

**VILLAGE OF WHITNEY POINT
COMPREHENSIVE PLAN
2012**

TABLE OF CONTENTS

- 1.0 INTRODUCTION
- 2.0 LOCATION
- 3.0 BRIEF HISTORY
- 4.0 POPULATION
- 5.0 HOUSING
- 6.0 EMPLOYMENT AND BUSINESS CHARACTERISTICS
- 7.0 LAND USE
- 8.0 ENVIRONMENT
- 9.0 RECREATION & HERITAGE DEVELOPMENT
- 10.0 AGRICULTURE
- 11.0 TRANSPORTATION
- 12.0 PUBLIC FACILITIES, SERVICES AND UTILITIES
- 13.0 ORDINANCE REVIEW
- 14.0 INPUT FROM VILLAGE RESIDENTS
- 15.0 GOALS AND POLICY RECOMMENDATIONS

1.0 INTRODUCTION

“Among the most important powers and duties granted by the [State] legislature to a village government is the authority and responsibility to undertake village comprehensive planning and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens.”
Section 7-722.1(b) New York State Village Law

As state law makes clear, a comprehensive plan is a powerful document. In a court of law, the comprehensive plan gives validity to local land use decisions. In a village with a comprehensive plan, other governmental agencies must consider the impact of projects on the adopted plan. By preparing a comprehensive plan, a community lays out its shared vision and builds consensus for community public investment and regulatory policies. A comprehensive plan can be used to protect resources and guide future development.

In 2010, the Village of Whitney Point contracted with the Broome County Department of Planning and Economic Development to provide services in order to guide the village in preparing an update to their existing 1992 comprehensive plan. The purpose of the update is to analyze land use and existing conditions of the village in order to formulate a plan for sound future development. The Planning Department was instructed to develop and disseminate a survey instrument to obtain community input, compile survey results, provide demographic, environmental and land use data, analyze the collected data, analyze current local land use legislation and guide the village in preparing the text of a comprehensive plan.

In addition, the Planning Department would participate in two public meetings, a requirement for the adoption of an updated comprehensive plan, and advise them on the necessary requirements for compliance with the State Environmental Quality Review Act (SEQRA).

In the summer of 2010, Planning Department staff met with the Village Trustees to discuss the scope and contents of the plan. At that time, the Trustees requested that staff conduct a visual analysis of the existing signs in Whitney Point and subsequently a detailed power point presentation was created. The presentation provided an overview of the existing business, directional, and other visible sign types throughout the village. A variety of sign design examples were illustrated for consideration as well as some “Best Practice” sign examples that were deemed appropriate to the village character.

Later in the year work began on the survey instrument. The Village Trustees provided input on the contents and subsequently an 8 page survey was created. The survey was mailed to 340 property owners (23 returned were returned from the US Mail) in January of 2011. By the end of February, eighty-three completed surveys were returned. Compilation of the survey results was completed in the spring and sent to the Village Board. Analysis derived from the survey will be used along with public meeting input to provide direction with the comprehensive plan recommendations.

A SWOT (Strengths-Weaknesses-Opportunities-Threats) analysis and visioning session was conducted on December 14, 2010 to obtain further community input. Results from the February survey and participation in the December SWOT analysis ensured that the village residents, property owners and commercial business owners had a voice in the development of the updated plan. Participation of citizens in an open process is essential for creating a meaningful document that is embraced by the community at large. The solicitation and compilation of those public efforts along with the extensive research, input, analysis and development required to produce the written sections of the plan resulted in the recommendations found in the concluding chapter of this plan.

This comprehensive plan will ultimately be judged by how successfully it is implemented. Implementation will only be successful if the plan is feasible, dynamic and publicly supported. The plan should be reviewed periodically to ensure that it remains relevant to changes and challenges that have occurred in the Village of Whitney Point.

2.0 LOCATION

The Village of Whitney Point is located at the confluence of the Otselic and Tioughnioga Rivers in the southwest corner of the Town of Triangle in northern Broome County, New York. The Village is approximately 1 square mile in area.

Whitney Point is 12 miles north of the City of Binghamton and approximately 22 miles south of Cortland on Interstate 81. US Route 11 and NY Highways 26, 79 and 206 also provide regional connections through the village. Whitney Point can be described as a crossroads village and gateway to the Finger Lakes region as well as the Southern Tier due these roadway intersections within its boundaries.

The village anchors the southern end of Whitney Point Lake Recreation Area that stretches northward through the Town of Fenton and into Chenango County. A thorough and detailed description of the physical and geopolitical setting of Whitney Point and the existing circulation systems and patterns can be found in the “Historic Resources Survey” developed for the Village of Whitney Point in August 2010 (Jessie A. Ravage, consultant).

3.0 BRIEF HISTORY

Water routes were the major means of transportation in pre-revolutionary times and both Native Americans and European settlers used rivers to travel throughout the region. The area around present day Whitney Point was first ceded to the Commonwealth of Massachusetts to settle a colonial land dispute (Treaty of Hartford in 1786). Parts of the tract were subsequently sold to speculators who sold their investments to settlers and farmers. Historians agree that General John Paterson was the first settler to reside within the present day Village boundaries (1791). He named the area Paterson's Point and Paterson's Settlement.

Other investors followed, most notably David and John Seymour (1792) and Thomas and William Whitney (1802). The first bridge was soon built along with a store and tavern. In 1824, the Post Office opened and the hamlet was named Whitney's Point. At the same time, the Catskill Turnpike (now NY 206) placed Whitney Point on an early transportation route that connected the Hudson Valley with points west.

Early to mid-19th century commerce was mostly tied to the lumber industry that used the rivers to float timber down to the Chesapeake Bay markets. It was during that time that a few dozen homes, additional business establishments and three churches were constructed. Development was for the most part west of the bridge in 1855 and was located on both sides of Main Street. The commercial district included two hotels along with a few stores. The Seymour bark tannery and the Seymour family homes were south on Collins Street. The railroad line and depot were operational in 1854 and during the next decade the land between the commercial core and the tracks began to fill in with new homes and businesses.

In 1871 the Village was incorporated and boasted a population of 480 people. Many new streets were laid out that included Orchard (now 119th St), Academy, Liberty, Railroad and Park Streets along with Henry, Monroe, Perry and Hickory Streets. These streets form the basic layout plan of the Village as seen today. The year 1871 was also when the Broome County Agricultural Society Board held the first County Fair at the current site on Route 11. The Fair was moved to Binghamton a few years after that but by 1891 the Board reorganized and the Fair returned to Whitney Point where it remains to this day. During this late nineteenth century period, businesses grew and thrived and then number of churches increased to five. There was an increase in home construction, filling in street lots and establishing neighborhood density. A blind and sash factory was established by the railroad that had 27 employees. A fire house was constructed before 1885 and an electric light plant was operating by 1896.

On the night of April 23, 1897 a fire consumed much of the downtown area. It destroyed almost all of the structures along Collins, Liberty, 119th and Main Streets. Some homes, businesses and a few churches survived but much was lost including two of the three village Hotels. The village began to rebuild and new commercial brick buildings sprang up within the year. By 1907, another church was built and two new Hotels were

constructed at Collins & Main Streets establishing this corner as an anchor entrance to the village.

By the early twentieth century the village had developed a street pattern that closely resembles what is in existence today. Although there was construction of homes, commercial buildings, and a warehouse & mill structure in the 1920's, the Great Depression slowed this type of growth in the 1930's. Flood control works were planned after the two devastating floods in 1935 and 1936. School districts consolidated in the 1930's and a new Whitney Point Central School was built near the Fairgrounds in 1936. The dam that created Whitney Point Lake and other earthworks on the Tioughnioga were completed in the early 1940's.

After WWII, road work enhanced access to the village with bridge and state highway route improvements. Most important was the impact of the North-South Expressway (now Interstate 81) which followed the path of old Route 11 through most of New York. Because an inter-state highway is built for high-speed and limited access, it often bypasses communities that previously had through traffic. This can sometimes cause economic loss to commercial areas and certainly had its impact on Whitney Point, particularly when Route 26 was re-routed around the village to handle heavier traffic as well.

When I-81 opened in 1968 the physical appearance of Whitney Point changed quite a bit due to the amount of land used for the structural changes necessary to construct a 4-lane highway with exit and entrance ramps through the west side of the village. These changes contributed to the loss of vitality in the village commercial center. With the post-war population boom, new housing development came to the village outside the older commercial area with small cul-de-sac subdivisions. A trailer park was developed during this time as well. Strip commercial development sprung up as Americans became more dependent on the car. The commercial areas of Whitney Point have changed to reflect this along Routes 11& 79 and to a smaller degree on NY 26. Transportation has always been a key to the growth and changing development within the Village.

The Historical and Architectural Overview section in the 2010 "Historic Resources Survey" for Whitney Point provides a well-researched description of the physical growth of early Whitney Point. This 'Brief History' relied heavily on the research collected and historical descriptions written within that section of the document. In addition, the Historical Essay of the Town of Triangle, written by Carlton Bird in 1976, was also very useful.

4.0 POPULATION

4.1 Introduction

An analysis of the population of a community is essential to the planning process because future decisions regarding land use, infrastructure, and community services partially depend on the population characteristics of a community, such as the population growth or decline, population age, household characteristics, and income and poverty levels.

The population data presented in this chapter were collected from the United States Census Bureau, the most comprehensive source of population data for the Village of Whitney Point.

4.2 Population Trends

Table 4-1 shows the total population for Broome County and the Village of Whitney Point over the last seven decades.

As shown in the table, the population of the Village of Whitney Point continued to increase each decade from 1950 to 1980, and then continued to decrease each decade from 1990 to 2010; however, the Village experienced a very slight decrease in population from 2000 to 2010, perhaps indicating stability in the population. In 2010, the Village of Whitney Point had a population of 964 persons.

Table 4-1: Village of Whitney Point and Broome County Total Population 1950 – 2010									
Area	1950	1960	1970	1980	1990	2000	2010	Change 2000-2010	
								No.	%
Broome County	184,698	212,661	221,815	213,648	212,158	200,536	200,600	64	0.03%
Village of Whitney Point	883	1,049	1,058	1,093	1,054	965	964	-1	-0.10%
Source: U.S. Census Bureau; 1950 through 1990 compiled by Southern Tier East Regional Planning Development Board.									

4.3 Age by Age Category

Table 4-2 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, and the median age for the County, Town of Triangle and Village of Whitney Point in 2010.

The Village of Whitney Point has a slightly higher percentage of the “under 18” population and a slightly lower percentage of the “18 to 64” and “65 and over” populations compared to the County and Town of Triangle.

The median age of the Village of Whitney Point is substantially lower than the countywide and town median ages reflecting an overall younger population.

Table 4-2: Population by School Age, Working Age and Retired Age in 2010								
Area	Total	Under 18		18 to 64		65 and over		Median Age
		No.	%	No.	%	No.	%	
Broome County	200,600	40,559	20.2%	127,197	63.4%	32,844	16.4%	40.2
Town of Triangle	2,946	703	23.9%	1,826	62.0%	417	14.2%	40.2
Village of Whitney Point	964	247	25.6%	581	60.3%	136	14.1%	35.7
Source: U.S. Census Bureau: DP-1 Profile of General Population and Housing Characteristics: 2010, 2010 Demographic Profile Data.								

4.4 Age of the Population from 2000 to 2010

Table 4-3 shows the change in the age of the population from 2000 to 2010 for Broome County and the Village of Whitney Point.

Compared to the County, the Village of Whitney Point experienced substantial percentage increases among persons in the following age categories: Under 5 years; 25 to 34 years and 85 years and over. The Village of Whitney Point experienced relatively high percentage decreases in population among persons in the following age categories: 10 to 14 and 75 to 84 years.

The median age of the population of the Village of Whitney Point declined during the last decade. In contrast, the median age of the countywide population increased.

The percentage changes in population in the under 18, 18 to 64 and 65 and over age groups were similar to the percentage changes countywide.

Table 4-3: Population by Age in 2000 and 2010

Age	Broome County				Village of Whitney Point			
	Year		Change		Year		Change	
	2000	2010	No.	%	2000	2010	No.	%
Total	200,536	200,600	64	0.03%	965	964	-1	-0.10%
Under 5	11,271	10,480	-791	-7.02%	37	69	32	86.49%
5 to 9	12,961	10,757	-2,204	-17.00%	75	76	1	1.33%
10 to 14	13,996	11,711	-2,285	-16.33%	101	60	-41	-40.59%
15 to 19	15,506	15,726	220	1.42%	89	72	-17	-19.10%
20 to 24	14,516	17,950	3,434	23.66%	50	58	8	16.00%
25 to 34	22,740	22,984	244	1.07%	103	137	34	33.01%
35 to 44	31,049	22,211	-8,838	-28.46%	153	125	-28	-18.30%
45 to 54	26,922	30,736	3,814	14.17%	128	135	7	5.47%
55 to 59	10,033	13,560	3,527	35.15%	47	51	4	8.51%
60 to 64	8,711	11,641	2,930	33.64%	46	45	-1	-2.17%
65 to 74	16,073	15,668	-405	-2.52%	68	66	-2	-2.94%
75 to 84	12,182	11,539	-643	-5.28%	57	38	-19	-33.33%
85 & over	4,576	5,637	1,061	23.19%	11	32	21	190.91%
Under 18	46,095	40,559	-5,536	-12.01%	273	247	-26	-9.52%
18 to 64	121,610	127,197	5,587	4.59%	556	581	25	4.50%
65 & over	32,831	32,844	13	0.04%	136	136	0	0%
Median Age	38.2	40.2	2.0	5.2%	37.1	35.7	-1.4	-3.77%

Source: U.S. Census Bureau: DP-1 Profile of General Population and Housing Characteristics: 2010, 2010 Demographic Profile Data; DP-1 Profile of General Demographic Characteristics: 2000, Census 2000 Summary File 1 (SF 1) 100-Percent Data.

4.5 Race and Ethnicity

The race and ethnicity of Broome County and the Village of Whitney Point are presented in Table 4-4. The minority population comprises approximately 4 percent of the population of the Village of Whitney Point.

Table 4-4: Race and Ethnicity in 2010				
Race/Ethnicity	Broome County		Village of Whitney Point	
	No.	%	No.	%
Total population	200,600	100%	964	100%
One Race	195,513	97.5%	944	97.9%
• White	176,444	90.25%	923	97.78%
• Black or African American	9,614	4.92%	4	0.42%
• American Indian and Alaskan Native	396	0.20%	0	0%
• Asian	7,065	3.61%	5	0.53%
• Native Hawaiian and Other Pacific Islander alone	82	0.04%	0	0%
• Some other race	1,912	0.98%	12	1.27%
Two or More Races	5,087	2.5%	20	2.1%
Ethnicity				
• Hispanic or Latino (of any race)	6,778	3.4%	30	3.1%
• Not Hispanic or Latino	193,822	96.6%	934	96.9%
Notes:				
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 Bureau: DP-1 Profile of General Population and Housing Characteristics: 2010, 2010 Demographic Profile Data.				

4.6 Household and Family Sizes

Table 4-5 shows the total population, total number of households, the number of persons living in households, the number of family households (families), and the average household and family household sizes in 2000 and 2010 for Broome County and the Village of Whitney Point. The Village of Whitney Point experienced increases in the average household and family household sizes over the last decade while the County experienced decreases in these figures.

Table 4-5: Household and Family Sizes in 2000 and 2010				
Categories	Broome County		Village of Whitney Point	
	2000	2010	2000	2010
Total Population	200,536	200,600	965	964
Total Households	80,749	82,167	397	377
Persons living in households	191,421	190,459	965	964
Average household size	2.37	2.32	2.43	2.56
Family households	50,231	48,646	245	242
Average family size	2.97	2.92	3.09	3.11
Notes:				
Average Family Size: A measure obtained by dividing the number of members of families by the total number of families (or family householders).				
Average Household Size: A measure obtained by dividing the number of people in households by the total number of households (or householders).				
The number of persons living in families was not available for both 2000 and 2010.				
Source: U.S. Census Bureau: DP-1 Profile of General Demographic Characteristics: 2000 Census 2000 Summary File 1 (SF 1) 100-Percent Data; DP-1 Profile of General Population and Housing Characteristics: 2010, 2010 Demographic Profile Data; QT-P12 Household Relationship and Group Quarters Population: 2010, 2010 Census Summary File 1.				

4.7 Family Type

The U. S. Census Bureau provides a measure of family type as shown in Table 4-6. In the Village of Whitney Point a relatively high percentage of the households have children under the age of 18 years. Overall, the Village of Whitney Point has a lower percentage of householders living alone; however, the percentage of female householders at age 65 years and over living alone is higher than the percentage countywide.

Table 4-6: Household Type in 2010				
Area	Broome County		Village of Whitney Point	
	No.	%	No.	%
Total Households:	82,167	100%	377	100%
Family households (families)	48,646	59.2%	242	64.2%
• With own children under 18 years	19,875	24.2%	114	30.2%
• Husband-wife family with own children under 18 years	12,317	15.0%	72	19.1%
• Male householder, no wife present, with own children under 18 years	1,981	2.4%	14	3.7%
• Female householder, no husband present, with own children under 18 years	5,577	6.8%	28	7.4%
Non-family households	33,521	40.8%	135	35.8%
• Householder living alone	26,628	32.4%	108	28.6%
• Male householder living alone (65 years and over)	2,853	3.5%	7	1.9%
• Female householder living alone (65 years and over)	7,544	9.2%	43	11.4%
Households with individuals under 18 years:	21,969	26.7%	125	33.2%
Households with individuals 65 years and over	23,318	28.4%	104	27.6%
Notes:				
A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him are family members. A non-family householder is a householder living alone or with non-relatives only.				
Source: U.S. Census Bureau: DP-1 Profile of General Population and Housing Characteristics: 2010, 2010 Demographic Profile Data.				

4.8 Group Quarters Population

The Village of Whitney Point has no group quarters population according to the U.S. Census Bureau. The Village of Whitney Point has one senior housing development (Whitney Point Apartments) which is owned by SEPP Rural Elderly Housing and located on Strong Place near the village center. The development was completed in 1990 and contains 24 one-bedroom apartments for persons 62 years of age and over or persons handicapped/disabled regardless of age who meet income eligibility requirements. The Northern Broome Senior Center is located adjacent to the building.

4.9 School Enrollment

The U. S. Census Bureau provides figures for school enrollment among the population aged 3 years and over as shown in Table 4-7. The percentage of the population of the Village of Whitney Point enrolled in school is similar to the percentage countywide. The largest numbers of students residing in the Village of Whitney Point are enrolled in elementary school with the percentage of this school population substantially higher than the percentage countywide. A substantially lower percentage of students are enrolled in the college undergraduate years and no students are enrolled in graduate or professional school.

Table 4-7: School Enrollment for Population Aged 3 Years and Over in 2010				
Population	Broome County		Village of Whitney Point	
	No.	%	No.	%
Total	200,600	100%	964	100%
Population 3 years & over enrolled in school	54,595	27%	274	28%
• Nursery school, preschool	2,722	5%	10	4%
• Kindergarten	2,320	4%	18	6%
• Elementary School (grades 1-4)	8,862	16%	81	30%
• Elementary School (grades 5-8)	9,605	18%	51	19%
• Grades 9 to grade 12	10,558	19%	72	26%
• College, undergraduate years	17,443	32%	42	15%
• Graduate or professional school	3,085	6%	0	0%
Not enrolled in school	146,005	73%	690	72%
Source: U.S. Census: S1401 School Enrollment 2006-2010 American Community Survey 5-Year Estimates.				

4.10 Educational Attainment

Table 4-8 shows the educational attainment for persons age 25 and over.

Table 4-8: Educational Attainment for Population Aged 25 and Over in 2010 (estimate)		
Population	Broome County	Village of Whitney Point
	%	%
Population Age 25 and Over	133,739	671
Less than 9 th Grade	3.4%	3.9%
9 th to 12 th , no diploma	8.3%	10.3%
High school graduate (includes equivalency)	33.2%	46.9%
Some college, no degree	18.1%	15.2%
Associate's degree	11.9%	7.3%
Bachelor's degree	13.6%	9.4%
Graduate or Professional Degree	11.4%	7.0%
High School Graduate or Higher	88.3%	85.8%
Bachelor's Degree or Higher	25.1%	16.4%
Source: U.S. Census Bureau: S1501 Educational 2006-2010 American Community Survey 5-Year Estimates.		

4.11 Income

The U. S. Census Bureau reports the median income for households, families, nonfamily households and individuals (per capita). These figures are provided in Table 4-9 for Broome County and the Village of Whitney Point.

The median income varies by household type. The overall median incomes for households, families and per capita are lower in the Village of Whitney Point than countywide. The median incomes are higher for married-couple families; families with female householder, no husband present, and nonfamily households (listed below) residing in the Village of Whitney Point.

Table 4-9: Median and Per Capita Income (2010 Inflation Adjusted Dollars)		
Subject	Broome County (estimate)	Village of Whitney Point (estimate)
Total Households	80,806	375
Median Income for Households	\$44,457	\$42,566
Total Families	49,615	232
Median Income for Families	\$57,545	\$54,808
• With own children under 18 years	\$53,324	\$47,813
• Married-Couple Families	\$68,654	\$71,875
• Female householder, no husband present	\$28,159	\$35,294
• Male householder, no wife present	\$37,775	N/A
Total Nonfamily Households	31,191	143
Median Income for Nonfamily Households	\$25,508	\$27,031
• Female householder living alone	\$20,093	\$20,833
• Male householder living alone	\$27,254	\$30,588
Per Capita Income	\$24,314	\$19,981
<p>Notes:</p> <p>"Total income" is the sum of the amounts reported separately for wages, salary, commissions, bonuses, or tips; self-employment income from own nonfarm or farm businesses, including proprietorships and partnerships; interest, dividends, net rental income, royalty income, or income from estates and trusts; Social Security or Railroad Retirement income; Supplemental Security Income (SSI); any public assistance or welfare payments from the state or local welfare office; retirement, survivor, or disability pensions; and any other sources of income received regularly such as Veterans' (VA) payments, unemployment compensation, child support, or alimony.</p> <p>Mean income is the amount obtained by dividing the total income of a particular statistical universe by the number of units in that universe. Thus, mean household income is obtained by dividing total household income by the total number of households. For the various types of income, the means are based on households having those types of income.</p> <p>Per capita income is the average obtained by dividing aggregate income by total population of an area.</p> <p>Source: U. S. Census Bureau: DP03 Selected Economic Characteristics 2006 – 2010 American Community Survey 5-Year Estimates; S1903 Median Income in the Past 12 Months (In 2010 Inflation-Adjusted Dollars) 2006-2010 American Community Survey 5-Year Estimates.</p>		

4.12 Poverty

The U. S. Census reports estimates of the numbers and/or percentages of individuals by age group and families living below the poverty level. As shown in Table 4-10, the percentages of individuals in each of the three major age groups and families living below the poverty level are lower in the Village of Whitney Point than in Broome County as a whole with one exception. The percentage of families with female householders, no husband present, with related children under age 18 is higher than the countywide percentage.

Table 4-10: Poverty Levels (Estimates)						
Populations	Broome County			Village of Whitney Point		
	Total¹	Below Poverty Level	Below Poverty Level	Total¹	Below Poverty Level	Below Poverty Level
Population for whom poverty status is determined	190,846	29,548	15.5%	986	112	11.4%
• Under 18 years of age	40,684	8,906	21.9%	258	48	18.6%
• 18 to 64 years of age	119,128	17,799	14.9%	542	58	10.7%
• 65 years and over of age	31,034	2,843	9.2%	186	6	3.2%
Families	49,615	N/A	10.7%	232	N/A	9.9%
Notes:						
¹ Refers to the total population of individuals and families for whom poverty was determined in the 2006-2010 American Community Survey 5-Year Estimates.						
The Census Bureau uses a set of money income thresholds that vary by family size and composition to detect 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."						
Source: U. S. Census Bureau: S1701 Poverty Status in the Past 12 Months 2006-2010 American Community Survey 5-Year Estimates; S1702 Poverty Status in the Past 12 Months of Families 2006-2010 American Community Survey 5-Year Estimates.						

5.0 HOUSING

5.1 Introduction

An analysis of the housing stock of a municipality is important to the planning process because the future land use and development policies of a municipality are partially based on existing housing conditions and future housing demand. The housing data presented in this chapter were collected from the United States Census Bureau, the most comprehensive source of housing data. Comparisons are made between the housing figures for the Village of Whitney Point and Broome County to put the data in perspective. Broome County annual construction data are provided to supplement the Census data.

The U. S. Census data provided in this chapter, and throughout this plan, come from three different Census files as explained below:

- Census 2000
- Census 2010
- American Community Survey 5-Year Estimates

The Census takes place every 10 years, and is a complete demographic look at the US population. This is augmented by the Census Bureau's American Community Survey, a large, continuous demographic survey which attempts to provide accurate and up-to-date information on an annual basis.

The differences between the total housing units provided in the tables are attributed to the different data sources and the time frame in which the data were collected. For example, Table 5-1 shows the Village of Whitney Point had 411 total housing units in 2010 based on the 2010 Demographic Profile Data. Table 5-2 shows the Village of Whitney Point had 431 total housing units based on the 2006-2010 American Community Survey 5-Year Estimates.

The decrease of 21 housing units in the Village of Whitney Point during the decade is attributed to the decrease of mobile homes within the Village. There were several smaller trailer parks within the Village which were either removed or severely reduced.

5.2 Housing Units in 2000 and 2010

As shown in Table 5-1, the Village of Whitney Point had 411 housing units in 2010 or less than 1 percent of the housing stock countywide. The Village of Whitney Point lost 21 housing units or 4.9 percent of its housing stock during the last decade. In comparison, the countywide housing stock increased slightly during the last decade.

As explained above, the decrease of 21 housing units in the Village of Whitney Point during the decade is attributed to the decrease of mobile homes within the Village. There were several smaller trailer parks within the Village which were either removed or severely reduced.

Table 5-1: Total Housing Units based on the 2000 and 2010 Census

Broome County				Village of Whitney Point			
Year		Change		Year		Change	
2000	2010	Number	Percent	2000	2010	Number	Percent
88,817	90,563	1,746	2.0%	432	411	-21	-4.9%

Source: U.S. Census Bureau: DP-1 Profile of General Population and Housing Characteristics: 2010, 2010 Demographic Profile Data; QT-H1 General Housing Characteristics: 2000, Census 2000 Summary File 1 (SF 1) 100-Percent Data.

5.3 Housing Type

The predominant housing type in the Village of Whitney Point is the single-family dwelling followed by the multiple-family unit. As shown in Table 5-2, 52 percent of the dwellings are single-family houses. Multi-family units comprise 28 percent of the housing stock. The Village of Whitney Point has a relatively large percentage of mobile homes. In comparison, the percentage of single-family units is higher countywide and the percentage of mobile homes is substantially lower countywide.

Table 5-2: Housing Units in Structure based on the 2006-2010 American Community Survey 5-Year Estimates

Year Structure Built	Broome County		Village of Whitney Point	
	Number	Percent	Number	Percent
Total Housing Units	90,348	100%	431	100%
Single-Family	56,960	63.0%	223	51.7%
Multi-Family	28,704	31.8%	119	27.6%
Mobile Home	4,681	5.2%	89	20.7%
Other	3	00.0%	0	0%

Notes:

Single-Family: Refers to 1-unit, detached and 1-unit attached dwellings.
Multi-Family: Refers to 2 units, 3 or 4 units, 5 to 9 units, 10 to 19 units and 20 or more units.
Other: Boat, RV, van, etc.

Source: U.S. Census Bureau: DP04 Selected Housing Characteristics 2006-2010 American Community Survey 5-Year Estimates.

5.4 Building Permits

Each year the Broome County Department of Planning and Economic Development collects building permit numbers and values for residential and nonresidential construction from the municipalities and presents the data in the annual *Broome County Construction Data*. The building permit data show trends in new residential construction and residential alterations, additions and repairs.

Table 5-3 lists the number and value of building permits issued for new residential construction and alterations, additions and repairs in the Village of Whitney Point from 2003 through 2011. Permits for new residential construction have ranged from 0 to 3 annually. Permits for alterations, additions and repairs have fluctuated over the years, but since 2009 have ranged from 13 to 15 annually. The most permits for alterations, additions and repairs were issued in 2008.

Table 5-3: Village of Whitney Point: New Residential Construction and Residential Alterations, Additions & Repairs from 2003 through 2011 based on Broome County Construction Data

Year	New Residential Construction		Alterations, Additions & Repairs	
	Permits	Value	Permits	Value
2003	3	\$188,400	5	\$10,247
2004	2	\$80,000	7	\$9,762
2005	1	\$117,000	1	\$800
2006	1	\$85,000	3	\$19,800
2007	0	N/A	11	\$33,654
2008	0	N/A	23	\$38,246
2009	1	\$85,000	13	\$154,675
2010	1	\$62,000	15	\$88,195
2011	0	N/A	15	\$66,832

Notes:

The dollar figures are not adjusted for inflation.

Source: *Broome County Construction Data*.

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. As shown in Table 5-4, nearly 50 percent of the housing stock in the Village of Whitney Point was constructed prior to World War II (1939 or earlier). In comparison, 32 percent of the housing stock countywide was constructed prior to World War II.

As shown in Table 5-4, the Village of Whitney Point experienced a substantial amount of new construction from 1960 to 1999 with new housing construction peaking in 1980 to 1989. In comparison, new construction countywide remained high from 1940 to 1989 and peaked from 1950 to 1959.

Table 5-4: Year Structure Built based on the 2006-2010 American Community Survey 5-Year Estimates

Year Structure Built	Broome County		Village of Whitney Point	
	Number	Percent	Number	Percent
Total Housing Units	90,348	100%	431	100%
2005 or later	764	0.9%	7	1.6%
2000 to 2004	1,782	2.0%	14	3.2%
1990 to 1999	4,805	5.3%	54	12.5%
1980 to 1989	8,338	9.2%	65	15.1%
1970 to 1979	10,312	11.4%	34	7.9%
1960 to 1969	11,969	13.2%	36	8.4%
1950 to 1959	13,870	15.4%	6	1.4%
1940 to 1949	9,647	10.7%	14	3.2%
1939 or earlier	28,861	31.9%	201	46.7%

Source: U.S. Census Bureau: DP04 Selected Housing Characteristics 2006-2010 American Community Survey 5-Year Estimates.

5.6 Housing Tenure

Table 5-5 lists the number of renter-occupied and owner-occupied housing units. The Village of Whitney Point has a lower percentage of owner-occupied housing units and higher percentage of renter-occupied units than the County as a whole.

Table 5-5: Housing Tenure for Occupied Units based on the 2010 Census

Occupied Units	Broome County		Village of Whitney Point	
	Number	Percent	Number	Percent
Total Occupied Housing Units	82,167	100%	377	100%
Owner-Occupied	53,260	64.8%	224	59.4%
Renter-Occupied	28,907	35.2%	153	40.6%

Source: U.S. Census Bureau: QT-H1 General Housing Characteristics: 2010, 2010 Census Summary File 1.

5.7 Occupancy Status

Table 5-6 shows the occupancy status of housing units for the Village of Whitney Point. The occupancy status in the Village of Whitney Point was nearly 92 percent occupied in 2010, slightly higher than the percentage occupied countywide. More than 50 percent of the vacant units were for rent in the Village of Whitney Point, higher than the percentage countywide. The percentage of vacant housing units for sale in the Village of Whitney Point was similar to the percentage countywide. The vacancy rates were higher in the Village of Whitney Point than across Broome County.

Table 5-6: Housing Occupancy based on the 2010 Census				
Year Structure Built	Broome County		Village of Whitney Point	
	Number	Percent	Number	Percent
Total Housing Units	90,563	100%	411	100%
Occupied	82,167	90.7%	377	91.7%
Vacant	8,396	9.3%	34	8.3%
• For Rent	2,522	2.8%	20	5.0%
• Rented, not occupied	143	0.2%	1	0.2%
• For sale only	956	1.1%	5	1.2%
• Sold, not occupied	226	0.2%	1	0.2%
• For seasonal, recreational, or occasional use	1,843	2.0%	0	0.0%
• All other vacant	2,706	3.0%	7	1.7%
Homeowner Vacancy Rate		1.8%		2.2%
Rental Vacancy Rate		8.0%		11.5%
Source: U.S. Census Bureau: DP-1 Profile of General Population and Housing Characteristics: 2010, 2010 Demographic Profile Data.				

5.8 Housing Value Ranges and Median Housing Value

Table 5-7 shows ranges of housing values and the median housing value for owner-occupied units. As shown in the table, the Village of Whitney Point has a range of housing values. Nearly 50 percent of the owner-occupied units located in the Village of Whitney Point are valued from \$50,000 to \$99,999, higher than the percentage countywide. Slightly more than 20 percent of the owner-occupied housing units located in the Village of Whitney Point are valued from \$100,000 to \$149,999, similar to the percentage countywide. The Village of Whitney Point has a relatively high percentage of owner-occupied units valued \$200,000 to \$299,999. The percentages of owner-occupied housing units valued at \$500,000 to \$999,999 are similar to the countywide percentages.

As shown in Table 5-7, the Village of Whitney Point has a lower median housing value compared to the countywide median housing value.

Table 5-7: Housing Value for Owner-Occupied Units based on the 2006-2010 American Community Survey 5-Year Estimates				
Year Structure Built	Broome County		Village of Whitney Point	
	Number	Percent	Number	Percent
Owner-Occupied Units	53,830	100%	209	100%
Less than \$50,000	5,120	9.5%	13	6.2%
\$50,000 to \$99,999	22,031	41.0%	102	48.8%
\$100,000 to \$149,999	12,514	23.2%	45	21.5%
\$150,000 to \$199,999	6,777	12.6%	14	6.7%
\$200,000 to \$299,999	4,668	8.7%	32	15.3%
\$300,000 to \$499,999	1,865	3.5%	0	0.0%
\$500,000 to \$999,999	778	1.4%	3	1.5%
\$1,000,000 or more	77	0.1%	0	0.0%
Median Value	\$99,500	N/A	\$95,800	N/A
Source: U.S. Census Bureau: DP04 Selected Housing Characteristics 2006-2010 American Community Survey 5-Year Estimates.				

5.9 Gross Rent Ranges and Median Gross Rent

Table 5-8 shows ranges of gross rent for occupied units paying rent. As shown in Table 5-8, the Village of Whitney Point has a range of gross rents. Nearly 50 percent of the occupied units paying rent pay \$500 to \$749, higher than the percentage countywide. One-quarter of the occupied units paying rent in the Village of Whitney Point pay \$300 to \$499, similar to the percentage countywide. Nearly 20 percent of the occupied units paying rent in the Village of Whitney Point pay \$750 to \$999, similar to the percentage countywide. A relatively low percentage of occupied units paying rent in the Village of Whitney Point pay \$1,000 or more in gross rent.

As shown in Table 5-8, the median gross rent is slightly lower in the Village of Whitney Point than in Broome County as a whole.

Table 5-8: Gross Rent for Occupied Units Paying Rent based on the 2006-2010 American Community Survey 5-Year Estimates

Gross Rent	Broome County		Village of Whitney Point	
	Number	Percent	Number	Percent
Occupied Units Paying Rent	25,599	100%	166	100%
Less than \$200	490	1.9%	6	3.6%
\$200 to \$299	935	3.7%	5	3.0%
\$300 to \$499	6,013	23.5%	42	25.3%
\$500 to \$749	10,661	41.6%	80	48.2%
\$750 to \$999	4,590	17.9%	31	18.7%
\$1,000 to \$1,499	2,069	8.1%	2	1.2%
\$1,500 or more	841	3.3%	0	0.0%
Median Gross Rent	\$613	N/A	\$580	N/A

Source: U.S. Census Bureau: DP04 Selected Housing Characteristics 2006-2010 American Community Survey 5-Year Estimates.

5.10 Housing Turnover

The housing turnover rate is a general indicator of the stability of the housing market. Table 5-9 shows the year the householder moved into the occupied housing units, providing a possible indication of housing stability.

As shown in Table 5-9, approximately 56 percent of the householders in Whitney Point moved into their housing units during the last decade compared to approximately 50 percent countywide. In the Village of Whitney Point, approximately 24 percent of the householders moved into their housing units in 1980 or earlier compared to approximately 31 percent countywide. The data may be attributed to the relatively younger population and lower median age of the Village of Whitney Point as described in Chapter 4.

Table 5-9: Year Householder Moved into Unit based on the 2006-2010 American Community Survey 5-Year Estimates

Year Householder Moved In	Broome County		Village of Whitney Point	
	Number	Percent	Number	Percent
Occupied Housing Units	80,806	100%	375	100%
2005 or later	24,247	30.0%	140	37.3%
2000 to 2004	16,219	20.1%	71	18.9%
1990 to 1999	15,584	19.3%	73	19.5%
1980 to 1989	9,348	11.5%	34	9.1%
1970 to 1979	6,440	8.0%	28	7.5%
1969 or earlier	8,968	11.1%	29	7.7%

Source: U.S. Census Bureau: DP04 Selected Housing Characteristics 2006-2010 American Community Survey 5-Year Estimates.

6.0 EMPLOYMENT AND BUSINESS CHARACTERISTICS

6.1 Introduction

The economic data presented in this chapter was collected from the United States Census Bureau 2006-2010 American Community Survey 5-year estimates for the Village of Whitney Point and Broome County. The reader is referred to the *Village of Whitney Point Downtown Strategic Plan* for discussion of the economic climate and businesses and services and specific recommendations for revitalization of the downtown.

6.2 Civilian Labor Force, Participation and Unemployment

The labor force consists of military and non-military residents aged 16 years and over who are in the labor force and either employed or unemployed. The unemployment rate measures the percentage of the labor force that is unemployed at the time the U. S. Census was conducted. Table 6-1 provides the figures for the population age 16 years and over who were in the labor force and not in the labor force based on the 2006-2010 American Community Survey 5-year estimates conducted by the U.S. Census Bureau.

As shown in Table 6-1, the percentage of the population 16 years and over in the labor force was lower in the Village of Whitney Point (54.4 percent) than countywide (60.6 percent). However, among those persons in the labor force, the unemployment rate was substantially lower in the Village of Whitney Point (2.6 percent) than countywide (6.8 percent).

Table 6-1: Employment Status based on the 2006-2010 American Community Survey 5-Year Estimates				
Employment Status	Broome County		Village of Whitney Point	
	No.	%	No.	%
Population 16 Years and Over	164,649	100%	770	100%
In Labor Force	99,784	60.6%	419	54.4%
• Civilian Labor Force	99,721	99.9%	419	100%
Employed	92,922	93.2%	408	97.4%
Unemployed	6,799	6.8%	11	2.6%
• Armed Forces	63	0.1%	0	0%
Not in Labor Force	64,865	39.4%	351	45.6%
Percent Unemployed		6.8%		2.6%
Source: U.S. Census Bureau: DP03 Selected Economic Characteristics 2006-2010 American Community Survey 5-Year Estimates.				

6.3 Occupations

Table 6-2 shows the civilian employed population age 16 years and over by occupation based on the 2006-2010 American Community Survey 5-year estimates conducted by the U.S. Census Bureau.

As shown in Table 6-2, substantially higher percentages of the civilian employed population age 16 years and over residing in the Village of Whitney Point worked in the natural resources, construction and maintenance; and production, transportation, and material moving occupations than countywide. Substantially lower percentages worked in service occupations.

Table 6-2: Occupation based on the 2006-2010 American Community Survey 5-Year Estimates				
Employed Labor Force	Broome County		Village of Whitney Point	
	No.	%	No.	%
Civilian Employed Population 16 Years and Over	92,922	100%	408	100%
Management, Business, Science and Arts	32,662	35.1%	128	31.4%
Service	17,290	18.6%	51	12.5%
Sales and Office	24,770	26.7%	116	28.4%
Natural Resources, Construction and Maintenance	6,175	6.7%	39	9.6%
Production, Transportation and Material Moving	12,025	12.9%	74	18.1%
Notes:				
Occupation describes the kind of work the person does on the job. For employed people, the data refer to the person's job during the reference week. For those who worked at two or more jobs, the data refer to the job at which the person worked the greatest number of hours.				
Source: U.S. Census Bureau: DP03 Selected Economic Characteristics 2006-2010 American Community Survey 5-Year Estimates.				

6.4 Industry

Table 6-3 shows the civilian employed population age 16 years and over by industry based on the 2006-2010 American Community Survey 5-year estimates.

As shown in Table 6-3, the Village of Whitney Point had substantially higher percentages of the resident civilian employed population age 16 years and over working in agriculture, forestry, fishing, hunting, and mining; wholesale trade and public administration than Broome County.

The percentages were substantially lower for information; and professional, scientific, management, and administrative and waste management services.

The percentages were similar for construction; finance, insurance, real estate, rental and leasing; and educational services, health care and social assistance. The highest percentage worked in educational services, health care and social assistance.

Table 6-3: Industry based on the 2006-2010 American Community Survey 5-Year Estimates				
Subject	Broome County		Village of Whitney Point	
	No.	%	No.	%
Civilian Employed Population 16 Years and Over	92,922	100%	408	100%
Agriculture, forestry, fishing and hunting, and mining	509	0.5%	8	2.0%
Construction	4,881	5.3%	22	5.4%
Manufacturing	12,072	13.0%	61	14.9%
Wholesale Trade	2,786	3.0%	20	4.9%
Retail Trade	11,704	12.6%	60	14.7%
Transportation and warehousing, and utilities	3,772	4.1%	11	2.7%
Information	1,786	1.9%	2	0.5%
Finance, insurance, real estate, and rental and leasing	5,024	5.4%	22	5.4%
Professional, scientific, management, and administrative and waste management services	7,601	8.2%	10	2.4%
Educational services and health care and social assistance	26,418	28.4%	117	28.7%
Arts, entertainment, and recreation, and accommodation and food services	8,075	8.7%	30	7.4%
Other services, except public administration	4,348	4.7%	9	2.2%
Public administration	3,946	4.2%	36	8.8%
Notes: Information on industry relates to the kind of business conducted by a person's employing organization. For employed people the data refer to the person's job during the reference week. For those who worked at two or more jobs, the data refer to the job at which the person worked the greatest number of hours. Source: U.S. Census Bureau: DP03 Selected Economic Characteristics 2006-2010 American Community Survey 5-Year Estimates.				

6.5 Travel Time to Work

As shown in Table 6-4, the average travel time for workers age 16 years and over residing in the Village of Whitney Point was higher (25.2 minutes) than the travel time for the same population residing elsewhere in Broome County (18.2 minutes).

A higher percentage of workers age 16 years and over residing in the Village of Whitney Point drove alone to work. A comparatively higher percentage (5.0 percent) walked to work. A comparatively lower percentage (0.7 percent) worked at home.

Table 6-4: Commuting to Work based on the 2006-2010 American Community Survey 5-Year Estimates

Commuting to Work	Broome County		Village of Whitney Point	
	No.	Percent	No.	Percent
Workers 16 Years and Over	90,708	100%	403	100%
Car, truck, or van – drove alone	71,541	78.9%	353	87.6%
Car, truck, or van – car pooled	8,215	9.1%	27	6.7%
Public transportation (excluding taxicab)	2,308	2.5%	0	0.0%
Walked	3,461	3.8%	20	5.0%
Other means	1,334	1.5%	0	0.0%
Worked at home	3,849	4.2%	3	0.7%
Mean Travel Time (minutes)	18.2	N/A	25.2	N/A
Source: U.S. Census Bureau: DP03 Selected Economic Characteristics 2006-2010 American Community Survey 5-Year Estimates.				

6.6 Income and Earnings

Table 6-5 shows income and earnings based on the 2006-2010 American Community Survey 5-Year Estimates.

As shown in Table 6-5 only the median nonfamily income and median earnings for workers were higher for those residing in the Village of Whitney Point than for those residing elsewhere in Broome County.

Table 6-5: Income and Earnings based on the 2006-2010 American Community Survey 5-		
Income and Earnings	Broome County	Village of Whitney Point
Median family income	\$57,545	\$54,808
Per Capita Income	\$24,314	\$19,981
Median nonfamily income	\$25,508	\$27,031
Median earnings for workers	\$25,090	\$29,565
Median earnings for male full-time, year-round workers	\$44,967	\$37,159
Median earnings for female full-time, year round workers	\$32,911	\$28,750
Notes:		
Income provided in the table is based on 2010 inflation adjusted dollars.		
Total income" is the sum of the amounts reported separately for wages, salary, commissions, bonuses, or tips; self-employment income from own nonfarm or farm businesses, including proprietorships and partnerships; interest, dividends, net rental income, royalty income, or income from estates and trusts; Social Security or Railroad Retirement income; Supplemental Security Income (SSI); any public assistance or welfare payments from the state or local welfare office; retirement, survivor, or disability pensions; and any other sources of income received regularly such as Veterans' (VA) payments, unemployment compensation, child support, or alimony.		
Earnings are defined as the algebraic sum of wage or salary income and net income from self-employment. Earnings represent the amount of income received regularly before deductions for personal income taxes, Social Security, bond purchases, union dues, Medicare deductions, etc.		
Source: U.S. Census Bureau: DP03 Selected Economic Characteristics 2006-2010 American Community Survey 5-Year Estimates.		

7.0 LAND USE

7.1 Introduction

The land use patterns of Whitney Point have been largely determined by topography, waterways, transportation infrastructure, and other constraints. Existing land uses reveal historical development patterns and areas for future growth and open space protection.

The primary source of land use information used in this chapter is the Broome County Real Property Tax Service. The Service maintains all property information for the Village of Whitney Point, including land use information that is provided by the Town of Triangle Assessor. Property information from November 2011 is used.

7.2 Current Land Use Patterns

The Village of Whitney Point has a total area of 571 acres in tax parcels and as of November 2011 contained 431 tax parcels. Residential properties account for the largest category of land uses, comprising 44 percent (249 acres) of the land area. At nearly 23 percent of the acreage (130 acres), vacant land represents the next largest category. Commercial uses account for 9 percent (51 acres) of the land area. Most commercial uses are located in the Main Street downtown village center or in the US Route 11 commercial corridor. Community services account for 9 percent (52 acres) of the land area and include property dedicated to school, town/village municipal hall, church, cemetery, senior housing, senior center and library use. Recreational uses occupy only 3 parcels, but 6 percent (35 acres) of the land area. This includes the 29-acre Broome County Fairgrounds.

Table 7-1 shows the land uses by parcels and acreage based on property information provided from the Broome County Real Property Tax Service. Map 7-1 in the Appendices shows the major categories of land uses for the Village of Whitney Point.

Table 7-1: Village of Whitney Point General Land Use in 2011				
	Parcels		Acreage	
Land Use	Number	Percent of Total	Acres	Percent of Total
Residential	282	65.4%	248.8	43.6%
Vacant	62	14.4%	130.1	22.8%
Commercial	55	12.8%	51.2	9.0%
Community Services	19	4.4%	51.8	9.0%
Public Services	3	0.7%	5.2	0.9%
Recreational	3	0.7%	34.9	6.1%
Industrial	1	0.2%	1.7	0.3%
Agricultural	1	0.2%	2.4	0.4%
No Data	5	1.2%	45.1	7.9%
Total	431	100%	571.2	100%
Source: Broome County Real Property Tax Service, November 2011				

Residential

Like many municipalities, residential uses are the predominant land use in the Village of Whitney Point. Residential uses (single-family residences, rural residences, multiple residences on one property, multi-family residences, mobile homes and mobile-home parks) encompass 249 acres or 44 percent of the total tax parcel acreage and 282 tax parcels or 65 percent of the total tax parcels of the Village of Whitney Point.

Single-family homes are the predominant residential dwelling in the Village of Whitney Point. Single-family homes occupy 202 acres of residential tax parcels or 81 percent of the residential acreage and 212 residential tax parcels or 75 percent of the total residential tax parcels.

The Village of Whitney Point has some multi-family residences including two-family residences and apartments. Eleven properties consist of multiple residences (more than one residential dwelling per parcel of land).

The residential uses include two mobile home parks, separately owned lots each with a single mobile home, and lots with multiple mobile homes. One mobile home park is located off Donnelly Drive and consists of two adjacent parcels, one located in the Village of Whitney Point and one located in the Town of Triangle with most of the mobile homes situated in the Town of the Triangle. A second mobile home park is located on Hickory Street. It is a small mobile home park occupying less than one acre of land and containing about 5 mobile homes. Mobile homes situated on separate lots (33 lots total) are scattered throughout the Village of Whitney Point in both the densely and sparsely populated areas. These mobile homes occupy a number of lots along River Road with most of the lots and mobile homes owned and rented to tenants by one property owner. One small property located on Hickory Street contains multiple mobile homes. This property is located next to the mobile home park and three separate properties each containing a mobile home.

Table 7-2 summarizes the residential uses located in the Village of Whitney Point.

Table 7-2: Residential Land Use in 2011				
Land Use	Parcels		Acreage	
	Number	Percent of Total¹	Acres	Percent of Total¹
Single Family Residence	212	75.1%	202.0	81.2%
Two-Family Residence	19	6.7%	11.4	4.6%
Apartment	5	1.8%	2.6	1.1%
Multiple Residences on one lot	11	4.0%	17.4	7.0%
Mobile Home Park	2	0.7%	3.8	1.5%
Mobile Home on separate lot	33	11.7%	11.6	4.6%
Total	282	100%	248.8	100%
¹ Percent of Total Residential Land Use Multiple Residences on one lot: Includes one lot with multiple mobile homes. Source: Broome County Real Property Tax Service, November 2011				

Commercial

Commercial uses occupy 51 acres or 9 percent of the total tax parcel acreage and 55 tax parcels or 13 percent of the total tax parcels of the Village of Whitney Point. The commercial properties are concentrated in the downtown village center (Main Street) and in the US Route 11 commercial corridor extending from Main Street to the village boundary near the US Route 81 off-ramp.

The village center contains a mix of commercial uses, some typical of an historic Main Street commercial district (historic hotel, downtown row type buildings, store-front commercial buildings, funeral parlor, several restaurants, including one regional full-service restaurant, several public parking lots, and professional office buildings) as well as a discount neighborhood shopping center, two trucking terminals and multi-occupant structures located along the railroad tracks.

The US Route 11 commercial corridor consists primarily of highway commercial uses (gas stations, mini-markets, auto dealership, fast food franchises, snack bar, diner and vacant motel property) as well as a supermarket, hardware store and several retail businesses that serve both the local community and passersby.

The largest commercial property is a 6-acre general commercial property located along US Route 11 adjacent to the Broome County Fairgrounds. This property includes the vacant motel, mobile homes, large trucks and office trailers. Other commercial uses include a distribution facility and hardware/lumber company between Park Street and the railroad at the west end of the commercial district, a greenhouse business on Hickory Street, a gas storage/distribution facility on Prospect Street and a tree clearing business on NY Route 26.

Table 7-3 summarizes the commercial uses located in the Village of Whitney Point. As shown in the table, highway commercial, downtown commercial and general commercial are the largest commercial categories with the general commercial category occupying the most acreage.

Table 7-3: Commercial Land Use in 2011

Land Use	Parcels		Acreage	
	Number	Percent of Total	Acres	Percent of Total
Highway Commercial	13	24%	13.3	26%
Downtown Commercial	18	33%	3.4	7%
General Commercial	16	29%	26.7	52%
Professional Office	3	5%	0.8	1%
Storage/Distribution Facility	5	9%	7.0	14%
Total	55	100%	51.2	100%

Notes:

Highway Commercial: Uses include diner, snack bar, fast-food franchise, auto dealership, service or gas station and mini-market, and a commercial property containing a vacant motel, mobile homes and office trailers. These commercial uses are located along US Route 11.

Downtown Commercial: Uses include downtown row building (retail and service uses on the ground floor and offices and apartments on the upper floors) hotel, restaurant, funeral home, and public parking lots. These commercial uses are located in the Main Street commercial district.

Commercial Retail: Uses include neighborhood shopping center, supermarket, home improvement or hardware store, lumber sales, discount dollar store, greenhouse, tree clearing business, single-purpose or multiple-purpose retail buildings, retail shops and mixed use commercial/residential building. These commercial uses are located in the Main Street commercial district or US Route 11 commercial corridor or along West Main Street, Railroad Street, Park Street, Hickory Street, Prospect Street or NY Route 26. These uses cater to local and regional traffic.

Storage/Distribution Facility: Uses include gas storage/distribution, trucking terminal and distribution facility.

Source: Broome County Real Property Tax Service, November 2011

Community Services

Community services occupy 52 acres or 9 percent of the total tax parcel acreage but fewer tax parcels (19 tax parcels or 4 percent of the total tax parcels of the Village of Whitney Point). Community Services include the schools, pre-school, religious institutions, cemeteries, Whitney Point Public Library, Whitney Point Highway Garage, Whitney Point Fire Station, Town of Triangle and Village of Whitney Point municipal hall, Opportunities for Broome, Whitney Point Senior Housing, Northern Broome County Senior Center, and Upper Lisle Grange No. 508. These community services are concentrated in or near the village center as well as in or near the US Route 11 commercial corridor, along the railroad tracks and in the outlying areas of the Village of Whitney Point. The community services are listed in Table 7-4. As shown in the table schools and religious institutions represent the largest category of community services.

Table 7-4: Community Services Land Use in 2011

Land Use	Parcels		Acreage	
	Number	Percent of Total	Acres	Percent of Total
Library	1	5.26%	0.46	0.89%
School	4	21.05%	31.44	60.67%
Religious Institutions	5	26.32%	2.35	4.53%
Senior Housing	1	5.26%	2.98	5.75%
Whitney Point Highway Garage	1	5.26%	3.76	7.26%
Municipal Hall	1	5.26%	0.8	1.54%
Whitney Point Fire Station	1	5.26%	0.13	0.25%
Professional Association - Upper Lisle Grange	1	5.26%	0.1	0.19%
Cemetery	4	21.05%	9.8	18.91%
Total	19	100%	51.82	100%
Source: Broome County Real Property Tax Service, November 2011				

Vacant

Vacant property occupies 130 acres or 23 percent of the total tax parcel acreage (62 tax parcels or 14 percent of all tax parcels of the Village of Whitney Point). These vacant parcels are scattered throughout the Village of Whitney Point and vary in acreage. The categories of vacant property include residential vacant land, residential vacant land with improvements, rural vacant land, vacant commercial land and vacant commercial land with improvements. Residential vacant property accounts for nearly 50 percent of the vacant parcels.

Recreational, Industrial and Agricultural

Other land uses in the Village of Whitney Point include 3 recreational properties, including the Broome County Fairgrounds, 1 industrial property (concrete company) located on Hickory Street, and one vacant agricultural property located along the Tioughnioga River. No land use data was available for 5 properties.

8.0 ENVIRONMENT

8.1 Surface Water and Groundwater

Whitney Point lies at the confluence of the Otselic River and the Tioughnioga River. (See Map 8-1) The Tioughnioga flows to the Chenango, a major tributary to the Susquehanna River. All of these are part of the Upper Susquehanna River Watershed. The Susquehanna River Basin is the largest on the Atlantic Seaboard. There are no other major streams located in the Village, but there are several minor or intermittent streams that feed the rivers. The Whitney Point Reservoir, the largest lake in Broome County and a US Army Corps of Engineers (ACE) flood control structure, is located just north of the village border.

Groundwater in the Village is comprised of Principal Aquifers. Aquifers are classified based on importance as a public water supply, productivity, and vulnerability to pollution. Principal aquifers are unconsolidated aquifers, characterized by high recharge rates, known to be highly productive or whose geology suggests abundant potential water supply, but which are not intensively used as sources of water supply by major municipal systems at the present time.

The Village is designated by the Environmental Protection Agency (EPA) as part of a sole source aquifer, the Clinton Street-Ballpark Aquifer System. The extent of this aquifer includes the entire County except a small area in Eastern Broome. Sole source aquifers are those supplying 50 percent or more of the area's drinking water, which, if contaminated, would create a significant hazard to public health and could not be replaced by another source.

The Village gets its drinking water from several public wells, the most recent of which was completed in 2010. The primary well field is on Main Street. Another Village-operated well is located at the old Whitney Acres mobile home park to the west of Whitney Point.

8.2 Floodplains and Wetlands

The Federal Emergency Management Agency has recently gone through the process of updating the floodplain maps in Broome County. According to the preliminary maps, around 180 parcels located in the village, comprising about 280 acres of the Village's 570 acres, are located partially or fully within the 100-year floodplain, the area inundated by a flood having a 1-percent chance of occurring in any given year. See Map 8-1

Wetlands are periodically or permanently flooded areas that function to trap and slowly release surface water, rain, snowmelt, groundwater and flood waters. At the federal level, the US Army Corps of Engineers (ACE) has the authority to protect wetlands in New York that are larger than 1 acre. Besides the rivers themselves, which are designated as federal wetlands, there are two areas of note. One federally designated wetland is located along the eastern boundary of Route 11 at the border with the Town of Barker, and

another is at the Village's western border with the Town of Triangle, near Interstate 81. New York State protects all wetlands at least 12.4 acres in size. There are no state protected wetlands located within the Village. Any development impacting protected wetlands requires a permit. See Map 8-2

8.3 Geological Features

The Village is characterized by mostly flat lands with few steep slopes. Steeps slopes with a greater than 15% grade are concentrated in the north-western corner of the Village along with the border of the Town of Triangle. These slopes descend approximately 250 feet from the Villages highest point, at slightly over 1200 feet above sea level. See Map 8-3.

8.4 Rare and Endangered Species

A majority of the Village is designated as being located in the vicinity of one or more rare animals. For projects or actions within or near an area with a rare animal, a permit may be required if the species is listed as endangered or threatened and the department determines the action may be harmful to the species or its habitat.

9.0 RECREATION & HERITAGE DEVELOPMENT

The Village does not own or operate a local municipal park or recreational amenity inside its boundaries, and there are no recreational programs organized by the village. The school grounds offer a variety of recreational amenities for students and the local residents have limited access to the grounds as is the case in most communities.

An important and historic 31 acre recreational attraction does exist in the village: the Broome County Fairgrounds. The Broome County Fairgrounds is owned and operated by the Broome County Agriculture Board and has been annually offering food, fun and competition for over a hundred and thirty years. There are close to a dozen buildings on the property and each summer it is host to thousands of visitors that enjoy a wide-variety of attractions, entertainment, exhibitions and carnival rides. It is a celebration and demonstration of rural traditions and the agricultural products of this region. The facility is also available for rental activities and other events during the year.

On the northern boundary of the village lies the southern section of the Whitney Point Lake Recreational Area. The Lake and dam are operated by the Baltimore District of the Corp of Engineers and regulations governing the use of the recreational facilities are established by the NYS Department of Environmental Conservation and the Broome County Department of Parks and Recreation. The 5-year dam construction project was completed in 1942 after two devastating flood events in the 1930's destroyed infrastructure and buildings throughout the valley. The dam controls the flow of the Otselic River which enters the Lake from the north and then joins the Tioughnioga River a few hundred feet to the south of the dam. The Lake was created as a reservoir from the flood works and is 4 miles long and $\frac{3}{4}$ miles across with a maximum depth of 20 feet along the original river course.

Access to the reservoir is through Broome County's Dorchester Park. In 2010, Dorchester Park had over 117,000 visitors. It encompasses 42 acres and boasts picnic shelters, a beach and swimming area, boat launch, boat rentals and camping. There is a 2-mile multi-use trail that connects the park to the village near the school. Motor boats are allowed for scenic cruising, waterskiing and fishing for bass and pike. Dorchester Park is renowned for hosting the annual crappy derby ice-fishing event.

A NYS Local Waterfront Revitalization Program (LWRP) access plan was completed in 2011 (peter j. smith company, consultants). The purpose of the county-wide study was to serve as a resource guide for future development activity along the county's four major waterways. The plan seeks to integrate existing regional attractions with proposed new projects. Several project proposals are listed in the report for local consideration, these include:

- A hand carry boat launch upstream of Route 11 bridge and below the junction with the Otselic (pg.17)
- Two fishing access developments – one near the junction of Tioughnioga and Otselic Rivers and another off Route 79/11 east of I-81 (pg. 25)

- Several trails are proposed – one extending the existing trail from Dorchester Park into the Village, one along River Street and others that form a loop around the reservoir into Lisle or go along the Tioughnioga and connect to the Village of Lisle (pgs.28 and 29)
- A scenic overlook is considered off of NYS Route 26 that provides an expansive view of the Whitney Point Reservoir (pg. 34)

The study recommendations are meant to encourage municipalities to pursue the efforts that have public support, seek out collaborations with other entities and use available resources. The Tioughnioga, Susquehanna and Delaware rivers are currently recognized as designated waterways in the LWRP program. The Broome County Department of Planning & Economic Development has asked for legislative sponsorship to consider designation of the Chenango, Otselic and Whitney Point Lake waterways to enable these communities to access state funding for water-related enhancements.

The Whitney Point Downtown Strategic Plan completed by Thoma Development Consultants also recognizes the limited recreational opportunities in the downtown area and recommends trail access from the existing trail at Dorchester Park into the commercial area. The Downtown Strategic plan states that linear parks and river trails can provide economic benefits to a community by attracting visitors and they contribute to its health and character. There are two specific projects that are recommended including downtown waterfront development on the west bank of the Tioughnioga and constructing a trail to connect to the existing trail at Dorchester Park.

Another recommendation that came out of the Strategic Plan was for a historic resource survey of properties in the village that would be eligible for listing on the National Register. Federal and state Investment Tax Credits are available for eligible commercial income-producing properties. State Historic Tax Credits are now available for homeowners but the state credits are currently deferred due to the fiscal situation in the state. Public and non-profit owned historic sites listed on the National Register are eligible for public funding. Programs can be developed that promote these assets and design guidelines often guide improvements for enhancing the historic character of neighborhoods that have these assets.

Whitney Point possesses many architectural significant structures and cultural resources. In 2010, the village contracted with Jessie A. Ravage, consultant to prepare a Historic Resources Survey in the village of Whitney Point. The report describes the existing conditions of the buildings and an extremely detailed historical and architectural overview of the village. There is a map that provides the reconnaissance survey results as to the age of the structures and 208 sites over 50 years of age are photographed and described. Fifteen NYS Inventory forms are completed on structures determined to be eligible for listing on the state and national registers of historic places by the consultant.

A National Register District boundary was not specifically proposed in the report due the varying degree of architectural integrity of many of the structures surveyed. There are enough substantive historic structures, however, that may meet the national criterion to

warrant pursuing that effort along if the community is supportive. An alternative would be a local district or overlay zone for historic character design guidelines. A local district would not provide the tax or public funding opportunities that a National and State designation would offer, but it may be a realistic approach that will encourage consistency with future exterior changes and improve the visual appeal and character of the community.

In 2011, the NYS legislature signed into law a boundary amendment under Title G Heritage Areas of the Parks, Recreational and Historic Preservation Law. The amendment was enacted after the completion and adoption in 2010 of a Susquehanna Heritage Area (SHA) Management Plan Amendment (Bergmann Associates, Inc). The designated boundaries of the original SHA program were expanded to include all of Broome and Tioga Counties. The SHA program is a regional strategy for guiding the implementation of programs and projects which seek to foster the enhancement of historic communities and landscapes while encouraging economic development. The goals are a framework for providing educational, inspirational and recreational benefits for residents and visitors alike. The benefits to communities that participate in the program include NYS grant eligibility, technical assistance for projects that address the program goals, and regional marketing of community assets that support businesses, organizations, public facilities and attractions.

Heritage Area development goes beyond the traditional approach of preserving distinctive historic buildings. It recognizes a wide variety of resources found in each community that reflect the region's inherent qualities such as its primary destinations, historic museums and societies, galleries and performing arts venues, agri-tourism sites and the abundant passive and active recreational opportunities in local, county and state public lands. The SHA Commission and Advisory Board are both tasked with coordinating and facilitating the implementation of an enhanced interpretive and revitalization program promoting the unique heritage of the region. This is accomplished by the Heritage Area community participants throughout Broome and Tioga Counties and their organizational partners.

Whitney Point is recognized in the SHA Plan as an established crossroads village with the resources to support the implementation of the goals of the Heritage Area. Resources include an established village core with historic buildings, commercial potential, character, and interesting interpretive stories. Scenic roads and identified bike routes provide linkages to other locations that also possess natural, recreational, historical and cultural sites. The crossroad villages identified in the SHA Plan are encouraged to prepare a revitalization plan that taps into potential markets, adaptively reuses historic buildings, improves the character of the streetscape, and interprets the history of the place. It was noted, however, that some buildings in Whitney Point were inappropriately treated, diminishing their historic character. Design guidelines and creative marketing were suggested to help turn Whitney Point into a small commercial center.

10.0 AGRICULTURE

10.1 Introduction

Agriculture is an important industry in Broome County and in the Village of Whitney Point. Planning for its future is essential because farming provides tremendous benefits to the area. Farms help strengthen the local economy by supporting farm-related businesses such as feed supply and equipment stores but they also support a wide variety of non-farm related businesses such as hardware stores and banks. Agricultural lands also contribute to the rural character and open space in the Town. The *Broome County Agricultural Economic Development Plan* (December 2001) cites the following top ten benefits of farming for Broome County:

1. Farming represents a \$99,158,000 business investment in Broome County.
2. Farming provides year-round business for other Broome County enterprises.
3. Income from agriculture goes further than other sectors in helping the economy.
4. Agricultural opportunities can actually increase with development of an area.
5. Farms lower taxes.
6. Farms create rural character and attract tourism.
7. Successful farming limits suburban sprawl.
8. Farms and forests preserve natural environments.
9. Farms and forests support wildlife and sport hunting.
10. Farmland is an invaluable resource for future generations.

The *Broome County Agricultural Economic Development Plan* is discussed further in section 10.6 of this chapter.

Although most communities value agriculture, farming continues to decrease and many remaining farmers find it increasingly difficult to remain profitable. In communities where the population is increasing, or where there is commercial development pressure, agricultural land is often the first to be converted to other uses.

Agriculture remains a vital part of the local economy. Between 1992 and 2007 (the most recent figures available) land in farms in Broome County grew from 97,869 acres to 86,613 acres according to the United States Census of Agriculture. Despite this decline of land in farms, agriculture remains a big business in Broome County.

Market value of agricultural products sold by Broome County farms (2007)	\$29,885,000
Total farm production expenses (2007)	\$27,462,000
Estimated market value of land and buildings (2007)	\$275,676 per farm
	\$159,892,080 total

10.2 Broome County Fairgrounds

Once a year, Whitney Point is at the center of the local agricultural community. That is when the annual Broome County Fair takes place at the 31-acre fairgrounds. The Broome County Fairgrounds is owned and operated by the Broome County Agriculture Board and has been

hosting the fair for over a hundred and thirty years. The Broome County Fair is a celebration and demonstration of rural traditions and the agricultural products of this region.

10.3 New York State Agricultural Districts

The primary land use tool used in Broome County to protect farmland is the New York State Agricultural District. The Agricultural Districts Law (Article 25-AA of the Agriculture and Markets Law) was created in 1971 to protect New York's farming communities. The purpose of the agricultural districting is to encourage the continued use of farmland for agricultural use through landowner incentives and protections designed to forestall the conversion of farmland to non-agricultural uses. Benefits include tax benefits and protections against overly restrictive local laws, government funded acquisition or construction projects, and private nuisance suits involving agricultural practices.

There are three agricultural districts in Broome County. Each district can be amended annually and undergoes a full review every eight years. All agricultural district changes must be approved by the Broome County Legislature and certified by the State of New York Commissioner of Agriculture and Markets.

10.4 Agricultural Districts Law and Local Government

The New York State Agricultural Districts Law imposes certain restrictions on local governments as outlined below:

1. Local ordinances cannot restrict structures and activities normal to farming.
2. Public agencies cannot take farmland and public funds cannot be used to fund non-farm development without special justification.
3. Sewer and water taxes cannot be levied on farmland beyond a house and lot once a district has been formed, and
4. Property tax assessments may be based on agricultural use instead of market value

Additionally, Section 305-a (1)(a) of the Agriculture and Markets Law (and Section 283-a of the Town Law) states:

“Local governments, when exercising their powers to enact and administer comprehensive plans and local laws, ordinances, rules or regulations, shall . . .not unreasonably restrict or regulate farm operations within agricultural districts . . . unless it can be shown that the public health or safety is threatened.”

The New York State Department of Agriculture and Markets can review proposed or existing local laws and ordinance to determine compliance with Section 305-a. In reviewing local laws and ordinances, the Department of Agriculture and Markets examines the following factors:

1. Is the affected farm within an agricultural district?
2. Does the regulated activity encompass farm operations?
3. Is the local law or ordinance reasonable?

4. Is the public health and safety threatened by the regulated activity?

If the Department of Agriculture and Markets concludes that the proposed law or ordinance unduly restricts farming, they will contact the municipality and attempt to arrive at a solution. If a solution cannot be found, the Department of Agriculture and Markets may bring an action in State Supreme Court or may issue an order to comply with Section 305-a of the Agriculture and Markets law.

Section 239-m of General Municipal Law (GML) provides another protection for farms. According to §239-m(3)(b)(vi), special use permits, site plans, and use or area variances that are within 500 feet of a farm operation located in an agricultural district must be submitted to Broome County Department of Planning and Economic Development for review. The County's review is advisory only. However, according to GML §239-m(5), if the County Planning Department, "recommends modification or disapproval of a proposed action, the referring body (*local planning board or zoning board of appeals*) shall not act contrary to such recommendation except by a vote of a majority plus one of all members thereof."

10.5 Agricultural District No. 4

Agricultural lands in the Village of Whitney Point are located in Agricultural District No. 4, which extends across 10 municipalities in Broome County. From 1992 to 2011, Agricultural District No. 4 increased from 57,926 acres to 67,575 acres, an increase of 16.6% (9,649 acres). One village parcel located at 2408 W. Main Street is in Agricultural District No. 4.

10.6 Local Planning

The most successful local agricultural plans are those that combine various land use tools. Agricultural districts can discourage urban sprawl, leap-frog development, and the costly expansion of public services. In addition, there are other measures local governments can use to protect and promote agriculture and guide development in desired directions. This section outlines those measures available to agricultural towns in Broome County.

Broome County Agricultural Economic Development Plan

The *Broome County Agricultural Economic Development Plan* is a county-wide agricultural plan prepared for the Broome County Agricultural and Farmland Protection Board by the Cornell Cooperative Extension Service of Broome County, the Broome County Department of Planning and Economic Development, and the Shepstone Management Company. The *Plan* was adopted by the Broome County Legislature in 2001. The full text of the *Agricultural Economic Development Plan* can be reviewed online at:

www.gobroomecounty.com/planning/PlanningPubs.php.

The *Plan* provides a framework for establishing farm policy in the rural towns and provides Major Agricultural Initiatives for the towns to follow. The initiatives are described below:

1. Added Value Enterprise Initiative establishes measures to promote agricultural enterprises.
2. Direct Marketing Initiative outlines measures to develop markets for farm products. The initiative recommends the establishment of an Agricultural Marketing Specialist.
3. Agricultural Tourism Initiative establishes measures to promote agriculture as a tourist attraction.
4. Forest Management Initiative establishes measures to promote the local forest industry.
5. Agricultural Planning Initiative recommends the following measures to ensure agricultural interests are incorporated into land use planning and zoning.
 - Agricultural zoning districts should generally match the New York State Certified Agricultural Districts;
 - Local zoning laws should provide for small niche type agricultural enterprises outside agricultural districts;
 - Local officials should be provided continuous education on farm issues and agricultural law;
 - Agricultural community should be involved in local government and planning; and
 - Right-to-farm laws should be encouraged in Broome County's major agricultural towns to protect the rights of farmers to grow and expand within the community.
6. Agricultural Awareness Initiative outlines measures to maintain good relationships between farmers and farm neighbors.

Local Zoning

A combination of zoning and agricultural districts can be useful for guiding land use patterns in desired directions. Zoning that directs growth away from farming areas toward places where there is adequate infrastructure to support development and achieves a balance between agricultural and non-agricultural development benefits the entire community. Examples of zoning that support agriculture are provided below:

- Farm-based businesses, including traditional and accessory farm uses, are clearly provided for in the zoning code.
- Zoning permits on-farm enterprises and agricultural support businesses.
- Farm-based businesses not related to production such as farm stands or u-pick operations, remain an accessory use and do not interfere with adjacent farms or cause nuisances for neighbors.
- Zoning allows farmers to expand their business with non-traditional off-season or complementary seasonal uses.

The Village of Whitney Point's Zoning Ordinance and its relationship to agriculture are discussed in Chapter 13: Ordinance Review.

Communication between Farm and Non-Farm Communities

Farm and non-farm conflicts have the potential to increase as residential growth spreads into farming areas. The relationship between agricultural and residential use is a critical issue in general in Broome County. More communication between farm and non-farm communities and more education to deal the agricultural issues is needed in Broome County.

Some towns have instituted a local agricultural notice program targeted to builders and realtors to avoid potential conflicts between farms and residences.

Workshops and farm tours hosted by the local town, local farmers, and farm agencies are other tools that can be used to help the community understand the value of agriculture to the community.

11.0 TRANSPORTATION

11.1 Introduction

Because of the close linkage between transportation and land use, it is important that a village comprehensive plan include recognition of that impact. The value of land for development is dependent in part on access. Despite its relatively small area the Village of Whitney Point is intersected by many transportation arteries including four State Highways (Routes 11, 26, 79 and 206), Interstate Highway I-81, an active freight rail line (NYS&W's Syracuse Branch) and two rivers (Otselic and Tioughnioga).

A parcel of land located immediately adjacent to an interchange on an Interstate highway, for example, has much greater value for commercial development than a similar parcel situated on an unimproved Village road. As such, decisions on transportation improvements must be coordinated with the Village's desired land use outcome. Because Exit 8 of I-81 is a split interchange with its northern terminus accessing the Route 11/Route 79 overlap just north of the Village limits, a strip commercial district has formed in this corridor spurred by the additional traffic from the I-81 exit. Consequently the preferred downtown Main Street Village core location has been somewhat marginalized despite its close proximity to the Route 11/Route 79 and Route 26/Route 79/Route 206 corridors.

It is also important that all transportation facilities throughout the Village provide an acceptable level of reliability and safety to Village residents, visitors, and through travelers. This applies to all modes of travel, including automobile and truck travel as well as cycling and walking.

Road networks in New York are multi-jurisdictional in nature. New York State, through its Department of Transportation (NYSDOT), owns and is responsible for the maintenance of Interstate and State highways. Broome County is responsible for County roads through its Department of Public Works. The Village of Whitney Point has jurisdiction over the remainder of the public roads in the Village.

11.2 Highways and Roads

There are 14.92 centerline miles of public roads in the Village of Whitney Point. Of these, 4.72 miles are owned by New York State, 0.05 miles by Broome County, and 10.10 miles are Village roads.

Interstate 81 traverses the Village in a north/south direction, with local access provided at the split Interchange 8, just outside the Village limits. Traffic volume (reported as Annual Average Daily Traffic) between Interchange 8 just south of the Village and the northbound interchange just north of the Village is 16,000 vehicles per day (vpd). I-81 is classified as a principal arterial / interstate.

Other State highways include NYS Routes 26, 79 and 206 and US RT11.

- Route 26 traverses the southern edge of the Village, a distance of 0.24 miles and proceeds across the Tioughnioga River, overlapping with NYS Route 79, and then proceeds north 0.21 miles to the Village line. The AADT is 8,000 vpd on the southern edge of the Village, 9,500 vpd on the bridge and 2,500 vpd proceeding north to the Village line. RT 26 is classified as a rural minor arterial, with a small section of roadway classified as a rural major collector.
- Route 79 enters the Village at the southeast corner for a distance of 0.61 miles and then proceeds across the Tioughnioga River, while overlapping with NYS Route 26, and then north while overlapping US Route 11 to the Village line 0.74 miles. The AADT is 1,040 vpd. RT79 through the Village is a rural minor arterial and a rural minor collector.
- Route 206 proceeds east out of the Village from the intersection of NYS Routes 26 and 79 towards the Town of Triangle. The AADT is 2,700vpd.
- US Route 11 traverses the entire Village north to south. There is a short segment that overlaps NYS Route 26 just south of Main Street. It then proceeds north out of the Village overlapping with US11, for a distance of 1.30 miles with an AADT of 9,600 vpd.

The only Broome County road within the Village is CR61: a 0.05 mile section of West Main Street between Perry Street and the Village line.

The Village of Whitney Point has jurisdiction over the remaining roads in the Village. The Village roads are all 2 lane roads with no shoulders. The majority of the roads are curbed with an extensive sidewalk system. With the exception of Main Street, most of the Village roads are 22 feet wide. Main Street varies in width from 26 feet to 48 feet.

There is little congestion on most of the Village streets. They are residential in nature and the volume of traffic is low. Main Street is the exception. Main Street is the “downtown” area of the village with commercial development and professional services. There is on-street parking, sidewalks and many pedestrian generators.

The intersection of Main Street/ US 11/NYS RT79 is a major intersection within the Village. The intersection is signalized with pedestrian accommodations. The intersection is the site of numerous accidents for the three year period between July 2008 and June 2011. There are also some minor peak hour congestion problems at this location.

To the east of this intersection, directly across the Tioughnioga Bridge, is the intersection of NYSRT 79 and NYSRT 206. This is an awkward 4 leg intersection that is controlled with a flashing signal. The signal flashes red in all directions. Both of the intersections are being investigated by NYSDOT as part of a project (NYSDOT PIN 901439) to replace the bridge. The projected is scheduled for construction in 2015.

US Route 11 through the Village has commercial development along it, and is also the site of the Whitney Point Central School District’s elementary school. US Route 11 through the village is three lanes with a center turn lane. The speed limit is 40 mph with a 30 mph school zone. Sidewalks along with cubing exist on the west side of US Route 11.

Concentrations of accidents were looked at throughout the Village. The local Village streets showed no clusters of accidents. Main Street within the Village had more accidents than any other Village street. This can be attributed to the higher volume of traffic, on street parking and concentrated development.

Accident clusters were also shown at the intersection of US11/Main St./the Tioughnioga Bridge, and the built up commercial area along US Route 11 between River Road and Keible Road. The NYSDOT project PIN 901439 will address any safety problems that are occurring at the intersection. The accidents along US Route 11 are impacted by the volume of traffic and the numerous commercial driveways along this section of roadway.

11.3 Bridges and Grade Crossings

There are eight New York State Department of Transportation owned and maintained bridges within the Village limits including two pairs of Interstate I-81 Bridges over the NYS&W rail line and Old Route 26 respectively. The Route 206 over the Tioughnioga River was constructed in 1928 and is considered functionally obsolete and scheduled for replacement in 2015. The US 11 structure over the Tioughnioga River was constructed in 1947 and has a similar structural rating to the Route 206 bridge, but is not considered functionally obsolete. The remaining structures condition ratings approach 6.0. The condition ratings for these bridges are as follows:

Table 11-1: Condition of Bridges				
Location	Feature Crossed	Year Built	Last Inspected	NYS Condition Rating
Junction US11 and Tioughnioga River	Tioughnioga River	1947	8/16/2011	4.42
0.4 miles north of Route 26 and I-81	NYS&W Rail line	1965	6/21/2011	5.59
Junction Route 26 and Tioughnioga River (1)	Tioughnioga River	1928	10/20/2010	4.56
0.6 miles southeast junction of Route 79 and Route 206	Moss Creek	2007	5/10/2011	6.89
0.7 miles north junction of I-81 and Route 26	Old Route 26	1969	9/23/2010	5.81
0.7 miles north junction of I-81 and Route 26	Old Route 26	1969	9/23/2010	5.84
0.9 miles north junction of I-81 and Route 26	NYS&W Rail line	1969	11/8/2010	5.77
0.9 miles north junction of I-81 and Route 26	NYS&W Rail line	1969	7/25/2011	5.7
Notes: 1) Functionally obsolete				

In New York State, bridge inspectors assess all of a bridge's individual parts. The NYSDOT condition rating scale ranges from 1 to 7, with 7 being in new condition and a rating of 5 or greater considered as good condition. NYSDOT defines a deficient bridge as one with a State condition rating less than 5.0. A deficient condition rating indicates deterioration at a level that requires corrective maintenance or rehabilitation to restore the bridge to its fully functional, non-deficient condition. It does not mean that the bridge is unsafe.

There are two public at grade rail line crossings of the NYS&W Syracuse Branch within the Village limits at Main Street and Mill Street. They are both protected by automatic gates and lights. The Mill Street crossing has been a candidate for elimination in the past because of the low vehicular traffic volume and the presence of parallel alternate access via Park Street.

11.4 Public Transportation

Due to its low population density, the residents of the Village of Whitney Point are minimally served by the Broome County Department of Public Transportation, through the rural dial-a-ride service, BC Country.

Rural residents typically have limited public transportation service. BC Country is a curb-to-curb service with a 24-hour advance reservation requirement. It offers service from rural locations into the urbanized area. Service is available on all weekdays. The service operates from 6:00 am to 6:00 pm. There is no weekend service. In general, the isolation of the rural poor and elderly who do not have a car or cannot drive has been identified as a significant social issue to which lack of public transportation contributes.

Since transit is a Broome County service, the Village may choose to advocate on behalf of its transit-dependent residents for improved service with the Broome County Executive and Legislature.

Van pooling or similar public transportation options could be advocated to increase the Village resident's access to nearby continuing public education facilities at Broome Community College and Cortland State University.

NYS&W Railroad tourist excursions have been run on the Syracuse Branch for Carrier Dome sporting events and the Marathon Maple Fest. The possibility of a similar excursion to the Broome County Fair with a stop in Downtown Whitney Point, connected by a shuttle bus to the Fair site could be explored.

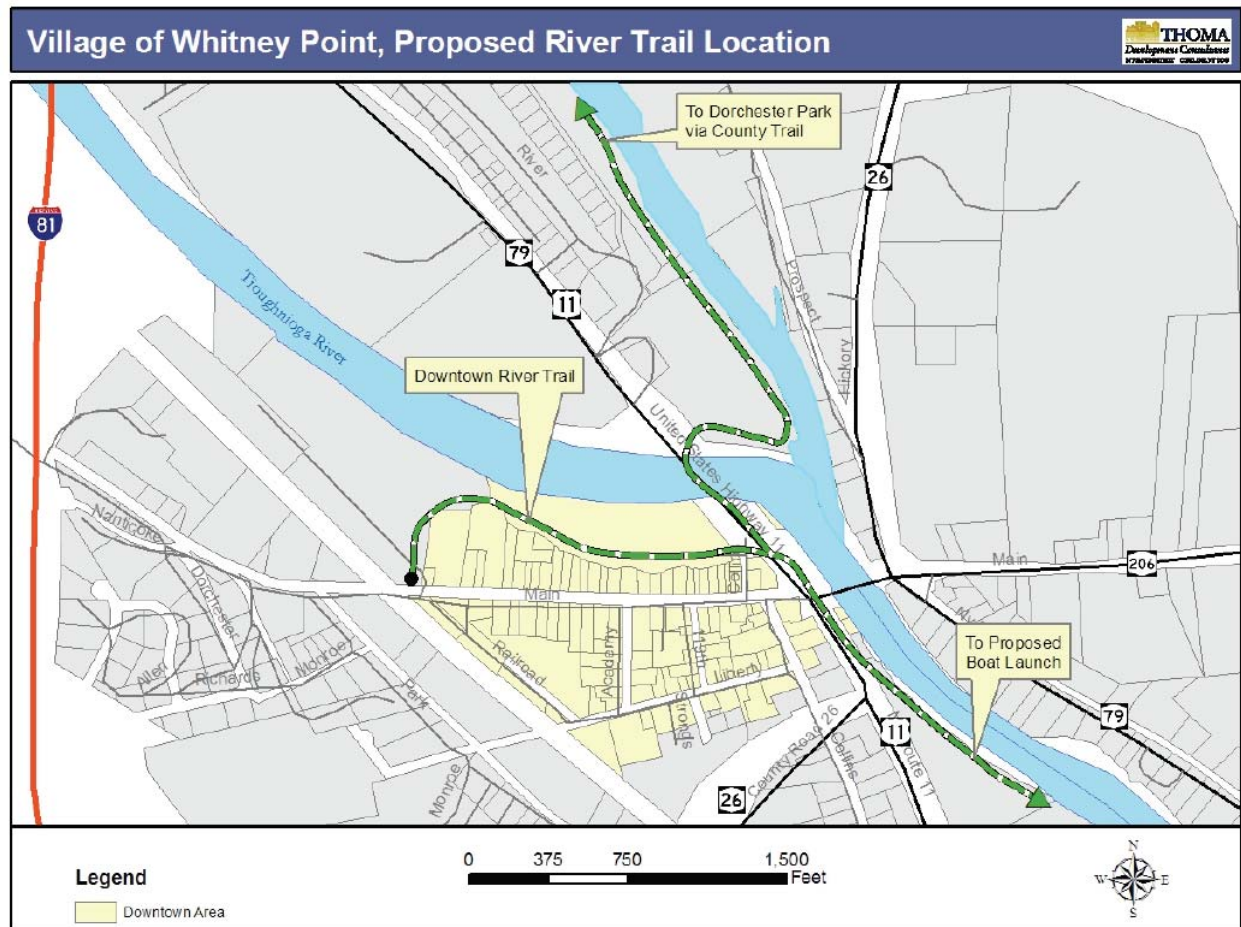
The Village of Whitney Point is located only fifteen miles from the Greater Binghamton Regional Airport via Route 26.

11.5 Non-Motorized Transportation

Pedestrians and bicycle travel has gained greater recognition in transportation planning. People want safe places to walk, and want to be able to travel by bicycle safely as well. That means having sidewalks in appropriate locations, and crosswalks. Cyclists can benefit from a variety of

on-street treatments, from designated bicycle lanes to wider curb lanes. In addition, the provision of trails can benefit user groups. Walkers use them mostly for recreation, but cyclists may use them as an off-street part of a longer trip.

A river trail connecting Dorchester Park and the High School was recently completed. The *Village of Whitney Point Downtown Strategic Plan* has strongly recommended continuation of this walking/bike trail along the Otselic and Tioghnioa Rivers within the Village with a spur to the Downtown Area as shown below:



Pedestrian issues are most critical in the Downtown Main Street and adjacent strip commercial US Route 11 areas. Quoting from the *Village of Whitney Point Downtown Strategic Plan* “Main Street is pedestrian friendly, however there is room for improvement. The scale and location of the older buildings near the main intersection provide a level of comfort for those who walk Main Street. The older buildings front on the sidewalk and are geared toward servicing those on foot. The condition of sidewalks along the Main Street varies from place to place. Generally sidewalks are in fair to good condition.” While there are sidewalks on the west side of US Route 11 and on both sides of the structure over the Otselic River there is only a worn path on the east side of US Route 11. A lack of sound access management practices with multiple undefined driveways further hampers the pedestrian.

11.6 Transportation Issues

The most immediate transportation issue facing the Village is the replacement of the Route 206 Bridge over the Tioughnioga River (NYSDOT PIN 901439) scheduled for construction in 2015. New York State Department of Transportation representatives have engaged with Village of Whitney Point government officials and the general public in extensive discussions over potential alternative solutions for this bridge replacement. Being actively considered are intersection improvements on both sides of the structure to address peak hour capacity problems on the western approach intersection, safety problems on both approach intersections and pedestrian access and safety over and approaching the structure. A roundabout is being considered on the eastern approach intersection. The bridge will have a westbound turn lane added. New crosswalks and sidewalks on both sides of the bridge will be constructed with an upgrade of the pedestrian signals with countdown timers. The bridge will be on slightly new alignment in order to improve the intersection configurations. There will be a temporary bridge during construction.

As well as completion of the river trail plan which would include various river front improvements and a boat launch, the *Village of Whitney Point Downtown Strategic Plan* makes the following worthwhile transportation related improvement recommendations:

- Implement streetscape improvements including the planting of trees on Main Street and US 11. A new site plan review and zoning policy to better realize a more aesthetic and pedestrian friendly US 11 commercial gateway area streetscape is desirable.
- New signing regulations should be formulated, including wayfaring signs to better demarcate the Downtown and gateway commercial areas. In particular the off street downtown parking areas should be more clearly identified. Also beautification of these parking areas is desirable.

12.0 PUBLIC FACILITIES

12.1 Introduction

Like most communities, the Village of Whitney Point maintains a number of facilities that are used to provide services to Village residents. The major public facilities in the Village are described below.

12.2 Federal Facilities

The US Army Corps of Engineers built and maintains the Whitney Point Reservoir on the Otselic River just north of the village border. The Reservoir, along with an extensive series of levees and flood walls, was built by the Army Corps in response to a devastating flood that occurred in 1935. This photograph shows the flood at its crest in the Village.



Main Street at Crest of Flood
Showing Baptist Church, a Corner of Taft Hardware and
School Grounds

The Reservoir is currently maintained at a 1,200 acre level year round, except in instances of summer drought conditions when it is drawn down to maintain stream flow downstream.

In addition to its flood control function, the Reservoir is a recreational facility. The Reservoir is the largest lake in Broome County. Depths range from 5 to 15 feet. Dorchester Park, operated by Broome County, is located at the southeast end of the reservoir and offers picnicking, swimming, shoreline fishing and boat rentals.

12.3 State Facilities

There are no significant State facilities in the Village of Whitney Point

12.4 County Facilities

There are no significant Broome County facilities in the Village of Whitney Point

12.5 Village Facilities

Mary L. Wilcox Memorial Library

The Mary Wilcox Memorial Library was opened in 1959. In 1958, Mary L. Wilcox died and left her home at 2630 Main Street to the Village of Whitney Point. One year later in June of 1959, the Mary Wilcox Memorial Library was opened in her former home. The library has continued to operate at that location for over 50 years.

Village Hall

The Village uses a portion of the Town of Triangle Town Hall at 2612 Liberty Street, Whitney Point for its municipal building.

Public Water and Sewer

The Village provides public water and sewer services for all Whitney Point residents. In addition, public water is provided for a limited number of residents in the nearby towns of Lisle and Triangle. Maps of the water and sewer districts and the sewer infrastructure are attached as Map 12-1 and 12-2.

12.6 Public Safety

Whitney Point Fire

The Whitney Point Fire Department was organized in 1873 and is now located at 2665 Main Street in the Village. The Department provides the following services: Fire Suppression; Vehicle Rescue; Haz-Mat First Responder Operations; Water Rescue/Swift water Rescue; Ice Rescue; Rope Rescue; Firefighter Assist and Search Team FAST; Fire Prevention Education; and Emergency Medical First Response

Police Protection

The Village 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.

Emergency Medical Services

In Whitney Point, paramedic and emergency transportation services are provided by the Broome County Volunteer Emergency Squad. It is a part-volunteer, part-paid squad that is the primary emergency medical service provider to several municipalities in Broome County. The fire department that serves the village also provides basic life support.

13.0 ORDINANCE REVIEW

13.1 Introduction

This chapter evaluates the local law of the Village of Whitney Point that most affects land use and zoning: Local Law No. 1 of 1995: *Land Use Management Local Law for the Village of Whitney Point* adopted May 30, 1995 and updated March 11, 2003. A comprehensive plan update provides the community an opportunity to review the adequacy of its local laws, ordinances, and resolutions pertaining to land use and zoning. Court decisions or changes in state laws may make certain ordinances or sections of ordinances out of date. Gaps may exist in the ordinance or the ordinance may not function as originally planned. The *Land Use Management Local Law* is evaluated based on standard land use and zoning practices while keeping in mind the unique characteristics, needs and desires of the Village of Whitney Point. The local law is also evaluated based on the recommendations of the *Downtown Strategic Plan* which provides a framework for improved land use and zoning in the downtown and along the US Route 11 corridor.

13.2 Land Use Management Local Law for the Village of Whitney Point

Background

The zoning ordinance for the Village of Whitney Point is known and cited as the *Land Use Management Local Law for the Village of Whitney Point, New York*, adopted May 30, 1995 and updated March 11, 2003.

Section 7 of Article 7 of Village Law of New York State empowers the Board of Trustees of the Village of Whitney Point, for the purpose of promoting the health, safety, morals, or the general welfare of the community, to regulate and restrict, by local law, the height, number of stories and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population, and the location and use of buildings, structures and land for trade, industry, residence or other purposes.

The zoning law or ordinance provides the most extensive regulation of land use in most communities. New York's zoning-enabling statutes which give municipalities the power to enact local zoning laws, require that zoning laws be adopted in accordance with a comprehensive plan. The comprehensive plan should provide the foundation for the local zoning law.

The contents of a zoning ordinance vary by community. A typical zoning code includes the title, statutory provisions, purpose statement, definitions, general regulations, zoning districts, use regulations and dimensional requirements, area variances, use variances, special use permits, site plan regulations, subdivision regulations, nonconforming uses, administration and enforcement.

The *Land Use Management Local Law* consists of 20 articles covering major zoning topics, including: purpose of the local law, definitions, establishment of districts, general restrictions, supplementary regulations, sign regulations, adult uses, non-conforming uses, administration and enforcement, zoning board of appeals, special permits (use permits) and violations and penalties. The articles that address more than standard language are evaluated below.

Article II Interpretation and Definitions

The definitions of terms used in the *Land Use Management Local Law* are provided in Article II Section 202. The definition section typically does not define all terms used in the zoning code, just the major terminology. The definitions should accurately define terms to avoid confusion for those using the zoning code. The definitions should help in the interpretation and enforcement of the zoning regulations. The zoning local law should contain enough definitions so the Zoning Board of Appeals does not need to render interpretations. The definitions should be periodically reviewed for usefulness and outdated definitions should be updated or removed. Below is an evaluation of Section 202:

- Dwelling, One Family: This term should be replaced with Dwelling, One-family detached and Dwelling, One-family attached as these terms are used in the zoning local law. The definitions of these terms should be consistent with the definitions provided in the New York State Uniform Fire Prevention and Building Code and the subunits of the Uniform Code: Residential Code of New York State and Building Code of New York State.
- Family: Family is defined as any person or group of persons meeting any one of three definitions. The first definition defines family as any number of individuals related by blood, marriage or adoption, and their domestics and servants, if any, living and cooking together on the premises, as a single housekeeping unit. The use of the words “domestics and servants” could be replaced with “domestic help”. The second definition defines family as not more than four (4) persons, living and cooking together on the premises as a single housekeeping unit though not related by blood, marriage or adoption. The third definition defines family as more than four (4) persons not related by blood, marriage, or adoption, living together on the premises as a functional family unit subject to the issuance of a special permit.
- Functional Family Unit: This term is defined in Article XV, Section 1505, but not in Article II, Section 202 and appears to conflict with the third definition of Family. Functional Family Unit requires a special permit.

The definitions of Family and Functional Family Unit should be consistent with the New York State Department of State Office of General Counsel Legal Memorandum LU05, including definition of family and guidelines to drafting a definition of family. Some municipalities have attempted to define “family” to comply with court decisions by providing for discretionary review by the Zoning Code Administrator (Code Enforcement Officer) of groups of unrelated persons greater than a specified number to ensure that they are the functional equivalent of a family.

- Home Occupation: Home Occupation is defined as any occupation customarily conducted entirely within a dwelling and carried on only by the family thereof; which is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof. Consideration could be given to whether accessory structures (e.g., barns and carriage houses), separate from the main structure, should be available for home occupation use to allow some flexibility while maintaining standards that protect the neighborhood character. Examples of home occupation and customary home occupations are not provided, but could be provided.

- Mobile Home: The definition of mobile home should be revised to be consistent with the definition provided in the Residential Code of New York State.
- Modular Home: The definition for this term should be updated to read: A factory-manufactured dwelling unit, conforming to applicable provisions of the New York State Uniform Code and bearing insignia of approval issued by the State Fire Prevention and Code Council, which is constructed by a method or system of construction whereby the structure or its components are wholly or in substantial part manufactured in a manufacturing facility, intended or designed for permanent installation, or assembly and permanent installation.
- Non-Conforming Use: The phrase “does not conform to the uses in the district” should be revised to “does not conform to the use regulations in the district”.
- Sign: The term sign and various types of signs are defined. The list of signs could include: A-frame sign (sandwich boards), awning or canopy sign, copy-change sign, digital message sign, freestanding sign, home occupation sign, illuminated sign, off-premise sign, portable sign, temporary sign, and window sign.
- Area Variance: The definition is not consistent with the definition used in Village Law: (b) "Area variance" shall mean the authorization by the zoning board of appeals for the use of land in a manner which is not allowed by the dimensional or physical requirements of the applicable zoning regulations.
- Use Variance: The definition is not consistent with the definition used in Village Law: (a) "Use variance" shall mean the authorization by the zoning board of appeals for the use of land for a purpose which is otherwise not allowed or is prohibited by the applicable zoning regulations.

The following terms are presented in the *Land Use Management Local Law*, but not defined in Section 202.

- Building Area
- Building Permit
- Certificate of Existing Use
- Certificate of Occupancy
- Enforcement Officer
- Convalescent Home, Nursing Home
- Density
- Dwelling, One-family Detached
- Floor Area
- Frontage
- Functional Family Unit
- Household
- Lot Line
- Lot, Front Line (change to Lot Line, Front)
- Minor Agriculture

- Official Zoning Map
- Performance Standards
- Professions licensed by the University of the State of New York
- Sign Area
- Site Plan
- Site Plan Review
- Special Registration Use Permit
- Special Use Permit
- Subdivision
- Village of Whitney Point Land Use Management Map
- Zoning Board of Appeals
- Zoning Map

The following terms are not presented or defined in the *Land Use Management Local Law*. These terms could be included to the extent that they apply to the Village of Whitney Point:

- Agricultural Use or Farming Operation
- Agricultural Tourism (Agritourism)
- Bed and Breakfast Establishments
- Building Coverage
- Building Inspector
- Dwelling, One-family Attached (Dwelling, One-family Detached is used in the zoning local law.)
- Farm Stand or Roadside Stand
- Flag lot
- Frontage
- Lot Line, Rear
- Lot Line, Side
- Manufactured Home
- Performance Bond
- Setback, Front
- Setback, Rear
- Setback, Side
- Terms associated with senior housing and senior care
- Terms associated with recycling, composting and environmental protection

Article III Establishment of Districts

Article III lists the districts and discusses the official zoning map, district boundaries, lots in more than one district, and the application of regulations. The official zoning map is shown in Map 13-1 in the Appendices.

The Broome County Department of Planning and Economic Development maintains the Broome County Geographic Information System (GIS) which is available online to the municipalities and the public. It includes the municipal zoning maps which the Department keeps current for the municipalities at their direction. The Village of Whitney Point uses this service.

The Village of Whitney Point is divided into seven (7) use districts which are listed in Article III.

Ra1	Residential District
Ra2	Residential District
Rb1	Residential/Service District
Rb2	Residential/Service District
C	Commercial District
C/I	Commercial/Industrial District
C/I 2	Commercial/Industrial 2 District

The residential districts are based on a hierarchy of uses with the Ra1 District more restrictive than the Ra2, Rb1 and Rb2 Districts. The district regulations are provided in separate articles.

The *Land Use Management Local Law* lacks purpose statements for the districts. A purpose statement provides the framework for the district and typically includes the intent of the district, the type of development allowed, the type of development encouraged and suitable, the intensity of development intended in the district, the preferred location, and items, such as the availability of infrastructure and access to an adequate street system, that need to be considered before development can occur in the district. An example of a purpose statement is provided below:

Central Business: The purpose of the CB District is to foster a concentration of small-scale, mixed use activity and to support the goals and objectives contained in the Comprehensive Plan. The CB District is established to maintain and enhance the traditional retail, office, civic and residential uses within the core of the village. Development in this District should reinforce compact, pedestrian-oriented development and preservation of traditional historic character.

Article IV Residential Districts

Article IV A. “Ra1” Residential District

The Ra1 District occupies 121 acres of tax parcels or 21 percent of the acreage of the tax parcels of the Village of Whitney Point. The Ra1 District contains the largest number of tax parcels (150 tax parcels or 35 percent of all of the tax parcels). The district is located in the western portion of the Village extending to the municipal limits on the north, south and west and to the New York, Susquehanna and Western Railway and US Route 11 on the east.

The permitted uses indicate the intent of the Ra1 District is to provide for single-family dwellings. The permitted principal uses are the one-family detached dwelling, containing a minimum living area of 1,200 square feet, but excluding a trailer or mobile home used for a dwelling, public and private parks and open recreation areas, including golf course and golf driving range, but not including any other commercial amusement facilities. Only one principal

use is permitted per lot. Permitted accessory uses include accessory structures and uses and customary home occupations.

The development standards are more tailored to suburban properties than to center village districts. One-family detached dwellings require a minimum lot area of 15,000 square feet and a minimum lot width of 100 feet. Principal buildings require a front yard setback of 35 feet, a rear yard setback of 30 feet and a side yard setback of 10 feet.

Consistent with the zoning, the predominant land use is the single-family house with residential uses occupying 81 percent of the tax parcels of the Ra1 District. The district also contains scattered vacant lots, church and cemetery property and one small commercial lot.

Located outside the village center, the Ra1 District has a suburban feel. Land uses include modest historic dwellings, Victorian houses and farm properties located on larger lots along Collins Street and Park Street, a historically “suburban” street, and infill single-family suburban tract development laid out in the 1960s, 1970s and 1980s with one such neighborhood extending into the Town of Triangle.

Article IVB. “Ra2” Residential District

The Ra2 Residential District occupies 52 acres of tax parcels or 9 percent of the acreage of the tax parcels of the Village of Whitney Point. The Ra2 District contains 61 tax parcels or 15 percent of all of the tax parcels. The district is located in the eastern portion of the Village extending north to East Main Street, south to the Commercial District, east to the Village limits and west to the Tioughnioga River.

The permitted uses indicate the intent of the Ra2 District is to provide for single-family and multiple-family dwellings. The permitted uses are the one-family detached dwelling containing a minimum living area of 1,200 square feet, but excluding a trailer or mobile home used for a dwelling, public and private parks and open recreation areas, excluding commercial facilities, and all uses permitted in the Ra1 District. Only one principal use is permitted per lot. Permitted accessory uses include accessory structures and uses and customary home occupations. Minor agriculture is allowed as an accessory use by special permit. Minor agriculture is not defined in the *Land Use Management Local Law*.

The development standards are the same as the development standards for the Ra1 District. One-family detached dwellings require a minimum lot area of 15,000 square feet and a minimum lot width of 100 feet. Principal buildings require a front yard setback of 35 feet, a rear yard setback of 30 feet and a side yard setback of 10 feet.

The predominant land use in the Ra2 District is the single-family house. Residential uses occupy 87 percent of the tax parcels of the Ra2 District. Five contiguous properties located along Hickory Street contain mobile homes: one property contains a mobile home, one property contains multiple mobile homes and three properties each contain a mobile home. The district contains some vacant land.

Article V Residential/Service Districts***Article V A. “Rb1” Residential/Service District***

The Rb1 District occupies 16 acres of tax parcels or 3 percent of the acreage of the tax parcels of the Village of Whitney Point. The Rb1 District contains 40 tax parcels or 9 percent of all of the tax parcels. Located adjacent to the historic downtown (Commercial District), the Rb1 District extends north to Liberty Street and the Main Street historic district, south to NY Route 26, east to US Route 11 and the Tioughnioga River and west to Park Street. The railroad bisects the western portion of the district.

The permitted uses indicate the intent of the Rb1 District is to provide for single-family and multi-family dwellings and other residential uses. The permitted uses in the Rb1 District are the one-family detached dwelling containing a minimum living area of 1,000 square feet, but excluding a mobile home used for a dwelling, multiple dwellings, boarding and rooming houses, places of worship, Sunday school buildings, parish houses, schools, parks and open recreation areas, but not commercial facilities, funeral homes, tourist homes, cemetery and incidental buildings, nursing and convalescent homes by special permit, lodges and fraternal organizations, professions licensed by the University of the State of New York and all uses permitted in the Ra2 District. Only one principal use is permitted per lot. Permitted accessory uses include accessory structures and uses and customary home occupations.

The development standards for the Rb1 District are different from the development standards for the Ra1 and Ra2 districts. One-family detached dwelling requires a minimum lot area of 12,000 square feet and a minimum lot width of 100 feet. Multiple family dwelling requires a lot area of 6,000 square feet per family and a minimum lot width of 100 feet. Service uses require a lot width of 10,000 square feet and a minimum lot width of 100 feet. Principal buildings require a front yard setback of 35 feet, a rear yard setback of 30 feet and a side yard setback of 10 feet.

The predominant land uses in the Rb1 District are single-family houses and infill development or redevelopment of properties for community services and senior housing with residential uses occupying 70 percent of the tax parcels of the district. The district includes a cohesive neighborhood of historic turn-of-the-century, two-story residences along Academy, Liberty and 119th streets. The majority of the homes are single-family, owner-occupied dwellings, although several have been converted to multi-family rental units. The lots located near the Main Street commercial core and along Collins Street tend to be small, generally less than one-quarter-acre. One property contains a mobile home.

The Rb1 District also contains several community services, including the shared Town of Triangle/Village of Whitney Point municipal hall, historic church property, Whitney Point Senior Housing, Northern Broome County Senior Center, some vacant property, the American Legion and a parking lot.

Article V B. “Rb2” Residential/Service District

The Rb2 District occupies 150 acres of tax parcels or 26 percent of the acreage of the tax parcels of the Village of Whitney Point. The Rb2 District contains 32 tax parcels or 7 percent of all of the tax parcels. The Rb2 District extends north and east to the Village limits, south to East Main Street and west to the Otselic River, Tioughnioga River and River Road.

The permitted uses indicate the intent of the Rb2 District is limited primarily to single-family dwellings. The permitted uses in the Rb2 District are the same as permitted uses in Rb1 District with one exception: mobile homes on individual lots meeting the same requirements as single-family units and used for dwelling purposes only are allowed by special permit. Mobile home parks are not allowed. Permitted accessory uses include accessory structures and uses, customary home occupations and minor agriculture by special permit. Minor agriculture is allowed by special permit.

The development standards are the same as the development standards for the Rb1 District. One-family detached dwelling requires a minimum lot area of 12,000 square feet and a minimum lot width of 100 feet. Multiple family dwelling requires a lot area of 6,000 square feet per family and a minimum lot width of 100 feet. Service uses require a lot width of 10,000 square feet and a minimum lot width of 100 feet. Principal buildings require a front yard setback of 35 feet, a rear yard setback of 30 feet and a side yard setback of 10 feet.

Residential uses occupy 69 percent of the tax parcels of the Rb1 District. The development patterns differ greatly from the development patterns in the historic downtown. This area of the Village of Whitney Point encompassed a significant amount of open land during most of the historic period. Lots range from 42 acres to less than one acre. The Rb2 District is occupied by rural residential properties and farms located along East Main Street, Prospect Street and NY Route 26, the Village of Whitney Point water supply tower, a gas storage distribution facility, the Whitney Point Lake Reservoir, and mobile homes on individual lots.

Article VI “C” Commercial District

The C District occupies 120 acres of tax parcels or 21 percent of the acreage of the tax parcels of the Village of Whitney Point. The Commercial District contains the second largest number of tax parcels (95 tax parcels or 22 percent of all of the tax parcels).

The C District encompasses three nearly contiguous areas. The first area extends north to the village limits, south to Liberty Street and the Rb1 District, west to Park and West Main streets and east to the Tioughnioga River and includes the railroad tracks and downtown as defined in the *Downtown Strategic Plan*. The second area extends north to the Rb1 District, south to the Village limits, east to the Tioughnioga River and west to US Route 11. The third area extends north to the Ra2 District, west to the Tioughnioga River and east and south to the Village limits.

The permitted uses indicate the intent of the C District is to provide for retail and service uses. The permitted principal uses include retail (food, drug, hardware, variety, auto parts, apparel, appliance, furniture, gift, show, liquor and similar retail), services (barber shop, beautician, laundromat, shoe repair, tailor, appliance and similar services), offices (businesses, professional,

government, financial, and banks), restaurants, taverns, theaters, bowling alleys, other places of amusement, except amusement parks, hotels, motels, public buildings, lodges, fraternal organizations, processing or fabricating goods incidental to the principal retail use, farm supply and implement sales, building material sales and storage, electrical substations, other public utilities, business services, and railroad stations, right-of-way and freight. Other allowable uses include the uses allowable in the Rb1, Ra2, and Ra1 residential districts. Allowable accessory uses include private garages, garden house, tool-house, home occupations and residential dwellings incidental to any principal use.

The *Downtown Strategic Plan* notes the allowable uses are too broad. Many of the uses would be appropriate to the downtown, but some of the uses (farm supply and implement sales and building material sales and storage) would be more appropriate located outside the downtown historic core depending on site specific conditions. The allowable uses do not include first floor retail space/upper floor office and residential space and artist live/work space.

The *Downtown Strategic Plan* notes the dimensional standards for the C District contribute to the erosion of the traditional Main Street form. The development standards are tailored to residential and commercial properties located outside a downtown Main Street or village center and do not promote a dense, multi-story mixed use profile. One-family detached dwellings require a minimum lot area of 12,000 square feet and a lot width of 100 feet. Multiple-family dwellings require a minimum lot area of 6,000 square feet per family and a lot width of 100 feet. Service or commercial uses require a minimum lot area of 10,000 square feet and a lot width of 100 feet. Principal buildings require a front yard setback of 35 feet set back, a rear yard setback of 30 feet and a side yard setback of 10 feet. Building heights are limited to three (3) stories as they are throughout the Village.

The predominant land uses are commercial and residential with commercial uses occupying 36 percent and residential uses occupying 37 percent of the tax parcels of the district. Beyond the historic downtown and adjacent residential neighborhoods, the C District contains large vacant parcels located along the Tioughnioga River. The C District includes the Main Well Field for the Village of Whitney Point, the Whitney Point Wastewater Treatment Facility, a greenhouse business, and an industrial concrete business.

A Village Center Overlay District is recommended for the historic downtown. A Village Center Overlay District seeks to preserve the traditional mixed-use, setbacks, scale and character of the historic downtown core. The recommended boundaries for the Village Center Overlay District basically follow the boundaries recommended in the *Downtown Strategic Plan* (Tioughnioga River to the north and east, Liberty and Railroad streets to the south and the intersection of Main and Railroad streets and the railroad tracks to the west, including all or part of Academy, 119th and Collins streets) with the exception that the southerly boundary be extended to NY Route 26. It is recommended that the boundary be extended to NY Route 26 because this area includes historic properties and NYS Route 26 provides a well defined boundary and gateway entrance to the downtown.

Article VII “C/I” Commercial/Industrial District

The C/I District occupies 105 acres or 19 percent of the acreage of the Village and encompasses the US Route 11 commercial corridor. The C/I District contains 34 tax parcels or 8 percent of all of the tax parcels. The district generally extends north to the Village limits, south and west to the Tioghnoga River and east to the Otselic River and encompasses two properties in the southwest corner of the Village along the Town of Triangle/Village of Whitney Point municipal border near NY Route 26. The zoning map refers to this district as the Commercial/Industrial I District; however, the *Land Use Management Local Law* refers to the district as the Commercial/Industrial District.

The permitted uses indicate the intent of the C/I District is to provide for retail and service uses. The permitted principal uses include the permitted principal uses for the C District, automobile, snowmobile, mobile home, camper and other vehicle sales and service garages, wholesale establishments, warehouses, creameries and feed mills, mobile home parks by special permit, gasoline service stations or gasoline service station/mini food mart by special permit, adult uses, fuel oil and/or propane storage or distribution by special permit, fairs, carnivals, circuses and other related forms of public shows, exhibitions and competitions. Permitted accessory uses include private garages, garden house, tool-house, and similar uses customarily incidental to the principal use, and customary home occupations.

The development standards are the same as the development standards for the Rb1 District. One-family detached dwelling requires a minimum lot area of 12,000 square feet and a minimum lot width of 100 feet. Multiple family dwelling requires a lot area of 6,000 square feet per family and a minimum lot width of 100 feet. Service, commercial or industrial uses require a lot width of 10,000 square feet and a minimum lot width of 100 feet. Principal buildings require a front yard setback of 35 feet, a rear yard setback of 30 feet and a side yard setback of 10 feet. The development standards for mobile home parks are provided in Article XV, Section 1504.

The C/I District contains a mix of land uses, including the US Route 11 commercial corridor, Broome County Fairgrounds, a portion of the Whitney Point Senior High School, Whitney Point Middle School, an apartment building, vacant church property and, along the Triangle/Village municipal border near NY Route 26, the C/I District includes a portion of a mobile home park that extends into the Town of Triangle and a vacant property.

The *Downtown Strategic Plan* states the fate of downtown depends on what happens along the US Route 11 corridor and on the waterfront. US Route 11 provides most travelers with their only exposure to the Village of Whitney Point and many motorists simply pass through unaware of the historic downtown. The development in the US Route 11 corridor is primarily auto oriented. The developments have larger parking areas and higher vehicle turnover than other developments located in the village. The *Downtown Strategic Plan* recommends the Village Board coordinate with the New York State Department of Transportation to provide adequate sidewalks, crosswalks and walkways, landscaped medians, improved curb cuts, shared access driveways between developments, and improved directional signage to the downtown and local waterfront. US Route 11 provides main entrances into the Village. The gateway signage should be improved. Lighting, signage, landscaping, building facade and sidewalk improvements would make this corridor more attractive. Design guidelines addressing these issues should be

developed for the corridor. The *Downtown Strategic Plan* recommends connections be provided between the US Route 11 corridor and the downtown and waterfront through signage and bicycle and pedestrian improvements.

Article VII A “C/I 2” Commercial/Industrial 2 District

The C/I 2 District occupies 6 acres or 1 percent of the acreage of the Village and encompasses the area located along River Road adjacent to the US Route 11 commercial corridor. The C/I 2 District contains 19 tax parcels or 8 percent of all of the tax parcels.

The permitted uses indicate the intent of the C/I 2 District is to provide for retail and service uses and single trailers or mobile homes. The permitted principal uses include the permitted principal uses for the C/I District and a single trailer or mobile home on one parcel. Permitted accessory uses include private garages, garden house, tool-house, similar uses customarily incidental to the principal use, and customary home occupations.

The development standards are the same as the development standards for the C/I District with one exception: development standards are provided for the mobile home. The mobile home requires a minimum lot area of 8,000 square feet, a minimum lot width of 70 feet, a front yard setback of 25 feet, a rear yard setback of 10 feet and a side yard setback of 10 feet.

The predominant land uses in the district are single trailers or mobile homes on narrow lots, a multi-purpose residential property which includes a house and barn, a commercial vacant property with minor improvements, and a vacant residential property.

Article VIII General Restrictions

Article VIII provides general restrictions that apply to all of the zoning districts. Section 801 provides height restrictions limiting the height of all new buildings or existing buildings with additions to three stories. Section 802 provides vehicle restrictions per parcel, business, church or service organization. The word “church” could be replaced with “religious institution”.

Article IX: Supplementary Regulations

Article IX provides standards for Visibility at Intersections (Section 901) and Site Plan Review (Section 902).

Site Plan Review: Section 902 lists 32 uses that are subject to site plan review prior to the issuance of a building permit, the submission requirements, the action of the Village Board in reviewing and approving site plans, requirements for the issuance of the building permit, and the standards for review and approval by the Village Board.

The *Downtown Strategic Plan* recommends the Village Board appoint a Planning Board to review site plans. A Planning Board or other administrative body may be authorized to review site plan applications. Village Law Section 7-718 authorizes the Village Board to create a Planning Board, but the Village Board may also serve as the Planning Board.

The Site Plan Review sections do not address application procedures, submission forms and fees, procedures in the event the project needs Planning Board (Village Board) approval and a use variance or area variance from the Zoning Board of Appeals, filing of notice of decision, performance bond requirements, County referral requirements pursuant to Section 239-l and -m of the General Municipal Law, compliance with the State Environmental Quality Review Act, informal review and pre-submission review, and Article 78 of the New York State Civil Practice Law and Rules proceedings for aggrieved persons.

Section 902.1 Submission of Site Plan lists the information to be submitted for site plan review. Other items that could be required depending on the project include: screening and fencing, adjacent properties and land uses, names of owners of adjacent properties, section, block and lot number of the property taken from the tax records, and grading and drainage plan showing existing and proposed topography at contour intervals of no more than five feet.

Section 902.2 Site Plan Action: This section lists four (4) site plan review criteria to determine whether the site plan should be approved, approved with modifications, or disapproved. Section 902.2 could also include the following criteria:

- The proposed site plan is consistent with the *Land Use Management Local Law* and Comprehensive Plan.
- Adequate services and utilities will be available prior to occupancy, and
- The site plan is consistent with all other applicable laws.

The Site Plan Review regulations could specify the situations requiring site plan review. The *Downtown Strategic Plan* recommends site plan review for physical changes to the building or site, such as changes to the building footprint, parking, traffic flow, landscaping and lighting, not necessarily changes to the building use. The *Downtown Strategic Plan* also recommends adherence to the sign regulations and design guidelines in site plan review. New York State Law Chapter 662 requires a Planning Board to obtain four (4) hours of training per year.

Other Supplementary Regulations: The Village Board of Trustees may want to consider providing supplementary regulations for automotive sales; motor vehicle repair shops; bed-and-breakfast establishments; office uses, live-work; outdoor storage; outdoor dining; sidewalk café; home-based businesses and home occupations; and farm stands.

Article X Sign Regulations

Article X contains sign regulations. The introduction states the sign regulations are contained in the schedule of regulations for each zoning district; however, the schedules of regulations do not contain sign regulations.

Article X contains separate sections addressing the sign regulations for each district and the general sign requirements applying to all districts, computation of permissible sign area, illumination, restrictions on signs to avoid traffic hazards, wind pressure and load requirements, obstruction, issuance of sign permit, fees for permits, violations, non-conforming signs, special sign permits, and temporary signs.

Signs are defined in Article II Section 202 Definitions. Section 202 contains a general definition of signs and specific definitions for advertising sign/billboard and for business, directional, facing or surface, double-faced or V-type, flashing, ground, projecting, roof and wall signs.

The sign regulations specify a maximum square footage for signs; however, the square footage of the sign is not based on the square footage of the building façade resulting in signs that are out of scale. The sign regulations do not specify where signs should be placed on a building. The sign regulations do not specify appropriate and inappropriate sign materials or adequately address illumination of signs. The sign regulations state that no flashing signs shall be permitted in the Village and illumination of any sign shall be non-flashing, indirect, or diffused and shall be arranged so direct rays of light do not shine or reflect into adjacent districts; however, the sign regulations do not give examples of appropriate exterior illumination, such as goose-neck lighting. The sign regulations do not provide illustrations of appropriate and inappropriate signs. Freestanding message boards, traveling message boards, pole signs, window signs, neon signs, blade or projecting signs, sandwich board signs and off-premise signs are not addressed in the sign regulations. Illuminated awning signs are mentioned but the preferred materials (cloth or vinyl) are not specified and the term illuminated awning is unclear.

The signs located in the Village of Whitney Point were inventoried in November 2010. The inventory resulted in the following observations related to the signage regulations:

- Inconsistencies in the location, number, style, scale, size, height, design, materials, and illumination of signs exist and the sheer number of signs results in sign clutter and ineffective marketing of the Village and businesses.
- Abandoned and deteriorated signs and signs not in use year-round clutter the landscape.
- Billboards, freestanding message boards, traveling message boards and pole signs are predominant in the US Route 11 corridor.
- In many instances the sign regulations do not appear to be followed.

The Village also lacks sufficient gateway entrance and exit signs and sufficient directional signage to downtown Main Street, Village/Town Hall, public and community facilities, public parking, the river and fairgrounds. The lack of landscaping, pedestrian furniture, awnings and lighting in certain areas also affects the Village streetscape and landscape.

The *Downtown Strategic Plan* recommends the following:

- Develop and adopt progressive sign ordinances for Downtown/Main Street and US Route 11 corridor and other highway commercial areas of the Village.
- US Route 11 signage will have a different character and will likely include signage on buildings and road front signage.
- New sign ordinance should focus on what the community wants rather than what the community doesn't want.
- Incorporate sketches and drawings providing a visual representation of the desired sign design and placement.

- Signage in the downtown should be of a size, configuration, scale, and placement matching the signboards of the historic building architecture (long horizontal signs placed above the first floor storefronts).
- Remove signs that do not conform to regulations.
- Prohibit internally lit or plastic signs in Downtown/Main Street and along Route 11 and replace with externally lit signs.
- Encourage creative, colorful, interesting signs of wood or metal since the arts are seen as a future economic force in the downtown.
- Limit window signs to simple, painted signage covering a small percentage of the windows.
- Prohibit tall pole signs designed to lure traffic off of I-81.
- Limit road front signs to “monument” style signs that are lower and wider, as opposed to tall pole signs.
- Building signage should be tasteful and in scale with the building and surrounding area.
- Institute an amortization schedule to replace non-conforming signs.

Article XI Adult Uses

Additional restrictions on the location of adult uses could be included in Article XI.

Article XII Non-Conforming Uses

Article XII addresses non-conforming uses. Section 1201 addresses non-conforming buildings, structures or uses. Section 1202 addresses changes to non-conforming uses. Article XII does not address: repair and alteration of non-conforming use, change of use, extension or enlargement of nonconforming use, damage and destruction, discontinuance or abandoning or use, and nonconforming lots.

Article XIII Administration and Article XVIII. Violations and Penalties

The procedures for administering and enforcing the *Land Use Management Local Law* are addressed in Article XIII (Administration) and Article XVIII (Violations and Penalties).

Article XIII covers enforcement and the certificate of existing use. Section 1301 (Enforcement) states the *Land Use Management Local Law* shall be enforced by the Enforcement Officer of the Village of Whitney Point. Section 1302 states the Certificate of Existing Use may be issued by the Village Clerk upon request of the owner, certifying that the existing use of the premises is lawful under the provisions of the Local Law.

Article XVIII Section 1801 which covers violations and penalties states that any violation of the *Land Use Management Local Law* is an offense punishable by a fine not exceeding one hundred dollars (\$100.00). Each week's continued violation shall constitute a separate violation.

The administration, enforcement and violations and penalties could be covered under one article entitled Administration and Enforcement. The article could address the duties of the enforcement officer and village clerk in the enforcement and issuance of building permits, stop

work orders, right of entry, certificate of occupancy, certificate of existing use, temporary permits, fees, and penalties for offenses.

Some municipalities impose a higher minimum and maximum fine each and every day that the violation continues after the specified time to abate. Section 1801 does not mention that the penalties shall not preclude the Village or any person from taking appropriate legal action or proceeding. Section 1801 does not reference the violations and penalties contained in other sections of the *Land Use Management Local Law*.

The administration typically contains the procedures for administering the zoning law, the role of the zoning enforcement officer or building inspector, and the role of the planning board and zoning board of appeals; however, the role of the planning board and zoning board of appeals could be placed under separate articles.

Article XIV Zoning Board of Appeals

Article XIV addresses the creation, appointment, organization, powers and duties, and procedures of the Zoning Board of Appeals. The article closely follows Village Law Section 7-712 (Zoning Board of Appeals) but refers the reader to Section 7-712 for the details which could be cumbersome for the reader.

Section 1401 briefly describes the creation, appointment and organization of the Zoning Board of Appeals but refers the reader to Village Law for the details. Section 1401 does not state that the mayor shall appoint the zoning board of appeals and the chairperson subject to the approval of the board of trustees. Section 1401 does not include the annual training requirements of New York State Law Chapter 662 (effective January 1, 2007) for Zoning Boards of Appeals (and Planning Boards). Some language in Sections 1402 and 1403 is not consistent with Village Law Section 7-712-b.

Article XV Special Use Permits

Article XV lists the uses permitted subject to the issuance of a special use permit by the Village Board and establishes the standards and conditions the special use must satisfy before the special use permit may be granted. Article XV also lists other conditions or limitations applicable to each special use. Article XV does not include the following information:

- definition of special use permit
- public hearing requirement
- filing of the decision requirements
- noticing requirements
- application filing procedures
- application forms
- expiration from time of approval of the special permit in the event the building permit is not issued
- duties of the Code Enforcement Officer in processing the special use permit
- fees or schedule of fees

- Section 239-l and -m of the General Municipal Law referral process
- periodic renewal requirements

The Village Board may authorize the Planning Board to grant special use permits should one be established.

Section 1504. Mobile Home Parks: Section 1504 specifies the special use permit requirements for Mobile Home Parks. Section 1504 does not address parking, service facilities located within the mobile home park and common open space and landscaping. Section 1504 does not specify that all mobile homes shall be in compliance with standards equal to or more stringent than the U.S. Department of Housing and Urban Development (HUD) Manufactured Mobile Home Construction and Safety Standards, 24 CFR Part 3280 (1976) and any amendments and revisions. Section 1504 does not require the applicant to provide adequate evidence of compliance with the standards. The presence of a permanent certification label affixed to the mobile home by the manufacturer shall be presumptive evidence that the construction of a mobile home is in compliance with such standards. Section 1504 does not provide requirements for anchors or tie-downs capable of securing the stability of the mobile home or require skirting to screen the space between the mobile home and the ground. Section 1504 does not require that mobile homes be placed on a permanent foundation extending below the frost line or upon a reinforced concrete slab.

Section 1505. Family: The definition of family as defined in Article II, Section 202 may be permitted by special use permit provided the Village Board of Trustees finds the occupants constitute a “Functional Family Unit” as defined in Section 1505. Section 1505 states that in determining whether or not a group of unrelated individuals is a functional family unit under the definition, the Zoning Board of Appeals may consider seven (7) factors specified in Section 1505. Section 1505 seems inconsistent because it references both the Village Board of Trustees and Zoning Board of Appeals. Functional family unit could be determined administratively rather than by a special use permit hearing. The definitions and conditions should be consistent with New York State guidelines.

Section 1506. Minor Agriculture: Section 1506 provides that minor agriculture use for the raising of livestock, including cattle and horses, is permitted in any zoning district in the Village of Whitney Point, upon the approval and granting of a special use permit by the Village Board. Section 1506 lists the items the Village Board should consider before granting the special use permit, but does not qualify or quantify the items. Section 1506 does not specify the numbers and types of animals permitted, minimum lot size requirements per specified number of animals, and minimum distances between the odor-producing material or housing for livestock or poultry and any residentially zoned lot line or private well.

A portion of the Village of Whitney Point is located in County Agricultural District 3. The keeping, sheltering, or maintenance of livestock, within an agricultural farming operation located in a County agricultural district is subject to the New York State Agriculture and Markets Law.

The keeping, sheltering, or maintenance of livestock, not within an agricultural farming operation located outside of a County agricultural district should be subject to specific standards.

The Village Board should consider limiting such operations to specific zoning districts. (See Town of Union Chapter 300 Zoning Article 40.10 Keeping of Livestock.)

Section 1508. Adult Uses: Section 1508 states adult uses are permitted in the appropriate zoning district by special registration use permit issued provided the applicant complies with all requirements of Article XI. Article XI states the Zoning Board of Appeals shall issue the special registration use permit and Article XV states the Village Board shall issue the special use permit. Section 1509: Section 1509 does not have a complete title. Section 1509 states that any use permitted in a Commercial/Industrial (C/I) District may be permitted in the Commercial (C) District provided the location shall offer reasonable protection to the neighborhood against possible detrimental effects, taking into consideration the physical relationship to surrounding properties, and access to the site over any nearby residential streets. Section 1509 might not be consistent with the intent of a downtown Main Street or Village Center Overlay District.

Other Findings

- The remaining articles listed below provide standard language and do not require updating:
 - Article I Preamble and Title
 - Article XVI Amendments
 - Article XVII Validity
 - Article XIX Conflict with Other Laws
 - Article XX Effective Date
- Electronic File: The Land Use Management Local Law of the Village of Whitney Point is not available on the village web site.
- Use Tables and Schedules of Regulations: The Land Use Management Local Law does not include use tables and schedules of regulations that list the districts, uses and dimensional standards and indicate whether the use is permitted, not permitted, conditionally permitted or permitted a special use in the districts.
- Table of Contents: There is no table of contents.

14.0 INPUT FROM VILLAGE RESIDENTS

14.1 Introduction

The Village of Whitney Point Board of Trustees sought input from the Village residents through a survey prepared in conjunction with the Broome County Department of Planning and Economic Development that was mailed to all owners of property located in the Village of Whitney Point. This was followed up by a public hearing conducted at which Broome County Planning Staff led residents through a Strengths-Weaknesses-Opportunities-Threats assessment.

14.2 Survey

In February of 2011, an 8 page survey was mailed to each property owner in the Village of Whitney Point. A total of 340 surveys were mailed out and 20 were hand delivered to Senior Center residents. Of the mailed surveys, 23 were returned from the Post Office mostly due to not being deliverable as addressed or vacancies. A total of 83 surveys were completed and returned, yielding a solid 26% return rate. A summary of the survey results by question follows.

The top three assets of the village, according to the survey respondents, were location to major roadways (81%), rural character (61%) and nearby recreational facilities (55%). On a related question, 89% of respondents thought that the recreational opportunities of the village were 'Very Important' or 'Somewhat Important'. And nearly all respondents, 99%, thought that environmental quality was 'Very Important' or 'Somewhat Important'.

Also highly rated was the Main Street district, but respondents listed deteriorating commercial facades (63%) as one of the top three shortcomings of the village. Other significant shortcomings were housing conditions/appearances, pedestrian improvements and the appearance of village entrances. Related to the poor conditions/appearances is that 42% of respondents rated the Village's code enforcement efforts 'Fair' or 'Poor'. This is a common result on surveys, and reflects more on frustrations that residents feel with code compliance throughout the county than it does with the effectiveness of any individual code office.

Signage was another concern for respondents. Only 1% had an 'Excellent' reaction to signage in the Main Street district while 52% thought it was 'Fair' or 'Poor'. And the results were worse for the Route 11 corridor, with no one thinking signage there was 'Excellent' and 55% finding it 'Fair' or 'Poor'. Of greatest concern were 'vehicle signs' which was defined as vehicles parked along the road or on a property to advertise a business located off-premise. Nearly half of respondents (47%) did not think that these were compatible anywhere. Billboards and electronic signs with flashing or moving messages were also of concern with 18% and 17% of respondents respectively believing that they were not compatible anywhere. Nearly two-thirds of respondents (62%) support design guidelines or standard for signs.

Despite concerns over the appearance of the village and the signage, 87% of respondents thought that the 'Historic Character of the Village' was 'Very Important' or 'Somewhat Important'. This is corroborated by almost three-quarters of respondents (72%) who support historic preservation and design guidelines for certain area.

For a small village, Whitney Point has a remarkably strong commercial core, with 74% of respondents buying their groceries in Triangle/Whitney Point. The next highest area for grocery purchase was a tie between Binghamton/Endicott/Johnson City (54%) and Upper Front Street/Town of Chenango (54%). Also strong was the recreation/entertainment sector which captures 51% of the local market.

On balance, 77% of respondents felt that Whitney Point was a good or excellent place to live, with only 4% rating it a poor place to live. A total of 85% of respondents said it was safe, and just 2% said it was an unsafe place to live. The remaining 13% of survey respondents were unsure of the village's safety.

The full survey results are included as an appendix to this plan.

14.3 Public Hearings

Prior to adopting the update to the Comprehensive Plan, the Village Board is required to conduct two public hearings. The Village Board of Trustees held the first public hearing during the Board Meeting at the municipal hall at 2612 Liberty Street on December 14, 2011. Those in attendance included the Village Board, Village Attorney, Village Clerk/Treasurer, the Village Superintendent of Water, Broome County Department of Planning and Economic Development staff and members of the public. The second public hearing will be held prior to the adoption of the Comprehensive Plan Update.

In advance of the meeting, the Village of Whitney Point published the legal notice in the Binghamton Press & Sun-Bulletin and posted fliers in the Village of Whitney Point municipal office, Town of Triangle municipal office, Gregg's Market Place, Village of Whitney Point Public Library, Greene's Ace Home Center, and NBT Bank.

During the December 14, 2011 public hearing, staff from the Broome County Department of Planning and Economic Development provided an overview of the Comprehensive Plan Update and survey results and conducted a Strengths-Weaknesses-Opportunities-Threats (SWOT) analysis of the Village of Whitney Point. During the SWOT analysis, those in attendance listed the assets to draw upon, the weaknesses to overcome, the opportunities to seize upon, and the threats to address. There could be overlap between these categories. For example, a weak real estate market could be considered a weakness but also an opportunity to attract new residents and businesses.

Those in attendance found the strengths or assets of the Village of Whitney Point to be substantial. The strengths or assets were identified as the quality of the public infrastructure (modern water and sewer infrastructure and good levees), excellent quality of the public services, Village of Whitney Point Public Library, the historic downtown and recent improvements to the downtown, economic position of the Village of Whitney Point as the main economic engine of northern Broome County, the walking trail connecting the Whitney Point High School and the Whitney Point Reservoir/Dorchester Park and opportunities for bicycling and safe walking in the Village of Whitney Point through the programs of the Rural Health Network of South Central New York.

The weaknesses and threats to the Village of Whitney Point were described as the deteriorated condition of some properties and the lack of funds to make improvements, the shortage of public parking, the difficulty of finding the existing public parking due to the lack of gateway and directional signage and the limited on-street parking. The Village of Whitney Point is currently taking steps to address these issues. It was explained during the public hearing that the Village of Whitney Point obtained a grant from the Main Street Program to fund improvements in the downtown; however, due to financial hardships property owners have been reluctant to use these funds. The Village of Whitney Point is also working on lease agreements and a land transfer to provide more public parking in the downtown.

Several important opportunities for economic development and tourism resulting from the strengths and assets were discussed. The new sewer infrastructure is beginning to spur development in the US Route 11 commercial corridor which had lagged due to the recent economic downturn. Although the potential for population growth is limited in the Village of Whitney Point, the population is stable. The improvements to the historic downtown have the potential to attract destination traffic, not just traffic passing through the Village of Whitney Point.

15.0 GOALS AND POLICY RECOMMENDATIONS

15.1 Introduction

In preparing this plan update, the Village of Whitney Point Board of Trustees assembled historic and current community information, including population, age, household size and type, income, occupation, industry, housing condition, transportation infrastructure, utilities, public facilities, environmental resources, land use, agriculture and existing ordinances. The Board of Trustees consulted with various authorities such as the Broome County Department of Planning and Economic Development and the Binghamton Metropolitan Transportation Study. This work was augmented by a survey of residents and public meetings. Based on this extensive work, the Board of Trustees has established the following goals and specific action items are identified for the Village of Whitney Point:

15.2 Improve the Appearance of Housing and Commercial Facades

Nearly two-thirds (63%) of respondents to the Comprehensive Plan survey listed deteriorating commercial facades as one of the villages shortcomings. In addition, almost 70% listed the appearance and condition of the housing stock as a shortcoming. An overwhelming 92% of respondents thought it was ‘Very Important’ or ‘Important’ to improve the appearance of buildings and properties. Typically, these issues are addressed through providing incentives to property owners to improve their buildings while strengthening code enforcement efforts to require changes.

The Village has taken aggressive action to address these concerns. In Broome County, the Village of Whitney Point has been a leader in securing federal and state grant funds to make commercial and residential improvements. They have secured funding from the Community Development Block Grant program, the New York HOME program, the New York Main Street Program for this work. New York State has made applying for funds simpler through the establishment of the Consolidated Funding Application (CFA) process. Now, the majority of State grant funds are channeled through this online application process. This makes it easier for communities to apply for funds from multiple sources.

One new source of funding is the Southern Tier Community Revitalization Project. This is a \$4.8 million initiative that New York State funded through the Regional Economic Council process to provide ‘gap financing’ for private sector redevelopment of key building, infill of new buildings and development of downtowns, neighborhoods and rural population centers. Through this program, the State hopes to create quality commercial space for development and entrepreneurial enterprises and residential housing options that is in keeping with downtown and neighborhood character.

In addition to providing incentives for property owners to improve their buildings, the Village can use its Code Enforcement powers to compel owners to make changes. A total of 78% of survey respondents thought it was ‘Very Important’ or ‘Important’ to enforce code requirements, and only 39% thought that current code efforts were ‘Excellent’ or ‘Good’.

To improve the appearance of housing and commercial facades, the Village Board should consider the following recommendations:

- Monitor the CFA process to continue to apply for State funds for housing and commercial development programs.
- Contact Empire State Development to become informed about the Southern Tier Community Revitalization program and monitor its development.
- Consider allowing online submission and tracking of code complaints to better facilitate resident involvement in code enforcement.

15.3 Enhance Village Character

Whitney Point is fortunate to have an intact and vibrant village center. An overwhelming 87% of survey respondents felt that the historic character of the village was ‘somewhat important’ (41%) or ‘very important’ (46%). The Village has invested in the downtown center through grants and historic preservation studies, and this work is supported by village residents. There are three additional recommendations the Village should take to preserve and enhance the character of Whitney Point. They are as follows:

Adopt Design Standards: One tool available for the Village Board is the adoption of design standards. With design standards, the Village can guide property owners to use appropriate materials, colors and designs on new projects and rehabilitation of existing buildings. Nearly three quarters (72%) of survey respondents would support historic preservation efforts and possibly design guidelines for certain areas of the Village of Whitney Point.

Design standards can be very streamlined, or extremely in depth. They can cover things such as:



Example of a McDonald's built in a community with design standards (Saratoga Springs, NY)

- Building Orientation: Making sure that the primary pedestrian entrances are on the main streets, and that parking lots are in less prominent locations.
- Building Massing and Façade Articulation: Ensuring that buildings have storefronts and awnings instead of large blank walls.

- Screening: Requiring that mechanical systems and dumpsters are appropriately located and screened from view.
- Materials: Encouraging the use of appropriate materials such as stone, stucco, brick and wood siding, and discouraging or disallowing other materials such as metal siding.

Ideally, design standards should give the property owner clear direction for the types of materials, colors and designs that the Village Board wants to see on the exteriors of buildings. Design standards can be expressed in written form, but they are better demonstrated through drawings and photographs.

Create a Village Center Overlay District: Related to the concept of design standards is the creation of a ‘Village Center Overlay’ zoning district. Currently, new buildings in the historic downtown area must be set back from the front lot line by 35 feet and from the side yard by 10 feet. The result is a suburban style of architecture that does not fit with the Village’s historic character. By allowing new construction at the front and side lot lines, the Village would be working to preserve the fabric of the downtown business district.

The recommended boundaries for the Village Center Overlay District basically follow the boundaries recommended in the *Downtown Strategic Plan* (Tioughnioga River to the north and east, Liberty and Railroad streets to the south and the intersection of Main and Railroad streets and the railroad tracks to the west, including all or part of Academy, 119th and Collins streets) with the exception that the southerly boundary be extended to NY Route 26. It is recommended that the boundary be extended to NY Route 26 because this area includes historic properties and NYS Route 26 provides a well defined boundary and gateway entrance to the downtown.

Revamp the Sign Ordinance: An improved signage ordinance is the third recommendation for enhancing Village character. Residents currently have a low opinion of signage in Whitney Point. Over half of survey respondents (52%) find signage in the downtown district to be ‘fair’ or ‘poor’ and this negative opinion rises to 55% in the NYS Route 11 corridor. Nearly two thirds of survey respondents (62%) support design guidelines or standards for signs in the Village. The signs in the Village were inventoried as part of the Comprehensive Plan, and they were the subject of recommendations of the *Downtown Strategic Plan*. Based on the inventory of existing signs, a review of the current sign ordinance, and the recommendations of the *Downtown Strategic Plan*, the recommendations for enhancing the sign ordinance are as follows:

- Recognize that the Route 11 corridor and the downtown district will have a different character, and provide different standards for each. In both districts, prohibit tall pole signs designed to lure traffic off of I-81.
- Signage in the downtown should be of a size, configuration, scale, and placement matching the signboards of the historic building architecture (long horizontal signs placed above the first floor storefronts).
- Consider specifying or recommending font and color selection in the downtown area to ensure that signs are in keeping with the historic nature of the Village. Through the sign

ordinance, the Village can encourage creative, colorful, interesting signs of wood or metal since the arts are seen as a future economic force in the downtown.

- Limit window signs to simple, painted signage covering a small percentage of the windows.
- Better address illumination of signs by prohibiting internally lit or plastic signs and replacing with externally lit signs.
- Prohibit or significantly restrict vehicle signs, billboards, electronic signs or message boards, and pole or pylon signs. These types of signs were singled out by survey respondents as being ‘not compatible anywhere’ or ‘compatible with restrictions’ by significant numbers of survey respondents.
- Ensure that signs are in scale with existing buildings. This can be done by basing the maximum square footage of signs on the lot frontage or other metrics.
- Make the sign ordinance easy to understand by incorporating sketches and drawings providing a visual representation of the desired sign design and placement.
- Consider removing signs that do not conform by instituting an amortization schedule.

15.4 Make the Village of Whitney Point More Walkable

One of the top shortcomings cited by 43% of survey respondents was the need for pedestrian improvements. In addition, nearly three-quarters (71%) of survey respondents thought it was ‘important’ (28%) or ‘very important’ (43%) to provide additional recreational activities in the Village.

The Village of Whitney Point participated in the drafting of the ‘Four Rivers Intermunicipal Waterfront Access Plan’. Through this process, a comprehensive vision and list of proposed projects was developed for the waterfront communities in Broome County. There are several projects proposed in or near the Village. The most prominent ones are as follows:

- Village of Whitney Point to Existing Trail at Dam: Beginning south of the Village, this proposed trail heads north along the river, past Main Street, across the Route 11/79 bridge, turns right onto River Road where it follows the shoreline of the reservoir outfall. The trail continues past the back of Whitney Point High School and meets the existing trail at the dam.
- Village of Whitney Point to Village of Lisle Trail: This proposed trail would run along the corridor between the railroad right of way and the Tioughnioga River to connect the villages of Lisle and Whitney Point.
- Whitney Point Reservoir Trail: This proposed trail would be outside of the Village. It would create a trail circuit around the reservoir by tying into the existing trail at the dam.

New York State Department of Transportation (NYSDOT) is in the preliminary design phase of a project to either rehabilitate or replace the Route 26/Route 79 bridge over the Tioughnioga River to address traffic and safety concerns with the current structure. As part of this project, there is an opportunity to make improvements to pedestrian access. Another public input session will take place in the summer of 2012, with the proposed construction being in 2015.

The Village should consider improving walkability in Whitney Point by:

- Request a Road Safety Assessment (RSA) from the Binghamton Metropolitan Transportation Study (BMTS) to determine what pedestrian safety issues might exist, and how they can be addressed
- Because many of the proposed trail projects are outside of the Village, Whitney Point should look for partners to help bring the proposed trail projects to fruition
- Work closely with NYSDOT as the Route 26/Route 79 bridge project progresses to ensure that any trail or sidewalk upgrades are incorporated into NYSDOT's plans

15.5 Improve Entrances to the Village



Example of a village entrance sign (Ellenville, NY)

One third of respondents (33%) to the survey felt that the appearance of the Village entrances was one of the top shortcomings of Whitney Point. Whitney Point is an important crossroads for people traveling between the urban core of Broome County and Ithaca, and therefore its appearance has regional significance. The Village can better capture the trade dollars represented by these travelers if it upgrades the appearance of its entrances. The Village should consider preparing a signage plan which has the following components:

- Entrance and exit signage that properly conveys that Whitney Point is an attractive, historic village. This signage should be prominent, attractive, and include landscaping and other upscale design features.
- Signage, banners, street plantings and other features that provide a better visual connection between the downtown and the Route 11 Corridor.
- Attractive wayfinding signage to help drivers find parking areas and other amenities.

15.6 Better Connect the Downtown to the Route 11 Corridor

Whitney Point can be considered two villages. One has a quaint downtown character similar to other small villages in Upstate New York, the other has a suburban car-oriented character. The challenge for the Village is to manage development along the Route 11 corridor so that it remains successful but also feeds the downtown district.

This can be done in a number of ways already elsewhere in this section. They are as follows:

- Revamp the sign ordinance to create a more upscale look for the Route 11 corridor. Specifically, move away from large pylon signs that are internally illuminated to monument signs with external lighting.
- Create a signage plan with complimentary plantings and amenities to visually connect the Route 11 Corridor with the downtown district.
- Continue to make pedestrian and bicycle improvements to provide additional connections between Route 11 and the downtown district.

15.7 Improve Access to Parking

Nearly half of survey respondents (46%) thought that the need for public parking improvements was a shortcoming of the Village. This is a common refrain in village centers and downtowns everywhere, and there are several mechanisms available to address the issue.

The Village leases land to provide parking spaces behind the American Legion and behind Main Street. And they are contemplating leasing space adjacent to the Dollar General store. All of the spaces are provided for free.



Example of attractive parking lot signage

To improve access to parking in Whitney Point, the Village should:

- Consider expanding the amount of space leased for parking
- Construct attractive wayfinding signs to direct drivers to the existing lots

15.8 Protect and Manage Natural Resources

The most significant, current threat to the natural resources of the Village is the potential for extensive natural gas drilling, testing, production and transmission. During the drafting of this plan, there has been an overwhelming amount of discussion regarding leasing of property for

drilling of natural gas throughout Broome County. Traditionally it was understood that New York State pre-empts most natural gas related regulations. However, recent court cases may upend that regulatory framework. As this matter evolves, the Village should undertake the following recommendations:

- Coordinate, host, and publicize seminars for property owners regarding natural gas leasing and potential environmental impacts that should be mitigated in the lease.
- Participate in education and research on local ordinances that can be adopted to regulate the natural gas drilling, testing, production and transmission process. This includes the protection of roads through designating routes for gas drilling rigs and associated traffic, benchmarking the condition of roads, entering into maintenance agreements with the drilling companies;.
- If local regulations are proposed, consider adopting uniform ordinances in close coordination with other Broome County municipalities.

15.9 Update Codes

In Chapter 13 of this plan, the ordinances and local laws of the Village were reviewed for consistency, whether they are up to date, and whether they reflect the vision of the community. Numerous changes are recommended in Chapter 13 that should be carried out. The primary recommendations are as follows:

- The definitions in the Land Use Management Local Law should be updated to reflect current terminology. Additional definitions should be drafted to ensure that the land use law covers all appropriate topics.
- Purpose statements should be prepared for each of the zoning districts. These statements will give additional clarity to property owners and will assist the Village in administering its land use law.
- A Village Center Overlay District should be created for the historic downtown area. This recommendation is discussed under 15.2.2 Enhance Village Character. In addition to changing the setback requirements for the Village Overlay District, the Village should consider revising the allowed uses in the Village Center Overlay District to be more compatible with a downtown area.
- Better codify the application procedures for a site plan review and the criteria that will be used in reviewing applications.
- Consider providing supplementary regulations for automotive sales; motor vehicle repair shops; bed-and-breakfast establishments; office uses, live-work; outdoor storage; outdoor dining; sidewalk café; home-based businesses and home occupations; and farm stands.
- Provide more detail regarding special use permits, including public hearing, filing and notice requirements, application forms, and expiration time date following approval.

Additional recommendations for updating the various laws and ordinances for the Village are found in Chapter 13 of this plan.

15.10 Track Progress

To implement the Comprehensive Plan, progress towards carrying out these action items needs to be assessed on an on-going basis. The Board of Trustees should, on an annual basis, review the above listed action items to assess progress, and to reprioritize them, if necessary.

15.11 Maintain the Plan

To be effective, a Comprehensive Plan must remain current. As conditions change and new information becomes available, the plan should be reviewed to ensure that it remains accurate and relevant to the needs of Village of Whitney Point residents. To keep the plan current, the Comprehensive Plan should be reviewed, and amended as necessary, no later than five years after its adoption and every five years thereafter.