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June 27, 2014

Elaine Miller
Commissioner
Broome County Department of Planning &
Economic Development
Fifth Floor Broome County Office Building
60 Hawley Street
PO Box 1766
Binghamton, NY 13902

Re: Town of Conklin Comprehensive Plan Update 2014
BC Case 239-2014-077

Dear Commissioner Miller:

Please consider this as a response to the County's 239 response to the above referenced project. The Town considered all of the County's recommendations, but did not incorporate them; for those reasons enumerated at the public meeting. The Town Board, after a public hearing adopted the Comprehensive Plan.

Also, as required by Town Law, please find a copy of the adopted Town of Conklin Comprehensive Plan for filing in your office.

If you have any questions or concerns, please let me know.

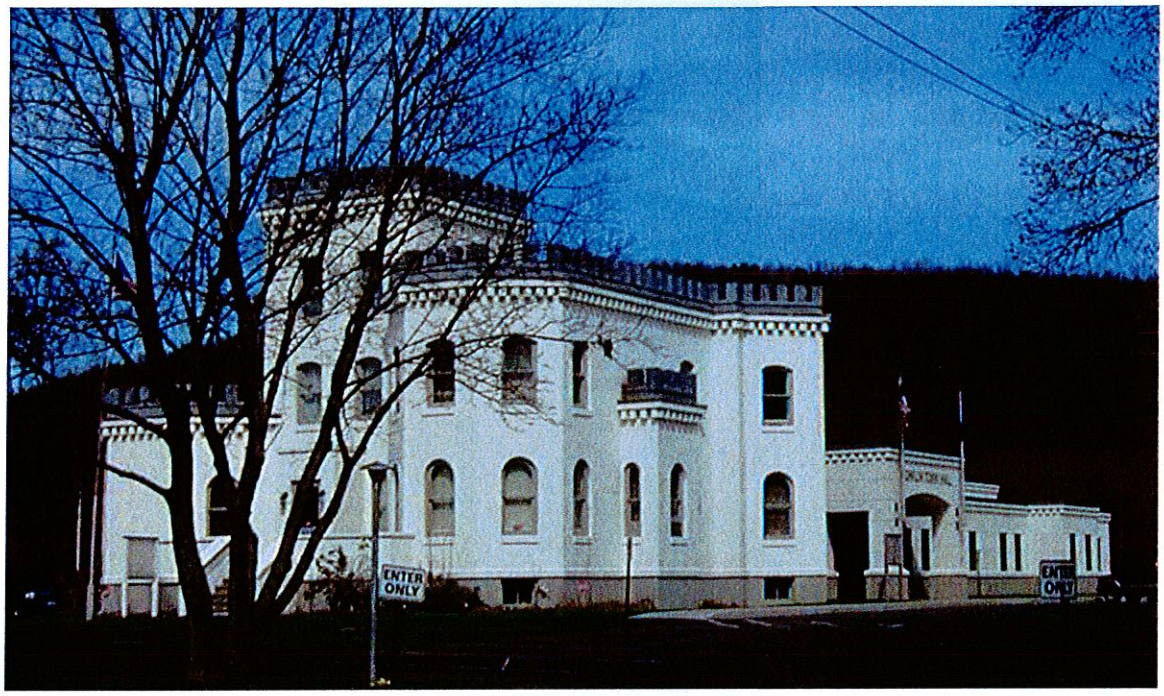
Thank you,

Very truly yours,

COUGHLIN & GERHART, LLP

By Cheryl I. Sacco
Partner

Town of Conklin
Comprehensive Plan Update
June 2014



Prepared by Town of Conklin
Master Plan Committee

TOWN OF CONKLIN

COMPREHENSIVE PLAN
UPDATE
Adopted 2014
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- Survey Result
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- Town of Conklin Resolution 2012 – Regarding Natural Gas Extraction

I. INTRODUCTION

The Town of Conklin's first Comprehensive Plan was created in 1990 and updated in 2004. As the economic and demographic factors change, the Comprehensive Plan must be reviewed and updated. This 2014 update is utilizing the 2010 census data. This effort involves many town residents, the Town Attorney, and Town Officials with guidance from the Broome County Department of Planning and Economic Development and from the Binghamton Metropolitan Transportation Study (BMTS). This document must be used as a living document to guide the ordered development of the Town of Conklin

Town Board
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Gary Bullock
Jerry Minoia
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Elizabeth Einstein
Norm Pritchard

II. Vision Statement for Conklin Comprehensive Plan

Provide a physically and environmentally safe, aesthetically attractive, economically sound, transportation friendly place to live and work with public utilities provided with a high degree of confidence.

Grow the residential and business population of Conklin in a controlled and responsible manner.

A. Population

Grow the population of Conklin in a family friendly environment with long term intentions of staying in Conklin with specific focus on the following demographics.

- Young couples/families establishing their home with long term intent.
- Middle/older age couples/families looking for a location to retire/live.

B. Economy

Develop new business that enhances tax base for the town that:

- Consistent with the needs of the present and future residents.
- Consistent with the desired values and personality of the Town of Conklin.

C. Housing

Develop housing opportunities consistent with:

- The population growth plan
- Transition from flood prone areas
- Development of new public utilities
- Pursue additional senior housing
- Work with developers to study the development of senior housing development for seniors who want to stay in this area but downsize into smaller homes. Consider providing lawn service and snow removal.

D. Public Utilities

Develop new and enhance existing public utilities (water, sewer, electric…), in an economically sound and responsible manner that positively impacts the present residents and entices new population growth.

E. Transportation

Continue to develop existing roads/bridges to support the existing residents and desired population growth of new residents and desired new business growth.

E. Natural Resources

Continue to properly use and protect these resources during implementation of the Comprehensive Plan.

G. Land Use

Develop plans to entice new business and residential growth.

H. Zoning

Review/modify and develop new zoning ordinances to support the plans in all areas of the Comprehensive Plan.

I. Energy Development

Develop and implement plans to enable responsible energy development (e.g. - solar, wind, natural gas) that will have only positive or neutral effects on the natural resources, residents, aesthetic aspects, public utilities/transportation infrastructure or the economic status of the town of Conklin.

J. Natural Disaster Mitigation and Responsiveness

Develop/implement new and review/enhance existing emergency response plans for occurrences of natural disaster (flooding, storm damage,…).

K. Broome Corporate Park Business Development

Work with the appropriate state and local organizations in conjunction with the IDA (Industrial Development Agency) to develop and implement responsible business growth in the Broome Corporate Park.

III. PLANS/RECOMENDATIONS

Between the 1990 census and the 2010 census, the population in Conklin went down 13.2% (824 residents). Since 2010 the population has gone down further. These reductions are the result of children leaving the area after graduation, the FEMA buy-outs after the 2006 and 2011 floods and the destruction of a mobile home park containing 35 mobile homes in the 2006 flood. Also, there have been minimum new home starts in recent years The following Plans/Recommendations address the various Vision Statement sections.

The strengths of the Conklin community must be incorporated into any plan or recommendation that is enacted upon by the Town. Without this in mind, we will loose perspective in what keeps ourselves and our families living in Conklin and proud we do. The final version of the Comprehensive Plan will be added to the Town of Conklin's website.

A. Population

The shrinking population is a problem that needs to be addressed. This shrinking population impacts Sales Tax revenue. The FEMA buy-outs have reduced the town tax base. Actions noted in C Housing and D Public Utilities need to be implemented in order to reverse the population downward trend.

B. Economy

Identify small businesses that meet the interests; identified by town residents (see Resident Survey results). Work with local Business Bureaus to match Conklin's needs with any inquiries or start up interest that they may be aware of.

- Identify positive impacts on the local economy that may occur if natural gas extraction is approved in NYS. Be proactive in developing plans to address short term and long term impacts.
- Pursue Grant money that could be used to study and/or implement economic growth.

C. Housing

Identify areas in the town that are suitable for housing development.

- Identify options for waste treatment such as hook up to Binghamton/Johnson City treatment plant, develop small neighborhood treatment plants, develop a common neighborhood septic system, and work with the County and surrounding towns to develop a suitable waste treatment facility.
- Pursue additional opportunities for senior housing
- Work with developers to study/implement a senior housing development suitable for seniors who want to downsize into smaller homes but stay in this area.
- Identify sources of water for areas deemed suitable for development.
- Encourage application for grant funds for housing rehab programs in partnership with local non-profit entities such as First Ward Action Group and Rising Community.

D. Public Facilities and Utilities

As cited in Housing, need to address public water and sewage development.

- Continue to maintain existing recreational facilities.
- Continue to support community related activities such as the Town Fair, Concerts in the Park, Conklin Community Days, Conklin Senior Citizens and Community Center, and various athletic tournaments.
- Identify waste treatment options such as, hook up to trunk lines (Bing, /JC plant), develop smaller/neighborhood treatment plants, work with county and surrounding towns to develop larger treatment facility, common neighborhood septic systems.
- Continue to develop and enhance the schools and recreation facilities/capabilities to support the present residents and desired population growth of new residents.
- Pursue alternate competitive rural broadband capability by participating in the federal/state funded program "Connect America" .

E. Transportation

Continue to pursue walkable community activities such as the Conklin multi-use trail project that is already being developed. Refer to the 2006 study prepared for the Town of Conklin entitled "Open Space and Connectivity Plan".

- Work with the NYSDOT to ensure that walkability crossings and bicycle facilities are included in any future changes to Route 7 (Conklin Road).
- Consider a "park and ride" facility on the current bus route; Community Center parking lot.
- Promote easy access of interstate and rail system.
- Develop and implement enhanced bicycle/pedestrian capabilities in support the existing residents and desired population growth of new residents.
- Identify, develop and implement plans to enhance public transportation capabilities supporting the business and population growth plans.

F. Natural Resources

Utilize this section of the Comprehensive Plan to assist in identifying areas in Conklin that are most suitable for housing development.

G. Land Use

Explore and study potential uses for the large vacant lots located on the north end of Conklin Road adjacent to City of Binghamton. The Comprehensive Plan is a Type 1 SEQR action. We recommend that the Town Board designate itself as the lead agency for this review.

- Pursue the availability of grant money for a land use study. Also inquire if the local universities would be interested in participating in a land use study.

- Develop and implement a methodology to optimize the FEMA buyout "Forever Green" land plots.
- Inquire what other towns (not just local) have done to utilize FEMA buy-out properties.

H. Zoning

Attention needs to be given to identifying and implementing changes to the Zoning code to address the extraction of natural gas if and when NYSDEC gives the approval.

- Identify any other laws or regulations that need to be implemented to protect Conklin against any negative effects of natural gas extraction (example: roads, noise).
- Identify any new or emerging land uses that are not addressed in the current Zoning Code. An example would be Compressed Natural Gas pumping and fueling stations.

I. Energy Development

See comments under Zoning

- Work with Broome County Planning and Economic Development to understand what is being looked at regarding this subject.
- Investigate the potential of developing new districting for the development of energy sources.
- Investigate the potential of developing new zoning ordinances and local town laws to safely develop energy sources compliant with all federal, state and county laws and consistent with our local vision defined in this Comprehensive Plan.

J. Natural Disaster Mitigation and Responsiveness

Work with the County to complete and implement the "Town of Conklin" section of "Section 9 – Jurisdictional Annex" part of the Broome County Hazard Mitigation Plan (HMP).

- Hold a training session for the Town Board members, Code Enforcement Officer and Department heads to review and solicit ideas to improve and implement Conklin's plan. Thereafter, do this review on a yearly basis.
- Continue to develop and implement an emergency evacuation route for the sections of the town that becomes surrounded by flood water after heavy rains. This route would also be used by emergency response vehicles.
- Develop and implement plans to mitigate future flooding potential in conjunction with local, state and federal organizations. (example: Rising Communities)
- Planning Board will continue SWPPP and Erosion Control Plan reviews on new projects. If deemed necessary a public hearing will be held to review the project.
- The Town should actively pursue and make town residents aware of any relief funds/assistance that are made available at the county, state or federal level.
- The Town Board needs to hold a Public Information Meeting with an agenda that includes:
    1. Army Corps. Of Engineers to explain why it is not feasible to dredge the river and have them identify any other mitigation activities, if any that are being considered.

2. A NY State representative that can discuss the "Rising Community" activities and any other mitigation activities that are being considered.
3. A County representative that can discuss any mitigation activities at the county level.
4. A Town representative that can discuss mitigation activities at the Town level.

K. Broome Corporate Park Business Development

Town officials should continue to be proactive and supportive in pursuing growth in this area.

- Easy access to interstate 81 and the railway.

IV. STRENGTHS/WEAKNESSES/OPPORTUNITIES/THREATS (SWOT)

Strengths

- Small town / family focused community values / feel
- Low crime rate
- Natural environmental beauty
- Susquehanna River and feeder tributaries
- Easy access to major highways
- Room for residential, commercial and industrial growth
- Good school system
- Low cost of living
- Clean air and water
- Lower town tax
- Quiet, low traffic community
- Easy access to regional airports

Weaknesses

- Flood prone
- Lack of draw for residential, commercial or industrial growth
- Declining residential population
- Small commercial and industrial business base
- Limited public water & sewage capabilities

Opportunities

- Energy development in a responsible and safe manner
- Potential growth in public water & sewage capabilities
- Pursue additional public recreational opportunities --> walking trails, bicycle paths, sports facilities, river focused activities
- Development and implementation of natural disaster mitigation and recovery plans
- Improve working relationships with Canadian Pacific in maintenance of rail lines and crossing
- Develop an increased commercial, industrial and agriculture business base
- Develop a plan for increasing residential growth
- Agriculture preserves open space, demands very little in municipal services, and lessens flood impacts by providing land for storm water to soak in rather than run off

Threats

- Energy development in an irresponsible and unsafe manner
- Future flooding
- Inability to work together to move forward as a community
- Declining tax base limiting investment and growth opportunities

V. OUTCOME FROM THE 2004 COMPREHENSIVE PLAN

A. Introduction

Since the completion of the 2004 Comprehensive Plan, there have been two major floods (2006 and 2011) that have greatly impacted the Town of Conklin. Though these have had a negative impact on the town, many positive things have occurred over the past ten years. Natural Gas Extraction is an issue that the Town Board took action on. The Town Board passed a resolution in April 2012 regarding Natural Gas Extraction. A copy of this resolution is included in the Appendix. Listed below are both the positive and negative impacts that the town has seen in the past ten years.

1. Population

The Town of Conklin has seen a decline in population over the last two censuses.

2. Economy

The decline in population has had an impact on our economy. As a result we are seeing a reduction in our tax base due to flood buy-outs and lower sales tax revenue due to this decline.

3. Housing

Due to the floods there has been a loss of over 100 homes due to the flood buy-outs. There was also the destruction of the Conklin Mobile Homes Park which resulted in to 35 homes being destroyed. There were minimal new home starts from 2000 – 2013.

A new Senior Housing Unit was built housing 24 units

4. Public Facilities/Utilities

The Town Board actively explored and solicited interest in the expansion of public water and sewer districts and facilities within the Town of Conklin. Water service was expanded to Pride Manor Mobile Home Park.

Recreational facilities were expanded. Floyd Maines Community Center, a new Dog Park, Disco Golf, river access via the Robert Sullivan Park and Boat Launch and an outdoor ice skating rink. There was also the development of the Conklin Multi-Use Trail. The development of a Town of Conklin website is complete and a Veteran's Memorial has been erected.

Cedarhurst Elementary school was closed and a miniature golf course and indoor batting cages was closed.

5. Transportation

The town has closed the Milburn Bridge and there was the development of the Conklin Multi-Use Trail project.

6. Natural Resources

There has been no change to the town's natural resources.

7. Land Use

Over 100 properties are now designated "forever green" including the Conklin Mobile Home Park due to flooding and flood buy-outs.

8. Zoning

In 2007 there were amendments to Manufactured Homes, Mobile Homes and Permitted Uses. Storm Water Pollution Prevention Plan (SWPPP) was enacted in 2007 and done on all Site Plan Reviews.

9. Alternate Energy Development

In September of 2005 the Town Board introduced the "Wind Energy-Deriving Towers Law" and a resolution was passed in April 2012 regarding natural gas extraction. A copy of this resolution in included in the Appendix.

10. Natural Disaster Mitigation and Responsiveness

An evacuation route for the Maxwell Court-Coolidge Street area that is cut off during heavy flooding is being planned. New culverts have been installed along Wilcox Road, State Line Road and Ross Hill Road. A holding pond for water run-off is being planned. Planning Board also reviews Storm Water Pollution Prevention Plans, Erosion Control Plans and will hold public hearings on projects that will impact the surrounding residents and environment.

VI. POPULATION

In 2010, the U.S. census Bureau identified the population of the Town of Conklin to be 5441. This total is comprised of 2682 males (49.3%) and 2759 females (50.7%). The population can be characterized as predominantly of mixed European descent. The Hispanic or Latino population was 76 (1.4%) and the Non Hispanic or Latino was 5365 (98.6)

TABLE 1		
Population By Race	2010	
White	5267	96.8%
African American	56	1.0%
Asian	16	0.3%
American Indian & Alaskan	16	0.3%
Native Hawaiian	0	
Other	13	0.2%
Identified by Two or More	73	1.3%
TOTAL	5441	100.0%

A. Historic Growth

The Town of Conklin was formed on March 29, 1824 from the Town of Chenango. Although the Town lost population from 1900 to 1920, since 1930 the population continued to increase until 2000. The highest rate of growth (67.3%) occurred between 1920 and 1930; while the greatest numerical increase was from 1950 to 1960 (+1475). Between 1960 and 1990 the population continued to grow, but at a decreasing rate. This trend reversed between 1990 and 2000 when the population reduced by 5.2% (325). This Town reduction in 2000 compares to a 5.5% population reduction in Broome County, as a whole, between 1990 and 2000. The town reduction in 2010 compares to a 0.0% change in the county population. The town's reduction can mainly be attributed to the aftermath of the 2006 flood (FEMA buy-out of 76 properties and the total loss of a mobile home park containing 35 mobile homes). An additional 53 properties have been identified for FEMA buy-outs as a result of the 2011 flood.

TABLE 2
TOWN OF CONKLIN
POPULATION TRENDS

Year	No.	Actual Change	% Change	Year	No.	Actual Change	% Change
1900	946	---	---	**1960**	4347	+1475	51.4%
1910	850	-96	-10.1%	**1970**	5399	+1052	24.2%
1920	796	-54	-6.4%	**1980**	6204	+805	14.9%
1930	1332	+536	67.3%	**1990**	6265	+61	1.0%
1940	2156	+824	61.9%	**2000**	5940	-325	-5.2%
1950	2872	+716	33.2%	**2010**	5441	-499	-8.4%

B. Population Age Structure

See table below for the breakdown by Age Structure.

TABLE 3
TOWN OF CONKLIN
AGE STRUCTURE

	1970		1980		2000			2010	
Age	No.	%	No.	%	No.	%	Age	No.	%
0-4	442	8.20%	443	7.00%	329	5.50%	0-17	1182	21.7%
5-14	1336	24.70%	1051	16.90%	989	16.70%	18-19	162	3.0%
15-24	725	13.40%	1175	18.90%	678	11.40%	20-24	299	5.5%
25-34	683	12.70%	954	15.40%	641	10.80%	25-34	461	8.5%
35-44	731	13.50%	789	12.70%	1088	18.30%			
45-54	599	11.10%	669	10.80%	880	14.80%	35-49	1171	21.5%
55-64	475	8.80%	600	9.70%	610	10.30%	50-64	1309	24.1%
65	408	7.60%	533	8.60%	725	12.20%	65+	857	15.8%
	5399	100.00%	6204	100.00%	5940	100.00%		5441	100.0%

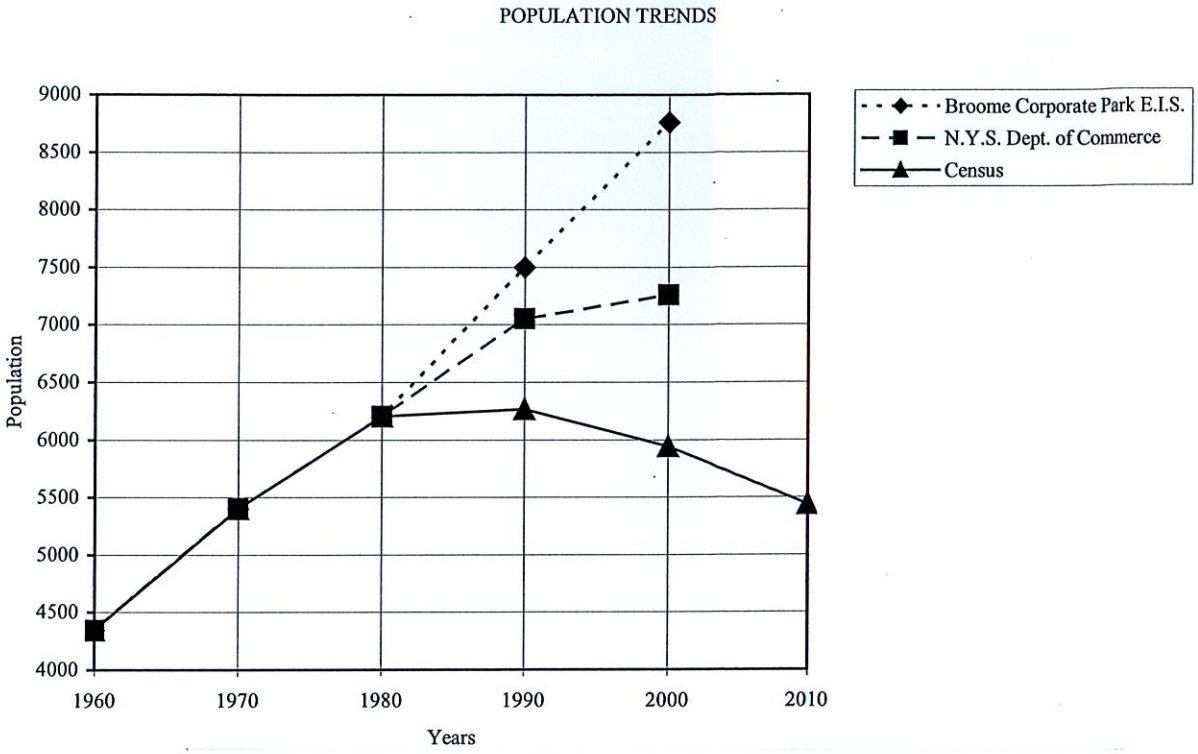
C. Population Estimates

The population estimates used to prepare the Town of Conklin Comprehensive Plan in 1990 did not materialize (1990 census data was not available in 1990). The Town growth was less than estimated. This 2014 plan is reflecting actual 2010 census data.

D. Population Projections

Graph 1 depicts the population trends for the Town of Conklin. Shown are the census counts as well as projections provided by the New York State Department of Commerce and Broome Corporate Park Environmental Impact Statement Adjustments in 1990. As shown on Graph 1, the actual 1990 and 2000 census figures are significantly lower than estimates.

GRAPH 1



E. Education

The educational attainment figures see Table 4 provided by the 2010 census show a significant increase in percent of population over 25 that are high school graduates or higher (74.8% in 1980 increasing to 83.7% in 2000 increased to 91.1% in 2010). The percent Bachelor's Degree or higher also increased (8.4% in 1980 increasing to 15.1% in 2000 increasing to 22.3% in 2010).

TABLE 4
TOWN OF CONKLIN EDUCATIONAL ATTAINMENT

Years Completed	1980	2000	2010 [1]
Less than High School	1,064	640	291
4 years High School	2,207	1,623	1359
1-3 years College	602	1,065	889
4 years College	184	345	478
Graduate or professional degree	172	249	251

[1] Source US Census Bureau 2008-2012 American Community Survey

The school enrollment figures shown in Table 5 reflect a similar age population shift that is shown in Table 3, lower numbers enrolled in elementary and high school but a higher enrollment number

in college. In 2000, a higher number of the 0–4 year age group was enrolled in nursery school or preschool but that number declined in 2010. In 1980, 58 out of 443 (13.1%) in 0-4 year age group were enrolled while in 2000, 76 of 329 (23%) were enrolled. In 2010 data was not collected distinguishing the 0-4 age group.

TABLE 5
TOWN OF CONKLIN SCHOOL ENROLLMENT

School	1980	2000	2010 [1]
Nursery	58	76	53
Elementary	994	922	543
High	541	357	326
College	202	237	262

[1] Source US Census Bureau 2008-2012 American Community Survey

Table 6 reflects the total enrollment for the Susquehanna Valley School District. It includes students from Kirkwood, Town of Binghamton and the Town of Vestal as well as the Town of Conklin.

TABLE 6
TOWN OF CONKLIN SV SCHOOL ENROLLMENT

School	2014
Elementary	643
Middle School	384
High	544
Full Time Boces	36
Private School/Home Schooling	112

F. Income and Poverty

TABLE 7 shows the Family Poverty status of families in the Town of Conklin. Of significant note are the increase of the number of families below poverty level in 1999 and again an increase in 2010.

TABLE 7
TOWN OF CONKLIN FAMILY POVERTY LEVEL

	Above Poverty Level		Below Poverty Level		Total No.
Year	No.	%	No.	%	Of Families
1970	1,316	95.20%	66	4.80%	1,382
1980	1,618	96.70%	56	3.30%	1,674
1990	1,608	96.00%	67	4.00%	1,675
1999	1,492	90.30%	160	9.70%	1,652
2010 [1]	1,370	88.80%	173	11.20%	1,543

[1] Source US Census Bureau 2008-2012 American Community Survey

The median family income in the Town of Conklin is shown in TABLE 8. The percentage growth in the median income level shows a declining growth rate but in 2010 there was a significant increase in growth rate.

TABLE 8
TOWN OF CONKLIN MEDIAN FAMILY INCOME

Year	Median Income	$ Change	% Change
1970	$10,707		
1980	$19,661	$8,954	83.60%
1990	$34,309	$14,648	42.70%
1999	$43,309	$9,000	20.80%
2010 [1]	$70,994	$27,685	63.92%

1. Source US Census Bureau 2008-2012 American Community Survey

TABLE 9 shows a comparison of the median family income between the Town of Conklin, Broome County and the United States. From 1970 to 1999 The Town of Conklin figures are similar to those of Broome County. But in 2010, Conklin increased 63.9% while Broome County increased 30.8%Compared to the United States, in 1970, the Town of Conklin median income was only 56.3% of the U.S. figure. By 1980, the median family income in the Town of Conklin had increased to 98.7% of the U.S. figure. In 2010, the median family income in the Town of Conklin exceeds the U.S. figure by 9.9%

TABLE 9
MEDIAN FAMILY INCOME COMPARISON

	1970	1980	1990	1999	2010 [1]
Conklin	$10,707	$19,661	$34,309	$43,309	$70,994
Broome County	$10,338	$19,712	$35,824	$45,322	$59,317
United States	$18,988	$19,917	$35,225	$50,046	$64,585

1. Source US Census Bureau 2008-2012 American Community Survey

Family income levels in the Town of Conklin have shifted relative to those in the United States. In 1970, there existed a much greater concentration of families falling into the lower income levels in the Town of Conklin than in the United States as a whole. By 1980 and it carried through to 2010, family income levels were more representative of those in the United States. See TABLE 10

TABLE 10
FAMILY INCOME LEVELS

Annual Income Ranges	1970		1980		1990		2000		2010 [1]	
	Conklin %	US %	Conklin %	US %	Conklin %	US %	Conklin %	US %	Conklin %	US %
$0 - 9,999	43.10%	20.50%	13.50%	20.50%	7.00%	9.6%	8.7%	9.5%	2.60%	4.60%
$10,000 - 14,999	39.30%	15.50%	16.90%	14.70%	4.60%	7.2%	6.1%	6.3%	7.50%	3.20%
$15,000 - 24,999	16.40%	34.70%	37.00%	29.40%	14.90%	16.4%	15.4%	12.8%	4.40%	8.10%
$25,000 & Over	1.20%	29.30%	32.60%	35.40%	73.40%	66.8%	69.8%	71.4%	85.50%	84.10%

[1] Source US Census Bureau 2008-2012 American Community Survey

The per capita income in the Town of Conklin has tracked slightly lower than the per capita income in Broome County until 2010. There is a 7.8% increase over Broome County. The median income/household tracks slightly higher in the Town of Conklin than in Broome County but there is a 20.6% increase in 2010. While the median income/family is very similar between the Town of Conklin and Broome County until 2010. In 2010 there is a 19.7% increase in the Town of Conklin over Broome County. See TABLE 11.

TABLE 11
INCOME DATA COMPARISON

	1979		1990		1999		2010 [1]	
	Conklin	Broome	Conklin	Broome	Conklin	Broome	Conklin	Broome
Per Capita Income	$6,259	$6,871	$12,370	$13,626	$16,720	$19,168	$26,800	$24,872
Median Income/Household	$17,930	$16,263	$31,526	$28,743	$37,445	$35,347	$55,307	$45,856
Median Income/Family	$19,661	$19,712	$34,309	$35,824	$43,309	$45,442	$70,994	$59,317

[1] Source US Census Bureau 2008-2012 American Community Survey

VII ECONOMY

The economy in the Town of Conklin appears to be declining. The civilian labor force decreased from 1990 to 2000 by 12.4%. This is probably the result of a 5.2% decrease in total population in 2000 and an 8.4% decrease in 2010 combined with a decrease in the percent of the population of employable age. At the same time, unemployment figures remained relatively low.

This section relies on an analysis of 1990 and 2000 census data. The Broome Corporate Park Environmental Impact Statement anticipated full development of the Park could have resulted in the creation of 9,000 new jobs by the year 2000. However, with the slowdown in the overall economy, this was not realized.

A. Labor Force and Employment

The civilian labor force, as defined by the U.S. Census, is comprised of the non-military population age 16 years and older who are available for work. People who are not working or who have not actively sought employment within four weeks of the Bureau of Census monthly survey fall into the category entitled "Not In The Labor Force".

TABLE 10
TOWN OF CONKLIN
CIVILIAN LABOR FORCE, PARTICIPATION, UNEMPLOYMENT

	CONKLIN										Broome County 2010
	1970		1980		1990		2000		2010		
	No.	%	No.	%	No.	%	No.	%	No.	%	
POPULATION AGE 16+	3,490		4,545		4,718		4,548		4,473		164,946
CIVILIAN LABOR FORCE AGE 16+	2,126	60.9%	2,951	64.9%	3,266	69.2%	2,861	62.9%	3,066	68.5%	60.4%
Employed	2,025	95.2%	2,770	93.9%	3,108	95.2%	2,758	96.4%	2,899	64.8%	94.9%
Unemployed	101	4.8%	181	6.1%	158	4.8%	103	3.6%	167	3.7%	5.1%
NOT IN LABOR FORCE (as % of all persons 16+)	1,358	38.9%	1,594	35.1%	1,442	30.6%	1,681	37.0%	1,407	31.5%	39.6%

[1] Source US Census Bureau 2008-2012 American Community Survey

Labor force participation is an indicator of population productivity and in turn indicates the degree to which young, infirm, elderly and other persons not in the labor force are supported by those in the labor force. That is, the ratio of persons in the civilian labor force to those not in the labor force can be considered a support ratio. For the Town of Conklin, the support ratio increased from 157:100 in 1970 to 226:100 in 1990. However, the decade from 1990 to 2000 showed a drop in this support ratio to 170:100. This shows that 170 residents worked or were searching for work for every 100 residents who were not in the labor force. By comparison, the countywide support ratio was 153:100.

While the civilian labor force grew from 1970 to 2000, employment rates remained fairly constant. In 1970 the employment rate for the civilian labor force was 95.2% and unemployment was 4.8%. In 2000 the employment rate for the civilian workforce was 96.4% with an unemployment rate of 3.6%. This is slightly lower than the countywide rate of 5.4% in 2000.

B. Occupations

A comparison of occupations by category for the decades 1970 through 2000 in TABLE 11 reveals relative stability over the period. However some noticeable changes did occur. The Technical Sales & Administrative Support category increased by 7.3% between 1970 and 2000, while the Precision Production, Crafts & Labors category decreased by 11.6%. The category of Farm, Fishing & Forest category has almost disappeared, 0.3% in 2000.

TABLE 11
TOWN OF CONKLIN
EMPLOYED PERSONS BY OCCUPATION

Occupation	1970		1980		1990		2000		Broome County
	No.	%	No.	%	No.	%	No.	%	% 2000
MANAGERS & PROFESSIONAL SPECIALTY	498	24.6%	604	21.8%	836	26.9%	812	29.4%	11%
Executives, Administrative, Managers			293		369				
Professional Specialty			311		467				
TECHNICAL, SALES & ADMINISTRATIVE SUPPORT	371	18.3%	767	27.7%	977	31.4%	705	25.6%	21%
Technician & Related Support			86		91				
Sales			228		369				
Administrative Support			453		517				
SERVICE	249	12.3%	406	14.7%	273	8.8%	424	15.4%	40%
Private Household			18		10				
Protective Services			52		21				
Other Services			336		242				
FARM, FISHING, FOREST & MINING	60	3.0%	68	2.4%	56	1.8%	9	0.3%	1%
PRECISION PRODUCTION, CRAFTS & REPAIR	682	33.7%	316	11.4%	361	11.6%	609	22.1%	17%
OPERATIONS, FABRICATORS & LABORS	165	8.1%	609	22.0%	605	19.5%	199	7.2%	10%
	2,025	100.0%	2,770	100.0%	3,108	100.0%	2,758	100.0%	100%

With the 2010 Census, the Census Bureau switched a lot of data over to the "American Community Survey" (ACS). The ACS is a rolling estimate of demographic information rather than an actual "census". So the information is estimated for a period of 2008 – 2012.

Also, the Occupations data changed slightly. "Precision, Production, Crafts & Repairs" has been combined with "Operations, Fabricators, & Labors" into a new category entitled "Production, Transportation, and Material Moving Occupations".

	Broome County, New York		Conklin town, Broome County, New York	
	Number	Percent	Number	Percent
OCCUPATION				
Management, business, science, and arts occupations	32,670	35.80%	819	28.30%
Service occupations	16,938	18.60%	553	19.10%
Sales and office occupations	23,778	26.10%	778	26.80%
Natural resources, construction, and maintenance occupations	6,871	7.50%	294	10.10%
Production, transportation, and material moving occupations	10,890	11.90%	455	15.70%

[1] Source US Census Bureau 2008-2012 American Community Survey

VIII. HOUSING

A. Age of Housing

Housing in the Town of Conklin reflects the general characteristics associated with the other rural/suburban towns in Broome County. Approximately 59% of the existing housing in the Town of Conklin was erected prior to 1970. This reflects the basic nature of rural housing with significant numbers of older homes and the ruralization of middle and upper middle-income households that started in the late 1960's.

These observations and those following are based on an analysis of the 1970 through 2000 U.S Census Data; Decade of Housing copyright 1983 by the Broome County Department of Planning, and the raw data of the 1983-86 Survey of Construction.

TABLE 12
2000 TOWN OF CONKLIN
AGE OF HOUSING

Year Built	No.	%
Pre - 1939	408	15.7%
1940 - 1959	695	26.8%
1960 - 1969	403	15.5%
1970 - 1979	380	14.6%
1980 - 1989	333	12.8%
1990 - 1999	216	8.2%
2000 - 2009	147	5.7%
2010 - 2013	15	.6%
Total	2,597	100.0%

B. Growth of Housing

The Town of Conklin's growth rate remained very constant through the decade of the 1980's at about 15%. But the decades since then have shown a decrease in the number of new houses to a rate of about 8.6%. Several factors may be responsible for the lower growth rate for housing construction. Key was the decrease in population in the Town of 5.2% and the slowing down of the economy of the region. The age structure of the population changed over the decade as well, with the median age of the population increasing to 38.4 years. The over 55 year's population, when people might tend to stay in their existing houses rather than begin new mortgages increased by about 10%. Another possible factor is a lack of public facilities (especially sewer districts) to attract prospective residential development.

C. Type of Housing

Single-family units, either detached or attached (i.e. townhouses) have increased 8.4% since 2000. Multi-family units have decreased .2% and Mobile Home/Trailers have decreased 8.2%.

TABLE 13
TOWN OF CONKLIN
HOUSING BY TYPE OF STRUCTURE

	2000		2010	
Type	No.	%	No.	%
One Family	1700	69.80%	1829	78.20%
Two - Plus Families	230	9.50%	217	9.30%
Mobile Home/Trailers	505	20.70%	291	12.50%
Total	2435	100.00%	2337	100.00%

Conklin has an attractively high rate of owner-occupancy at 84.8%. While slightly lower than the Town of Binghamton's 89% rate, it is significantly higher than Kirkwood's 76.3%. Note: A low income Senior Housing Facility containing 24 units was opened in November 2006. Also, the number of mobile home/trailer parks have gone down due to the destruction of the Conklin Mobile Home Park (35 mobile homes) after the 2006 flood.

D. Housing Quality

An important measure of a community's housing element is quality of existing units. Deficient units are those lacking in complete plumbing for exclusive use of the household. The 2000 U.S. Census Data indicate no housing units in Conklin are deficient in this area.

E. Housing Vitality

Housing in the Town of Conklin demonstrates a marked decreased vitality in the level of new construction. The potentially alarming spot in Conklin's housing profile is its vacancy rate, which has grown from 2.0% to 7.6%. This can be mostly attributed to the decrease in population during the decade of the 1990's. The 2010 census shows the vacancy rate was 6.9%.

TABLE 14 2010 TOWN OF CONKLIN OCCUPANCY STATUS OF YEAR ROUND HOUSING UNITS			
Type	No.		%
Owner-Occupied	1,838		78.7%
Renter-Occupied	338		14.5%
Vacant	161		6.8%
Total	2,337		100.0%

The population in Owner-Occupied	4654
The population in Renter-Occupied	787
Households with individuals under 18	666

Development of the Broome Corporate Park and related infrastructures was expected to have a profound effect on the Town of Conklin's Housing Market but the slowdown in the local economy has brought the growth of industry in the Park to a virtual standstill. Broome Corporate Park will optimally result in the creation of 9,000 jobs in the Town of Conklin and at least a portion of these workers will want to live in Conklin. The trunk sewer from the Broome Corporate Park to the City of Binghamton's collector system trails through developed residential areas for continued and expanded residential development. With the collector sewer in place it is possible for the Town Board and potential developers to consider Sewer Collection Districts in areas not previously developed because of soil conditions.

Population in the Town of Conklin should grow as the Broome Corporate Park is further developed. However, at this time because of the weak economy in the region and nationwide conclusions cannot be drawn on the impact of further development in the Corporate Park.

Any significant housing growth is impacted by the availability of a water supply and waste disposal.

IX. PUBLIC FACILITIES AND UTILITIES

A. Government Services Facilities

The Conklin Town Hall, originally built as a private residence in 1900, is situated on a two-acre lot and contains 2000 square feet of space. An addition was constructed in 2001-2002 and occupied in October of 2002 which has approximately 8,500 of additional square feet. The majority of the Town's administrative offices are located here, including the supervisor, clerk, code enforcement officer, water department, justices, council and Town historian. The Town Hall is also used as a meeting place for the Town Board, Planning Board, and Zoning Board of Appeals. The new addition also has a separate court room. There are a number of social groups such as the Town Historical Society, the Rotary Club, an exercise group and a card club who hold regular meetings in the old building. This site, which is known as the "castle" is a historical site listed with both the State and Federal historical list. The Town of Conklin also owns a Community Center located at 492 Conklin Road. The senior citizens hold regular meetings there and it is used daily by Meals on Wheels. The Town Fair and Community Day also use this facility. This facility is also available for event rental. The Town of Conklin also owns and maintains the Shawsville Cemetery located on Shaw Road.

The Town of Conklin Highway Department maintains and repairs 40.2 miles of town roads. Seven employees work for the department, performing a variety of tasks including road maintenance, snow removal, fall leaf pick-up, spring white goods and brush pick-up, and vehicle maintenance. They also maintain an on-going yard waste drop area at the highway yard.

The Town's Highway Garage is located near the intersection of David Road and Carlin Road and contains 4,500 sq. ft. of space. New vehicles will continue to be needed as existing equipment ages. It is anticipated that more vehicles and employees will be required as the Town grows in order to maintain the level of service now offered.

Map 9-1 shows the Town Hall and Town Highway Garage.

B. Protective Services

Fire protection is provided by the Conklin Volunteer Fire Department, Inc. on an annual contract basis. Station #1 is located on Conklin Road near the Susquehanna Valley Middle-Senior High School. Station #2 is located on Conklin Forks Road and was built in 1994, and #3 is in Conklin Forks on Pierce Creek Road. The fire department consists of approximately thirty five (35) volunteer members. Water for fire fighting for part of the town is provided by hydrants. Hydrant coverage encompasses an area along Route 7 from the Binghamton City line to the South Entrance of the Broome Corporate Park, with additional coverage throughout the Corporate Park along Powers Road, and a portion of Carlin Road, as well as a portion of Stillwater. Additionally, fire protection outside of the hydrant coverage area, fire protection is dependent on existing surface water sources. The Fire Department also offers a First Response Team (EMR) for medical emergencies and a Swift Water Rescue Team for water emergencies. Map 9-1 shows the three fire stations in Conklin.

The following is a list of equipment that is used for the above emergencies.

1 – 1500 gallon pumper tanker
1 – 750 gallon rapid attack/pumper
1 – 1000 gallon squad/pumper
1 – 104 foot tower
2 – Boats (flat bottom and inflatable)
1 – Brush truck
1 – EMS SUV
1 – 4 X 4 gator UTV

Since the town does not maintain its own police force, police protection is provided by the New York State Police (with barracks located in the Town of Kirkwood) and the Broome County Sheriff's Department. The Town also uses Sheriff Deputies to provide crowd control and traffic control during special events such as the Town Fair, the Homecoming Parade and the Halloween Parade.

There are no accredited hospitals or major health facilities in the Town. Binghamton General Hospital (UHS) is located six (6) miles northwest of the town, Lourdes Hospital is ten (10) miles northwest, and Wilson Hospital (UHS) is fifteen (15) miles northwest. Ambulance service is provided by several private companies.

C. Schools

The Town of Conklin is served by the Susquehanna Valley Central School District, which also serves most of the Town of Binghamton as well as a portion of Kirkwood, Vestal, and Windsor. The district contains two (2) elementary schools: Brookside Elementary is located on Saddlemire Road in the Town of Binghamton and Donnelly Elementary is located at 1168 Conklin Road. The Middle/Senior High School campus is located at 1040 Conklin Road.

TABLE 1
School Enrollment

	2002 2003	2013 2014	Var
Brookside Elementary	380	369	
Cedarhurst Elementary*	329		-30.5%
Donnelly Elementary	216	274	
Richard T Stank Middle School	538	384	-28.6%
Senior High School	702	544	-22.5%
Boces Full Time		36	
Private/Home Schooling		112	
TOTAL	**2165**	**1719**	**-20.6%**
Elementary School (K-5)	925	643	-30.5%
Middle School (grades 6-8)	538	384	-28.6%
Senior High School (grades 9-12)	702	544	-22.5%
Boces/Private/Home School		148	
TOTAL	**2165**	**1719**	**-20.6%**

*Cedarhurst Elementary school closed and students were moved to Brookside or Donnelly

Map 9-1 shows the public schools that are located within the Town.

There is a private pre-school program operating at the Conklin Presbyterian Church on Conklin Road which services approximately 140-160 students each school year. This program is sponsored by the Conklin Presbyterian Church as a church mission and services children ages 3 through 5 in half-day sessions (AM session runs from 9 Am to 11:30 AM/ PM session runs from 12:30 PM to 2:30 PM). Tuition is paid by parents/guardians, however, scholarships are available. The pre-school follows the Susquehanna Valley School Calendar and runs from September to the end of June.

D. Sewer Service

As part of the development of the Broome Corporate Park, a sanitary sewer trunk line was constructed. The Town gained ownership of the line in the fall of 1988. The trunk line is parallel to Route 7, connecting the Broome Corporate Park with the City of Binghamton system at St. Clair Avenue, just over the City line. The sewer line is sized for a total capacity of 4.5 million gallons per day (MGD). Users outside the Corporate Park who are not located directly along the sewer line must be connected to a collector system and form a sewer district before they can connect to the trunk line. The current agreement between the City of Binghamton, the Town of Conklin, and the Binghamton-Johnson City Joint Sewage Board allowing for transportation of 1.5 MGD to the Joint Sewage Treatment Plant must eventually be amended to 4.5 MGD to allow full utilization of the trunk sewer line. Amendments to the agreement are also necessary to provide additional services areas, including the southern end of the Broome Corporate Park. Neighborhoods in close proximity to the trunk sewer line within the service district are potential areas for development of public sewer services. The sewer districts now include the Barbara Avenue area. District #3 runs from June Street to Tego's Riverside. District #4 includes the SV Middles/High School area to Roxbury; Powers Road from the railroad tracks to Hardie Road. The current total hook-up to the trunk sewer line is 266 accounts.

Type of Account	Number of Accounts
Apartments	9
Business	34
Manufacturing	28
Residential	195

These residential accounts represent approximately 8.3% of the total residential units in the Town of Conklin. Some of the larger business and manufacturing facilities have multiple accounts. All other properties rely on septic or lagooning systems for wastewater disposal. New development, other than those with public sewers, must meet the requirements and specifications for sanitary service of the Broome County Health Department.

E. Water Service

The Town of Conklin maintains its own certified water department with a licensed Water Superintendent.

The Town of Conklin is serviced by Water District I, which is a combined district that extends from Binghamton to Conklin Road and Broome Corporate Parkway. The district is bounded on the east by the Susquehanna River and by the railroad on the west. The district includes two developed wells and a total of 1.5 million gallons of storage in two tanks - one concrete and one glass-lined steel and all necessary transmission and distribution lines. The southern part of town is serviced by water district #6. This district purchases water from the Town of Kirkwood and includes all the necessary transmission and distribution lines. In 2013 this service was extended to the Pride Manor Mobile Home Park.

Well No. 1, located just north of Johnson Camping (Eureka Tent) is shut down. The town, in an effort to keep up with current and future demands, drilled two new wells in the late 1990s. Well No. 5 can produce approximately 700 gallons per minute and Well No. 6, 1500 gallons per minute. In 2002, a new treatment facility was built on the site of Wells No. 5 &6 on Terrace Drive and Well No. 5 was developed. The town has adequate storage capacity equal to average daily demand as well.

Currently there are 875 total accounts for public water service in the Town of Conklin.

Type of Account	Number of Accounts
Residential	717
Business	98
Manufacturing	28
Apartments	31
Trailer Park	1

The residential accounts include one each for the Pride Manor Mobile Home Park and the Fountain Bleu Mobile Home Park. These two accounts include approximately 214 household units. The total household units in Conklin that are on public water service are:

715 Residential units
214 Residential units in mobile home parks
31 Apartments
2 Trailer parks

These 962 residential units represent approximately 41.2% of the total household units in Conklin (2337 reported on the 2010 census). Some of the larger business and manufacturing facilities have multiple accounts (meters).

The impact of the Broome Corporate Park on the Town water supply should be noted. Corporate Park users north of Carlin Road will be part of Water District No. 1.

F. Recreational Facilities

The Town of Conklin owns, and the Parks Department maintains, the following parks:

Schnurbush Park – located one and one-half miles northeast of Carlin Road, between the Susquehanna River and Route 7. Total area for the park is 21.4 acres, which includes an outdoor swimming pool/bath house facility, which was renovated in 2000, one picnic pavilion (total picnic area, approximately .25 acres), a playground area, with new playground

equipment recently installed (approximately 2.5 acres), one handball court (approximately .05 acres), two basketball courts (approximately .10 acres), and three softball/baseball fields (total area, approximately 4.5 acres). New bathroom facilities were installed on the soccer/softball/baseball field. A new concession stand with bathrooms was also built on the Little League field. Future additions include a new pavilion as well as a tennis court/combination ice-skating area for the winter season.

Conklin Forks Park - is approximately 10.9 acres, including one baseball/softball field (approximately 1.5 acres), one basketball court (approximately .10 acres), one handball court (approximately .05 acres), one picnic pavilion (total picnic area, approximately .10 acres), and new playground facilities (approximately .10 acres). The future looks to add more playground equipment, new goal posts for the football field, additional bleachers and a renovation of the pavilion.

Julius Rogers Park - located on Route 7 in the northern end of town. Total area for the park is 1.8 acres, which includes two tennis courts (approximately .25 acres), one basketball court (approximately .10 acres), one baseball/softball field (approximately 1.5 acres), and playground facilities (approximately .10 acres). The playground equipment update at Julius Rogers calls for a merry-go-round, new swing set and slide. A schedule is in existence for new park benches and new bleachers. It is anticipated that the basketball and tennis courts will be repaired.

Bob Sullivan Park and Boat Launch – located on Conklin Road provides access to the river as well as a picnic area

Dog Park – located at 942 Conklin Road provides an enclosed area for dogs to run. A yearly rabies clinic is held at this site.

Disco Golf Course – located at 942 Conklin Road

Additionally, a softball/baseball field (approximately 1.5 acres) is located at 1271 Conklin Road, behind the Town Hall.

Facilities adjacent to the Donnelly Elementary School include a softball/baseball field (approximately 1.5 acres), a soccer field (approximately 1.0 acres), and a playground area (approximately .50 acres).

Residents also have access to recreational facilities provided by the Susquehanna Valley Middle-Senior High School on Conklin Road. These facilities include five (5) tennis courts (approximately .75 acres), one football field/all-weather track field (approximately 4.0 acres), two softball/baseball fields (approximately 4.0 acres), one soccer field (approximately 2.0 acres), and outdoor basketball facilities (approximately .05 acres). The school pool is scheduled for community use at various times during the year.

A private recreation facility, located at the south end of Conklin Road, offers a public 18-hole championship golf course, restaurant/lounge, proshop, practice range, and putting green.

The recreational facilities in Conklin are shown on Map 9-1.

X. TRANSPORTATION

The purpose of this portion of the Town of Conklin Comprehensive Plan update is to inventory the existing condition of the transportation network within the Town, as well as consider the ramifications changes in land use may have on this network. This process will apprise decision makers of possible adverse impacts so that methods of mitigation can be instituted before problems occur.

A. Bridges

There are two County-owned river crossings serving the Town of Conklin. The Colesville Road Extension (CR 314), in the northern portion of the Town, passes over NYS Route 7 and the Susquehanna River to connect Route 7 with CR 74 in the Town of Kirkwood. The Conklin/Kirkwood Connector (CR 313) is located in the southern end of the Town, passing over the railroad and the Susquehanna River. This bridge links NYS Route 7 to Interstate 81 and Route 11.

Four additional County bridges within the Town pass over the Little Snake Creek. One of these bridges is located on Brady Hill Road, two bridges are on Pierce Creek Road and the fourth is located along Conklin Forks Road.

The Town of Conklin owns three bridges over 20 feet in length. These are located on Fallbrook Road, Milburn Drive and Corbettsville Road. The bridges on Fallbrook Road and Milburn Drive both pass over Little Snake Creek, while the Corbettsville Road Bridge crosses over a tributary to the Susquehanna River. The bridge on Milburn Drive is blocked off and no longer in use.

The New York State Department of Transportation (NYSDOT) structural condition formula is used to evaluate the condition of bridges. The condition rating formula includes those elements of a bridge considered most important for its continued unrestricted use. These elements are assigned weights in proportion to their importance to the bridge. The condition of each element is reported on a scale from 1 to 7 based on the following definitions:

1. Potentially hazardous
2. Used to shade between 1 and 3
3. Serious deterioration or not functioning as originally designed
4. Used to shade between 3 and 5
5. Minor deterioration and is functioning as originally designed
6. Used to shade between 5 and 7
7. New condition

The NYSDOT condition ratings for all bridges in the Town as of 2012 are shown in Table 1.

Table 1
NYS Department of Transportation
Bridge Inventory and Inspection System
Bridge Condition
Ratings - 2012

Map No	Bridge Identification Number	Description	Condition Rating	Year Built	Suff. Rating
1	1003560	NY 7 (Conklin Rd.) over Conklin Creek	5.17	1968	90.3
2	1003580	NY 7 (Conklin Rd.) over Canadian Railroad	5.16	1968	80.4
3	1004350	NY 7A over Snake Creek	5.13	1968	80.3
4	1054390	NY 7 (Conklin Rd.) over Little Snake Creek	5.58	1968	87.8
5	2225490	Fallbrook Rd over Little Snake Creek	5.78	1974	88.4
6	2257600	Millburn Dr over Little Snake Creek	3.33	1945	0.0
7	2257610	Corbettsville Rd over Trib. Susquehanna R.	5.94	1973	97.0
8	2266690	Banta Rd over Trib. Susquehanna R.	5.00	1974	98.0
9	3349250	County Rd 20 over Delaware & Hudson	5.87	1966	75.8
10	3349260	Brady Hill Rd over Little Snake Creek	5.22	1966	88.7
11	3349270	Conklin Forks Rd over Little Snake Creek	5.71	1939	86.0
12	3349280	Pierce Creek Rd over Little Snake Creek	5.45	1971	97.0
13	3349290	Pierce Creek Rd over W.Fork LTL. Snake Ck.	4.74	1983	93.1
14	3358690	County Road 177 over NY 7 (Conklin Rd.)	5.78	1964	77.4

These bridges are shown on Map 10-3.

B. Roads

The Town contains 68.51 miles of road. This includes 10.8 miles of State roads (comprised of Route 7 and Route 7a), 17.51 miles of County roads and 40.20 miles of Town roads.

Conklin Road is the primary transportation corridor for all traffic with the Town. Conklin Road has posted speed limits ranging from 30 mph to 50 mph reflecting the split function of road. It serves in part as a "Main Street" for the Town of Conklin and as heavily traveled transportation corridor for various light industrial land uses.

In Broome County, roads are inspected and rated by two agencies: Binghamton Metropolitan Transportation Study (BMTS) and the New York State Department of Transportation's (NYSDOT). BMTS is the transportation planning agency for this region and they inspect County-owned roads, in the urban area, that are ranked as a 'collector' road or higher level of use. NYSDOT inspects and rates State roads. Both agencies rate pavement conditions using NYSDOT's Pavement Condition Manual. The Manual establishes the following 10-point scale for rating pavement conditions:

Score	Rating
1 - 5	Poor
6	Fair
7-8	Good
9-10	Excellent

A score of 6 indicates a need for future maintenance if unacceptable deterioration is to be avoided. Currently, portions of Conklin Road are rated 5 (Poor) and 6 (Fair) by NYSDOT. In addition, the pavement on the Conklin/Kirkwood Bridge is rated 6 (Fair). Map 10-3 shows the available ratings for the State and County Roads.

NYSDOT has jurisdiction over Conklin Road (NYS Route 7 and 7A) in the Town of Conklin. There were plans in 2007 with PIN930665 to reconstruct NY Route 7 in the Town. However, do to funding constraints and changing priorities this project was deferred. The same is true of PIN900501 that was going to improve the drainage on Route 7A.

As part of a Safe Routes to School Program, Federal funds were received to construct sidewalks, improve pedestrian crossings and install signs and pavement marking on NYS Route 7 adjacent to the Susquehanna Valley Middle School/High School. This was completed in November 2010.

Currently, there is no roadway improvement projects scheduled for NYS Route 7 or 7A.

C. Bicycle and Pedestrian Transportation

There are currently no dedicated bicycle or walking trails in the Town of Conklin. The portion of Conklin Road from the City of Binghamton boundary to Powers Road is designated by NYSDOT as part of Bicycle Route 2. For this portion of Conklin Road there are no dedicated bike lanes but the State as erected Bike Route signs and the road shoulder has been widened.

In 2004, the Comprehensive Plan Committee, Town Residents, Staff of the Binghamton Metropolitan Transportation Study and Broome County Planning and Economic Personnel discussed "Walkable Community" concepts and programs. The Conklin Multi-Use trail evolved out of these discussions. The Conklin Trail project is currently at NYSDOT for review, as well as the R.O.W. clearance certificate. The trail will start at a parking lot trail head midway up Broome Corporate Parkway, where there is an access path to the wetland area. The trail will be parallel to the Broome Corporate Parkway on its east side, and will split at the intersection of Powers Road. Bikes will cross Powers Road and be able to continue toward NYS RT.7 on

the improved westbound shoulder of Powers Road. Pedestrians will continue on the path across the railroad tracks, and then will be able to continue toward NYS RT.7 on the improved eastbound shoulder of Powers Road between NYS RT.7 and Powers Road we have gone to improved shoulders instead of independent trails.

The currently bids are scheduled to be due by March 26, 2014 but may be subject to change. The project would be started in late June and completed in late August and may be subject to change.

The Town of Conklin would like "Walkable Community Concepts" considered in any future projects involving RT.7 and RT.7A. Specific ideas to be considered include bike lanes, raised medians with pedestrian crossings, and traffic calming construction such as roundabouts.

D. Public Transportation

The Town of Conklin is served by one fixed-route bus service. The Broome County Transit provides daily bus service Monday through Friday and limited service on Saturday from the Intermodal Terminal in downtown Binghamton to the Broome Corporate Park in the Town of Conklin. The route encompasses Conklin Avenue, Conklin Road, Powers Road, and the Broome Corporate Parkway. It is a flag-stop route, meaning the bus picks up anyone who flags it down anywhere along the route and drops off passengers anywhere along the route.

In addition, BC Country rural service is available in the Town. When requested at least one day in advance, BC Country provides residents with curb-to-curb service from 9:00 a.m. to 5:00 p.m. BC Country also provides specialized transit service for handicapped persons. In addition, BC Lift provides curb-to-curb service to handicapped persons residing in the urbanized portion of the Town.

E. Rail Service

The Canadian Pacific Railroad freight line traverses the Town from north to south, running to the west approximately parallel to Route 7. The main line tracks of the Canadian Pacific Railroad form the eastern border of the Broome Corporate Park, thereby permitting access to rail service from the Corporate Park.

The railroad crossing on Powers Road was upgrade in 2012 to provide for a pedestrian crossing. There have also been railroad crossing upgrades on Shaw Road and Stillwater Road.

XI. NATURAL RESOURCES INVENTORY

The Town of Conklin Natural Resources Inventory (NRI) has been designed with several purposes in mind. First and foremost, it is meant to provide a source of information about the resources in the Town. With this information, areas which are most suitable for various types of land use can be identified and developed with overall conditions in mind. The NRI then can be used as a basis for the evaluation of different sites. It should be noted that the inventory has been prepared on the Town level and is very generalized. For specific locations, research and site analysis is still necessary to find the particular factors affecting the site. Secondly, the information here can help form the basis of an Environmental Impact Statement (E.I.S.) or can assist in the review of an E.I.S. Again, for specific locations, detailed research is required.

The Inventory is basically concerned with fostering development in Conklin while preserving its natural features and resources for the enjoyment of future generations. It is also concerned with preventing development in sensitive areas which could have adverse effects on the surroundings. The features discussed include wetland, floodplains, soils, aquifer, slope and mineral resources. Each factor will be explained along with the restrictions it could impose on development.

A. Wetlands

Freshwater wetlands are defined as areas of land or submerged land which are capable of supporting aquatic or semi-aquatic vegetation. They are commonly called swamps, bogs, marshlands or plats. Under state law (the Freshwater Wetlands Act of 1975) wetlands 12.4 acres or larger are protected, as are smaller ones with special qualities. Many benefits are derived from the preservation of wetlands. These benefits include:

a) Flood Protection. By virtue of their location along streams, at the base of hills, and in bottomlands, wetlands serve as storage areas for flood waters. They can absorb excess water like a sponge and later release it into streams at a lower rate, thereby reducing the threat to life and property from flooding.

b) Water Quality Protection. Many wetlands serve to improve or maintain water quantity and quality. Runoff with nutrients comes into the wetland and is stored there or used by plants. Certain wetland plants, such as cattails and bulrushes, are able to utilize the nutrients in sewage to absorb some toxic chemicals. Bacterial action in the water also helps to neutralize some dangerous wastes.

c) Wildlife Habitat. Wetlands provide a diverse habitat for many different plants and animals. The wetlands are a source of food, water, shelter, and breeding grounds for many animals. They are especially important to migratory waterfowl which need stop-off and nesting areas along their route, and to fish and shellfish which use the same spawning grounds every year.

d) Recreation and Education. Wetlands provide an ideal location for fishing, hunting, bird watching, photography, and research because of the diversity of species found in them.

As mentioned above, wetlands of at least 12.4 acres or smaller ones that have special significance are protected by New York State law (law 6 NYCRR 662-664). Areas within 100 feet of the wetland are also protected. The restricted activities include any form of draining, dredging, or excavation; the removal of soil, mud, sand, gravel, or other aggregate; any form of dumping, filling, or depositing of any soil, stones, sand, gravel, mud, rubbish or fill of any kind; erecting any structures or roads, the driving of pilings or placing of any other obstructions; any form of pollution, including installing a septic tank or sewer outfall; discharging sewage treatment effluent or other liquid wastes; and any other activity which might substantially impair the functions served by wetlands or the benefits derived from them. (From Freshwater Wetlands Interim Permits, N.Y.S. Department of Conservation, 1976).

There are four regulated wetland districts in Conklin. They are located along the D & H Railroad tracks and on Carlin Creek. Until now, there have been few development pressures on them, except for an occasional sand or gravel mining operation. The new Broome Corporate Park includes one of the wetlands within its area, just south of Carlin Road. In planning the Park, care was taken to avoid building on the wetland. A buffer zone will be maintained so that the effects on the area from the surrounding industries will be minimized.

B. Floodplain

A floodplain can be defined as the flat area along a stream, river, or watercourse which may be covered during periods of high water. This low lying area provides an outlet for rising waters during times of heavy precipitation or snow melt upstream. If there are obstructions or development in the floodplain that restrict the flow, flood waters spill over into adjacent areas. If areas with the ability to absorb excess water are paved over, the chances of flooding are increased. Also, development in an area may remove natural barriers to flooding, such as natural levees, dikes, and heavy vegetation.

When considering development in a floodplain, the following hazards should be taken into account:

a) Personal risk to people and there rescuers during a flood.
b) Risk of loss of property in the development itself.
c) Increasing the flood hazard in adjacent areas by blocking the flood waters and increasing their velocity.

There are several uses within the floodplain which are acceptable, if they can survive flooding without damage and if they do not increase flood elevations by blocking the floodway:

a) Recreational uses including swimming areas, boating facilities, fish hatcheries, picnic areas, golf courses, hiking trails, and nature preserves.

b) Certain types of agriculture can benefit from the nutrients washed onto the land during occasional floods.
c) Uses supplemental to industry such as parking and loading zones.

d) Uses supplemental to residential areas such as parking, lawns and gardens.

e) Other uses can be acceptable if they are designed with flooding in mind.

The Flood Insurance Act of 1968 and the Federal Disaster Protection Act of 1973 provided for the mapping of areas which could be expected to flood during the worst storm of the century. This area is called the 100-year floodplain. Similarly, there is a 500-year floodplain, corresponding to the worst flooding expected to occur in a 500 year period. These acts made it impossible for property owners to get federal flood insurance if they wanted to build prohibited structures within the 100-year floodplain. This has served to save both individuals and the government costs resulting from the loss of structures during floods.

C. Soils

Planners and developers need to take into account the differences between types of soil. Characteristics of one type may preclude development while those of another may be ideal for development. Difficulties in construction can be avoided by collecting soil data and predicting what building methods are necessary based on soil type. Soil data can also be used to identify land more suitable for preservation as farmland or wildlife habitat.

Soil Characteristics can be used as a tool for understanding the environment. Some of the soil characteristics which influence land use are listed below:

a) Flooding. Soils which have occasional or frequent flooding are very limited in their potential for building homes, septic tanks, streets and parking lots. It is unadvisable to build these structures. The best uses for such soil are recreational, including nature preserves, campsites, picnic areas, and golf courses.

b) Wetness. Even if soil does not flood, it is wet for prolonged periods of time or seasonally, it has major limitations on usage. Larger areas of soil which remain wet all year may be regulated wetlands.

c) Depth to Bedrock. The depth of the soil from its surface to bedrock affects many land uses. Shallow soil depths can be detrimental for uses such as septic tanks, housing subdivisions, streets, parking lots, and pipelines. It can be difficult to establish a vegetative cover on shallow soils.

d) Slope. Slope is the most limiting of any of the factors relating to development. Land that is flat or gently rolling and has no adverse features is suitable for most uses. Soils with steep slopes have severe limitations on usage and may be better utilized if left in an untouched state. Erosion is a hazard associated with steep slopes. Some soils erode easier than others, increasing the problem in areas of steep slope.

e) Permeability. Permeability is a measurement of the amount of water that can pass through soil in a certain amount of time. Permeability is a good indicator of how well soil is drained. It is the most important factor in deciding if soil is appropriate for septic tank effluent disposal. Soils with low permeability are inappropriate for sewage disposal. Also, highly permeable soils should not be used for sewage if they are adjacent to wells or a body of open water.

f) Fragipan. In upland areas most soils have a dense fragipan (hardpan) within three feet of the surface. Water penetrates this layer with great difficulty, and tends to sit or collect above it. Roots cannot penetrate it easily and the soil is difficult to dig, especially when dry.

g) Stoniness. The stoniness and texture of a soil can affect permeability, drying time, and the establishment of vegetation on the surface. Stony soils have a high permeability.

h) Stability. Some soils are unstable and can slip, creating landslides, especially when wet. Unstable soils are more common in floodplains and wetlands than in other areas. Sites need to be studied to see if soil layers can bear heavy loads without slipping.

Soils are grouped together by associations, with two or more main soil types combining to form an association. Each soil association has particular characteristics regarding flooding, wetness, stoniness, depth to bedrock, slope, permeability, stability, and fragipan. The way these characteristics combine helps to determine what uses the association is most suited for. It should be noted that characteristics of the associations are generalized and that a variety of properties can occur in each. The section that follows is a description of the different soil associations in Conklin. (More detail can be found in General Soils Map and Interpretations, U.S. Department of Agriculture, Soil Conservation Service, 1974). A summary based on all of these separate factors appears at the end of the NRI. It discusses which areas are suitable for development and which should be restricted.

Volusia-Mardin association, gently sloping - This association consists of deep, somewhat poorly drained and moderately well drained, medium textured soils with a fragipan.

This association is found in almost half of the Town. It is located on the broad, smooth, nearly level to sloping areas across much of the plateau. Near the plateau summits most of the soils are gently sloping. Some of this association is on lower side slopes and toe slope areas. Here most soils are sloping or gently sloping.

Volusia soils are on 55 percent of the unit. Mardin soils are on 20 percent, while the remaining 25 percent of the association contains soils that are of minor extent.

The deep, loamy, somewhat poorly drained Volusia soils are nearly level, gently sloping, or sloping. Depth to a fragipan is 10 to 16 inches. A perched water table at about these same depths occurs in the seasonally wet portions of the year. Depth to bedrock is at least 40 inches and commonly is around 8 to 15 feet. The similar but moderately well drained Mardin soils are intermingled throughout much of the association. In Mardin soils the depth to the top of this fragipan varies from 15 to 26 inches. A perched water table is on top of this fragipan during rainy periods, however, this water is shed to adjacent lower lying Volusia

soils. Both soils are slowly or very slowly permeable in the fragipan. Usually this till is medium acid or strongly acid in reaction.

Most of this landscape was originally cleared of forest cover and used in farming. However, hay and pasture crops dominate because of wetness in seep spots in much of the association. A sizeable portion of the cleared areas once farmed are now idle. For most uses, the prolonged seasonal wetness and seepy condition associated with much of the landscape and the slowly or very slowly permeable subsoils common in the area are the prime soil features. Bedrock can be encountered in some deeper cuts and excavations. Numerous upland pond sites are in this soil area.

Lordstown association, moderately steep - Typically, this association contains well drained, medium textured soil that is moderately deep over bedrock. This association is on the strong side slopes of the plateau. It can occur as single side slopes along the wider main valleys, or as a dissected narrow tributary valley. It covers about a quarter of the town.

Lordstown soils make up fifty (50) percent of the association. The remaining fifty (50) percent is made up of soils that are minor in extent.

The moderately deep, well drained Lordstown soils have moderately steep or steep slopes. This strongly acid soil is moderately permeable and has a high content of flat stone fragments. Hard sandstone rock is at depths of 20 to 40 inches. Most of the rock is fractured and is horizontally bedded.

Over half of the area is forested, and most of what was cleared is now idle or in various stages of reforestation. The moderately steep or steep slopes and presence of hard bedrock in the subsoil are the principal soil features to consider in most uses.

Howard-Chenango association, undulating - The Howard-Chenango Association, found in areas of rolling hills, is comprised of deep, well drained and somewhat excessively drained, moderately coarse textured soils.

This association is found on the glacial outwash terraces along the Susquehanna. The soils are nearly level, undulating or rolling. These terraces have a high content of rounded gravel and contain stratified sand layers in the lower subsoil.

Howard soils are on 40 percent and Chenango soils are 30 percent of the association. The remaining 30 percent consists of soils that are minor in extent.

Both soils are deep, well drained or somewhat excessively drained, and are nearly level, undulating and in some instances rolling. In the rolling areas the slopes are quite short and irregular.

Seldom does the water table get within five feet of the surface. The permeability of the subsoil is moderately rapid or rapid. Both soils formed in rapidly permeable stratified sand and gravel. Generally, the Howard soils are less acid in reaction than are Chenango soils.

Most of these soils were cleared of the original forest cover. High levels of agriculture persists on these soils. Most communities in the larger valleys are partially or entirely on this soil unit. For example, the built up area on Route 7 between Shaw and Powers Roads is located on Howard-Chenango soils. Generally, they are favorable for community development. Normally these soils are above flood levels, but a few of the lower lying terraces may flood during abnormal conditions. These soils are also potential sources of sand and gravel.

Tioga-Middlebury Association, nearly level - Deep, well drained and moderately well drained, medium textured soils comprise this association.

This association is on the floodplains along the Susquehanna and the major streams. The soils are nearly level.

The Tioga soils are on 40 percent and Middlebury soils are on 35 percent of the unit. The remaining 25 percent contains soils that are minor in extent.

The well drained, silty Tioga soils are on stream bottom areas that are slightly raised. Often this is adjacent to the main channel where the stream overflow forms the thickest deposit or levee. The moderately well drained Middlebury soils are usually adjacent to Tioga but on slightly lower landscapes. Usually the water table is below 3 feet in Tioga and 18 to 24 inches below the surface in Middlebury during seasonally wet periods. When these soils flood it is usually for a day or two at the most before the water recedes. The permeability of both soils is moderate. While the alluvial deposit they formed in is usually the underlying material, it can be material of any geological origin common to the region. Most of this association is cleared and used for farming. While it may flood each spring, the chances of flooding during the growing season are remote. Portions of some valley communities are on this soil area. Flood threats and the presence of a permanent water table only a few feet below the soil surface are the main limitations for most uses.

Wayland Association, level - The Wayland Association contains deep, poorly drained medium textured soils.

This association is on the wetter portion of the floodplains. The landscape is level or depressional and in the lowest part of the valley floor. Wayland soils are on 70 percent of the association. Soils that are minor in extent make up the remaining 30 percent.

The deep, silty, Wayland soils dominate these low areas. The extensive flat area are poorly drained, while the depressions contain the very poorly drained segment of Wayland soils. Where poorly drained, the water table is at or near the surface much of the wetter portion of the year but may drop to depths of 2 or 3 feet during the dry part of the year. Where very poorly drained, the soil is ponded or marshy most of the time. Usually these soils are at the same level as the water in the nearby stream or local side drainage channel. Stratified sand and gravel underlies this alluvial soil at depths of 4 to 10 feet.

Most of this soil is in marshy type grass cover or in water tolerant tree species and brush cover. Some areas are used as pasture. Wetness and flood hazard are the main soil features

affecting use. Practically all subsoil and substrata layers are water bearing. This causes them to be very difficult to manipulate for any soil engineering purpose.

Mardin-Volusia Association, moderate steep - This soil association contains deep, moderately well drained and somewhat poorly drained medium textured soils with a fragipan.

This association is on the side slopes of the uplands and upper valley walls. The slopes are primarily moderately steep although a sizeable portion of the soils are steep. It is found in a few small areas of the town.

Mardin soils make up 60 percent of the unit. Volusia soils are on 20 percent, while soils of minor extent make up the remaining 20 percent of the association.

The deep, loamy, moderately well drained Mardin soils are on moderately steep slopes. Depth to a fragipan ranges from 15 to 26 inches and corresponds closely to the depths to a seasonally high perched water table. Depth to bedrock is at least 40 inches and commonly is around 6 to 15 feet. The similar but somewhat poorly drained Volusia is primarily moderately steep in slope. A dense fragipan layer is encountered in this soil at depths of 10 to 16 inches. A perched water table is at these same depths during much of the wetter portions of the year. Normally this till is medium acid or strongly acid in reaction.

Over half of this association is forested. Some is used for hay or pasture and a sizeable portion is in idle bushy cover. For about any use, the moderately steep or steep slopes, some surface wetness, and the slowly permeable subsoil layers are the main soil features to consider. In many areas deep excavations are likely to encounter bedrock. Some toe slopes seep almost continuously.

Unadilla - Scio Association, nearly level - Deep, well drained and moderately well drained, medium textured soils are typical of the Unadilla-Scio Association.

This association is on the relatively flat terraces along the Susquehanna. Most of the soils in the association are nearly level, however some of the landform breaks have gently sloping or sloping soils. It is found in a few small areas of Conklin.

Unadilla soils are on 45 percent, and Scio soils are on 25 percent of the association. Soils that are minor in extent cover the remaining 30 percent.

The deep, silty, well drained Unadilla soils are nearly level or gently sloping. These soils are on the higher part of the terrace landform. A seasonal water table seldom if ever gets within 3 feet of the surface, and then only after an extensive rainy spell. The subsoil is moderately permeable. Scio soils are similar except that they are moderately permeable. Usually they are in flat areas or slight depressions that are old channel scars. During wet periods the water table comes within 1 1/2 to 2 feet of the surface. Both soils are formed in stone-free silt material. Normally these soils are strongly acid in reaction. Stratified sand and gravel is common at 4 to 8 foot depths.

Most areas of this association have been cleared of forest cover. The soils are highly productive and capable of growing a wide variety of crops. Considerable portions of some urban areas are on this soil unit. Generally they are favorable for about any use. However, the depressions within the association are likely to have seasonal high water tables that affect certain types of development. Generally most of the soils are above normal flood levels, but these areas can be affected by abnormal flood conditions.

D. Groundwater

Groundwater is found in all areas of Conklin. Water infiltrates the soil and remains there in the spaces between soil particles. Movement of this groundwater is restricted by two factors, the porosity of the soil and its permeability. Porosity is the percentage of open spaces in soil and rock; permeability, as mentioned earlier, is a measure of the speed with which water can move through these spaces.

Due to the climate and soil properties of the area, there is a large amount of groundwater (relative to present consumption). Water is more likely to collect in certain soil associations than in others. If soil is underlain by a layer of impermeable rock, water is prevented from running downhill and collects in greater amounts. Such a formation is called an aquifer. An aquifer may also occur between two layers of impermeable rock or clays.

An aquifer provides a more abundant source of water than do wells dug in other formations. In Conklin, the aquifer is a part of a larger system called the Susquehanna Valley Aquifer. It was formed by glacial action and so is called a glacial or stratified drift aquifer. This area stretches along the river and partway up the streams in the Town. Well yields are highest in the sand and gravel deposits found in this area.

The quality of water depends on the types of substances which are dissolved in it and on its intended use. There are various minerals and impurities which can occur in water naturally and are not a threat to health. However, due to the growth of technology and industry there is a greater possibility for man-made chemicals to enter the groundwater supply and cause its contamination. Below is a short list of contaminants which may be found in groundwater and threaten human health, as well as that of plants and animals.

a) Synthetic Organic Chemicals. This group includes thousands of different man-made carbon based compounds, each of which has different physical and toxic properties. They are used in many different products. The different compounds include plastics, pesticides, solvents, petroleum distillates, and pharmaceuticals. If they are used or disposed of improperly, they can cause serious contamination.

b) Nitrates and Chlorides. Nitrates in high concentrations may cause a threat to health. They are the main culprit in the eutrophication (premature death and filling in) of lakes and ponds. The main sources of nitrates (NO3) are fertilizers and septic tank effluent. Chlorides may enter the groundwater from poor salt storage techniques or from septic tank effluent.

c) Metals. Many different metallic compounds may be released into groundwater from industrial processes. Metals such as mercury, lead, selenium, silver, cadmium,barium, and arsenic can be toxic in very small amounts. They may become dissolved in groundwater, especially when the water is slightly acidic.

d) Biological Contaminants. This group includes pathogenic bacteria, viruses, fungi, and protozoa which cause infectious diseases. Usually, these are filtered out of groundwater naturally as it passes through the soil. However, contamination may occur if a well is too close to the source of contamination to allow for adequate filtering. Waste disposal sites (solid, liquid, or septic) are the major sources of biological contaminants.

The causes of these various types of contamination listed are related to leaks, runoff, and other difficult to control processes. They are outlined below:

a) Storage Tanks. Storage of oil, gasoline, and other petrochemicals in large quantities is a major source of groundwater pollution. Storage tanks may leak because of age or faulty installation. Metal tanks and pipes corrode from dampness and acidity. To reduce the chances of contamination, tanks should be designed to higher standards and monitored. In areas with permeable soils bulk storage of hazardous materials should be restricted. In less permeable areas, tanks could be used but only those with double walls or other precautionary construction techniques. Old underground tanks in uncertain condition should be removed. The recent collapse of a tank near Pittsburgh and subsequent pollution of the Ohio River is an example of the possible consequences that can result from an improperly managed facility.

b) Spills. Hazardous materials may be spilled during transportation, careless handling, or during disposal (legal or illegal). In addition, leaking pipes and machinery, overfilling, and human error may cause large amounts of contamination. Several things can be done to mitigate the damage from these spills. Improved training can reduce human error. An impermeable floor can be installed under areas containing hazardous materials. Monitoring wells may also be installed to detect contamination.

c) Local Waster Water Discharge. The use of septic tanks and drainage fields can cause contamination of groundwater. If the tank is not properly designed, it may leak large amounts of nitrates and microorganisms into the aquifer. In places with a shallow depth to bedrock, seasonally high water table, or saturated soils, there may not be enough relatively dry soil for the effluent to pass through in order to be purified. One system in such an area may not be a problem, but several septic systems might pollute the groundwater, especially if the aquifer is located at a shallow depth. The town should consider the imposition of high standards for waste water disposal in the design and installation of new systems, and possibly set limits on their density in certain areas.

d) Agricultural Runoff. Runoff from agricultural sources, including pesticides and fertilizers, can cause a decline in groundwater quality. Nitrogen, phosphorous, and potassium from farmland are the major polluters. In areas with very permeable soils, fertilizers should be used at lower levels to reduce the amount reaching groundwater.

e) Public Sewers and Treatment Plants. Public sewers contain many potential contaminants from residential, commercial, and industrial sources. Where public sewers have both storm run-off and sewage, untreated sewage may leak into the groundwater during periods of high precipitation. At these times the treatment plants cannot handle the combined volume of sewage and runoff. Public sewer systems should allow for higher density development than would otherwise be possible.

E. Slope

Slope may be the single most important factor in deciding if an area is suitable for development. Flat areas may be ideal to build on. Development in steeper districts causes an increase in construction, engineering, and maintenance costs. In addition, building on slopes entails considering related environmental factors, including erosion, runoff, drainage, and soil characteristics.

Slope is defined as the amount of change in elevation per horizontal distance. It is measured in percent. The slope is calculated using the following formula:

$$\frac{\text{vertical distance}}{\text{horizontal distance}} \times 100 = \text{percent slope.}$$

For example, if a point 50 feet away has an elevation three feet higher than yours, the slope is 3/50 X 100 or six percent.

Areas with slopes between 0-8% are the least expensive to build on. They are usually the areas which have the greatest amount of development. There are only slight limitations on construction in these level areas. Places with slopes of 8-15% have moderate limitations on construction. As the land becomes steeper, erosion and runoff become larger problems. Slopes greater than 15% are severely limited in their development potential because of high construction costs. It should be noted that on the map slopes are generalized and may vary within an area.

F. Wildlife

Conklin's hills and valleys support fair to good quality woodlands and meadows. All of the factors which affect soil quality affect its ability to support forests and other vegetation. Conklin has the same diversity of animals, plants, birds, and fish as do other towns in the area. There are no species that live only in Conklin. The wetland areas support a different mix of plants and animals than do the uplands. Wetlands are a favorite stopover for migratory birds. With careful management the land can continue to support large populations of wildlife.

G. Overall Development Capability

When all of the properties of the soil and aquifer are put together, the overall suitability of the land for development becomes evident. Rather than looking at each characteristic separately, it is better to view them together as one unit. Then, groups of characteristics can

be formed into broad descriptive categories. In this way, land can be rated for its best uses. This information can serve as a general guide for changes in present zoning laws. For people who are interested in buying plots of land, these categories are a general guide as to what conditions to expect. These categories were created by the County Health Department in a study done for the Town of Barker in 1986. With minor changes they are applicable to conditions in Conklin.

Before presenting a description of development categories, two definitions are necessary. Development refers to the construction of residential and light commercial areas at densities similar to those prevalent in the Town now, rather than high density growth such as new subdivisions and shopping malls. The term recharge is used for the water that sinks into the ground and replenishes - or recharges - the aquifer. In some areas the land has a greater value if left undeveloped because it provides large amounts of water to the aquifer.

The following are the four development categories. Since soil properties limit the number of septic systems which can be installed in an area without causing groundwater pollution, each category has a suggested minimum lot size. This keeps densities within a range that can be accommodated by on-site septic systems. In general, forty septic systems per square mile is the maximum for any soil type.

Category One. These areas are questionable for urban development. They are located along the river and stream valleys. Their borders are similar to the borders of the floodplains. The major soil types in the category are Tioga, Middlebury, Wayland, and Scio. These soils are naturally wet and subject to flooding. Permeability here is slow and medium. Because of the risk of floods, development in these areas should be discouraged. In addition, the soils have a moderate to high potential for contamination. If development was allowed, high quality septic systems would be necessary. Three-quarters of an acre is the suggested minimum lot size. Farming may be suitable in some sections.

Category Two. These areas are considered good for urban development. In fact, much of the built up part of the Town is located in these small areas along the Susquehanna. The Howard, Chenango, and Unadilla soils underlying these areas are also the best in the Town for agriculture. These soils are highly permeable and give the highest recharge rates and well yields of any in the Town. This creates a high contamination potential. For this reason, the minimum lot size is 1 1/2 to 2 acres, putting more distance between septic systems and wells. Many of the homes in this area receive municipal water, decreasing the threat of pollution.

Category Three. These areas are fair to poor for urban development. Category three includes the rolling and moderately sloped hillsides which cover over half the area of Conklin. The Volusia and Mardin soils in this groups are seasonally and have a low permeability. There is a fragipan between one and two feet below the surface. This hardpan layer severely limits the amount of water recharge and therefore, the amount of water available for wells may be limited if residential densities become too high. Sewage disposal is difficult because of the hardpan. Two acres is the suggested minimum lot size. Farming has moderate limitations.

Category Four. These areas are also fair to poor for urban development, but for a different

reason than the previous group. Category four includes the Lordstown soils which occur on the hilltops and steeper hillsides in one quarter of the Town's area. These soils are relatively thin, with bedrock starting at depths of 20 to 40 inches. The bedrock has large fractures and is broken up. These fractures act as a pipeline, assisting in the recharge of aquifers located downhill. These areas are more valuable undeveloped. If they were paved over, well yields in other areas might decrease. These areas are also poor for development because of the high costs of building on steep land. Well yields are low because much of the water flows to lower elevations. The minimum lot size should be at least three acres in order to keep the land in a natural state.

Category Five. Development in these areas is not desirable. They should be maintained as forest land or used for recreational activities. Slope is steep (from 25 - 60%), runoff rapid and permeability slow. Bedrock is 20 - 40 inches below the soil, with some outcrops of fragipan at 15 - 20 inches. Therefore, sewage effluent is precluded from filtrating through the bedrock. Well yields in these areas are low. Dominant soils include Mardin and Cattaraugus association and Lordtown soils.

Summary

Category one is questionable because of the wetness of the soils and its location in floodplains; Category two is ideal for development but occurs in only a small area. Category three takes up much of the Town but is restricted by lower well yields and sewage disposal problems. Category four is limited by steepness and by its importance for water recharge. If there is sustained growth in Conklin, it is likely to fill category two areas first. There would be increased pressure for construction in category three, and some might even ignore the costs in order to get the view from a category four hilltop home.

XII. LAND USE

A. Introduction

This chapter discusses the existing land uses in the Town of Conklin. Existing land uses reveal historical development patterns and areas for future growth and open space protection. This analysis of existing conditions and input from the community during the comprehensive planning process form the basis for the land use recommendations provided in Section XI.

Much of the land use in the Town of Conklin, particularly housing, has remained stable since the preparation of the *Comprehensive Plan* (December 1990). Therefore, the earlier descriptions are repeated in this update where appropriate.

B. Existing Land Uses

There are 2,884 parcels and approximately 14,757 acres of land in the Town of Conklin. Development is concentrated along the Susquehanna River, Conklin Road (NYS Route 7), and the railroad in the eastern portion of the Town. This area has the highest intensity of land uses with Conklin Road having the highest concentration of development.

The Town of Conklin has two dominant land uses: single-family residential and vacant (undeveloped) land, each occupying nearly 40 percent of the Town. Other land uses occupy a small portion of the total land area. There is no data available for just 15 parcels. The distribution of existing land uses in the Town is shown in Table 12-1 and on Map 12-1.

Table 12-1: Existing Land Uses in -2014

Land Use	Parcels		Acreage	
	Number	Percent	Acres	Percent
Agriculture	10	0.35%	933.54	6.24%
Single-Family Residential	1,599	56.25%	5,885.24	39.37%
Two- and Three-Family and Seasonal Residential	55	1.93%	328.94	2.20%
Multiple Dwelling Units	19	0.67%	191.66	1.28%
Mobile Home	89	3.12%	298.41	1.99%
Mobile Home Park*	3	0.1%	52.9	0.4%
Vacant Land	805	28.24%	5,649.58	37.77%
Recreation-Private	7	0.25%	295.91	1.98%
Parks	3	0.11%	37.70	0.25%
Wild, Forested, Conservation**	-	-	-	-
Community Services	27	0.95%	145.13	0.97%
Public Services, Transportation, Communication and	17	0.60%	40.82	0.27%
Commercial	98	3.44%	172.47	1.15%
Industrial	22	0.77%	402.12	2.69%
Mining	5	0.18%	333.01	2.23%
FEMA Buy-out Forever Greene	76	2.5%	19.0	.1%
No Data	15	0.53%	123.29	0.82%
Total	**2,850**	**100%**	**14,909.72**	**100%**

Notes:
* The mobile home parks combined have approximately 280 mobile homes.
** There are no wild, forested, or conservation areas located in the Town of Conklin.

Source: Broome County Real Property Data for 2003, Broome County Geographic Information System

B.1 Residential

Residential is the predominant land use in the Town of Conklin. It encompasses 6,363 acres of land, 67 percent of all parcels, and 43 percent of the total land area of the Town. In the Town of Conklin, residential includes single-family residences, two- and three-family units, multiple dwelling units, seasonal units, individual mobile homes, and mobile home parks.

As shown in Table 12-2, the largest category of housing is single-family residential, followed by individual mobile homes. Single-family residences occupy nearly 90 percent of the total residential land area. Individual mobile homes occupy about 6 percent of the total residential land area.

Table 12-2: Residential Land Uses in 2003

Residential Land Uses	Parcels		Acreage	
	Number	Percent	Number	Percent
Single-Family Residences	1,751	90.6%	5,710.2	90.5%
Two and Three Family and Seasonal	63	3.2%	110.2	1.8%
Multi-Family Dwellings	16	0.8%	43	0.7%
Mobile Homes (individual)	100	5.2%	393.8	6.2%
Mobile Home Parks	3	0.2%	52.9	.8%
	1,933	**100.0%**	**6,310.1**	**100.0%**

Notes:

Based on a review of Broome County aerial photography from 2003, there are approximately 280 mobile homes in mobile home parks. 3 mobile home parks: Pride Manor, Fountain Bleu, and Blue Ridge.

Source: Broome County Real Property Data, 2003.

Single-Family Residential

Single-family residential properties are located throughout the Town of Conklin; however, this housing falls predominately into one of three descriptive categories: high-density residential neighborhoods, medium density hamlets, and large-lot residential properties with limited road frontage. These residential neighborhoods are described below. Map 12-2 shows the neighborhood locations.

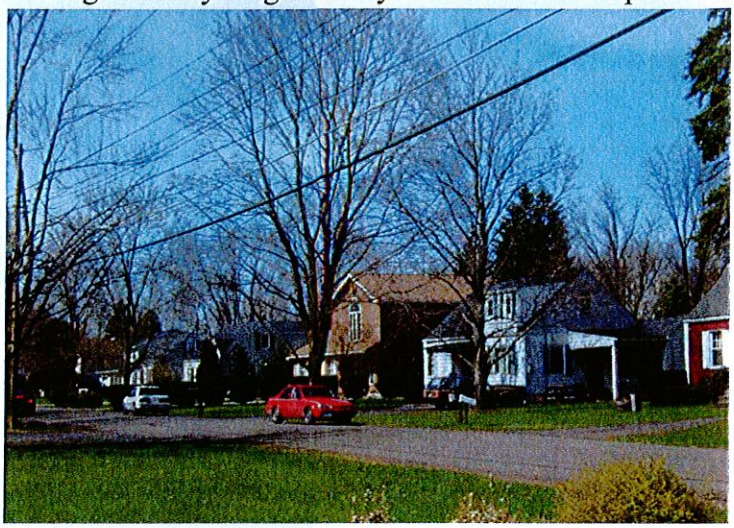
1. High-density Residential Neighborhoods

The high-density neighborhoods consist of small-lot, single-family housing subdivisions located primarily along the side streets off Conklin Road. There are six distinct high-density neighborhoods located in the Town of Conklin as described below:

Gee Street/Victory Avenue/Barbara Avenue: This neighborhood is located at the western end of the Town between Conklin Road and the Susquehanna River. It is bordered by commercial and industrial uses, including the Eureka Camping Center (retail store).

June Street/Clearview Avenue: This neighborhood extends from June Street to Clearview Avenue between Conklin Road and the Susquehanna River. Julius Rogers Park is located at the center of the neighborhood. The neighborhood is surrounded by commercial, residential, and industrial properties.

Maxwell Court/Coolidge Street and Cherry Drive to South Roxbury Street: This neighborhood is the largest area of high-density single-family residential development in the Town of Conklin. It extends from Maxwell Court to Coolidge Street between Conklin Road and the Susquehanna River and from Cherry Drive to South Roxbury Street between Conklin Road and the railroad. The Richard T. Stank Middle School and the Susquehanna Valley High School are located on Conklin Road at the western end of this neighborhood. This neighborhood is bordered on the south by industrial uses. There are two small areas of commercial uses in this neighborhood.



Maxwell Court/Coolidge Street and Cherry Drive neighborhood.

Carlin Road: This newer residential subdivision fronts Carlin Road and the streets off Carlin Road (Willow Lane, Sycamore Place, Rosewood Drive, Karic Road, Tracy Road, and Amberhill Drive). It is surrounded by industrial and residential development. The Broome Corporate Park borders the east side of this neighborhood.

Carol Court/Railroad Bridge: This residential area is located in Conklin Center. It borders both sides of Conklin Avenue and extends from Carol Court on the north to the vicinity of the railroad bridge on the south and from the Susquehanna River on the east to the railroad tracks on the west. This residential area includes small-lot subdivisions on Carol Court, David Road, Willow Way, Sharon Drive, and Berota Court and narrow residential properties with narrow front-yard setbacks on Conklin Road. Schnurbush Park, F. P. Donnelly Elementary School, and the Conklin First Presbyterian Church are located at the northern end of this neighborhood. The Broome Corporate Park is located west of this residential area.

Conklin Road and Old Conklin Road: This residential neighborhood fronts Old Conklin Road and Milburn Drive between Tyler Road on the north and Fallbrook Road on the south. Conklin Road is to the west and the railroad tracks are to the east. The Conklin-Kirkwood Bridge is located just north. The Susquehanna River and a stone and gravel company are located across the railroad tracks. This neighborhood consists of small lots with limited road frontage and narrow front-yard setbacks. There are a number of older homes in this neighborhood dating to as early as the 1800's.

Stillwater Road: A residential neighborhood of narrow lots is located along both side of Stillwater Road between Conklin Road and the Susquehanna River. This neighborhood

includes several older houses and commercial and vacant properties. The Corbettsville Cemetery is located at the northern end of the neighborhood.

2. Unincorporated Hamlets

There are two unincorporated hamlets in the Town of Conklin:

Conklin Forks: This rural hamlet is located at the intersection of Pierce Creek Road, Conklin Forks Road, Gregory Hill Road, and Stateline Road. The hamlet consists of medium-density residential properties. The hamlet is zoned A-R (Agricultural-Rural District) and is surrounded by rural residential and vacant lands.

Corbettsville: This hamlet is located in the vicinity of the NYS Route 7 and NYS Route 7A split. It encompasses Corbettsville Road and the eastern portions of Banta Road and Saunders Road. This hamlet consists of medium-density residential development fronting the local roads and several neighborhood commercial uses. Corbettsville is zoned C-N (Neighborhood Commercial District). Surrounding land uses include single-family residential, commercial, agriculture, and vacant land. The Conklin Players Club (golf course) is located just north of the hamlet.

Map 12-2 shows the unincorporated hamlets in Conklin.

3. Residential Lots with Limited Road Frontage

The previous comprehensive plan noted that residential development with limited road frontage has occurred along many of the roads in the Town, especially along the roads in the Town interior. While these lots may be in excess of minimum area standards, minimal road frontage has resulted in denser roadside development. This type of residential development is most prevalent along the following roads:

- Woodside Avenue and Edison Road
- Ahern Hill Road, particularly near the intersection of Felters Road
- River Boulevard and Alta Road located east of NYS Route 7
- Lower NYS Route 7 (south of the intersection of Powers Road) has a large amount of residential development. Development is especially dense in the area of Conklin Center.
- Area of Powers Road not classified as high-density residential
- Kabanek Road, most notably from Pierce Creek Road to Murphy Road
- Pierce Creek Road (excluding the section located within the hamlet of Conklin Forks)
- Conklin Forks Road and Stewart Road (excluding the hamlet of Conklin Forks)

Two- and Three-Family and Multiple-Family Residential

There are very few two- and three-family and multiple-family residential properties located in the Town of Conklin. These residential properties are generally located in areas of high-density single-family residential development.

Mobile Homes

The Town of Conklin has mobile homes on individual lots and mobile homes in mobile home parks. According to the U. S. Census, there were 505 mobile homes located in the Town of Conklin in 2000. Approximately 280 mobile homes were located in mobile home parks as of 2014. The three mobile home parks located in the Town of Conklin with their approximate number of mobile homes are as follows:

- Fountain Bleu Mobile Home Park at the southern end of Conklin Road (136 mobile homes)
- Pride Manor Mobile Home Park at the southern end of Conklin Road (78 mobile homes)
- Blue Ridge Mobile Home Park on Montrose Drive (66 mobile homes)

The Fountain Bleu Mobile Home Park, Pride Manor Mobile Home Park, and Blue Ridge Mobile Home Park are located in the same general vicinity at the southern end of the Town of Conklin. These are the largest mobile home parks in the Town. Map 12-2 shows the location of the mobile home parks.

Mobile homes located on individual lots are scattered throughout the Town of Conklin. Several of these mobile homes are interspersed among the high-density residential neighborhoods along Conklin Road, but the majority are scattered along the rural roads in the Town interior.

B.2 Vacant Land

Vacant land encompasses 5,613 acres of land, 26 percent of all parcels, and 38 percent of the total land area of the Town. Vacant land is found throughout the Town of Conklin. Some of the vacant land was used for agriculture in the past. There are large tracts of vacant land located in the Town interior interspersed among the single-family residential and agricultural properties. One large block of vacant land is found at the southern end of the Town near the Pennsylvania border. There are vacant parcels of various sizes, many contiguous, located along the railroad tracks and the Broome Corporate Parkway. There are a few vacant parcels located along Conklin Road where most land is developed. The vacant land acreage has increased beyond figures shown above due to the FEMA buy-outs after the 2006 and 2011 floods. However, these parcels must remain "Forever Green" per FEMA rules.

B.3 Agriculture

The Town of Conklin has only 16 agricultural properties remaining, totaling 1,460 acres or 10 percent of the land area of the Town. All of these agricultural properties are located in the Town interior, except two, which are located on Conklin Road. Some of the acreage is still in active farming. Agriculture preserves open space, demands very little in municipal services, and lessens flood impacts by providing land for storm water to soak in rather than run off.

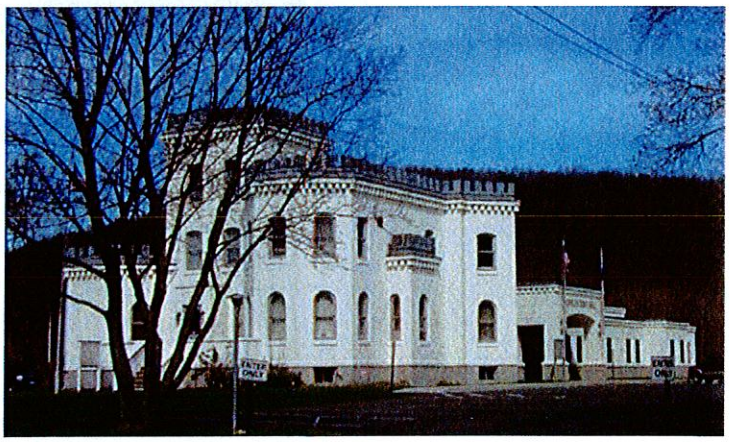
B.4 Recreation - Private

The Town of Conklin has 377 acres of privately owned land dedicated to recreational uses. These recreational resources include the Conklin Sports Park and the Conklin Players Club golf course. Most of these recreational resources are located near or along Conklin Road. The Conklin Sports Park, formerly the site of a dairy farm and Town landmark, has a golf driving range.

Conklin Sports Park

B.5 Parks/Community Services/Public Services/Institutional

The Town has 201 acres of land dedicated to parks, community services, public services, and institutional uses. This category includes public uses such as the schools, Town Hall, Town Fire Department, and the Town Highway Garage, as well as the local churches and parks. There are four town-owned parks – Julius Rogers Park, Conklin Forks Park, Schnurbush Park and the Bob Sullivan Park and Boat Ramp. The town also has a Community Center located at 942 Conklin Road. On this property there is a Dog Park and a Disco Golf layout. These community resources are shown on Map 5-1 and are discussed in further detail in Section V.



Conklin Town Hall

B.5 Commercial

Commercial development has remained fairly stable in the Town. Commercial uses occupy 169 acres or 1 percent of the total land area of the Town. As mentioned in the previous

comprehensive plan, the major area of commercial development in the Town is Conklin Road. Both sides of Conklin Road from the northern portion of the road to the northern Conklin-Kirkwood Bridge is dominated by commercial uses such as automobile repair and sales, restaurants, small shops, wholesalers, and supply companies. The portion of Conklin Road just north of the intersection of Powers Road contains the principal services for the Town's residents, such as a grocery store, restaurants, a bank and other small-scale commercial activities. There is a seasonal Flee Market located on Conklin Road near Stillwater. Outside of Conklin Road, there are only a few isolated commercial uses in the Town. These commercial uses are located around Conklin Forks, Corbettsville, Milburn Drive, and Stillwater Road.

B.6 Industrial

Most of the industrial facilities in the Town of Conklin are located on, or within easy access to NYS Route 7. Some of the industrial activities occurring in the Town are warehousing, manufacturing of management systems, container manufacturing, camping equipment manufacturing, trucking, and electronics. The Johnson Worldwide, Inc. is a major manufacturer in the Town of Conklin and in Broome County. The company produces military and recreational tents.

One of the main industrial locations in the Town is the Broome Corporate Park, 600-acre, mixed-use business park owned and operated by the Broome County Industrial Development Agency. The park is located immediately adjacent to Interstate Route 81 at New York State Exit 1.

B.7 Mining

There are 3 mining and gravel yards totaling 171 acres located in the Town of Conklin. Mining operations in Conklin consist of the following:

1 – Quarry – State Line Road
1 – Quarry – Ross Hill Road
1 – Quarry – Farnum Road
1 – Quarry – Montrose Drive (pending)
1 – Inactive Quarry – Woodside Avenue
1 – Gravel/Topsoil Operation on Milburn Drive

NYS DEC is responsible for issuing mining permits in the Town of Conklin and any necessary inspections and follow-up activities.

XIII. ZONING ORDINANCE REVIEW

A. Introduction

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

Land use related ordinances in the Town of Conklin include Zoning, Brush, Grass, and Weeds, Cemeteries, Filling Operations, Fire Prevention and Building Construction, Flood Damage Prevention, Fresh Water Wetlands, Furnaces Outdoor, Mobile Home and Travel Trailer Parks, Storm Water Management and Erosion and Sediment Control, Subdivision of Land, Telecommunications Facilities, Wellhead Protection and Wind Energy Conversion Systems.

B. Current Zoning Ordinance

The Zoning Ordinance is the most comprehensive land use regulation in the Town. It governs the size, location and use of buildings and property within Conklin. The Zoning Ordinance also regulates mining and unregistered vehicle storage.

The Town of Conklin originally adopted zoning in 1965. It has been subject to ongoing updates and amendments. The Zoning Ordinance was amended in 1970, 1981, 1984, 1986, 1988, 1989, 1991, 1992, 1996, 1997, 1998, and 2003. Some of the more significant amendments are as follows:

Date	Summary
1981	A new zoning district entitled 'IDT - Industrial Development/Transportation District' was added.
1986	Regulation of unregistered vehicle storage was added to the Zoning Ordinance.
1988	Article XVII 'Signs' was added to the Zoning Ordinance
1989	The Planning Board was given authorization to review and approve site plans.
1997	The 'Economic Development District' zone was added.
1998	The zoning ordinance was amended to include special use permits approved by the Planning Board.
2003	Zoning amendment (mining operations)
2003	Site Plan Reviews Amendment

C. Review by Master Plan Committee

Throughout the comprehensive plan process, the Master Plan Committee conducted public meetings and work sessions. The zoning ordinance and related land use regulations were discussed at a number of these meetings. The most substantive discussions were conducted at the following meetings:

July 3, 2012: A Special Meeting of the Zoning Board of Appeals discussed the Comprehensive Plan of 2004. The main focus regarding Zoning changes dealt with Natural Gas extraction. No other significant changes or additions to the Zoning Code were identified. However, the Town Board, the Planning Board and the Zoning Board must continue to monitor any new or developing land uses and when required update the Zoning Code.

February 20, 2014: Comprehensive Plan Committee discussed the need to update the code to address Natural Gas Extraction. Our zoning and Local Laws will have to be updated to cover this Land Use. We recommend that an "overlay district" be established to define where in the town the drilling/fracking would be permitted. The Town Board (after reviewing whatever regulations that NYSDEC establishes), will have to identify and establish any local regulations. These local regulations could be part of the nomenclature in the "overlay district" or be included in a new Local Law. In both situations, reference would be made to the regulations established by NYSDEC.

The Town Board should ensure that the combination of the NYSDEC regulations, the "overlay district" and local regulations encourage the most APPROPRIATE USE OF THE LAND,PROTECT AND PRESERVE THE VALUE OF PROPERTY AND PROMOTE THE HEALTH,SAFETY AND GENERAL WELFARE OF THE COMMUNITY.

D. Existing Zoning Districts

The Zoning Ordinance divides the Town of Conklin into ten zoning districts. These are as follows:

R-12 One- and Two-Family Residence
R-15 One- and Two-Family Residence
R-M Multiple Family Residence
A-R Agriculture-Rural
C-N Neighborhood Commercial
C-G General Commercial
I-L Limited Industrial
I-D Industrial Development
IDT Industrial Development/Transportation
EDDZ Economic Development District Zone

In preparing the Comprehensive Plan Update, the Master Plan Committee reviewed the current zoning districts and their location within the Town. The Zoning Districts were compared against current and desired land uses. The Master Plan Committee did not recommend any rezonings as part of the Comprehensive Plan Update. A current zoning map

is attached as Map 13-3. The Master Plan Committee did identify that there is a need to identify appropriate areas for gas drilling and that an "overlay district" be established and identified.

XIV. ENERGY SOURCES

The need to develop new energy sources is a focus of attention at the Federal, State and Local levels. Extracting natural gas using fracking techniques as well as the continued expansion of renewable sources such as solar and wind are being actively pursued.

The town needs to keep abreast of these activities because of the impact they could have on Zoning, Land Use and the Economy. As technology advances and the cost go down, these might be a viable source of energy for town facilities.

For the current status of natural gas extraction/fracking see Section XIII – "Zoning Ordinance Review".

XV. NATURAL DISASTER MITIGATION AND RESPONSIVENESS

The major floods of 2006 and 2011 have highlighted the need to develop a plan that addresses Natural Hazard Mitigation and Responsiveness. Broome County has developed a Broome County Hazard Mitigation Plan (HMP) and the Town of Conklin has participated in this plan. The town plan is in "Section 9-Jurisdictional Annex" of the County Plan.

This plan needs to be a "living" document that is kept current and complete. Plans/Recommendations are shown in Section III of this 2014 Comprehensive Plan.

The Town Board is working with the NYS "Rising Community Committee" to secure grants to fund studies involving five flood related projects. These are the type of activities that need to be pursued.

The Town should actively pursue and make town residents aware of any relief funds/assistance that is made available at the county, state or federal level.

It is also important that the Town Board keeps the residents informed and involved in these activities.

XVI. INPUT FROM TOWN RESIDENTS

A. Introduction

The Comprehensive Plan committee sought input from Town of Conklin residents through a survey that was mailed to all property owners in the Town of Conklin. A public meeting was held on April 30, 2014 by the Comprehensive Plan committee for the purpose of gathering input from town residents regarding the Comprehensive Plan.

B. Resident Survey

In 2014, the Comprehensive Plan Committee developed a Resident Survey Questionnaire and bulk mailed it to the residential households in the Town of Conklin (approximately 2337). A total of 232 surveys were completed and returned. This represents 10% of the total mailed. The full survey results are shown on the bar graphs that can be found in the Appendix.

Below is shown the % of responses that checked the "Most important" ranking for each of the eight questions:

Question	
# 8---Natural Disaster Mitigation and Responsiveness	60%
# 1---Economy/new business	55%
# 5---Land Use	47%
# 2---Housing	38%
# 3---Alternate Energy	38%
# 7---Public Utilities	31%
# 6---Zoning	26%
# 4---Transportation	21%

Comments were made on 129 of the returned questionnaires. This is 56% of the total returned questionnaires. Many of the comments addressed more than one issue.

The issue receiving the most comments was Alternate Energy. Of the 42 comments, 24 were against "fracking", 16 were in favor and 2 were general comments.

Natural Disaster Mitigation and Responsiveness was next with 36 comments. Comments included, dredge the river, remove islands, clear streams, stop filling in flood plain and develop an emergency exit for the area that becomes surrounded by water during floods.

Economy/Business received 24 comments, mostly pertaining to small businesses.

Public Utilities had 18 comments

Zoning was mentioned 16 times. Clean up junk cars, develop in a responsible manner, and consider we are both a bedroom and a business community.

Taxes-12 comments-reduce taxes

Housing-7 comments - Provide for seniors and middle class

Transportation-7 comments - Extend bus route to the Mobile Home parks,

General comments-11

Specific issues- 6 comments - these will be passed on to the Town Board for their review and or action.

The Comprehensive Plan Committee has attempted to address these issues and concerns in Section III - Plans/Recommendations.

C. Public Meetings

The Comprehensive Plan Committee conducted a series of open work sessions to discuss elements of the 2014 Comprehensive Plan.

A public hearing was held on April 30, 2014 by the Town of Conklin Comprehensive Plan Committee at the Town Community Center. The purpose of the Hearing was to provide the residents with an overview of the draft of the Comprehensive Plan and to allow the public the opportunity to provide their input to the committee.

Chairman Jim Hauss opened the public hearing at 6:30 p.m. He began the presentation by reviewing the Strength/Weakness/Opportunity/Weakness (SWOT section 4-1) statement and the general Vision Statement for the Conklin Comprehensive Plan (section 2-1). The public had no comment on these two topics.

Next, each individual section of the plan was presented showing the results of each survey question, the Vision Statement for that section and the Recommendations/Plans for that topic. Public comments were solicited after the review of each section, but no comments were received from the public on any of the various sections.

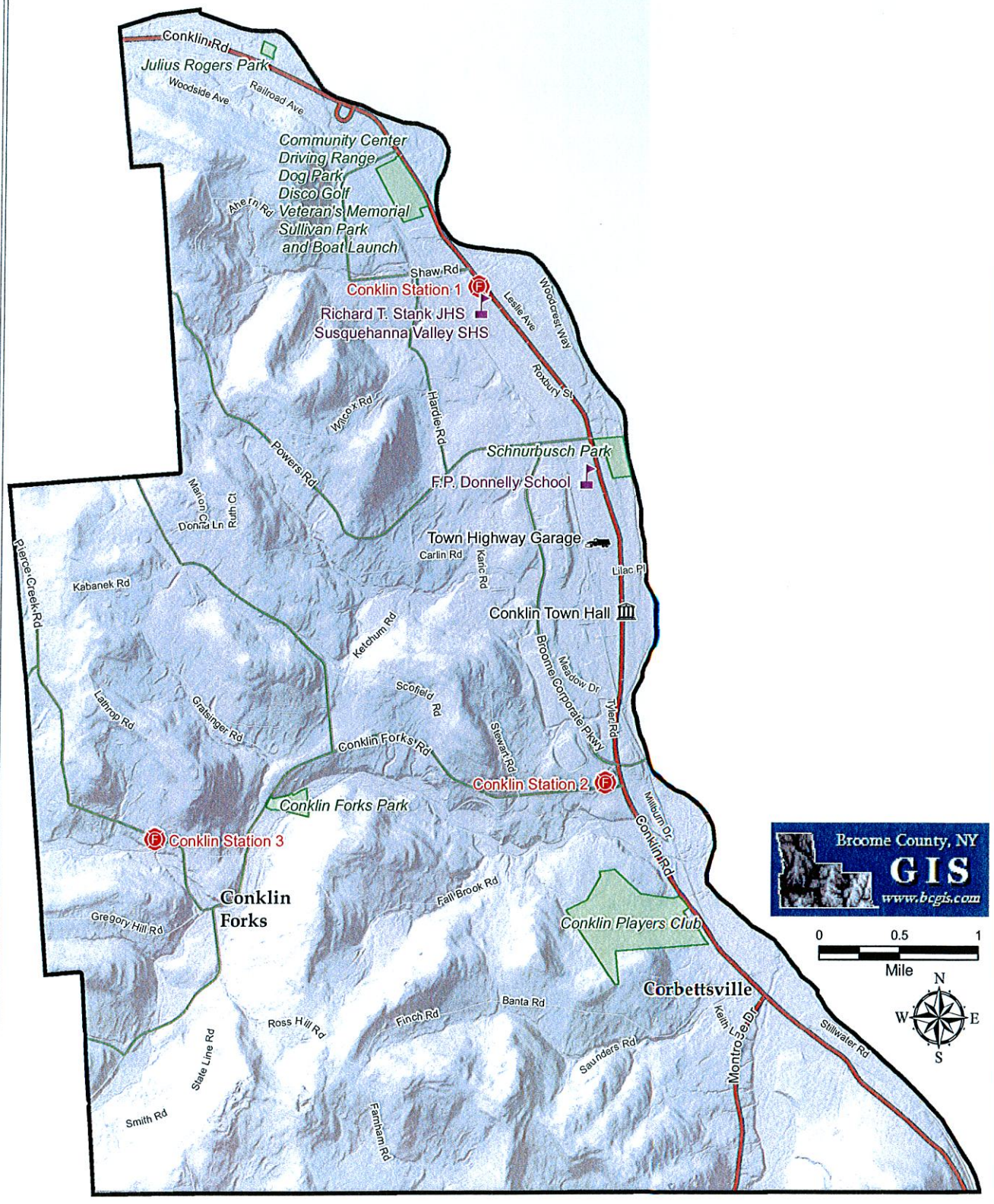
At the conclusion of the presentation, the public was encouraged to provide any comments or questions that they may have regarding the Comprehensive Plan. Following is a summary of the comments:

- A concern regarding several breaks in the town's water lines.
- A question regarding Carlin Creek grant money to address flood mitigation activities.
- The impact that filling activities have on flooding.
- A concern regarding the quality of the town water if drilling for natural gas is allowed.
- Where would the water come from in the event that drilling for natural gas allowed.
- A recommendation was made that the Comprehensive Plan be added to the Town's Web Site.
- How the FEMA buy-out properties could be utilized.
- A question regarding the property that CHOW uses as a garden area was asked.
- The impact of sediment in the river bed on flooding.
- Does the Town have Grant Writing capabilities?
- What is the status of the FEMA buy-outs as a result of the 2011 flood?

The Town Supervisor and several Town Board members were present at the public hearing and they provided responses to the above questions. The public hearing was closed at 7:50 p.m.

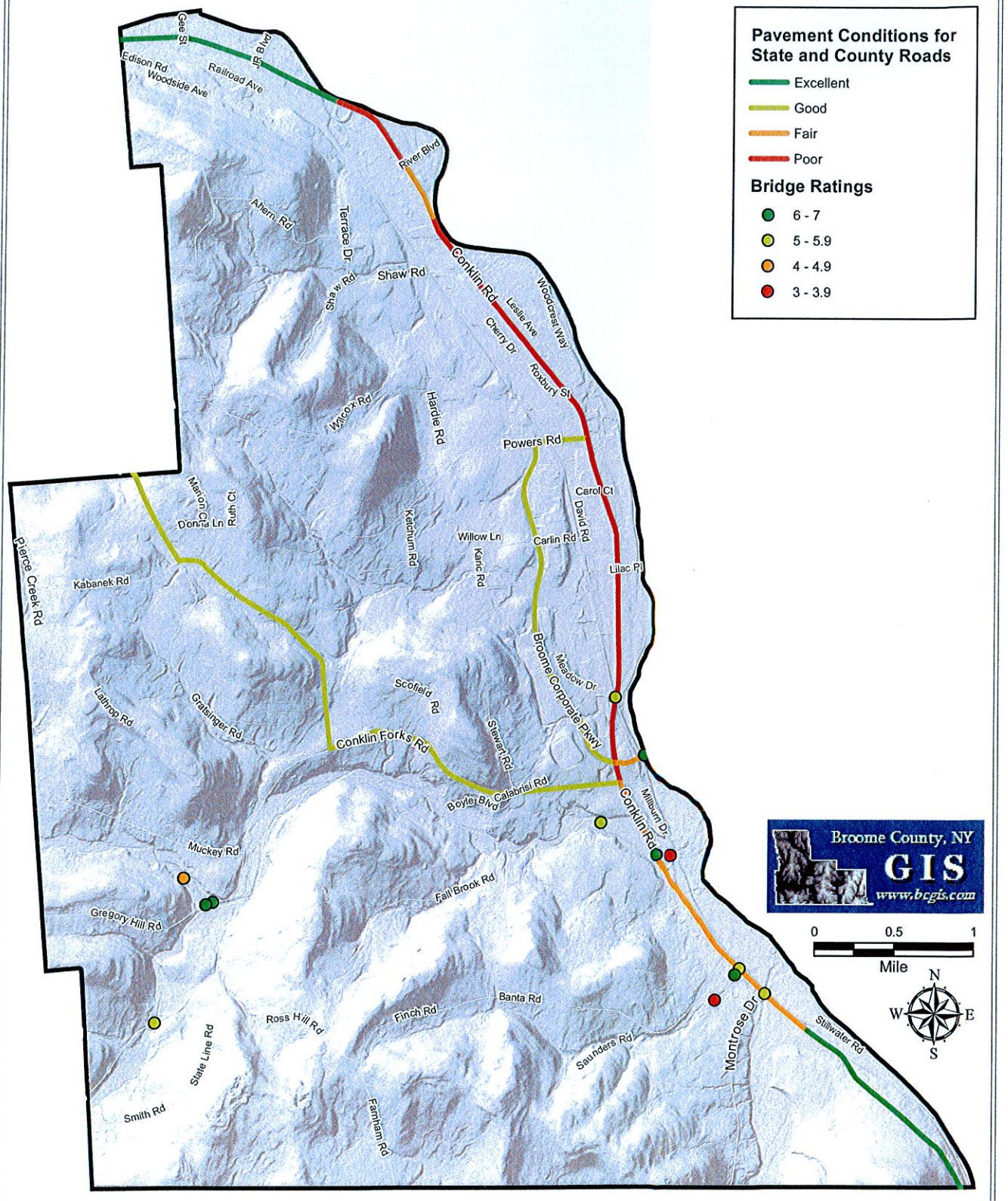
Town of Conklin
Comprehensive Plan Update

Map 9-1: Community Facilities



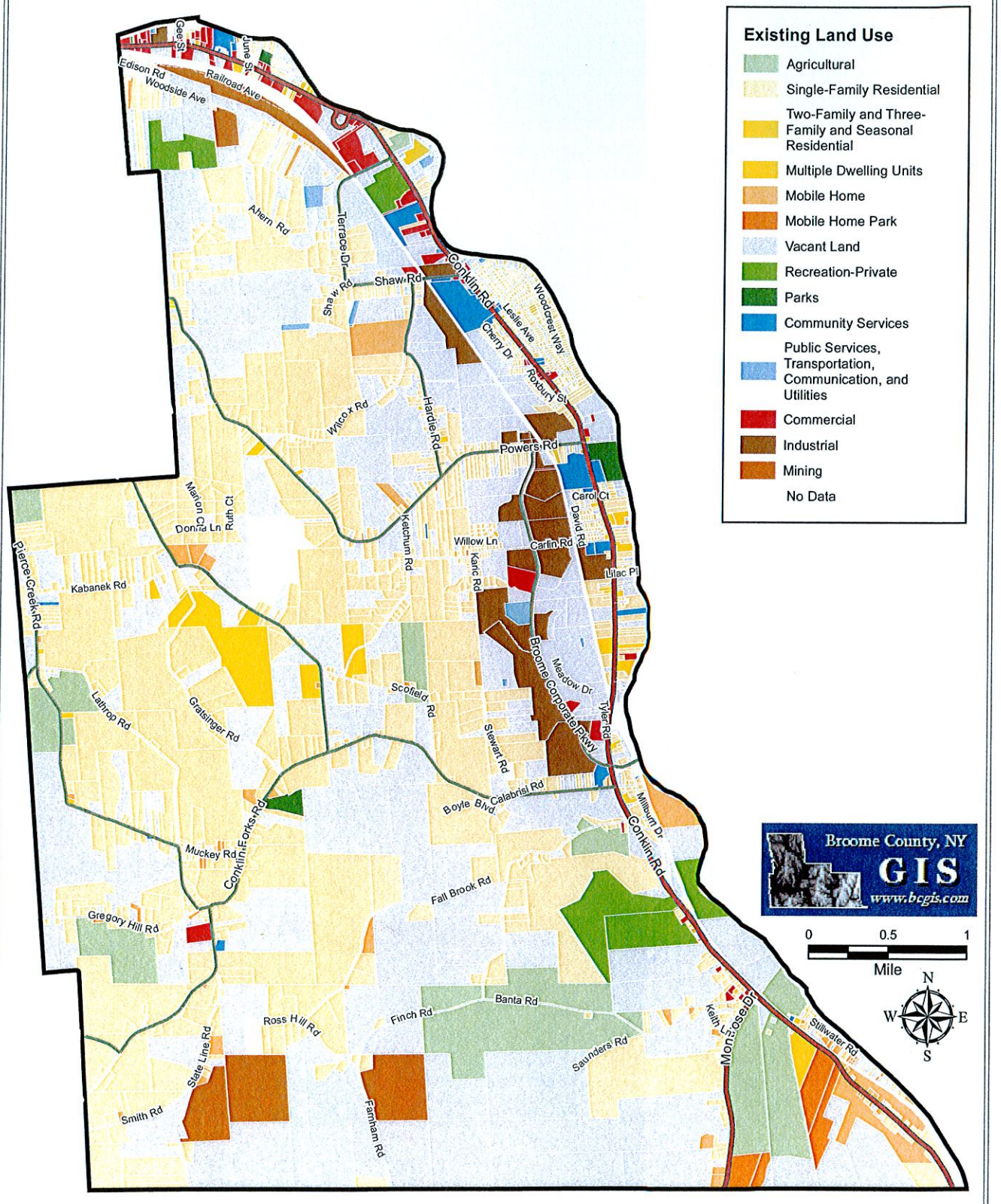
Town of Conklin
Comprehensive Plan Update

Map 10-3: Bridge and Pavement Conditions



Town of Conklin
Comprehensive Plan Update

Map 12-1: Land Use

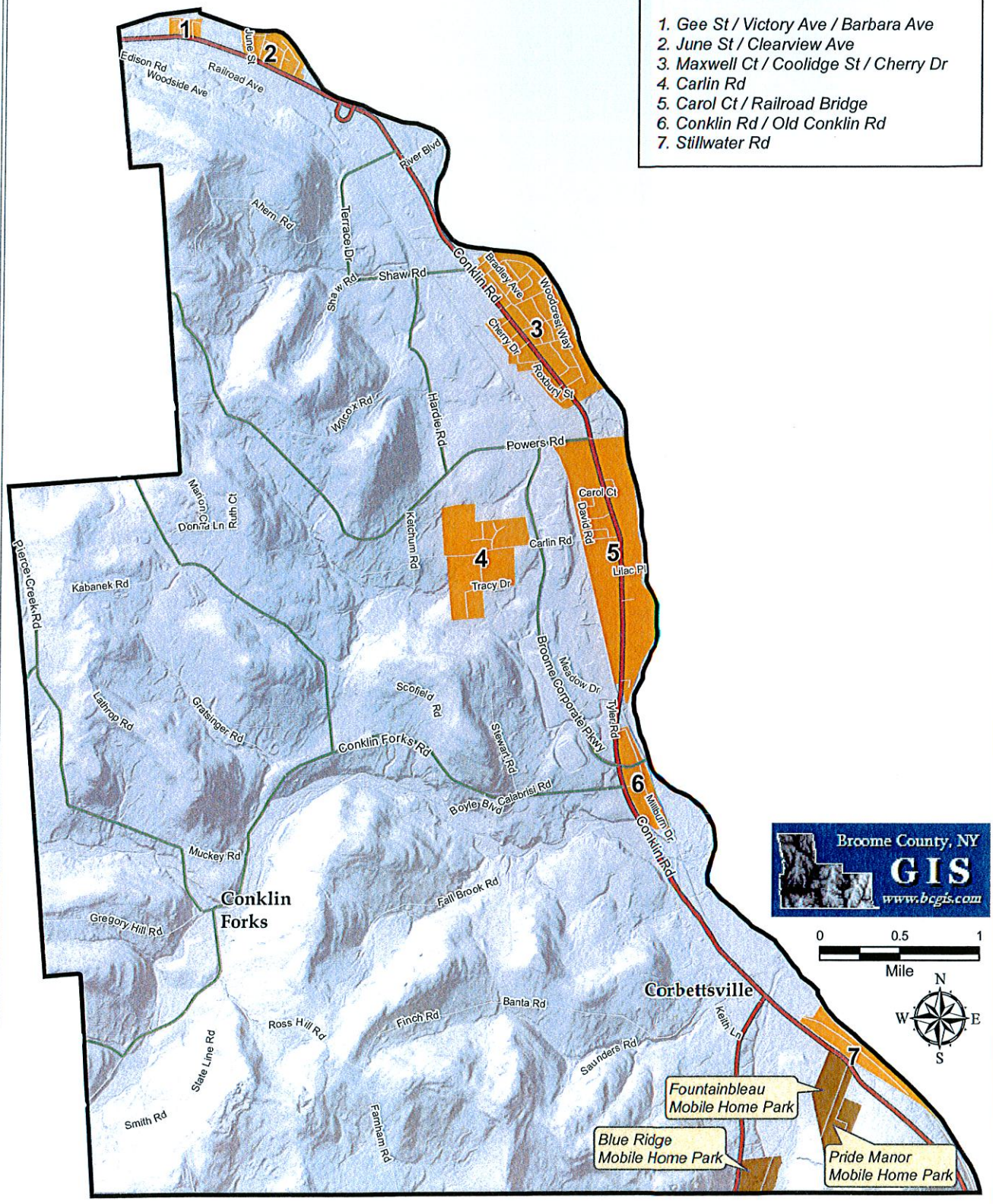


Town of Conklin
Comprehensive Plan Update

Map 12-2: Land Use Detail

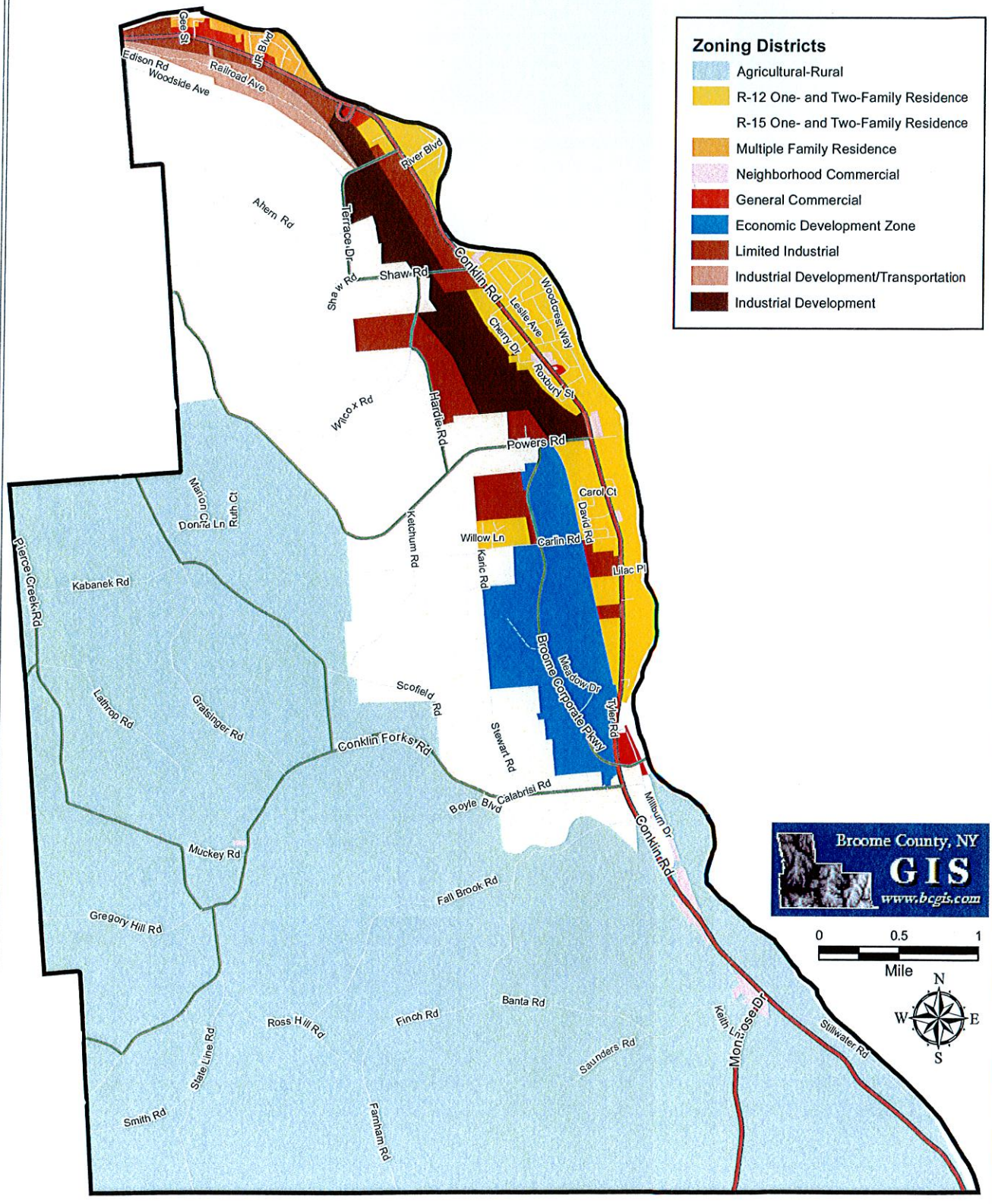
High Density Residential Neighborhoods

1. *Gee St / Victory Ave / Barbara Ave*
2. *June St / Clearview Ave*
3. *Maxwell Ct / Coolidge St / Cherry Dr*
4. *Carlin Rd*
5. *Carol Ct / Railroad Bridge*
6. *Conklin Rd / Old Conklin Rd*
7. *Stillwater Rd*



Town of Conklin
Comprehensive Plan Update

Map 13-3: Current Zoning Map



APPENDIX

LETTER SENT TO RESIDENTS

February 12, 2014

To: Town of Conklin Residents

We are in the process of updating the 2004 Town of Conklin Comprehensive Plan. You can assist the committee in this updating process by completing the enclosed Resident Survey. In addition to responding to the survey questions, your comments would also be appreciated.

Please return the completed survey by mailing or dropping it off to the **Town Hall** at: Town of Conklin Comprehensive Plan, 1271 Conklin Road, Conklin, NY 13748 or placing the completed survey in one of the drop off boxes at **Reliable Market, Warner's Gas Service or Jane's Diner.**

PLEASE RETURN THE SURVEYS BY FRIDAY, MARCH 7, 2014

Thank you for your support in this effort and your feedback.
James Hauss and Hal Cole, Co-Chairman Comprehensive Plan Committee

2014 Resident Survey Questions for Conklin Comprehensive Plan

Please answer all questions in matter of Importance to future town growth by filling in the one circle that best matches your opinion.

1. (Economy). In your opinion how important is the growth of new business in the town of Conklin?
Least Important 1 O O O O O O O O O O 10 Most Important

2. (Housing). In your opinion how important is the development of new housing opportunities in the town of Conklin?
Least Important 1 O O O O O O O O O O 10 Most Important

3. (Alternate energy) In your opinion how Important is the responsible development of (Solar, Wind, Natural Gas) in the town of Conklin?
Least Important 1 O O O O O O O O O O 10 Most Important

4. (Transportation) In your opinion how Important would the enhancement of public transportation be in the town of Conklin?
Least Important 1 O O O O O O O O O O 10 Most Important

5. (Land use) In your opinion how Important is it to Develop plans to entice new business and residential growth ?
Least Important 1 O O O O O O O O O O 10 Most important

6. (Zoning) In your opinion how Important is the availability to Review and or modify Zoning ordinances to support all areas of the Comprehensive Plan.
Least Important 1 O O O O O O O O O O 10 Most Important

7. (Public Utilities) In your opinion how Important is the development of public utilities (Water, Sewer, Etc) in the town of Conklin?
Least Important 1 O O O O O O O O O O 10 Most Important

8. (Natural Disaster Mitigation and Responsiveness) in your opinion how Important is this subject?
Least Important 1 O O O O O O O O O O 10 Most Important
Comments._____
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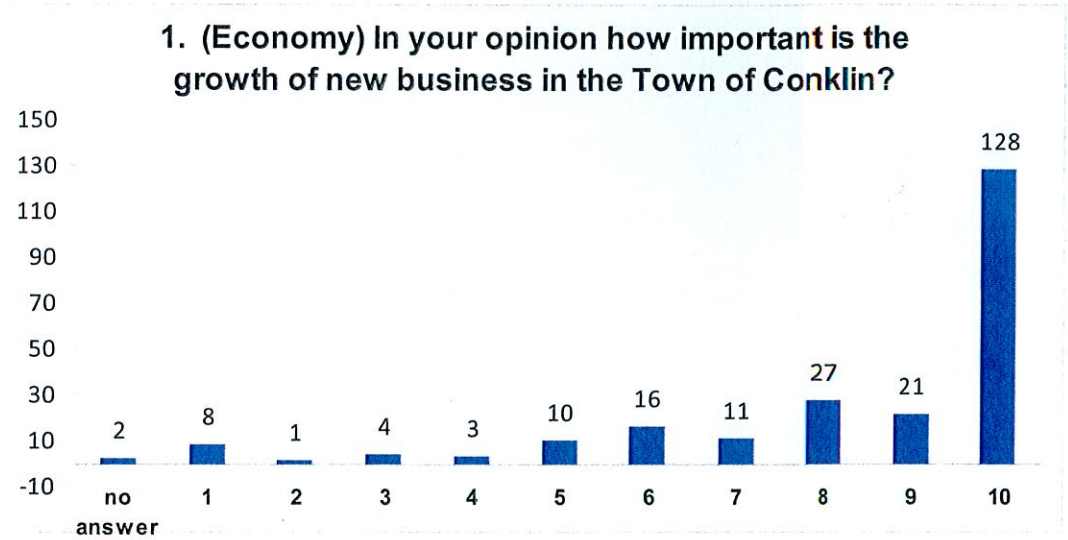
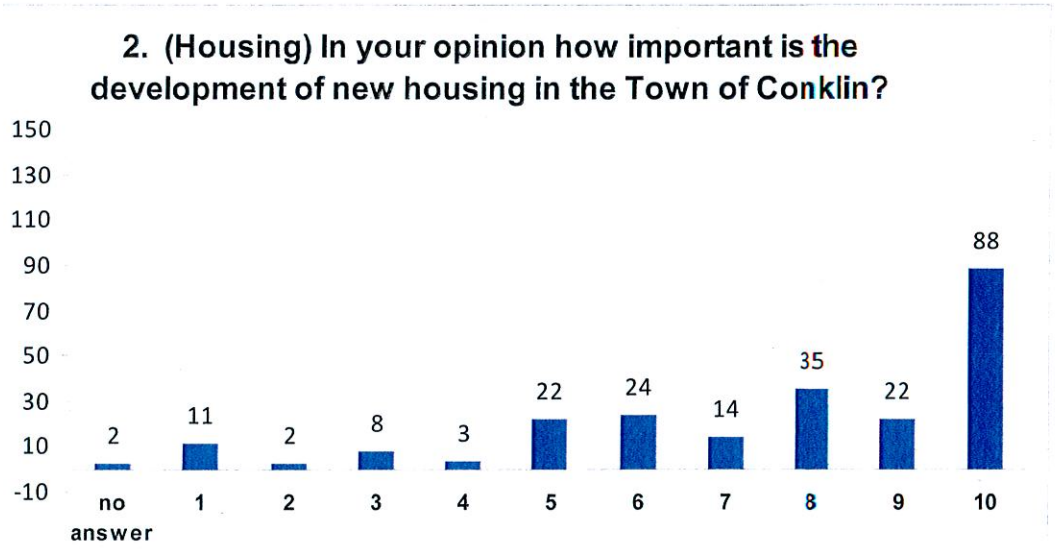
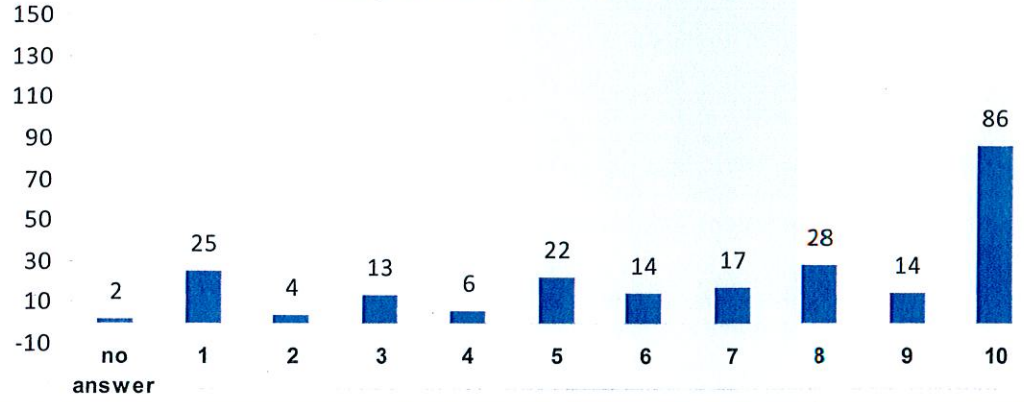
RESIDENT SURVEY RESULTS

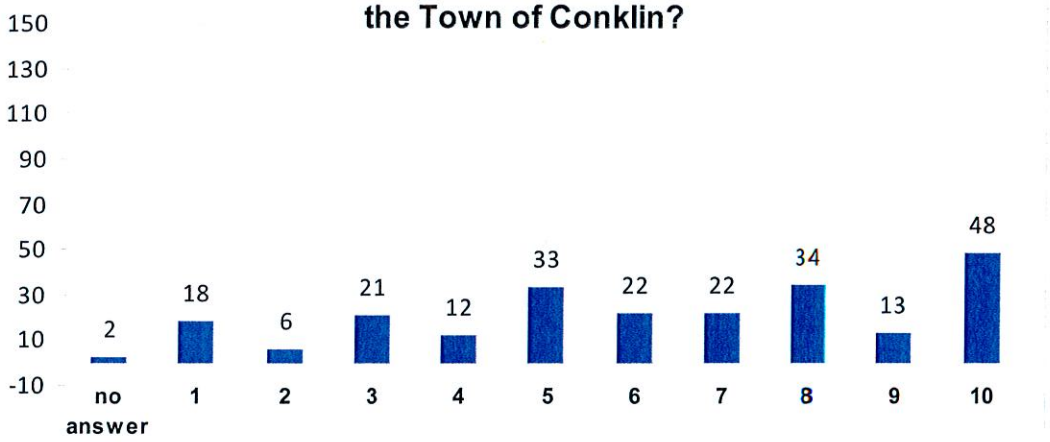




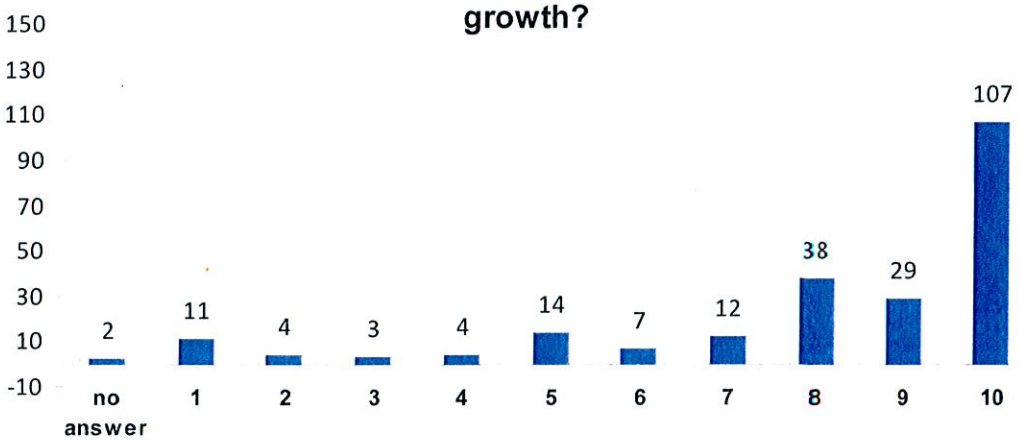
3. (Alternate Energy) In your opinion how important is the responsible development of (solar, Wind, Natural Gas) in the Town of Conklin?



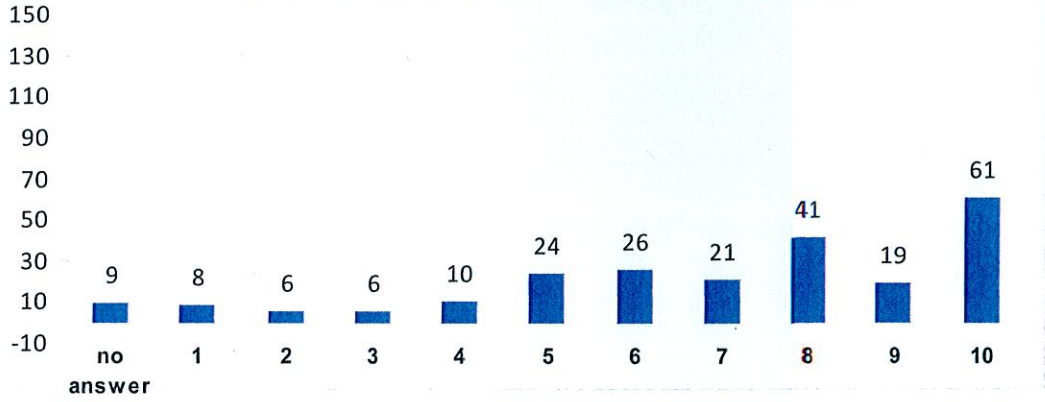
4. (Transportation) In your opinion how important would the enhancement of public transportation be in the Town of Conklin?



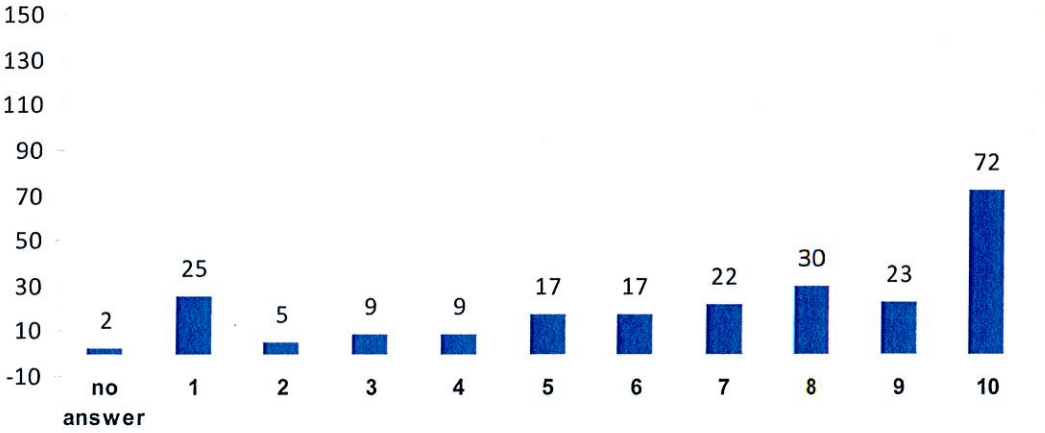
5. (Land Use) In your opinion how important is it to develop plans to entice new business and residential growth?



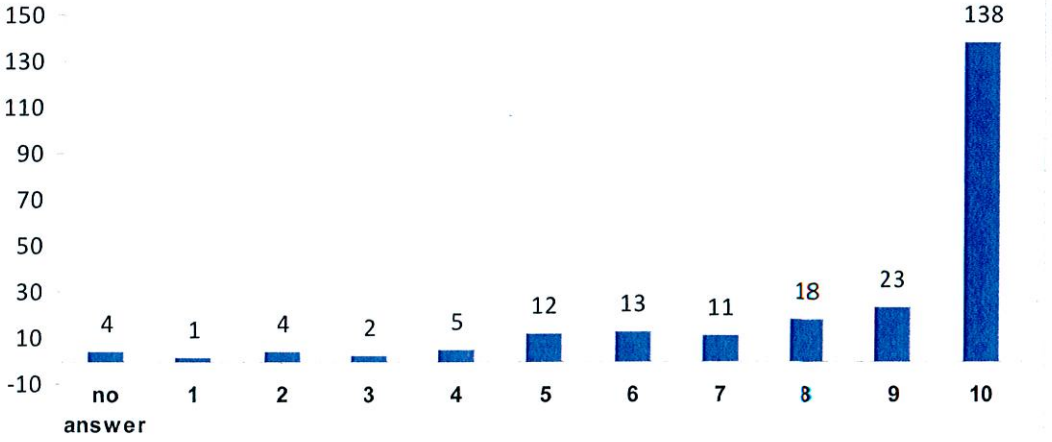
6. (Zoning) In your opinion how important is the availability to review and/or modify Zoning ordinances to support all areas of the Comprehensive Plan?



7. (Public Utilities) In your opinion how important is the development of public utilities in the Town of Conklin?



8. (Natural Disaster Mitigation and Responsiveness) - How important is this subject?



ACKNOWLEDGMENTS

1. The Comprehensive Plan Committee would like to recognize the significant support provided by Renee Hauss in updating and enhancing the 2014 Conklin Comprehensive Plan data base. Thank you Renee for all your efforts and ideas.

2. The Comprehensive Plan committee used the following documents as reference materials to define Town Comprehensive Plan:

- New State Town Law 272-a:NY Code Section 272-A:Town Comprehensive Plan
- New York Planning Federation--The Short Course Publication
- New York Department of State--Zoning and the Comprehensive Plan Technical Series

3. Other reference documents include:

- Open Meetings Law Requirements
- State Ethics Commission--Advisory 05-05: The Rule of Necessity

4. During the updating of the Town of Conklin Comprehensive Plan, the committee utilized the following resources:

- Broome County Planning and Economic Development
- Binghamton Mass Transit Study (BMTS)
- Transportation Improvement Program (TIP)-BMTS/DOT Study 2014-2018
- 2010 US Census
- Broome County web site
    a. Broome County Comprehensive Plan
    b. Broome County Hazard Mitigation Plan (HMP)
    c. Conklin Multi-Use Trail
    d. Construction starts in Conklin
- SV School District office
- Town of Conklin officials
    a. Assistant to the Supervisor
    b. Code Enforcement Officer
    c. Water and Sewer Superintendent

d. Town Clerk
e. Zoning Board of Appeals
f. Assessor

- Town Lawyer
- The 2004 Town of Conklin Comprehensive Plan

5. Dates, time and location of Work Sessions have been published in the Country Courier and posted on the Town of Conklin Bulletin Board

RESO 2012-70: ACCEPT DRAFT SUPPLEMENTAL GENERIC ENVIRONMENTAL

IMPACT STATEMENT TO DEVELOP STANDARDS TO ENSURE THE SAFE DEVELOPMENT OF NATURAL GAS RESOURCES BASED ON THE EXPERTISE OF THE DEC

Mr. Bullock moved for the following resolution:

WHEREAS, the state has dedicated more than three years and more than 10,250 man hours creating a 900-page comprehensive plan for the safe development of natural gas through its draft Supplemental Generic Environmental Impact Statement (SGEIS) under the leadership of the

Department of Environmental Conservation (DEC) and Commissioner Joe Martens as well as

Governor Andrew Cuomo; and

WHEREAS, promoting economic activity and creating jobs to support families is a top priority; and

WHEREAS, state officials are developing standards to ensure safe development of our natural gas resources based on the expertise of DEC employees and advisors, such as:

- Requiring DEC staff to visit every well pad before permits are issued; and
- Requiring pre-approval of wastewater treatment plans for every proposed well pad; and
- Requiring natural gas operators to provide a plan for assessing and repairing any road wear before permits are issued; and

- Requiring multiple layers of cement and steel casings around each underground well, extending at least 75 feet below New York State's deepest drinking water tables; and
- Requiring operators to provide dual failsafe protections for wastewater from hydraulic fracturing, mandating it be sealed in watertight, covered tanks enclosed in a secondary containment system; and
- Requiring disclosure of all additives used in the hydraulic fracturing process; and

WHEREAS, the role of municipal governments in New York State's natural gas development still remains under review by the DEC as a part of the ongoing SGEIS process; and

WHEREAS, local municipalities will have a designated role under the state guidelines once released; and

WHEREAS, development of our natural gas resources is currently prohibited pending the DEC's plan and final approval by Governor Cuomo.

WHEREAS, premature local action in our municipality could negatively impact the competitive environment of all of New York State for natural gas development, and jeopardize the potential

$11.4 billion in statewide economic impact of development; and

WHEREAS, preserving a competitive environment for development in New York as compared to neighboring states will be critical to the economic future of our region; and

NOW, THEREFORE, BE IT RESOLVED, that we, the undersigned, find pursuit of a ban or moratorium to be an irresponsible and premature misallocation of town resources pending the release of the state's final SGEIS; and

BE IT FURTHER RESOLVED that we commend the state's leadership in developing a comprehensive statewide program to address the potential resource development holds for New York; and

BE IT FURTHER RESOLVED that we have confidence the state will develop a program that allows development of our natural gas resources to proceed in a safe, responsible, and competitive manner.

Seconded by Mr. Francisco

ROLL CALL VOTE:

Mr. Bullock	YES
Mr. Minoia	YES
Mr. Francisco	YES
Mr. Finch	YES

Motion passed unanimously