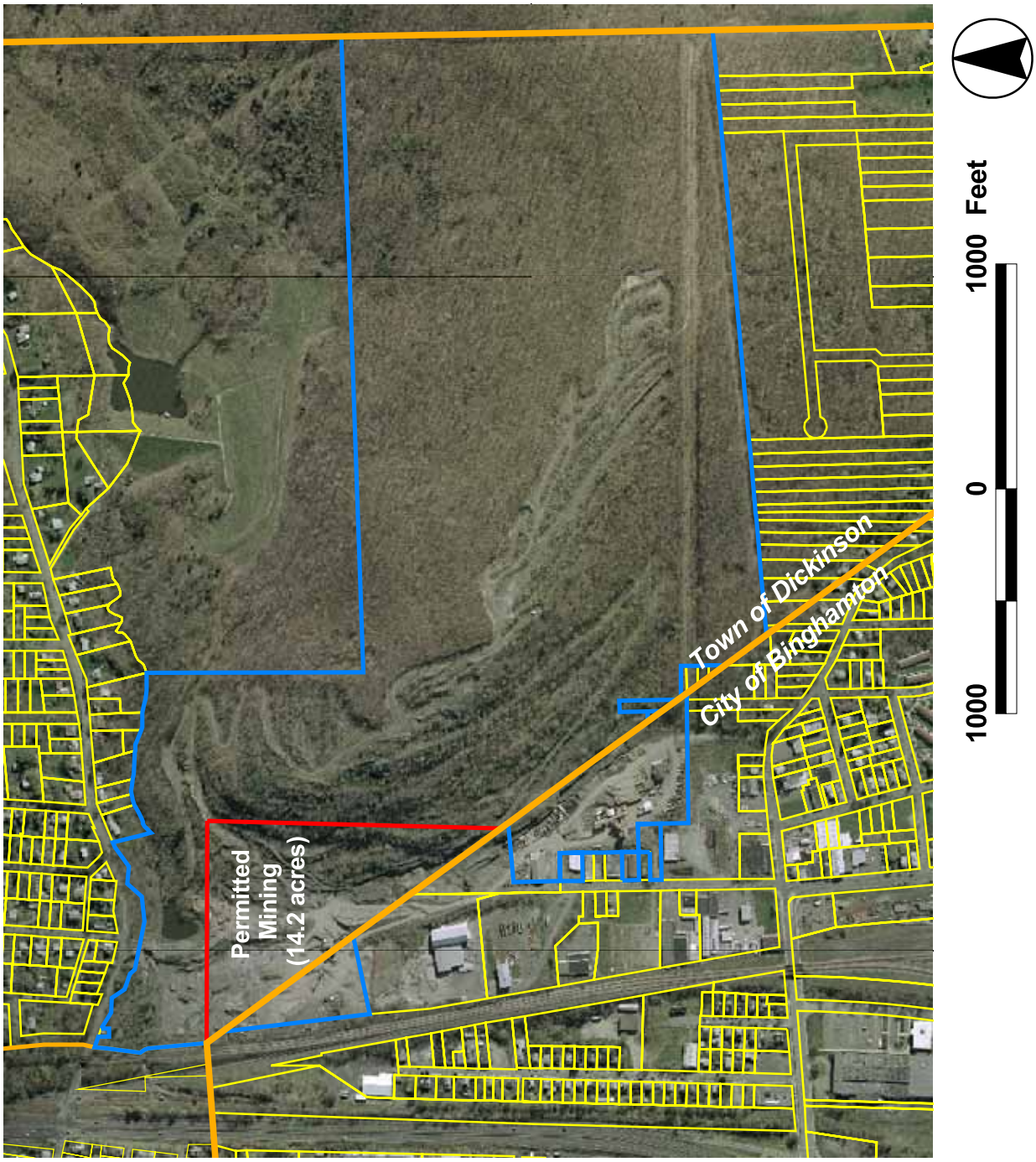


September 19, 2003



Dickinson Neighborhoods
- Bevier Street
- Chenango Shores
- Front Street
- Lower Stella Road
- Old State Road
- Prospect Terrace
- Rogers Mountain Way
- Sunrise Terrace
- Upper Glenwood Road

2000 0 2000 Feet

Dickinson Comprehensive Plan
Map 11-2
Neighborhoods

Dickinson Comprehensive Plan
Map 11-3
Broad Street Industrial Park