Town of Conklin
Comprehensive Plan Update
June 2004

Prepared by Town of Conklin
Master Plan Committee

TOWN OF CONKLIN

COMPREHENSIVE PLAN
UPDATE
Adopted June 9, 2004
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I. INTRODUCTION

The Town of Conklin's first Comprehensive Plan was created in 1990. As the economic and demographic factors change, the Comprehensive Plan must be reviewed and updated. This effort involved 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.

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II. POPULATION

In 2000, the U.S. census Bureau identified the population of the Town of Conklin to be 5940. This total is comprised of 2,927 males and 3,013 females, having a median age of 38.4 years. This figure is slightly higher than the countywide median age of 38.2 years. The population can be characterized as predominantly of mixed European descent. Only 2.3% of the residents (136 persons) were enumerated in a non-white race category. Family income levels for the Town, (and the county as a whole), have increased substantially between 1970, 1980 and 2000. While 17.6% of families in Conklin earned over $15, 000 in 1970, by 1980 this figure was 69.6% and by 2000 this figure was 88.4%. Census data from 2000 also shows that 83.7% of the Town's population over age 25 had completed an education level of high school or higher.

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.

TABLE 1
TOWN OF CONKLIN
POPULATION TRENDS

Year	No.	Actual Change	% Change
1900	946	---	---
1910	850	-96	-10.1%
1920	796	-54	-6.4%
1930	1,332	+536	67.3%
1940	2,156	+824	61.9%
1950	2,872	+716	33.2%
1960	4,347	+1475	51.4%
1970	5,399	+1052	24.2%
1980	6,204	+805	14.9%
1990	6,265	+61	1.0%
2000	5,940	-325	-5.2%

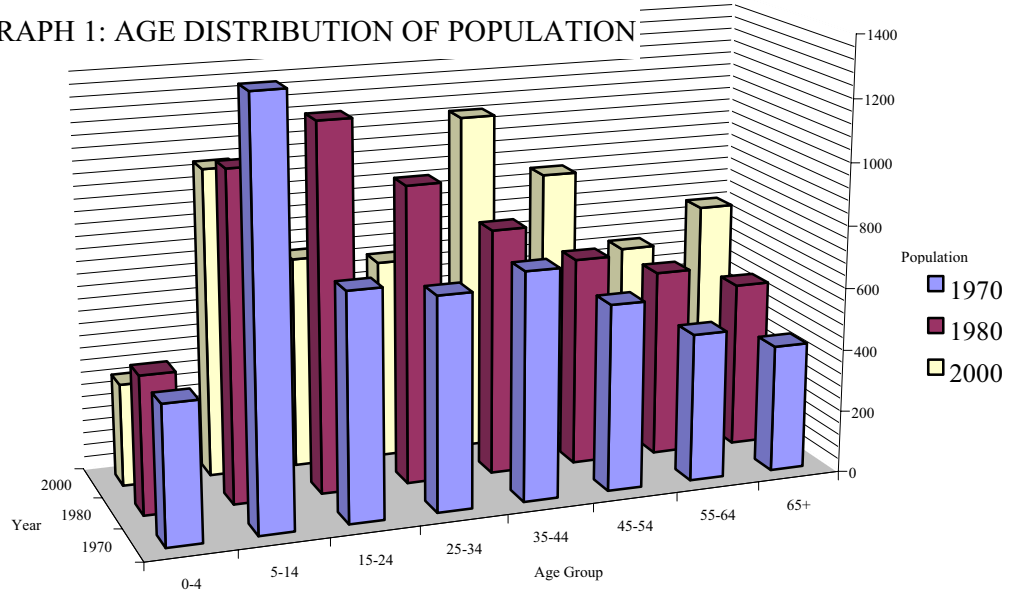
B. Age Structure

Between 1970 and 2000 the Town experienced a rise in the average age of residents. In the 1970 census, 38.1% of the population was between the ages of 5 and 24. This figure dropped to 35.8% in 1980 and to 28.1% in 2000. The percentage of the population between 25 and 44 years of age increased from 26.2% in 1970, to 28.1% in 1980, to 29.1% in 2000. In the 45-64 year age category, the figure rose from 19.1% in 1970, to 20.5% in 1980, to 25% in 2000. The population age 65 and over grew from 7.6% in 1970, to 8.6% in 1980, to 12.2% in 2000. (See Graph 1.)

TABLE 2
TOWN OF CONKLIN
AGE STRUCTURE

	1970		1980		2000	
Age	No.	%	No.	%	No.	%
0-4	442	8.2%	443	7.0%	329	5.5%
5-14	1336	24.7%	1051	16.9%	989	16.7%
15-24	725	13.4%	1175	18.9%	678	11.4%
25-34	683	12.7%	954	15.4%	641	10.8%
35-44	731	13.5%	789	12.7%	1088	18.3%
45-54	599	11.1%	669	10.8%	880	14.8%
55-64	475	8.8%	600	9.7%	610	10.3%
+65	408	7.6%	533	8.6%	725	12.2%
	5399	100.0%	6204	100.0%	5940	100.0%

GRAPH 1: AGE DISTRIBUTION OF POPULATION



C. Population Estimates

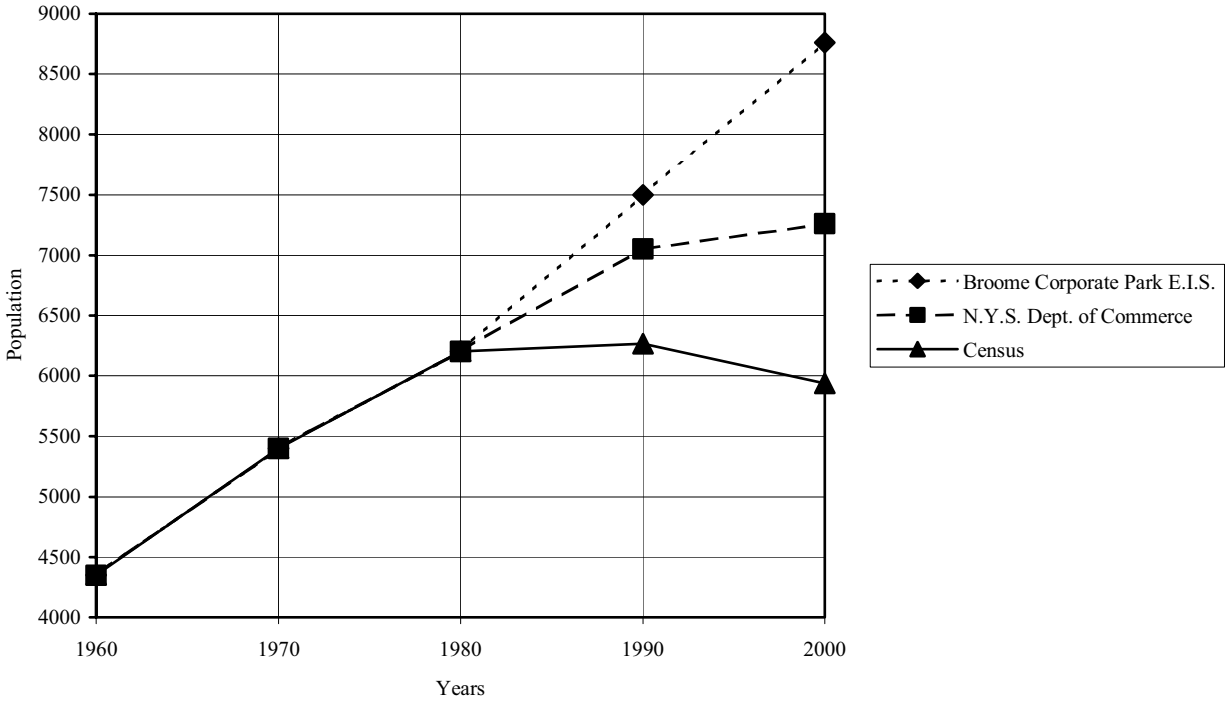
The population estimates used to prepare the Town of Conklin Comprehensive Plan in 1990 did not materialize (1990 census data was not available in 1990). The Town growth was less than estimated. This 2003 plan is reflecting actual 2000 census data.

D. Population Projections

Graph 2 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 2, the actual 1990 and 2000 census figures are significantly lower than estimates.

GRAPH 2

POPULATION TRENDS



E. Education

The educational attainment figures, see Table 3 on the following page, provided by the 2000 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). The percent Bachelor's Degree or higher also increased (8.4% in 1980 increasing to 15.1% in 2000).

TABLE 3
TOWN OF CONKLIN EDUCATIONAL ATTAINMENT

Years Completed	1980	2000
Less than High School	1,064	640
4 years High School	2,207	1,623
1-3 years College	602	1,065
4 years College	184	345
Graduate or professional degree	172	249

The school enrollment figures shown in Table 4 reflect a similar age population shift that is shown in Table 1, lower numbers enrolled in elementary and high school but a higher enrollment number in college. Also, in 2000, a higher number of the 0–4 year age group are enrolled in nursery school or preschool. 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.

TABLE 4
TOWN OF CONKLIN SCHOOL ENROLLMENT

School	1980	2000
Nursery	58	76
Elementary	994	922
High	541	357
College	202	237

F. Income and Poverty

TABLE 5 shows the Family Poverty status of families in the Town of Conklin. Of significant note is the increase of the number of families below poverty level in 1999.

TABLE 5
TOWN OF CONKLIN FAMILY POVERTY LEVEL

	Above Poverty Level		Below Poverty Level		Total No.
Year	No.	%	No.	%	Of Families
1970	1,316	95.2%	66	4.8%	1,382
1980	1,618	96.7%	56	3.3%	1,674
1990	1,608	96.0%	67	4.0%	1,675
1999	1,492	90.3%	160	9.7%	1,652

The median family income in the Town of Conklin is shown in TABLE 6. The percentage growth in the median income level shows a declining growth rate.

TABLE 6
TOWN OF CONKLIN MEDIAN FAMILY INCOME

Year	Median Income	$ Change	% Change
1970	$10,707		
1980	$19,661	$8,954	83.6%
1990	$34,309	$14,648	42.7%
1999	$43,309	$9,000	20.8%

TABLE 7 shows a comparison of the median family income between the Town of Conklin, Broome County and the United States. The Town of Conklin figures are similar to those of Broome County. 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.

TABLE 7
MEDIAN FAMILY INCOME COMPARISON

	1970	1980	1990	1999
Conklin	$10,707	$19,661	$34,309	$43,309
Broome County	$10,338	$19,712	$35,824	$45,322
United States	$18,988	$19,917	$35,225	$50,046

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, family income levels were more representative of those in the United States. See TABLE 8.

TABLE 8
FAMILY INCOME LEVELS

Annual	1970		1980		1990		2000	
Income Ranges	Conklin %	US %	Conklin %	US %	Conklin %	US %	Conklin %	US %
$0 - 9,999	43.1%	20.5%	13.5%	20.5%	7.0%	9.6%	8.7%	9.5%
$10,000 - 14,999	39.3%	15.5%	16.9%	14.7%	4.6%	7.2%	6.1%	6.3%
$15,000 - 24,999	16.4%	34.7%	37.0%	29.4%	14.9%	16.4%	15.4%	12.8%
$25,000 & Over	1.2%	29.3%	32.6%	35.4%	73.4%	66.8%	69.8%	71.4%

The per capita income in the Town of Conklin has tracked slightly lower than the per capita income in Broome County as a whole. The median income/household tracks slightly higher in the Town of Conklin than in Broome County while the median income/family is very similar between the Town of Conklin and Broome County. See TABLE 9.

TABLE 9
INCOME DATA COMPARISON

	1979		1990		1999	
	Conklin	Broome	Conklin	Broome	Conklin	Broome
Per Capita Income	$6,259	$6,871	$12,370	$13,626	$16,720	$19,168
Median Income/Household	$17,930	$16,263	$31,526	$28,743	$37,445	$35,347
Median Income/Family	$19,661	$19,712	$34,309	$35,824	$43,309	$45,442

III. 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 for this period 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

	1970		1980		1990		2000		Broome County 2000 %
	No.	%	No.	%	No.	%	No.	%	
POPULATION AGE 16+	3,490		4,545		4,718		4,548		159,704
CIVILIAN LABOR FORCE AGE 16+	2,126	60.9%	2,951	64.9%	3,266	69.2%	2,861	62.9%	60.4%
Employed	2,025	95.2%	2,770	93.9%	3,108	95.2%	2,758	96.4%	94.6%
Unemployed	101	4.8%	181	6.1%	158	4.8%	103	3.6%	5.4%
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%	39.5%

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%

IV. 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 2/3 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	16.8%
1940 - 1959	695	28.5%
1960 - 1969	403	16.8%
1970 - 1979	380	15.6%
1980 - 1989	333	13.7%
1990 - March 2000	216	8.9%
Total	2,435	100.0%

B. Growth

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 years 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) account for 69.8% of units at 1700, a trend that has been supported throughout the period of 1980 through 2000. Mobile homes, categorized separately, but still single family units account for another 20.7% of

housing units at 505. Total single-family occupancy in Conklin is 90.5% of housing structures Town-wide.

Conklin is unusual in that for a Town with extensive rural areas there are only 15 seasonal units, or less than 1%, reported in the 2000 Census Data.

Unlike Kirkwood, its neighbor to the east, high-density multi-unit housing accounts for just over 1.8% of all units at 44. Kirkwood by comparison reports 344 or 13.9% of 2469 housing units as located in five-plus family structures.

Conklin is also atypical of its neighbors in the higher percentage of mobile homes. There are 505 or 20.7% categorized as mobile homes. The Town of Binghamton reports 0.5% of units and the Town of Kirkwood, 8.2% as mobile homes.

TABLE 13
2000 TOWN OF CONKLIN
HOUSING BY TYPE OF STRUCTURE

Type	No.	%
One Family	1700	69.8%
Two Family	118	4.9%
Three and Four Families	68	2.8%
Five - Plus Families	44	1.8%
Mobile Home/Trailers	505	20.7%
Total	2435	100.0%

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%.

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.

TABLE 14
2000 TOWN OF CONKLIN
OCCUPANCY STATUS OF YEAR ROUND HOUSING UNITS

Type	No.		%
Owner-Occupied	1,908		84.8%
Renter-Occupied	341		15.2%
Vacant	186		7.6%
Total	2,435		100.0%

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. A limiting factor will be the ability of the Binghamton collector system to handle a larger input from the Town of Conklin. Indications are that we are near this limit.

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.

V. 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 Recreation Association and Senior Citizens who hold regular meetings in the old building. It's being used as a Community Center. The Town of Conklin also owns and maintains the Shawsville Cemetery located on Shaw Road.

The Town of Conklin Highway Department maintains and repairs 41.2 miles of town roads and is responsible for plowing 25 miles of county roads. Nine 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. Additional garage facilities are currently needed for housing equipment. Also, 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 5-1 shows the Town Hall and Town Highway Garage.

B. Protective Services

Fire protection is provided by a single fire district containing three (3) fire stations. 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 fifty (50) 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 is provided by an 80 ft. platform truck with pumping capability. Outside of the hydrant coverage area, fire protection is dependent on existing surface water sources as well as the department's two (2) 1,000 gallon and three (3)1,500 gallon pumper tankers. The Fire Department also offers a First Response Team (EMR) for medical emergencies. Map 5-1 shows the three fire stations in Conklin.

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.

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 three (3) elementary schools: Brookside Elementary is located on Saddlemire Road in the Town of Binghamton, Cedarhurst Elementary is located on Route 11 in the Town of Kirkwood, and Donnelly Elementary, located at 1168 Conklin Road. The Middle/Senior High School campus is located at 1040 Conklin Road.

Final enrollment figures for the 2002-2003 school year show total school district enrollment was 2,165. Brookside Elementary School had a total enrollment of 380, while Cedarhurst Elementary's enrollment was 329. Donnelly Elementary had an enrollment of 216 students. 538 students were enrolled in the Richard T. Stank Middle School and 702 students were enrolled in the Senior High School. During the 2002-2003 school year, 925 students were enrolled in the elementary schools (K-5); 538 students were enrolled in the Middle School level (grades 6-8), and 702 students were enrolled in the Senior High School (grades 9-12). Map 5-1 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), allowing for 1.5 MGD from town users. 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 and the Picirrilli Trailer Park. 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. 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 one undeveloped well, 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.

Well No. 1, located just north of Johnson Camping (Eureka Tent) produces approximately 600 gallons per minute (gpm). Well No. 1 was shut down in the early 1980s because of contamination. Well No. 1 has been returned to service after remedial clean-up of the aquifer was successful with the addition of a stripping tower. 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. 6 was developed. Well No. 5 was left undeveloped for future growth. The town has adequate storage capacity equal to average daily demand as well.

Currently there are 1025 total accounts for public water service in the Town of Conklin. Industrial and commercial users comprise 22 and 52 of these accounts respectively. It should be noted that many large industrial and commercial facilities have two or more water meters and, therefore, represent more than one account. Only four of the accounts are for public uses. The majority (701) are residential accounts. Calculations based on this figure for number of households indicate approximately 1.3 of all households are served by the public water system.

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. Since average yield of the District is 821,000 gallons per day (GPD) while future residential, commercial, and industrial needs (excluding the Corporate Park) are estimated to be 363,000 gallons per day, approximately 224,000 gallons per day will be available for Corporate Park users. However, for full development to occur, additional water sources will have to be

developed, either expanded municipal service, the creation of on-site wells, or through an extension of service from the Town of Kirkwood. However, the cost of this extension could be a deterrent to pursuing this option.

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.

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 is located on Conklin Road. This facility includes a 18-hole miniature golf course (approximate area, .5 acres), a driving range (approximately 30 acres), four indoor batting cages, and two half-court basketball courts (approximately .10 acres).

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 5-1.

VI. 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 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 April 1, 2003 are as follows:

Table 1
NYS Department of Transportation
Bridge Inventory and Inspection System
Bridge Condition Ratings
April 1, 2003

Map No	Bridge Identification Number	Route	Description	Condition Rating	Year Built
1	1003560	7	Conklin Creek	5.200	1968
2	1003580	7	D&H Railroad	5.546	1968
3	1004350	7A	Snake Creek	5.500	1968
4	1054390	7	Little Snake	6.031	1968
5	2225490		Fallbrook Rd	5.781	1974
6	2257600		Millburn Dr	3.828	1945
7	2257610		Corbettsville Rd	6.305	1973
8	2266690		Banta Rd	3.421	1974
9	3349250		County Rd 20	6.555	1966
10	3349260	CR 8	Brady Hill Rd	5.700	1966
11	3349270		Conklin Forks Rd	6.559	1938
12	3349280	CR141	Pierce Creek Rd	6.016	1971
13	3349290	CR141	Pierce Creek Rd	4.736	1983

These bridges are shown on Map 6-1.

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 agencys 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 6-1 shows the available ratings for the State and County Roads.

There are two upgrades planned by the NYSDOT for Conklin Road (NYS Route 7 and 7A). In the Spring of 2004, NYSDOT plans a single-course pavement overlay for Route 7 and 7A. This work consists primarily of resurfacing and re-striping Conklin Road. A more substantial project, the Mult-Course Overlay, is planned for the Summer of 2007. This project is currently in the planning stage, with Scoping, Preliminary Design, Final Design and ultimately Construction to follow. The Multi-Course project will consist of resurfacing, cleaning existing drainage lines, ditches and gutters along Route 7, regrading ditches and slopes, culvert repair work, correction of a drainage problem near Fountain Bleu Trailer Park and resurfacing for Route 7A. According to the 'Initial Project Proposal', NYSDOT is considering widening the road, the necessity of sidewalks, and 'other pavement treatments'.

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.

There has been significant discussion of developing a 'Walkable Communities' program for the Town of Conklin. Town residents, Comprehensive Plan committee members, elected officials, and County planning staff participated in a Walkable Community workshop in the Town, and toured the site of potential walking trails and bikeways. A significant portion of the February 4, 2004 public hearing conducted as part of the comprehensive planning process was devoted to discussing 'Walkable Community' concepts such as low speed streets, convenient, safe and efficient crossings, trails and transit links, and public amenities such as benches. Specific ideas discussed have included dedicated bike lanes, raised medians with pedestrian crossings, and potentially roundabouts or other traffic calming construction methods. Town officials have been working with the staff of the Binghamton Metropolitan Transportation Study (BMTS) and NYSDOT to incorporate Walkable Communities ideas into the Conklin Road upgrade projects planned for 2004 and 2007.

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 Hawley Street 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 Delaware and Hudson Railroad freight line traverses the Town from north to south, running to the west approximately parallel to Route 7. Town main line tracks of the D & H Railroad form the eastern border of the Broome Corporate Park, thereby permitting access to rail service from the Corporate Park.

VII. 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.

VIII. 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 16 parcels. The distribution of existing land uses in the Town is shown in Table 8-1 and on Map 8-1.

Table 8-1: Existing Land Uses in 2003

Land Use	Parcels		Acreage	
	Number	Percent	Acres	Percent
Agriculture	16	0.6%	1,460.7	9.9%
Single-Family Residential	1,751	60.7%	5,710.2	38.7%
Two- and Three-Family and Seasonal Residential	63	2.2%	110.2	0.7%
Multiple Dwelling Units	16	0.6%	43.0	0.3%
Mobile Home	100	3.5%	393.8	2.7%
Mobile Home Park*	7	0.2%	105.7	0.7%
Vacant Land	739	25.6%	5,613.1	38.0%
Recreation-Private	12	0.4%	377.6	2.6%
Parks	3	0.1%	37.7	0.3%
Wild, Forested, Conservation**	-	-	-	-
Community Services	26	0.9%	135.6	0.9%
Public Services, Transportation, Communication and	15	0.5%	27.3	0.2%
Commercial	94	3.3%	168.8	1.1%
Industrial	23	0.8%	401.5	2.7%
Mining	3	0.1%	171.2	1.2%
No Data	16	0.5%	0.5	0.0%
Total	**2,884**	**100%**	**14,756.9**	**100%**

Notes:
* The mobile home parks combined have approximately 315 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 8-2, 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 8-2: Residential Land Uses in 2003

Residential Land Uses	Parcels		Acreage	
	Number	Percent	Number	Percent
Single-Family Residences	1,751	90.4%	5,710.2	89.7%
Two and Three Family and Seasonal	63	3.2%	110.2	1.7%
Multi-Family Dwellings	16	0.8%	43	0.7%
Mobile Homes (individual)	100	5.2%	393.8	6.2%
Mobile Home Parks	7	0.4%	105.7	1.7%
	1,937	**100.0%**	**6,362.9**	**100.0%**

Notes:

Based on a review of Broome County aerial photography from 2003, there are approximately 315 mobile homes in mobile home parks.

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 8-2 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 8-2 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 315 mobile homes were located in mobile home parks as of 2003. The four mobile home parks located in the Town of Conklin with their approximate number of mobile homes are as follows:

- Conklin Mobile Home Park (35 mobile homes)
- 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. Conklin Mobile Home Park is located on Conklin Road near the City of Binghamton/Conklin border. Map 8-2 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.

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.

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, miniature golf course, batting cages, arcade, restaurant, and go-cart track. The Conklin Sports Park is undergoing redevelopment.

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 three town-owned parks – Julius Rogers Park, Conklin Forks Park and Schnurbush Park. 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, drug store, restaurants, a bank and other small-scale commercial activities. 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. These sites are located near the railroad tracks at the northern end and near Stateline Road at the southern end of the Town.

IX. 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, Fire Prevention and Building Construction, Flood Damage Prevention, Fresh Water Wetlands, Mobile Home and Travel Trailer Parks, Subdivision of Land, Telecommunications Facilities, and Wellhead Protection.

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.

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:

June 2, 2003: The Master Plan Committee discussed local regulations related to selling cars and the lack of enforcement of the current codes related to automobile sales. There was concern expressed that the current 60 foot setback from the roadway for car sales has not been enforced. They also discussed the current mobile home and mobile home park definitions and regulations.

July 14, 2003: The Master Plan Committee reviewed the junk car ordinance and the codes related to automobile repair shops. The Committee also discussed outdoor storage and related health concerns and the need for color (digital) zoning maps.

December 8, 2003: The Master Plan Committee reviewed regulations governing self-storage malls, signage and outdoor storage with the Town Attorney and representatives of the Broome County Department of Planning and Economic Development. Committee members considered various means to regulate self-storage malls and differences between storage malls and warehouses. The signage discussion focused on sandwich board similar advertising. Finally the Master Plan Committee explored the issue of outdoor storage and potential guidelines including fencing, safety, and time limits.

January 12, 2004: The Master Plan Committee discussed the zoning ordinance in-depth at this meeting. They reviewed sample ordinances from other New York communities provided by the Broome County Department of Planning and the Town Attorney. The ordinances concerned self-storage (Town of Monroe and Town of Huntington) and junk cars (Town of Union). The committee also discussed Conklin's sign regulations and 'sandwich boards'.

March 15, 2004: At this meeting, the Master Plan Committee briefly discussed Chapter 62 of the Town Code. Chapter 62 governs brush and grass. The Master Plan Committee formulated their final recommendations at this time including several related to zoning and land use regulations. These regulations are part of Section XI of this plan.

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 9-1.

X. INPUT FROM TOWN RESIDENTS

A. Introduction

The Comprehensive Plan Board sought input from the Town of Conklin residents through a survey that was mailed to all owners of property in the Town and through a series of public meetings conducted by the Comprehensive Plan Board for the purpose of gathering input regarding the Comprehensive Plan.

B. Resident Survey

In 2003, the Comprehensive Plan Board, in close collaboration with the Broome County Department of Planning and Economic Development, prepared a mail survey. Using records from the Broome County Office of Real Property, 2,787 surveys were mailed to property owners and residents. A total of 314 surveys were completed. The full survey results are provided in the Appendix.

The first question on the survey asked residents to list the three major assets of the Town. Planning staff aggregated the responses to this open-ended question into 16 categories. Over 19 percent of town residents considered 'Parks, Beauty, Environment and River' to be the primary asset of the Town. The next highest ranked assets were Schools (14.5% of responses), Rural Character (13.5%), Community/People (11.7%) and Location (10.3%).

The second question asked residents to name Conklin's three most pressing problems. Appearance (12%), High Taxes (13%) and lack of Sewer/Water (10%) topped the list as the only responses in double-digits. Lack of Stores (7%), Need for Economic Development (7%), and Traffic/Speeding (7%) also ranked high on the list of pressing problems.

Some of the assets may be in conflict with its pressing problems. For example, the final plan will need to balance Conklin's rural character with its pressing problems of lack of stores and need for economic development. Other issues are natural complements, Town residents consider Parks, Beauty, Environment and the River to be the top asset, but they are concerned about the overall appearance of Conklin.

The third question of the survey asked residents to agree or disagree with each of seven concerns that have been brought to the attention of the Planning Board. The strongest response came from residents that agreed that 'Research currently being done to consolidate Town services should continue' (78% agree, 11% disagree, 11% no opinion). 'Multiple dwellings should be permitted in specific areas only' garnered the second strongest response with 72% in agreement and 17% in disagreement (11% no opinion). The third largest response was in regards to a proposed Town Beautification Plan. Nearly two-thirds of residents (64%) agreed that the 'Town should develop an organized, ongoing Town Beautification plan' (21% disagreed and 15% had no opinion).

The next question on the survey asked residents to rate fourteen issues on a scale from 'No Action Needed' to 'Action Critically Needed'. The striking thing about these responses is the general lack of issues where action is critically needed. The highest responses were given for groundwater protection and public sewer accessibility (17% each in 'Action Critically

Needed'). Adding the responses for action greatly needed, and the groundwater protection category rises to 40% and the public sewer response rate rises to 33%. Senior citizen housing was next with 31% in the combined 'Action Greatly Needed' and 'Action Critically Needed' categories.

Further analysis was done to these top responses. The calls for action in public sewer accessibility and groundwater protection were mapped. The greatest number of responses for both items came from the area along Conklin Road that is bordered by Shaw Road and Powers Road. This is the residential area behind the 'Little White Church' on Conklin Avenue. A map is attached as part of the survey responses.

The Comprehensive Plan board also asked for a breakdown of responses to the 'Senior Citizen Activities and Services' and 'Senior Citizen Housing' based upon the age of the respondent. For respondents age 62 and greater, 21% felt that action was greatly or critically needed for senior citizens activities and services and 41% believed that action was greatly or critically needed for senior citizen housing. This compares with 20% and 31% respectively for the general population. While the desire for senior citizen activities tracks with the general population, seniors were substantially more likely (41% compared to 31%) than the general population see the need for senior citizen housing.

C. Public Meetings

The Comprehensive Plan Board conducted a series of open meetings to discuss elements of the plan. On February 4, 2004, the Board held a public hearing conducted by the staff of the Broome County Planning Department conducted a public hearing regarding the developing Comprehensive Plan update. At the public hearing, Planning Staff covered four topics: a review of the 1990 plan; a demographic overview; conducted a modified Strengths-Weaknesses-Opportunities-Threats (SWOT) analysis with the Comprehensive Plan Board; and Town residents, and discussed the Walkable Communities proposals that are currently under consideration in the Town. Through the SWOT analysis, residents listed the assets that the community can draw on, the shortcomings or deficits that must be overcome, the opportunities that should be seized upon, and the dangers that face the Town. There can be substantial overlap between these categories, even across opposing classifications like strengths and threats. For example, a soft housing market may be considered a weakness as well as an opportunity to attract new residents.

The SWOT Analysis was generally consistent with the survey results. Among the strengths cited at the public hearing were close proximity to the river and the schools. The small size of the population was also given as a strength of the town, a reference that could be placed in the category or rural nature. As is common with these exercises, the small size of the population was later offered as a weakness of Conklin. Other strengths listed were highway access, low crime, and access to town government.

The longest portion of discussion on weaknesses was devoted to traffic safety and related walking issues. The lack of medical facilities and retail operations were also given as weaknesses. Retail development was later cited by residents as an opportunity for the town. Other opportunities given were available land and low cost housing.

Threats to Conklin centered on Route 7. Traffic congestion resulting from increased development, concerns over faster traffic, and the need for a more 'Main Street' feel were all mentioned by residents.

A full list of the Strengths, Weaknesses, Opportunities and Threats cited at the public hearing are attached.

XI. RECOMMENDATIONS

A. Introduction

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

1. Traffic Control on Route 7

That the Town Board work closely with the NYS Department of Transportation on the following traffic control issues for Route 7: pedestrian traffic, striping, crosswalks safety in schools and park areas, consistency of traffic speed regulation, other traffic control issues, and the possibility of islands and plantings to improve the appearance of the Town of Conklin.

2. Walkable Communities

That the Town of Conklin research the potential of working with the State and regional authorities in the development of creating walking trails and development of sidewalks in residential areas and other appropriate areas of the Town. The Master Plan Committee strongly feels that such improvements greatly enhance the quality of life and ensure the public safety for the residents of the Town of Conklin.

3. Beautification Program

That the Town appoint an ad hoc committee for the purpose of exploring means to develop a beautification program.

4. Public Facilities/Utilities - Water and Sewer

That the Town Board actively explore and solicit interest in the expansion of public water and sewer districts and facilities within the Town of Conklin.

5. Senior Housing

That the Town Board continue the promotion of senior housing and affordable housing based upon the demographic studies reflecting an existing need and anticipating an expanding need in the future.

6. Recreation

That the Town Board continue to promote and, where possible expand the available programs and facilities for youth and youth activities.

7. River Access

That the Town Board explore the availability of public access to the Susquehanna River.

8. Transportation

That the Town Board explore capital improvement needs at the Town of Conklin Highway Garage.

That the Town Board examine appropriate methods for restricting commercial truck traffic from densely populated residential areas, except for local deliveries.

9. Consolidation

That the Town Board continue to promote efficient delivery of services in the most economical manner.

10. Corporate Park Expansion

That the Town Board review development and expansion capabilities to attract additional commercial expansion within or immediately adjacent to the Broome Corporate Park while simultaneously protecting and promoting residential development in the area.

11. Highway Concerns

That the Town Board develop a five-year plan for replacement or resurfacing of roads within the Town of Conklin.

12. Master Plan Review

That a Master Plan Review Committee be constituted in 2010 for an appropriate review and update.

13. Zoning Regulations

Storage of Unregistered Vehicles: That the Town Board review Storage of Unregistered Vehicles with an emphasis on continued enforcement and, where possible, more restrictive measures. The applicability of an ordinance to commercial and industrial districts and consistency with the International Building Code should also be explored.

Signage: That the Town Board examine the feasibility of allowing temporary signage in commercial districts.

Self-Service Storage Malls and Facilities: That the Town Board address the lack of ordinances regarding the location and control of Self-Storage Malls and Facilities.

Outside Storage: That the Town Board review the permissibility of Outside Storage in **any** district in the Town of Conklin.

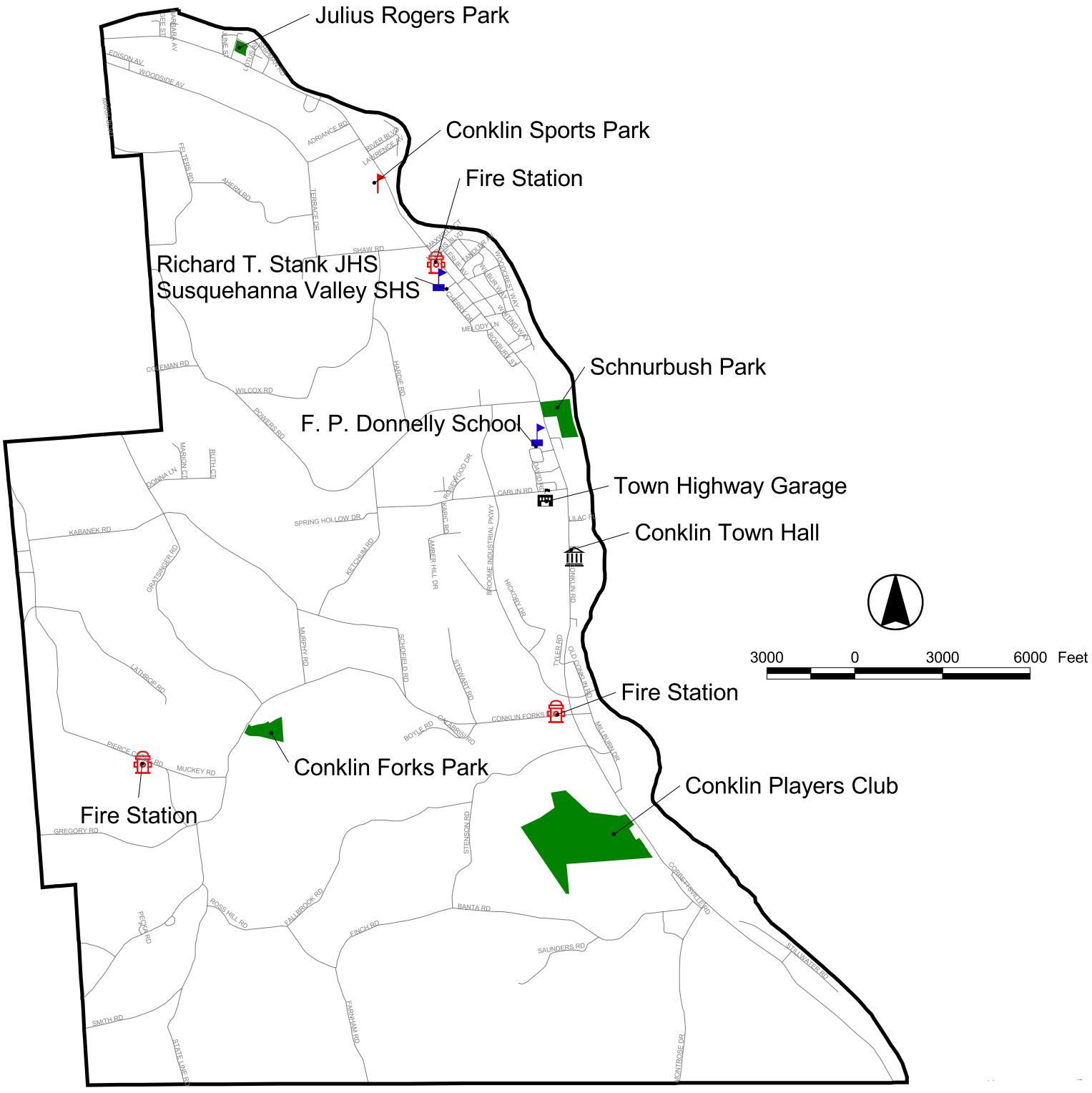
14. Additional Recommendations

That the Broome County IDA reexamine and, where appropriate, update the performance standards for the Broome Corporate Park to assure the continued protection of the surrounding residents and environment.

That the Town Board continue to promote enforcement of its existing code of ordinances which has been a positive development of late.

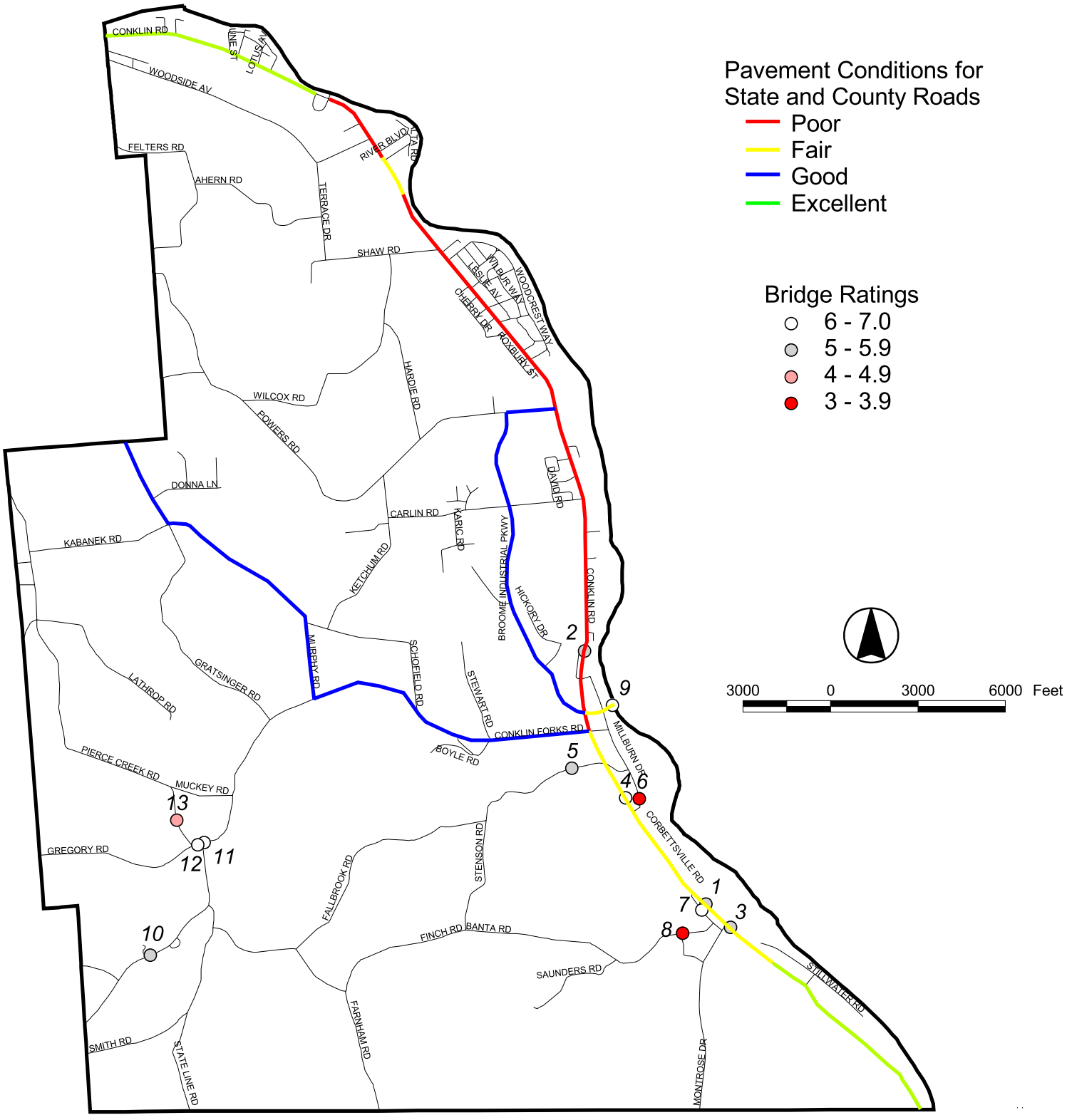
Maps

Town of Conklin Comprehensive Plan Update
Map 5-1
Community Facilities



Map prepared by Broome County Department of
Planning and Economic Development
April 20, 2004

Town of Conklin Comprehensive Plan Update
Map 6-1
Bridge and Pavement Conditions



Map prepared by Broome County Department of
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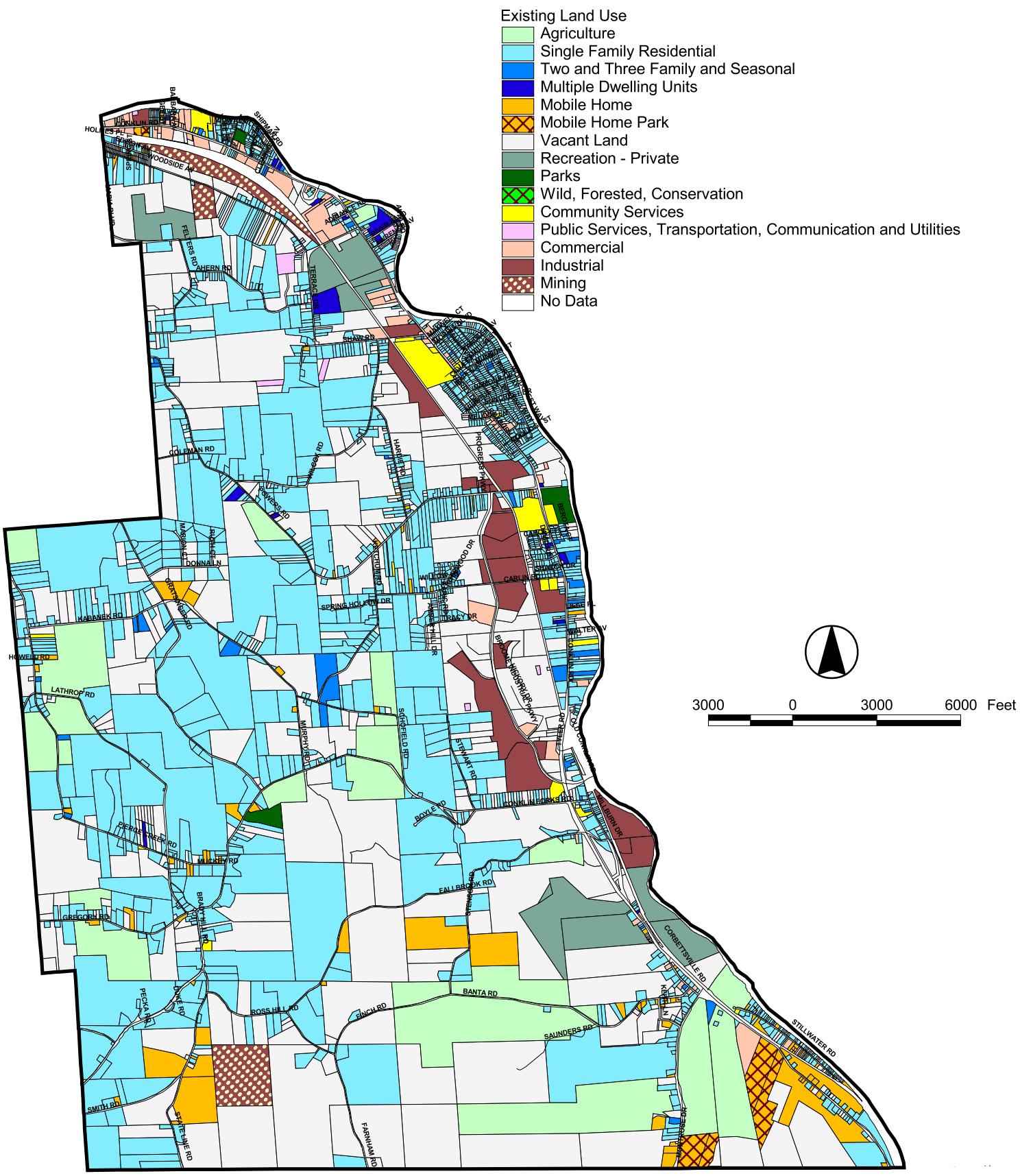
April 20, 2004

Town of Conklin Comprehensive Plan Update
Map 8-1
Land Use



Map prepared by Broome County Department of
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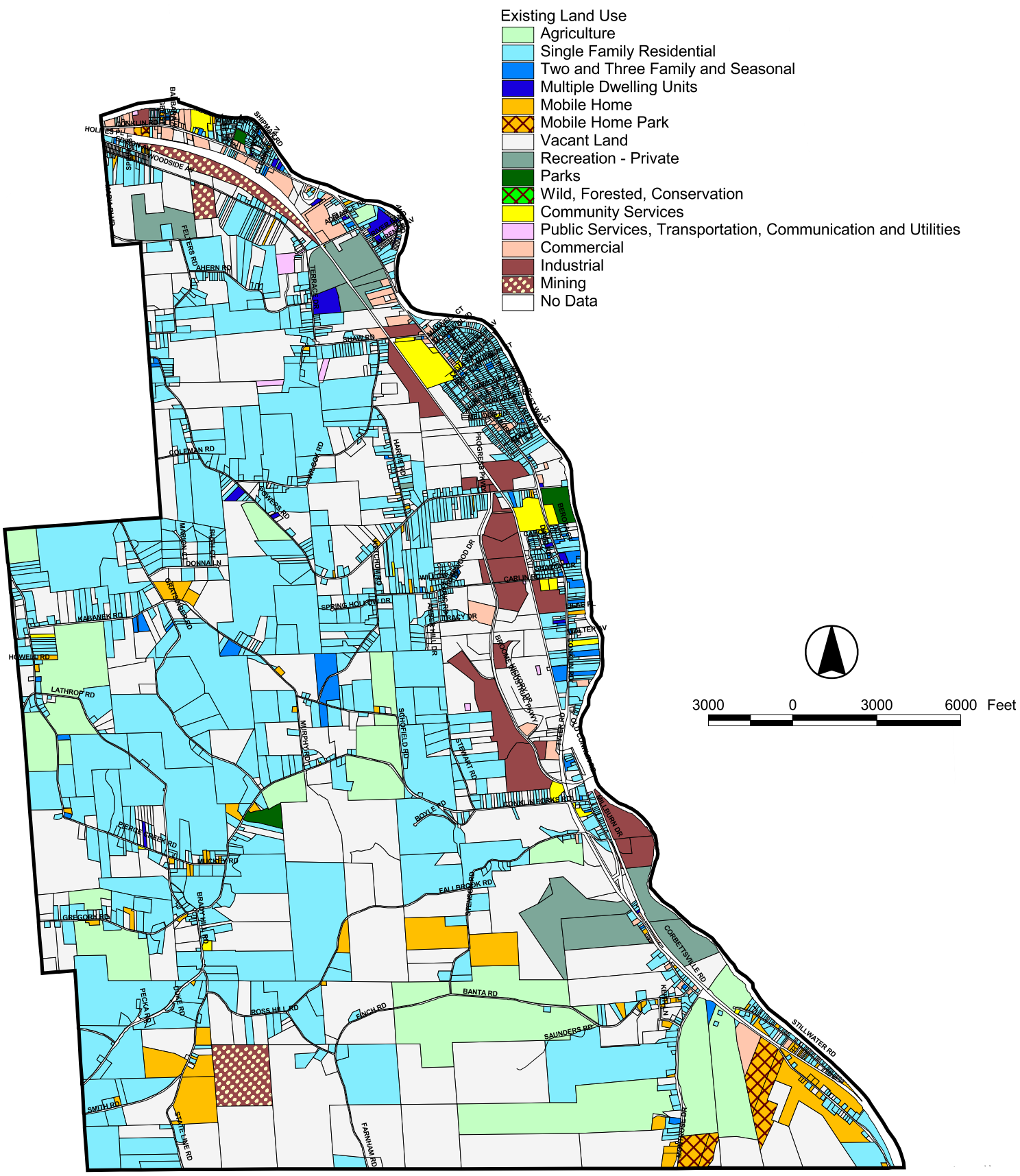
April 20, 2004

Town of Conklin Comprehensive Plan Update
Map 8-1
Land Use



Map prepared by Broome County Department of
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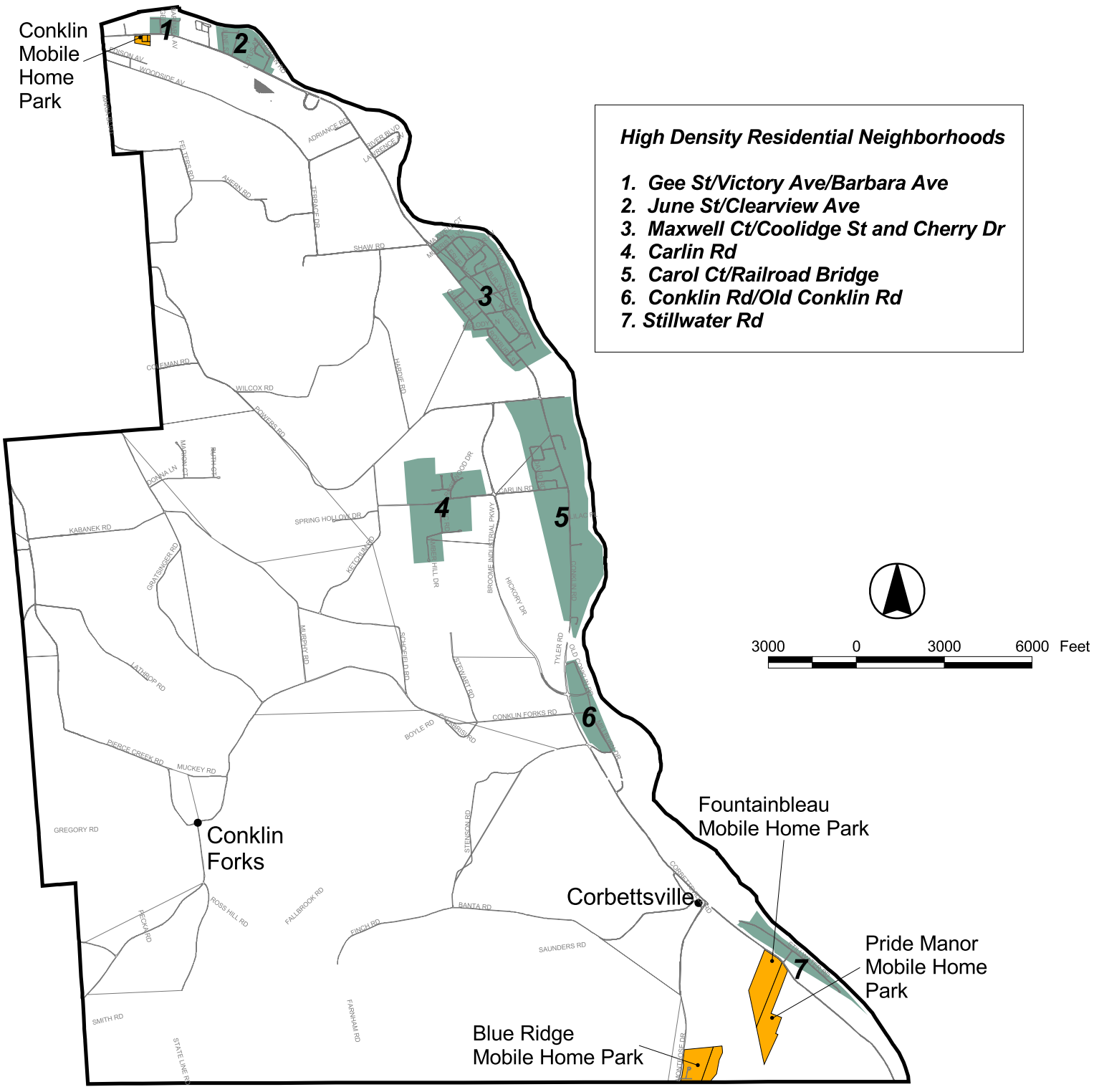
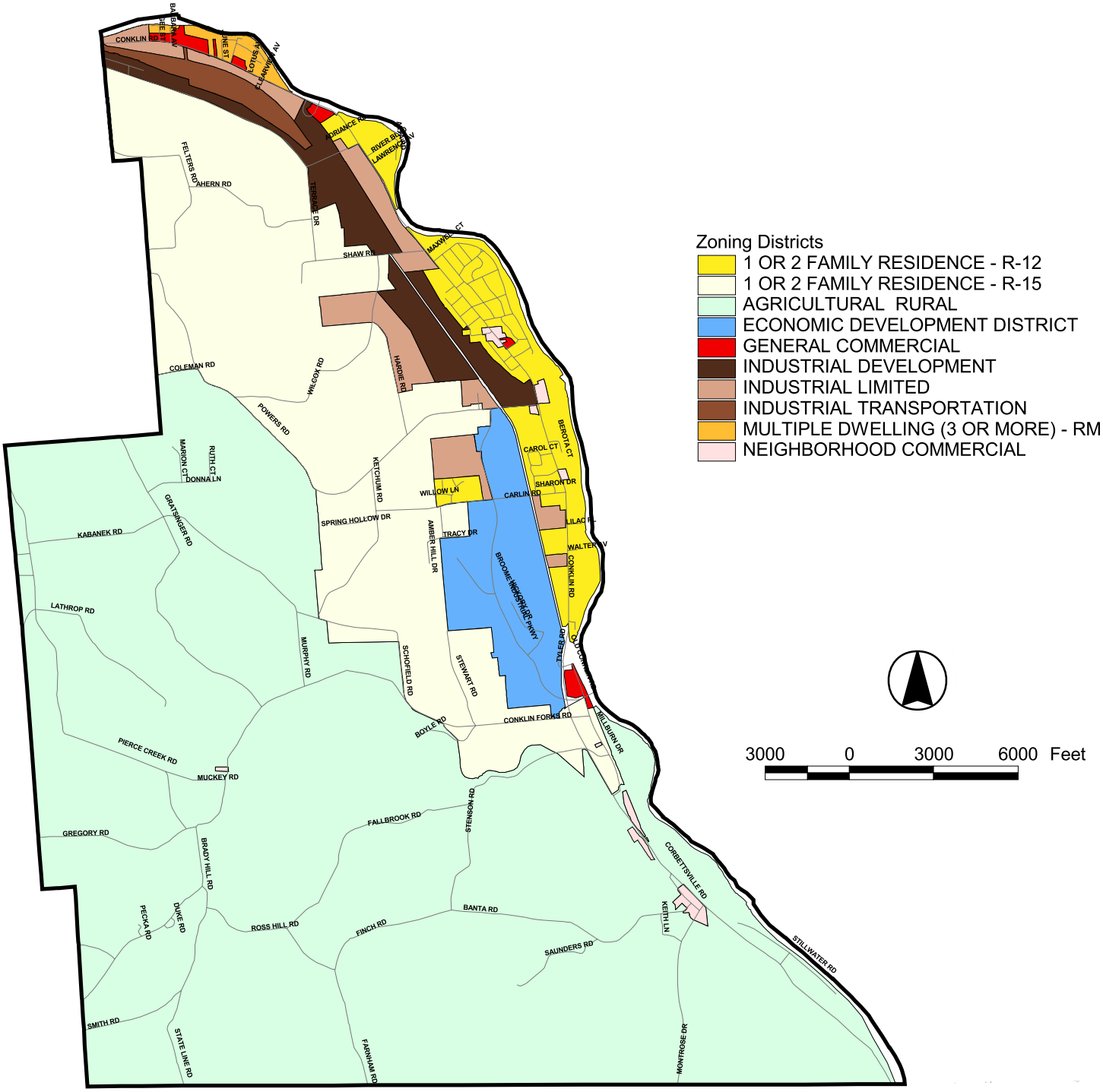
April 20, 2004

Town of Conklin Comprehensive Plan Update
Map 8-2
Land Use Detail



Map prepared by Broome County Department of
Planning and Economic Development
April 20, 2004

Town of Conklin Comprehensive Plan Update
Map 9-1
Current Zoning Map



Map prepared by Broome County Department of
Planning and Economic Development
April 20, 2004

Appendix

Town of Conklin
Resident Survey
Oct-03

In your opinion what are Conklin's three major assets:

Major Assets	Responses	
	Number	Percent
1. Parks/Beauty/Environment/River	157	19.1%
2. Schools	119	14.5%
3. Rural character	111	13.5%
4. Community/People	96	11.7%
5. Location	85	10.3%
6. Businesses/Stores	37	4.5%
7. Good Government/Low Taxes	37	4.5%
8. Safety	35	4.3%
9. Corporate Park	30	3.6%
10. Roads	27	3.3%
11. Youth programs	24	2.9%
12. Fire Company	21	2.6%
13. Services	3	0.4%
14. Sewer/Water	3	0.4%
15. Low Traffic	2	0.2%
16. Miscellaneous	35	4.3%
TOTAL	**822**	**100.0%**

revised 11/12/03

Town of Conklin
Resident Survey
Oct-03

In your opinion what are Conklin's three most pressing problems:

Most Pressing Problems	Responses	
	Number	Percent
1. Appearance	90	12%
2. High Taxes	92	13%
3. Lack of Sewer/Water	72	10%
4. Lack of Stores	52	7%
5. Need for Economic Development	53	7%
6. Traffic/Speeding	50	7%
7. Lack of Services	35	5%
8. Roads	32	4%
9. Lack of Youth Programs	19	3%
10. Lack of Code Enforcement	18	2%
11. Too Much Development	18	2%
12. Government	18	2%
13. Car Dealers/Lots	12	2%
14. Flooding	12	2%
15. Lack of Walking Trails	10	1%
16. Restrictive Codes	11	2%
17. Animal Control	9	1%
18. Problems with Youth	8	1%
19. Poor Quality Schools	8	1%
20. Lax Zoning Laws and Enforcement	7	1%
21. Lack of Local Law Enforcement/Safety	7	1%
22. Environment/Parks	4	1%
23. Miscellaneous	94	13%
TOTAL	**731**	**100%**

revised 11/12/03

Town of Conklin
Resident Survey
Oct-03

The following concerns have been brought to the attention of the Planning Board. How do you feel about each of these items:

	Concerns	Agree		Disagree		No Opinion	
		Number	Percent	Number	Percent	Number	Percent
1.	The number of multiple residences such as Townhouses & Apartment buildings should be increased.	82	26%	163	51%	70	23%
2.	Multiple dwellings should be permitted in specific areas only.	227	72%	55	17%	34	11%
3.	Limited commercial properties such as Convenience/Grocery Stores should be allowed in residential neighborhoods.	124	39%	170	54%	22	7%
4.	Research currently being done to consolidate Town services should continue.	247	78%	35	11%	34	11%
5.	Town should research alternate public sewage facilities.	180	57%	51	16%	83	27%
6.	Town should develop an organized, ongoing Town Beautification plan.	204	64%	65	21%	47	15%
7.	The Town should develop a plan for the Town of Conklin to be a 'walkable community' with walking trails, sidewalks, and biking routes.	166	52%	103	32%	48	15%

revised 11/12/03

Town of Conklin
Resident Survey
Oct-03

These issues have been identified as important in the Planning Process. Please rate the following as to your feelings on the need of future Town action on these issues.

Facilities/Services Issue:	No Action Needed	Action Moderately Needed	Action Greatly Needed	Action Critically Needed	No Response	
a. Access to Medical Facilities	38%	33%	15%	8%	6%	100%
b. Fire Facilities	66%	19%	5%	5%	5%	100%
c. Ambulance Services	42%	31%	12%	9%	6%	100%
d. Schools	65%	16%	6%	7%	6%	100%
e. Park and Recreation Programs or Facilities	59%	27%	6%	2%	7%	100%
f. Public Sewer Accessibility	35%	23%	16%	17%	9%	100%
g. Public Water Accessibility	42%	24%	15%	12%	8%	100%
h. Child Care Services	51%	29%	6%	3%	10%	100%
I. Senior Citizen Activities/Services	33%	39%	13%	7%	8%	100%
j. Senior Citizen Housing	31%	32%	16%	15%	7%	100%
k. Town Services Consolidation	20%	38%	21%	11%	10%	100%
l. Town Beautification Plan	29%	42%	14%	9%	6%	100%
Environmental:						
a. Groundwater Protection	20%	32%	23%	17%	8%	100%
b. Air Quality Protection	29%	32%	18%	14%	8%	100%

revised 11/12/03

Town of Conklin
Resident Survey
Oct-03

General Information:

Do you work in Conklin:

Place of Work	Adult 1		Adult 2		Adult 3	
	Number	Percent	Number	Percent	Number	Percent
Work in Conklin	58	30%	40	30%	3	17%
Work Outside Conklin	133	70%	93	70%	15	83%
Total	**191**	**100%**	**133**	**100%**	**18**	**100%**

Town of Conklin
Resident Survey
Oct-03

General Information (continued):

How far do you travel to work:

Miles to Work	Adult 1		Adult 2		Adult 3	
	Number	Percent	Number	Percent	Number	Percent
0 to 5 miles:	91	43%	65	41%	7	35%
6 to 10 miles:	70	33%	52	33%	6	30%
10 to 20 miles:	39	18%	34	21%	4	20%
20 + miles:	14	7%	9	6%	3	15%
Total	**214**	**100%**	**160**	**100%**	**20**	**100%**

revised 11/13/03

Town of Conklin
Resident Survey
Oct-03

General Information (continued):

Occupation

Occupation	Adult 1		Adult 2		Adult 3	
	Number	Percent	Number	Percent	Number	Percent
Manager/Professional	91	30%	52	24%	4	19%
Technical/Administration	31	10%	32	15%	1	5%
Service Industry	31	10%	16	7%	5	24%
Farming/Agriculture	3	1%	1	0%	0	0%
Sales	7	2%	7	3%	2	10%
Fabricator	1	0%	3	1%	0	0%
Homemaker	4	1%	21	10%	2	10%
Retired	111	36%	61	28%	1	5%
Other	27	9%	22	10%	6	29%
Total	**306**	**100%**	**215**	**100%**	**21**	**100%**

revised 11/13/03

Town of Conklin
Resident Survey
Oct-03

General Information (continued):

Do you own or rent your own dwelling:

Housing Tenure	Persons	
	Number	Percent
Own	292	92%
Rent	11	3%
No Response	13	4%
Total	**316**	**100%**

Town of Conklin
Resident Survey
Oct-03

General Information (continued):

How many people of each age group live in household:

Age Group	Persons	
	Number	Percent
0-17	127	17%
18-44	167	23%
45-61	224	31%
62-84	204	28%
85 and over	8	1%
Total	**730**	**100%**

Town of Conklin
Resident Survey
Oct-03

General Information (continued):

How long have you lived in Conklin:

Years Lived in Conklin	Persons	
	Number	Percent
Under 1 year	0	0%
1-5 years	23	7%
6-10 years	27	9%
11-20 years	67	21%
20 + years	193	61%
No response	7	2%
Total	**317**	**100%**

Town of Conklin
Resident Survey
Oct-03

Additional Analysis

Action Greatly Needed or Action Critically Needed	Age 62+ Responses	% of Age 62+	Total Age 62 +
Senior Citizen Activities and Services	44	21%	212
Senior Citizen Housing	86	41%	212

Study Area:

Action Greatly Needed or Action Critically Needed	1	2	3	4	5	6	7	8
Public Sewer Accessibility	8	14	43	5	8	12	1	11
Groundwater Protection	15	17	46	12	8	13	2	8

Comments								
Problems with Youth	1	0	6	0	0	0	0	0

Resident Survey