



Broome County
Department of Planning and
Economic Development

2003 Annual Report



The Broome County Department of Planning and Economic Development serves to promote the sound and orderly economic and physical growth of Broome County and its constituent municipalities. It provides technical planning guidance and assistance to the County Executive and County Legislature and implements projects and programs designed to improve the economy, environment, and physical infrastructure of the County. The department extends professional services to local municipalities and other public and private entities in the areas of land use planning and zoning, grantsmanship, economic development, cartography, community assistance, research and infrastructure development. Divisions of the department include the Broome County Environmental Management Council and the Binghamton Metropolitan Transportation Study. The department operates under the general guidance of the statutory Planning Advisory Board.

The Department of Planning and Economic Development is pleased to present its 2003 Annual Report of accomplishments, including those of the Environmental Management Council and the Binghamton Metropolitan Transportation Study.

PLANNING AND ECONOMIC DEVELOPMENT

During 2003 the Department of Planning and Economic Development made significant progress in accomplishing long-standing objectives. The department continued to make advancements in its countywide Geographic Information System, developing numerous applications for both internal desktop use and for internet access. Grant writing efforts were again rewarded with several successful applications. The department continued to offer a wide range of municipal planning and technical assistance. Finally, the department worked in partnership with the Greater Binghamton Coalition to implement the BCPlan. The accomplishments for 2003 are as follows:

Long Range Planning/Economic Development

As outlined in this department's previous annual reports, the BCPlan is the first countywide planning effort since the late 1970's and represents a significant public-private partnership within the community. Development of the plan was coordinated by this department.

The goal of this collaborative effort was to develop a dynamic and sustainable economic development plan that is responsive to local conditions, resources and needs. The action plan was developed in an effort to foster economic diversification, generation of wealth, sustainable development and a high quality of life for Broome County residents.

Following a year long planning process that included a significant level of public participation, the BCPlan was completed in September 2002 and was formally accepted by the Broome County Legislature, through Resolution 476, in October 2002. Immediately following completion of the plan, and as recommended in it, the Greater Binghamton Coalition (GBC) was formed to lead implementation efforts within the community. The GBC is a unique consortium of key community leaders representing a number of regional agencies. They include the following:

Binghamton University President Lois DeFleur
Broome County Executive Jeffrey Kraham
Broome County Legislative Chairman Daniel Schofield
Broome County Industrial Development Agency Chairman George Akel
Broome-Tioga Workforce Development Board Chairman Michael McNally
Broome Chamber Chairman James Orband
Partnership 2000 Chairman John Fitzsimmons
Southern Tier Economic Development Council Chairman Marc Newman

The coalition is supported by a management team made up of directors and staff of the member organizations, including the Commissioner of Planning and Economic Development. Patrick Doyle, Executive Director of the Broome-Tioga Workforce Development Board, serves as Director of the GBC.

Although the plan addresses a multitude of needs, issues and recommendations, the GBC identified ten specific action items within four priority areas to be initiated within a 12-18 month time period. The priority areas include marketing, workforce development, land use/downtown revitalization and resources/funding.

During 2003, the GBC and management team commenced work on these priorities. The Planning Department has been directly engaged in numerous activities and initiatives set forth in the plan and by the GBC, particularly those related to downtown revitalization, infrastructure improvements, gateway and strategic corridor improvements, site development/redevelopment, and countywide comprehensive land use planning.

During 2003, the department partnered with local, state, and regional planning and economic development agencies as well as with state and federal officials to facilitate job creation and business development. The department provided technical assistance to developers, site selectors, municipalities and community organizations with respect to land use/zoning issues, environmental concerns, stormwater management, GIS services, infrastructure needs, available incentive programs, grantsmanship, and brownfield redevelopment.

Brownfields

Consistent with the goals of the BCPlan and GBC, the Planning Department has established redevelopment of brownfield sites as a priority activity. Working in partnership with the EMC's Brownfield Committee, staff has developed a comprehensive inventory of brownfield sites that is linked with the County's GIS. Additionally, the department has led efforts to promote brownfield redevelopment through education and outreach, partnership building, and establishment of funding opportunities for brownfield activities.

In the summer of 2002, the U.S. Department of Environmental Protection Agency (EPA) announced a grant award to the department of \$200,000 for the Brownfield Assessment Program. Those funds will be used to conduct site characterization, engineering evaluations and pre-remedial/redevelopment planning for three to five brownfield sites in the County.

In 2003, the Planning Department coordinated the Request for Qualifications process that resulted in the selection of two consultants: O'Brien and Gere and Clough, Harbour and Associates. The Department also secured EPA approval to work on the first site under this program: 312 Maple Street in the Village of Endicott. Planning Staff made a presentation regarding a second site, Endicott Forging, at one of the EPA's Inter-Agency Work Group meetings. As a result of that presentation, the EPA's Removal Group and a team from the New York State Department of Environmental Conservation began testing at the site and in the surrounding neighborhood. Pending the outcome of those tests, the Endicott Forging site may be the second site evaluated under the County's Brownfield Assessment Program.

In April 2003, the department participated in a regional conference on brownfields sponsored by Senator Hillary Clinton. Panelists included some of the leading authorities on brownfields and agencies directly engaged in brownfield cleanup and redevelopment. Attendees included government officials, economic development agencies, realtors, developers, engineering firms, attorneys, and financial institutions.

Geographic Information System (GIS) Development

During the past year, the Planning Department undertook several important projects with respect to GIS. The department continued to add GIS data layers and applications as well as offer its services to other county departments and local municipalities. Specific projects are discussed below.

- **Internet Mapping**

The Voting Information System, created in 2002, was made available to the public in 2003 from the Board of Elections web page on the county website.

Several new Internet Mapping applications were created in 2003. The Census Block Viewer simply allows a user to view census blocks in the county. The Census Tract Locator allows a user to locate Census Tract numbers by entering an address or clicking on the map. Both of these applications were developed in response to continual requests by the public for this information, particularly among the banking and real estate community. The 2002 Aerial Photo Viewer, similar to the 1999 Aerial Photo Viewer, allows a user to navigate around the county, viewing aerial photography. In addition, users can locate addresses or create labels on the map.

Finally, and perhaps most significantly, the Parcel Information System was developed. With this state of the art system, a user can view parcel/assessor information for any town or village in the county. Layers such as zoning, aerial photography, slope, and contours can be added or deleted from the view. Users can find adjoining owners within X number of feet of a selected parcel to create mailing lists for notification purposes.

Several county departments began using the Parcel Information System during 2003. Additionally, the Towns of Kirkwood and Conklin were provided with training and given access to the applications for testing purposes in anticipation of release of the system to all municipalities in 2004.

Due to the fact that the City of Binghamton maintains its own assessment files and digital parcel files in a format different than that of the county, the parcel system currently does not include information for the city. However, during 2003, this department worked with the City's Planning and Engineering Departments to identify the most efficient means of integrating county and city files. It is anticipated that this work will be accomplished in the upcoming year.

- **Mapping and Data Resources**

The Department of Planning and Economic Development serves as the principal repository for demographic, land use and other geographic data within the county. During 2003, the department generated maps and statistical reports for the public and other county departments such as Aviation, Elections, OFA, Youth Bureau, Health Department, Solid Waste, CASA, and the Dog Shelter. As Broome County Government has increased its direct involvement in economic development, the department's role as a resource center for these economic development efforts also has expanded significantly. Mapping and reporting services were provided to economic development agencies including the Broome County Industrial Development Agency, Empire Zone program and local development corporations.

New maps created include Town of Conklin Zoning, City of Binghamton Council Districts (both city-wide and individually), Binghamton Regional Airport Catchment Area, Public Safety Zones and Facilities, Agricultural District # 5 Eight-Year Review, and 2003 County Land-use. The department also created a number of custom maps and reports for the public and other community agencies.

The department also provided ancillary services such as flood plain documentation and historic air photo searches.

- **GIS Data Layers**

GIS files created or updated during 2003 include town and village tax parcels, county zip codes, Sheriff patrol zones, City of Binghamton police beats, and city council districts. In addition, 2002 aerial photography was delivered from NYS to the county.

- **GIS Administrator Position**

Perhaps most important to the county's efforts to expand its GIS capabilities was the appointment of a full-time GIS Administrator in 2003. Doug English, former Planner, was appointed to this newly established position in early 2003. With his expertise in all aspects of GIS management and development, Doug has begun to create a state of the art system not only for county government use but eventually for public access as well.

Grant Writing and Administration

The Planning Department provides valuable technical assistance to other county departments, local governments, and community organizations in the areas of grant

research and writing, as well as environmental review assistance. In addition to this work, the department directly administers grants on a regular basis.

In 2003 Broome County was awarded \$314,000 in federal funds for the development of a computer and video forensics lab. This award was the result of close collaboration between Planning Staff, Broome County Security Division, and the staff of Information Technology. The 2003 grant was an earmarked appropriation by U.S. Senator Chuck Schumer.

During 2001, the Planning Department performed the necessary environmental reviews and provided technical assistance to the Office for the Aging for the administration of their successful New York Small Cities Program grant application. The grant provided \$600,000 for the construction of a much-needed senior center in Whitney Point to serve the towns of Triangle, Lisle, Nanticoke, and Barker. The center was largely constructed in 2002 and opened in 2003.

Also in 2001, the Planning Department secured a \$79,719 grant from U.S. Housing and Urban Development's Disaster Recovery Initiative. The grant provided funds to clean up debris left behind from the tornadoes that struck the county in 1998. During 2002, Planning staff prepared bidding documents and oversaw the majority of the work at two properties in the Town of Binghamton. In 2003, reseeding and minor clean up was completed and the grant was closed out.

During 2003, Broome County Government was invited by the Governor's Office for Small Cities (GOSC) to submit an application for economic development assistance to benefit Endicott Interconnect Technologies, Inc. The Planning Department was charged with preparing the preliminary evaluation questionnaire and compiling all required documentation. Funds will be used for the acquisition of machinery and equipment in exchange for the creation of 150 jobs to be made available to low and moderate income persons.

Finally, the department provided varying levels of technical assistance to several County departments, municipalities and outside agencies in their respective grantsmanship efforts.

Wastewater Management

For many years, the issue of centralization or consolidation of sanitary wastewater management systems within the county has been an issue of concern and debate among area government and business leaders. Many of the apparent deficiencies in the existing systems within the county, including inadequate capacity, declining infrastructure and jurisdictional conflicts, have given rise to a belief that Broome County government should play a more prominent and coordinative role in wastewater management.

In March 2001, the Broome County Legislature authorized an agreement with the Albany based consulting firm, the Hudson Group, LLC, to undertake a comprehensive study of wastewater management throughout Broome County. Specifically, the consultants were charged with the task of determining the feasibility of County involvement in wastewater management and recommending a prescribed course of action for County government.

The objective of this initiative was to ensure that there will be an adequate and efficient wastewater treatment system within the county as a whole (including both sewered and non-sewered areas) to meet the needs for future growth and development, while protecting the health and safety of all residents.

Development of the plan was coordinated by the Planning Department, with oversight by a project steering committee. The plan was completed in late 2002, with a presentation to the County Legislature made in December 2002. The plan was formally accepted by the Legislature, through Resolution 41, in February 2003. In accepting the plan, the Legislature authorized the County Executive, in cooperation with the Legislature, to analyze the recommendations contained in the report and to undertake implementation of those recommendations deemed appropriate by the Legislature, including negotiating with local municipalities and boards.

Municipal Planning Assistance

During 2003, the Planning Department continued its long tradition of providing technical assistance to communities interested in developing or revising their comprehensive plans.

Two towns, Triangle and Dickinson, substantially completed their comprehensive plans in 2003. For the Town of Triangle, this was their first comprehensive plan. The Department of Planning and Economic Development worked closely with the Town to develop this plan. Planning Staff prepared and distributed surveys, assembled and mapped land use data, cataloged infrastructure and community facilities, and collected demographic data for the plan. The draft comprehensive plan was delivered in November 2003. Adoption by the Town of Triangle is expected in the Spring of 2004.

By the end of 2003, the Planning Department and the Town of Dickinson were in the final stages of completing the first update to the Town's comprehensive plan since its adoption in 1985. Since that time, the Town has experienced substantial changes. Among other developments, there has been construction of a hotel, a multiplex movie theater and a major restaurant on the former 'Garden Plots' site. The plan update is undergoing final revisions. Adoption of the plan update is expected in early 2004.

During 2003, the Planning Department began working with the towns of Chenango and Conklin on comprehensive plan updates. Both towns are taking an active role in preparing their updates, but they are relying on the Planning Department for guidance, technical assistance and mapping. It is hoped that both updates will be completed in 2004.

During the latter part of 2003, the Planning Department partnered with the Broome County Office for Aging, Delaware County Planning, Delaware County Office for Aging, the Village of Deposit, the Town of Sanford and the Town of Deposit (Delaware County) to address long standing issues pertaining to various community service needs, including those of the senior population. By the end of the year, the group had recommended that a community needs assessment and implementation plan be developed. This department applied for funding to the Hoyt Foundation and was notified of an award in early 2004. These funds will be matched with an award by the O'Connor Foundation in Delaware County.

Land-use Reviews

New York State General Municipal Law §239 (l) & (m) mandates county review of designated land-use and zoning proposals within the county. These comprehensive project reviews are undertaken to address potential county-wide or intermunicipal impacts of proposed projects. Serving as the lead agency for these reviews, the Planning Department coordinates its responsibilities with a number of departments and agencies, including, but not limited to, BMTS, Broome County Department of Public Works (Highway Division), Broome County Health Department, the Environmental Management Council, and NYS Department of Transportation. During 2003, the Planning Development reviewed and rendered advisory opinions on 269 such proposals, a 15% increase from 2002. A complete list of these projects is included as an addendum to this report.

Planning and Zoning Seminars

An integral part of the Planning Department's technical assistance program to local municipal officials involved in the field of land use planning is the sponsorship of Planning and Zoning Seminars.

In affiliation with the New York State Department of State and the Department of Environmental Conservation, the department hosted three seminars in 2003. "Effective Sign Control" was developed to introduce local boards to a broad range of techniques available to control signage within their community. "Natural Gas Drilling" was presented in an effort to educate municipalities and interested citizens on various aspects of natural gas drilling, an activity that has increased significantly within the southern tier. Finally, the department sponsored training on "Stormwater Control for Project Review Boards" as part of its efforts to inform municipalities and those involved in construction activities about the newly implemented Phase II Stormwater Regulations.

The Planning Department partnered with the American Planning Association and surrounding county planning departments in sponsoring the seminars. In 2003, the workshops were once again offered free of charge, with attendance averaging over 50 individuals at each session.

Broome County Empire Zone

Broome County Government is a member community of the Broome County Empire Zone and is a signatory to the intermunicipal agreement. As such, the county provides in-kind and cash contributions to the administration of the zone. In-kind contributions include technical assistance, mapping and website support.

The Planning Department continues to maintain the Empire Zone website, which was developed by Chief Planner Frank Evangelisti. Located at www.broomezone.com, the web site has information on zone incentives, a description of the local economic base, and complete maps of the Broome Empire Zone.

Chief Planner Frank Evangelisti continued to serve on the administrative board of the Empire Zone in 2003.

Broome Corporate Park

The department continued to monitor the County's interests and contractual obligations at the Broome Corporate Park in the Town of Conklin. It also provides any assistance requested by the professional development agencies in their respective efforts to bring corporate entities as clients to the Park.

Storm Water Phase II

Toward the end of 2002, the New York State Department of Environmental Conservation (NYSDEC) began the rollout of new federal Stormwater Phase II regulations. These broad reaching rules have many implications for Broome County Government, its constituent municipalities, and local construction projects.

To assist with this rollout, Broome County Planning teamed up with NYSDEC, the Broome County Soil and Water Conservation District, and the Southern Tier East Regional Planning and Development Board. Planning's role has been to help coordinate the effort and educate municipalities and developers as to what will be required under the new rules. During 2003, the department participated in numerous activities designed to educate municipal officials, developers and others about the Phase II regulations. The department coordinated efforts to establish a coalition and an intermunicipal agreement with the fifteen MS4 communities in Broome and Tioga Counties. Under the auspices of the Soil and Water Conservation District, the coalition submitted an application for funding to the DEC for financial assistance to achieve Phase II compliance. Additionally, the department participated in numerous outreach efforts and conducted training programs.

Construction Report

Annually, the Department of Planning and Economic Development compiles the Broome County Construction Report. The report provides building permit activity, by municipality, for new construction and improvements of residential and non-residential buildings. As an indicator of growth patterns and trends, it is a useful tool for individuals in government and business who are involved with land-use planning, infrastructure improvement, housing and economic development.

During the past year, the 2002 construction report (along with 10 year trends) was prepared and posted on the County's website, www.gobroomecounty.com. Recently, 2003 data has been compiled and included in this report as an addendum. It should be noted that although the total number of building permits issued during 2003 decreased slightly (-7.5%) from 2002, the total value of permits issued increased by more than 15% from the previous year.

Capital Improvement Program

As mandated by the Broome County Charter and Administrative Code, the Commissioner of Planning and Economic Development, with technical assistance from

planning staff, reviews, evaluates and rates County departmental requests for projects to be included in the County's Capital Improvement Program (CIP). The Planning Department's recommendations for the 2004 CIP were completed on schedule and submitted to the Director of Budget and Research for review and final action by his office and by the Capital Programs Advisory Committee for ultimate inclusion in the 2004-2009 Capital Improvement Program. As a member of the Capital Improvement Advisory Committee, the Commissioner of Planning and Economic Development participated in the final review process.

Agricultural District Review

Under Article 25AA of NYS Ag & Markets Law, Agricultural Districts are established to encourage the continued use of farmland for agricultural production using a combination of incentives and protections.

The Planning Department participates in the 8-year reviews of the county's 3 agricultural districts by providing mapping services, data analysis and a final report. The reviews are coordinated with Cornell Cooperative Extension and the Broome County Legislature. During 2003, the department completed the 8-year review of Agricultural District #5. District #5, which is the largest of the county's 3 districts, covers most of the towns of Lisle, Triangle, Nanticoke, and Barker and a portion of the Town of Maine. It also includes parcels in the Village of Lisle and one parcel in the Village of Whitney Point.

Under recent revisions to 25AA and beginning in 2004, counties must also conduct annual reviews for properties requesting inclusion in a district.

Committees

The principal committee or board associated with the Department of Planning and Economic Development is the Broome County Planning and Economic Development Advisory Board (PAB). This statutory board, which provides advice and guidance to the Commissioner and staff on planning matters, convened bi-monthly throughout the year. The PAB played an instrumental role in advocating for the need for a countywide plan and provided valuable input to the BCPlan. During the past year, PAB has been active in supporting implementation activities in furtherance of the BCPlan.

The Commissioner and staff of the Planning Department serve on a number of boards, committees and subcommittees of a variety of organizations including, but not limited to the following:

- Greater Binghamton Coalition Management Team
- Broome County Charter Commission (staff liaison)
- The Southern Tier East Regional Planning and Development Board (STERPDB), and its various subcommittees
- The Broome County Empire Zone Board
- The Binghamton Metropolitan Transportation Study (BMTS) Planning Committee
- The Broome County Environmental Management Council (EMC)

- Broome County Agricultural and Farmland Protection Board
- Broome County Capital Programs Advisory Committee
- The Broome County Records Management Advisory Committee
- The NYS DEC Region VII Open Space Advisory Committee
- Deposit Community Needs Assessment Steering Committee
- Susquehanna Heritage Area Commission
- American Planning Association, Upstate Chapter, Southern Tier Section
- NYS Association of County Planning Directors
- The Town of Vestal Corridor Study Steering Committee
- Broome County Aging Futures Data Committee
- Local Emergency Planning Committee
- Broome-Tioga Stormwater Coalition

Personnel

During 2003, the Planning Department was fortunate to fill vacant positions with highly qualified and experienced planning professionals. In March 2003, Lora Zier became the department's Senior Planner. In June of 2003, Jeremy Evans was hired as Planner.

As indicated previously, the department also hired its first full-time GIS Administrator in 2003, a position established by the Legislature to serve as the countywide coordinator of all GIS related activities. Doug English, former Planner within the department, was appointed to the position in early 2003.

BINGHAMTON METROPOLITAN TRANSPORTATION STUDY

The Binghamton Metropolitan Transportation Study is designated by the Governor to carry out Federally mandated regional transportation planning functions for the Binghamton metropolitan area. The BMTS Central Staff, administratively housed within the Department of Planning and Economic Development, performs all of the technical tasks to support the planning process. These tasks are enumerated in the Unified Planning Work Program, approved each year by the BMTS Policy Committee. In 2003, BMTS Central Staff comprised five full time professionals, one part time support position, and two seasonal aides.

Long Range Planning *TRANSPORTATION TOMORROW:2025* was adopted by the BMTS Policy Committee in March 2000. This year saw continuing work on implementing the plan, particularly through the conduct of planning studies on two of the identified High Priority Metropolitan Corridors

The Vestal Corridor Study was completed. The study developed a range of land use development scenarios, and examined a number of transportation alternatives, including new bridges, ramp closures, additional lanes, spot improvements in the vicinity of Binghamton University, and improvements to pedestrian safety. BMTS continues to assist the New York State DOT in the development of specific capital projects in the vicinity of NY 434/Rano/Sycamore and NY 434 and Vestal Road in the vicinity of Binghamton University.

BMTS Central Staff is working in close cooperation with the City of Binghamton on the implementation of the Binghamton Gateway Vision Plan. The City identified as its priority from among previously studied gateway streets the segment of Court Street from its interchange with North Shore Drive to Water Street. BMTS has developed initial design concepts and participated in public outreach to determine interest among downtown property and business owners and residents.

Traffic Engineering and Project Development BMTS Central Staff continues to provide professional traffic engineering assistance upon request and at no cost to Broome County and local governments within the metropolitan area. In 2003, BMTS responded to requests ranging from independent review of traffic impact studies for site development to studies of safety and traffic operations at various intersections. This work ensures that municipalities can respond with appropriate professional standards to these issues. BMTS cooperates with the Planning Department in the review of §239 (l) and (m) actions; these are certain classes of local land use actions that require county review. BMTS receives as many as 25 requests for engineering assistance each quarter. The senior BMTS traffic engineer also participates in and provides technical assistance to the City of Binghamton Traffic Board, and the NYSDOT Region 9 Site Impact Review Committee.

BMTS made substantial progress on a project to develop Intelligent Transportation System (ITS) Regional Architecture. ITS refers to the application of advanced technology to transportation in terms of real time system monitoring, system control, and traveler information. Stakeholders were engaged across a number of disciplines, including transportation operations, maintenance, and safety; public safety and emergency services; and motorist information. Their input helped identify the traveler

services that could be provided by ITS deployments. The Regional Architecture is slated for adoption in early 2004; it will then provide the reference for deployment of all ITS projects and strategies in the metropolitan area.

Project development activities focus on working with NYSDOT on the scoping and preliminary engineering of metropolitan area Federally funded capital projects. This includes the determination of the objectives that the completed project must address, and the traffic operations, engineering, and environmental analysis that leads to the development of a limited number of design alternatives. In 2003, BMTS staff took on a full oversight role for Federal aid projects being managed by local municipal governments. Projects that required significant involvement this year include the City of Binghamton's Court Street Bridge rehabilitation and the proposed intersection reconstruction at Front and Clinton Streets; and the reconstruction of North Street in the Village of Endicott.

BMTS continued to participate with NYSDOT in the scoping and preliminary engineering and design of projects including the Route 17/I-86 Prospect Mountain reconstruction. BMTS provides traffic forecasts for project developers from the Binghamton Regional Travel Model.

Pedestrian and Bicycle Planning BMTS Central Staff continued to work on the Greenway Implementation Plan. We were pleased to participate in the inauguration of the Otsiningo Park trail extension, funded through the Federal Surface Transportation Enhancement Program.

BMTS was extremely pleased to be one of only nine metropolitan planning organizations in the nation to receive a grant from the National Center for Bicycling and Walking to support a series of Walkable Communities Workshops. This grant also provides for national experts to come to Binghamton to conduct these hands-on workshops. The series of 8 workshops was held in May, 2003. Workshops were held throughout the metropolitan area, in Binghamton, Johnson City, Union, Chenango, Vestal, and Conklin. Local officials and residents participated, and generated interest and support for improving pedestrian safety.

Transit Planning BMTS Central Staff took the lead on continuing the development of the Binghamton Intermodal Transit Terminal project. BMTS developed a Request for Proposals, and led the process to select a design consultant. The team that was approved by the County Legislature is headed by Wendel Duscherer Architects & Engineers. They began work on the pre-design planning tasks in December. They expect that within 9 to 12 months all of the work will be completed to gain design/environmental approval from the Federal Transit Administration, enabling final design and a likely ground breaking in mid-2005.

BMTS continued to work with the Broome County Department of Public Transportation on a continuation of the Federal Transit Administration's Job Access Reverse Commute Grant. The money is being used to extend BC Transit service hours on weekday nights and on Saturday and Sunday beginning. Doing so was identified in the BMTS plan as the top priority in assisting people without cars in entry into the workforce. Initial ridership counts indicate the service is very successful in providing transportation to the target population.

Capital Programming At the request of the New York State Department of Transportation, a full five year update of the 2002-2006 Transportation Improvement Program was deferred because of uncertainties about available funding. Instead, a 2004-2006 program was adopted, adding no new projects to the existing final three years of the TIP.

Travel Demand Modeling and Geographic Information Systems BMTS continued to maintain its computerized Binghamton Regional Travel Model, which was used not only to produce traffic forecasts for the BMTS long-range plan, but also for a number of NYSDOT capital projects, including the Vestal Corridor Study and the I-86 Prospect Mountain reconstruction. BMTS staff participated in an effort of the NYS MPO Association to evaluate the current generation of travel demand modeling software. As a result, a decision was made to purchase VISUM/VISSIM. Work also continued on development and application of the ArcView based geographic information system (GIS) in cooperation with the Planning Department, with a variety of traffic items being added to the database. Staff training in ArcView was completed through the NYSMPOs.

Professional Development BMTS Central Staff Director Steven Gayle was elected to a second term as Vice President of the Board of Directors of the Association of Metropolitan Planning Organizations (AMPO) He was also reappointed Chair of the Policy Committee. AMPO represents the 375 metropolitan planning organizations in the country, providing a means of both technical information exchange and advocacy. Mr. Gayle led the effort of the Association to develop a position on the reauthorization of the Federal surface transportation programs by Congress. Unfortunately, Congress failed to act on time to pass a bill before the existing program expired on September 30. USDOT is now operating under a five month extension, through February 29, 2004.

Mr. Gayle also continued to serve on the "511 National Traveler Information Number" National Policy Committee, and on the Steering Committee of the National Coalition for Advancing Transportation Operations. He continued as an instructor for a series of Federal Highway Administration workshops entitled "Making Work Zones Work Better", focusing on the linkage between transportation planning and traffic operations.

Mr. Gayle had an article published in the Institute of Transportation Engineers *ITE Journal* entitled "Looking at Transportation Planning with an Operations Perspective". He participated in the development of ITE's "Smart Growth Transportation Guidelines: A Recommended Practice". He co-authored a series on consultant selection for the ITE Public Agency Council newsletter.

BMTS Traffic Engineer Charles Lee left in September to pursue a PhD in Transportation Engineering at the University of California at Davis, Institute for Transportation Studies. The position remained vacant at year's end.

BROOME COUNTY ENVIRONMENTAL MANAGEMENT COUNCIL

The Broome County Environmental Management Council (EMC) has advised county and local government on environmental matters since 1971. The local volunteer citizen environmental advisory board gathers and discusses environmental information and makes policy recommendations to County government. The Council also helps identify and draw attention to environmental concerns through public participation and education programs.

Two full-time staff facilitate the activities of the EMC: a Senior Environmental Planner, and an Environmental Analyst. The EMC is a division of and is housed within the Broome County Department of Planning and Economic Development, from which the EMC receives technical and mapping support services.

Council staff are responsible for such tasks as coordinating Council committees, implementing Council projects, facilitating public participation and input, fulfilling environmental information requests from various agencies and the general public, and providing technical assistance to the County and municipal governments about the New York State Environmental Quality Review (SEQR) procedures, among other things. Staff is also responsible for Council bookkeeping, including preparation of the EMC's annual budget and work program, in addition to administering a year-round student internship program.

Information on 2003 activities and accomplishments will be forthcoming.

ADDENDA

- Staff Roster– Department of Planning and Economic Development
- Case Listing of Reviews Under N.Y. General Municipal Law 239
- Construction Report

**BROOME COUNTY DEPARTMENT OF
PLANNING AND ECONOMIC DEVELOPMENT**
As of December 31, 2003

Staffing

Julie M. Sweet, Commissioner

Planning and Economic Development Division

Frank Evangelisti	Chief Planner
Douglas English	GIS Administrator
Lora Zier	Senior Planner
Jeremy Evans	Planner
Susan Holly	Secretary

Binghamton Metropolitan Transportation Study

Steven B. Gayle	Director
Cynthia M. Paddick	Traffic Engineer
Charles Lee*	Traffic Engineer
John J. Sterbentz	Senior Transportation Planner
Scott E. Reigle	Transportation Planner
Cecelia Laurendeau	Account Clerk Typist

Environmental Management Council

Stacy Merola	Senior Environmental Planner
Joanna Corey**	Environmental Analyst

*resigned 9/03

**resigned 8/03

Reviews under Section 239 of NY General Municipal Law for 2003

Address	Applicant Name	Action Requested
City of Binghamton		
Not Applicable	City of Binghamton	Zoning Amendment
1 Glen Ave.	Janet Zablocki	Area Variance
10 Stuyvesant St.	James DiFulvio	Area Variance
23 Kattelville Rd.	Chenango Fenton Project/Mary Gell	Site Plan Review
171-177, 179 Clinton St.	Jerry Willard/First Ward Action Council	Site Plan Review
20 Exchange St.	Broome County YMCA	Site Plan Review - Series B
211 Court St.	Jeffrey Goldberger	Use Variance
1171 Vestal Ave.	Vincenzo Altadonna	Area Variance
253 Conklin Ave.	Gary Stevens	Area Variance
28 Exchange St.	Balbir Singh	Special Use Permit
Not Applicable	City of Binghamton	District Change
Broad Street	City of Binghamton	Special Use Permit
399 Court St.	Jack Sherman Toyota	Area Variance
399 Court St.	Jack Sherman Toyota	Site Plan Review
587 Conklin Rd.	John Burke/Burke Pest Control	Area Variance
68 Pine St.	Olinda Woolfolk	Area Variance
Not Applicable	City of Binghamton	Text Amendment
Not Applicable	City of Binghamton	Text Amendment
Not Applicable	Town of Fenton	Proposed Local Law
City of Binghamton	Not Applicable	Comprehensive Plan
1 Commercial Alley	Sina Abselet	Site Plan Review
17 Morgan St.	Tri-Cities Baptist Rescue Mission	Site Plan Review
604 Chenango St.	Community Bible Church	Area Variance
Town of Barker		
Charlotte Kenyon School	BlackBird Inc.	District Change
Town of Binghamton		
1457 Hawleyton Rd.	Jack Williams	Area Variance
Not Applicable	Town of Binghamton	Proposed Local Law
Town of Chenango		
1303 Upper Front St.	Buyers' Choice/Wayne Chariff	Site Plan Review
1 Kattelville Rd.	Glen Wood	Site Plan Review
1300 Upper Front St.	FGR Realty/Staples	Area Variance
1300 Upper Front St.	Staples/FGR Realty/G. Akel	Site Plan Review
1336 Upper Front St.	J. Klieger	Site Plan Review

Address	Applicant Name	Action Requested
1052 Upper Front St.	David Everett	Site Plan Review
1322 Upper Front St.	Rocking-M-Enterprises	Site Plan Review
1136 Upper Front St.	Cai Err Yong/Charles Tai	Site Plan Review
1529 NYS Rte. 12	Town of Chenango	Site Plan Review
1529 NYS Rt. 12	Town of Chenango	Site Plan Review
Not Applicable	Town of Chenango	Amend Local Law
1152 Front St.	Lawrence Brooks	Area Variance
1241 Upper Front St.	David Kost/Kost Tire	Site Plan Update
1241 Upper Front St.	Michael Kost	Area Variance
1250 Upper Front St.	Grande Pizza/Vincenzo Altadonna	Area Variance
5 Merrill Rd.	Tioga State Bank	Site Plan Review
1322 Upper Front St.	Anthony Paniccia & Mone Vicki	Site Plan Review
1336 Upper Front St.	Robrt Krom/AGF	Site Plan Review
14 Hoffman Dr.	Martin Bruet	Area Variance
1401-1405 Front St.	F. Dowling	Site Plan Review
1489 NYS Rte. 12	Gordon Thompson for Gerald Crosier	Special Use Permit
1536 NYS Rte. 12	Martin Johnson	Area Variance
1611 NYS Rte. 12	D. & D. Shultz	Area Variance
1626 NYS Rte. 12	Richard Begeal	Area Variance
17 Chenango Bridge Rd.	Four Square/Rick Haddock	Site Plan Update
18 Overbrook Dr.	Poplar Hill Estates/Guy Howard	Site Plan Review
1336 Upper Front St.	CBC Pharmacy	Site Plan Review
2 Hand Rd.	Brian & Dawn Phoenix	Area Variance
2 Terrace Ave.	Kenneth Mosher	Area Variance
224 Airport Rd.	V. Pettinato	Area Variance
1336 Upper Front St.	QSR Wireless Comm.	Site Plan Review
1448 Front St.	Susan Dillenbeck	Site Plan Review-Re-Occupancy
1401-1405 Front St.	F. Dowling	Site Plan Review
287 Fox Rd.	C. & S. Neville	Special Use Permit
3 LaFrance Rd.	J. & B. Bennett	Use Variance
40 Trafford Rd.	Peter Mooney	Use Variance
233 East Hill Rd.	The Sled Shop/M. Lumsden	Site Plan Review - Update
1336 Upper Front St.	Wallace Development	Area Variance
1336 Upper Front St.	Jackson Hewitt Tax Service	Site Plan Review
1136 Upper Front St.	Richard Annunziata	Site Plan Review
1336 Upper Front St.	Matruski Food Corp.	Site Plan Review
1439 Upper Front St.	O. Gonzales/Millstone	Amended Site Plan
1237 Upper Front St.	Kost Tire/David Kost	Site Plan Review
35 Broad St.	Marshall Champoux	Use Variance
1241 Upper Front St.	Davis Kost	Site Plan Review

Address	Applicant Name	Action Requested
1300 Upper Front St.	Bearsch Compeau Knudson	Site Plan Review Update
1436 & 1430 Upper Front St.	Bearsch Compeau Knudson	Site Plan Review
43 Hillside Dr.	Charles & Deborah Frampton	Special Use Permit
106 Aitchison Rd.	Viktor Kozubenko	Area Variance
1143 Upper Front St.	Rescue Mission/Anne Poole	Site Plan Review
1264 Upper Front St.	Hue Ho	Site Plan Review
1336 Upper Front St.	Apple Travel/D. Miller	Site Plan Review
1318 Upper Front St.	Kenneth Yannetti	Site Plan Review
1734 NYS Rte. 12	Bou-Maurad Elias	Site Plan Review
5 Maye St.	Cheryl Smith	Use Variance
1 Kattelville Rd.	Madman Development LLC	Site Plan Review - Re-Occupancy
42 Chenango Bridge Rd.	Cherlle & Joanathon Ruffo	Site Plan Review
1366 Upper Front St.	Myrna Card	Site Plan Review
63 Port Rd.	Albert Drozdowski	Special Use Permit
8 John Smith Rd.	Binghamton MSA Limited Partner	Special Use Permit
149 Smith Hill Road	V.J. Dekar	Area Variance
149 Smith Hill Road	V.J. Dekar	Area Variance
1052 Upper Front St.	David Baker	Site Plan Review
Town of Colesville		
3518 NY Rte. 79	Neale Farrell	Site Plan Review
366 Sanitaria Springs Rd.	Donald Winfield	Area Variance
Town	Town of Colesville	Text Amendment
Town of Colesville	Town of Colesville	Text Amendment
10 Sanitaria Springs Rd.	Peter Axtell	Use Variance
Town of Conklin		
1026 Conklin Rd.	Peoples National Bank	Use Variance
116 Woodcrest Way	Douglas Allen	Area Variance
2,6,8 Barbara Ave.	Regina Giammarino	Site Plan Review
28 Roxbury	Hazel Burrows	Area Variance
29 Pierce Creek Rd.	Edward Latting	Area Variance
353 Woodside Ave.	Timothy Buck	Use Variance
4 Sharon Dr.	Mark Bordeau	Area Variance
4315 Murphy Rd.	David Knapp	Area Variance
7 Wilcox Rd.	Jane Weber	Area Variance
US Route 11	Town of Kirkwood	District Change
878 Conklin Rd.	Hobart Stone	Site Plan Review
Town of Conklin	Town of Conklin	Proposed Local Law
Town of Conklin	Town of Conklin	Proposed Local Law
Not Applicable	Town of Conklin	Proposed Local Law

Address	Applicant Name	Action Requested
197 Felters Rd.	Keystone Assoc/Woodcrest Estates	Subdivision
1157 Conklin Rd.	S. Kasmarcik	Site Plan Review
380 Broome Corp. Pkwy.	Co-Operative Feed Dealers, Inc.	Site Plan Review
Town of Dickinson		
316 Glenwood Rd.	Town of Dickinson	District Change
Town of Fenton		
17 1/2 Canal St.	Candice & Vincent Yatsinko	Site Plan Review
1182 Chenango St.	Children's Home of Wyoming Conference	Area Variance
71 West Service Rd.	Robert & Kenneth LaDue	Site Plan Review
13 East Niles Rd.	Linda Smith	Site Plan Review
87 NYS Rte. 369	Benjamin Daniels	District Change
Not Applicable	Town of Fenton	Text Amendment
Town of Kirkwood		
Grosset Drive	40 Grosset Drive LLC	District Change
1006 NY Rte. 11	Willow Run Foods	Site Plan Review
1743 Rte. 11	Akratum Mfg.	Site Plan Review
1833 NY Rte. 11	Poe Williams	Site Plan Review
23 Langdon Park Drive	Town of Kirkwood/Bruce Reed	Area Variance
2186 NY Rte. 11	S. & G. Rychlewski	Other
27 Golden St.	Steven Mattson	Site Plan Review
28 Crescent Drive	Lewis Brown	Site Plan Review
32 Acre Place	Neil Rowe	Area Variance
33 Kirkwood Gardens Rd.	Robert Bloazicek	Area Variance
454 Stratmill Rd.	NYSEG	Site Plan Review
Stratmill & Victoria Drive	Kirkwood Housing Group	Site Plan Review
601-607 Upper Court St.	John Boyd	Site Plan Review
Not Applicable	Town of Kirkwood	Text Amendment
Not Applicable	Town of Kirkwood	Text Amendment
Not Applicable	Town of Kirkwood	Proposed Local Law
73 Zimmer Rd.	Cheri & Jeff Carpenter	Proposed Local Law
634 Court St.	Stuart Kazmarcik	Site Plan Review
9 Krager Rd.	Ruth Osteen	Area Variance
975 NY Rte. 11	St. Mary's church/P. O'Malley	Area Variance
Not Applicable	Not Applicable	Zoning Text Change
Not Applicable	Town of Kirkwood	Text Amendment
5 Spud Rd.	Tarco Steel, Inc.	Site Plan Review
Town of Maine		
155 Sherder Rd.	AT&T Wireless	Special Use Permit

Address	Applicant Name	Action Requested
1742 Airport Rd.	Karen Comfort	Area Variance
2177 Airport Rd.	David Harkness	Area Variance
227 Edson Rd.	Larry Plac	Area Variance
2523 NYS Rtoue 26	Lewis Russo, Diane Downton	Area Variance
Route 26 and Route 38B	Robert, Pamela & Jon Allen	Site Plan Review
2104 Airport Road	Anatoliy Pradun	Site Plan Review
622 Edson Rd., Lot #5, #9	BCN Properties	Area Variance
508 Ashley Rd.	Troy & Kellie Smith	Area Variance
Bridan Lane	Rodney Gallagher	District Change
134 Old Newark Valley Rd.	Todd Woodward	Area Variance
Not Applicable	Town of Maine	Proposed Local Law
Town of Sanford		
703 Oquaga Lake Rd.	Tom Davis	Use Variance
9 Tenant Rd.	David & Anita Sexton	Area Variance
Town of Triangle		
Not Applicable	Not Applicable	Proposed Resolution
Not Applicable	Town of Triangle	Proposed Local Law
Not Applicable	Town of Triangle	Proposed Local Law
Not Applicable	Town of Triangle	Proposed Local Law
Town of Union		
12 Frederick St.	Ronald Brock	Area Variance
1329 Campville Rd.	Mountain Top Ministries	Special Use Permit
90 & 135 Dimmock Hill Rd.	Margaret Mee	Determination
140 Kot Rd.	Jean Kot	Area Variance
1550 Union Center Maine Highway	Roman Samansky	Site Plan Review
1600 Union Center Maine Highway	Vladimir Naumov	Site Plan Review
169 Hillside Terrace	Kenneth DelBianco	Subdivision
1845 Union Center Maine Highway	Angelo Ferrara	Use Variance
2301 E. Main St.	William Stewart	Site Plan Review
2301 E. Main St.	David Bennett	Site Plan Review
2910 E. Main St.	Al Belardnelli	Site Plan Review
2910 E. Main St.	Al Belardinelli	Area Variance
n/a	Town of Union	District Change
Not Applicable	Town of Union	District Change
1310 Union Center Maine Highway	Town of Union	District Change
3652 George F. Highway	Uptown Auto Sales	Site Plan Review
510 Hooper Rd.	Tioga State Bank	Site Plan Review
522 Hooper Rd.	Amerada Hess	Area Variance

Address	Applicant Name	Action Requested
525 Hooper Road	Endwell Christian Church	Special Use Permit
525 Hooper Rd.	Christ Church	Area Variance
695 Main St.	Richard Trencansky	District Change
532 Hooper Rd.	Conti Jewelers	Site Plan Review
532 Hooper Rd.	Conti Jewelers	Area Variance
603 Carl St.	Dennis & Loretta Grace	Area Variance
605 Carl Street	Carol Howell	Area Variance
695 Main St.	Richard Trencansky	Use Variance
7 South Ave. B	D. Giannicchi	Area Variance
1310 Union Center Maine Highway	Stacey Matisi	District Change
720 Wallace St.	T. Bartleson	Area Variance
731 Hooper Rd.	Our Saviour Lutheran Church	Special Use Permit
837 Anne Lane	RW Properties	Area Variance
964 Taft Ave.	Lloyd Knecht	Use Variance
4101 Watson Blvd.	Not Applicable	District Change
NA	Town of Union	Text Amendment
1704 - 1714 Union Center Maine Highw	Jason P. Miller	Site Plan Review
169 Hillside Terrace	Kenneth DelBianco	Subdivision
Not Applicable	Town of Union	Text Amendment
929 East Maine Rd.	Terry Edwards	Area Variance
642 Morlando Dr.	Jodi Wesoloski	Area Variance
1310 Nanticoke Dr.	Stacy Matisi	District Change
1320 Campville Rd.	Endicott Feed & Tack	Variance
Town of Vestal		
100 Powderhouse Rd.	Claude & Alice Amideneau	Special Use Permit
1203 Vestal Rd.	R. & H. Seidel	Area Variance
156 Powderhouse Rd.	Lisa Thomson	Area Variance
1909 Vestal Rd.	Francis Gaynor	Area Variance
1919 Vestal Parkway E	Long John Silver & A & W Restaurant	Site Plan Review
2220 Vestal Rd.	Robert Kashou/STSC	Area Variance
2516-2520 Vestal Parkway E.	Cornelius Enterprises	Site Plan Review
2424 and 2528 Vestal Parkway E	Gary Sloan	Site Plan Review
3033 Vestal Rd.	Bob Murphy, Inc.	Site Plan Review
3113 Vestal Parkway E.	Serafini Nissan Volvo	Area Variance
3113 Vestal Parkway E	Serafini	Site Plan Review
3460 Vestal Parkway E.	Miller Office Building/John Miller	Use Variance
3460 Vestal Parkway E	Ralph & Marline Frey	Use Variance
3469 Vestal Parkway E.	Sawtelle Development	District Change
3708 Vestal Pkwy East	Newman Development Group	Site Plan Review
3801 Vestal Parkway E.	Marchuska/Credit Carco	Site Plan Review

Address	Applicant Name	Action Requested
404 Front St.	Martin Klucks	District Change
441 Commerce Rd.	Mayer & Son Inc.	Aquifer Permit
4480 Vestal Rd.	Bing/JC Joint Sewage Treatment	Area Variance
n/a	Town of Vestal	District Change
2524 Vestal Parkway E	Lapsiwala	District Change
3417 - 3465 Vestal Parkway E.	Colonial Properties	Rezone
Vestal Parkway E.	FGR Realty	Site Plan Review
4700 Vestal Parkway East	Ambling Development Company	Site Plan Review
Vestal Parkway East	Dr. Lapsiwala	Use Variance
3465-3417 Vestal Parkway E.	D. & H. Kradjian	Site Plan Review
Sunrise Place	Sunbriar Estate/Kradjian Prop.	Subdivision
Torrance Ave.	Vestal Villas, Inc.	District Change
Vestal Parkway East	John & Judy Miller	Site Plan Review
Vestal Rd.(Previous Wholesale Electric)	JFM Real Estate	Site Plan Review
Town of Windsor		
159 McNair Rd.	AT&T Wireless	Special Use Permit
1208 Old Rte. 17	Scott Pierson	Site Plan Review
159 McNair Rd.	AT&T Wireless	Special Use Permit
Village of Endicott		
300 Oak Hill Ave.	St. Anthony of Padua Church	Area Variance
Village of Johnson City		
130 Oakdale Rd.	Bella Prima Enterprises,/Klement Orthopae	Site Plan Review
15 Avenue B	Avenue B Apartments, LLC/Robert Olcott	Site Plan Review
157 Oakdale Rd./760 Harry L Drive	Empire Federal Credit Union	District Change
36-40 Hudson St.	John Burns/Ron Graham	Special Use Permit
23 Riverside Dr.	Catherine Cornelius	Site Plan Review
23 Riverside Drive	Wilber National Bank	Site Plan Review
23 Riverside Drive	Norman Davies/Wilbur National Bank	Site Plan Review
n/a	Village of Johnson City	District Change
n/a	Village of Johnson City	District Change
251 Main St.	Ollie Gonzales	Site Plan Review
280 Main Street	Jason Mao	Site Plan Review
34 Main Street,	Sharon Coury	Site Plan Review
387 Riverside Dr.	Yan Cui	Special Use Permit
39 North Broad St.	Susan Dillenbeck	Site Plan Review
44 Main St.	Badshah Khan	Site Plan Review
455 Main St.	Gary Shoemaker/The Coin Shop	Area Variance
60 Lester Ave.	Country Valley Industries	Site Plan Review

Address	Applicant Name	Action Requested
601 Riverside Drive	United MedManagement Inc.	Amended Special Permit
62 Lusk St.	United MedManagement	Special Use Permit
757 Harry L. Drive	Chris Butora	Amended Site Plan Review
805 Valley Plaza	Terminix	Site Plan Review
Deyo Hill Road	Edward Suar	Subdivision
San Marco Dr & Oakview Dr	Dellapenna Park Subdivision/Roseanne Del	Subdivision
21 Endwell St.	Town of Union	Area Variance
44 Main St.	Badshah Khan	Amended Site Plan Review
400 Harry L. Drive	Toys R Us/Kids R Us	Subdivision/PUD Amendment
Village of Port Dickinson		
23 Badger Drive	Marc & Ellen Robinson	Use Variance
4 Gregory Ave	Leona Chidester	Area Variance
8 Wayne Ave.	Cindy Kaufman	Area Variance
Not Applicable	Village of Port Dickinson	Text Amendment
Village of Whitney Point		
Not Applicable	Village of Whitney Point	Proposed Local Law
River Rd., Lot 16	Charles Franklin	Area Variance
River Rd.	Hazel Brainard	Area Variance
Route 11	First Baptist Church	Site Plan Review
Village of Windsor		
Not Applicable	Village of Windsor	Zoning

2003

Broome County Construction Data

*Prepared by the Broome County Department of Planning and
Economic Development*

Julie Sweet, Commissioner

Broome County Construction for 2002 and 2003

	Type of Permit	2002			2003		
		Number of Permits	Number of Units	Value of Permits (\$)	Number of Permits	Number of Units	Value of Permits (\$)
R E S I D E N T I A L	<i>New Single Family Detached</i>	243	243	\$37,398,712	200	200	\$31,092,900
	<i>New Single Family Attached</i>	41	41	\$982,147	2	2	\$200,000
	<i>New Mobile Homes</i>	80	80	\$1,994,200	83	83	\$2,543,500
	<i>New Mobile Home Parks</i>						
	<i>New Two Family</i>	1	2	\$100,000			
	<i>New Multiple Family</i>				6	234	\$17,300,000
	Total New Residential Construction	365	366	\$40,475,059	291	519	\$51,136,400
	Alterations, Additions, & Repairs	1,928		\$16,570,081	1,685		\$15,702,189
	Total Residential Construction	2,293		\$57,045,140	1,976		\$66,838,589
N O N R E S I D E N T I A L	<i>New Commercial</i>	34		\$18,106,395	23		\$6,956,336
	<i>New Industrial</i>	1		\$150,000	2		\$900,000
	<i>New Public/Semi-Public</i>	4		\$2,408,000	5		\$4,229,000
	<i>New Other</i>	46		\$232,400	109		\$1,317,917
	Total New Non-Residential Construction	85		\$20,896,795	139		\$13,403,253
	Alterations, Additions & Repairs	294		\$19,497,464	358		\$31,984,822
	Total Non-Residential Construction	379		\$40,394,259	497		\$45,388,075
	TOTAL CONSTRUCTION	2,672		\$97,439,399	2,473		\$112,226,664

Notes: Value of Permits in 2003 is approximate because no values were provided for 6 single-family (detached) permits, 14 mobile home permits, and 33 permits for alterations, additions and repairs.

COUNTYWIDE TEN-YEAR TREND -- PERMITS ISSUED 1994 - 2003

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
New Single Family Detached	136	62	63	92	134	185	147	185	243	200
New Single Family Attached	0	0	0	4	4	47	23	9	41	2
New Mobile Homes	**				113	119	94	89	80	83
New Mobile Home Parks	##	##	##	##	##	##	0	0	0	0
New Two Family	1	1	4	2	1	0	1	0	1	0
New Multi Family	2	3	6	1	0	2	0	0	0	6
Total New Residential	139	66	73	99	252	353	265	283	365	291
Alterations, Add. & Repairs	1,162	876	731	1,407	1,030	1,767	1,750	1,031	1,928	1,685
TOTAL RESIDENTIAL	1,301	942	804	1,506	1,282	2,120	2,015	1,314	2,293	1,976
New Commercial	14	20	41	28	33	39	36	51	34	23
New Industrial	3	3	3	4	4	3	1	5	1	2
New Public/Semi-Public	21	6	5	3	3	5	5	7	4	5
New Other	219	118	117	56	37	23	29	82	46	109
Total New Non-Residential	257	147	166	91	77	70	71	145	85	139
Alterations, Add. & Repairs	263	207	276	361	211	371	333	226	294	358
TOTAL NON-RESIDENTIAL	520	354	442	452	288	441	404	371	379	497
TOTAL CONSTRUCTION	1,821	1,296	1,246	1,958	1,570	2,561	2,419	1,685	2,672	2,473

Municipalities Reporting:

18/24 18/24 18/24 22/24 23/24 22/24 23/24 23/24 23/24 24/24 24/24

Notes:

- * Single Family Attached category begins in 1990
- ## New Mobile Home Park category begins in 2000
- ** New Mobile Homes data for 1992-1997 not available

COUNTYWIDE TEN-YEAR TREND -- VALUE 1994 - 2003

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
New Single Family Detached	\$11,226,375	\$7,878,000	\$7,931,165	\$8,899,495	\$18,206,292	\$22,482,265	\$19,921,904	\$27,036,757	\$37,398,712	\$31,092,900
New Single Family Attached	\$0	\$0	\$0	\$250,000	\$205,500	\$2,415,000	\$2,582,800	\$790,500	\$982,147	\$200,000
New Mobile Homes	##	##	##	##	\$1,922,883	\$2,657,139	\$1,640,900	\$1,870,100	\$1,994,200	\$2,543,500
New Mobile Home Parks	##	##	##	##	##	##	\$0	\$0	\$0	\$0
New Two Family	\$115,000	\$61,000	\$329,000	\$199,000	\$80,000	\$0	\$90,000	\$0	\$100,000	\$0
New Multi Family	\$200,000	\$978,750	\$3,978,750	\$724,500	\$0	\$1,750,000	\$0	\$0	\$0	\$17,300,000
Total New Residential	\$11,541,375	\$8,917,750	\$12,238,915	\$10,072,995	\$20,414,675	\$29,304,404	\$24,235,604	\$29,697,357	\$40,475,059	\$51,136,400
Alterations, Add. & Repairs	\$7,547,203	\$6,962,739	\$8,658,608	\$11,234,930	\$13,627,089	\$16,756,074	\$11,488,972	\$10,686,104	\$16,570,081	\$15,702,189
TOTAL RESIDENTIAL	\$19,088,578	\$15,880,489	\$20,897,523	\$21,307,925	\$34,041,764	\$46,060,478	\$35,724,576	\$40,383,461	\$57,045,140	\$66,838,589
New Commercial	\$4,663,120	\$4,976,000	\$17,659,330	\$16,416,620	\$16,077,424	\$27,529,700	\$11,762,500	\$22,281,900	\$18,106,395	\$6,956,336
New Industrial	\$1,298,000	\$1,037,000	\$27,400,000	\$21,140,000	\$9,417,000	\$6,390,000	\$35,000	\$2,326,396	\$150,000	\$900,000
New Public/Semi-Public	\$2,128,437	\$806,800	\$656,579	\$300,837	\$576,000	\$7,388,650	\$258,000	\$8,851,787	\$2,408,000	\$4,229,000
New Other	\$1,498,013	\$693,151	\$1,021,931	\$3,036,500	\$1,138,330	\$644,700	\$488,200	\$2,305,460	\$232,400	\$1,317,917
Total New Non-Residential	\$9,587,570	\$7,512,951	\$46,737,840	\$40,893,957	\$27,208,754	\$41,953,050	\$12,543,700	\$35,765,543	\$20,896,795	\$13,403,253
Alterations, Add. & Repairs	\$22,533,587	\$9,711,981	\$17,672,522	\$15,770,526	\$17,919,923	\$20,042,528	\$32,831,215	\$23,192,940	\$19,497,464	\$31,984,822
TOTAL NON-RESIDENTIAL	\$32,121,157	\$17,224,932	\$64,410,362	\$56,664,483	\$45,128,677	\$61,995,578	\$45,374,915	\$58,958,483	\$40,394,259	\$45,388,075
TOTAL CONSTRUCTION	\$51,209,735	\$33,105,421	\$85,307,885	\$77,972,408	\$79,170,441	\$108,056,056	\$81,099,491	\$99,341,944	\$97,439,399	\$112,226,664

Municipalities Reporting: 18/24 18/24 18/24 22/24 23/24 23/24 22/24 23/24 24/24 24/24

Notes:
 * Single Family Attached category begins in 1990
 ## New Mobile Home Park category begins in 2000
 ** New Mobile Homes data for 1992-1997 not available
 Value of Permits in 2003 is approximate because no values were provided for 6 single-family (detached) permits, 14 mobile home permits, and 33 permits for alterations, additions and repairs.

2003 BUILDING PERMITS - RESIDENTIAL

Municipality	New Single Family (Detached)		New Single Family (Attached)		New Mobile Homes		New Parks		New Two Family	
	Permits	Value	Permits	Value	Permits	Value	Permits	Value	Permits	Value
City of Binghamton	12	\$1,733,760	0	\$0	0	\$0	0	\$0	0	\$0
Town of Barker	3	\$430,000	0	\$0	10	\$185,000	0	\$0	0	\$0
Town of Binghamton	5	\$673,000	0	\$0	0	\$0	0	\$0	0	\$0
Town of Chenango	27	\$3,933,000	0	\$0	1	\$15,000	0	\$0	0	\$0
Town of Colesville	7	\$726,000	0	\$0	13	\$666,000	0	\$0	0	\$0
Town of Conklin	9	\$1,620,000	0	\$0	2	**	0	\$0	0	\$0
Town of Dickinson	3	\$490,000	0	\$0	0	\$0	0	\$0	0	\$0
Town of Fenton	8	\$1,109,120	0	\$0	15	\$661,500	0	\$0	0	\$0
Town of Kirkwood	8	\$1,049,000	0	\$0	0	\$0	0	\$0	0	\$0
Town of Lisle	3	**	0	\$0	9	**	0	\$0	0	\$0
Town of Maine	5	\$534,000	0	\$0	3	\$98,000	0	\$0	0	\$0
Town of Nanticoke	3	**	0	\$0	3	**	0	\$0	0	\$0
Town of Sanford	11	\$1,025,500	0	\$0	8	\$265,000	0	\$0	0	\$0
Town of Triangle	3	\$367,000	0	\$0	10	\$303,000	0	\$0	0	\$0
Town of Union	35	\$6,845,500	0	\$0	3	\$100,000	0	\$0	0	\$0
Town of Vestal	28	\$7,085,252	2	\$200,000	0	\$0	0	\$0	0	\$0
Town of Windsor	17	\$1,661,500	0	\$0	5	\$230,000	0	\$0	0	\$0
Village of Endicott	4	\$251,168	0	\$0	0	\$0	0	\$0	0	\$0
Village of Johnson City	7	\$1,390,700	0	\$0	0	\$0	0	\$0	0	\$0
Village of Port Dickinson	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
Village of Lisle	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
Village of Whitney Point	2	\$168,400	0	\$0	1	\$20,000	0	\$0	0	\$0
Village of Deposit	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
Village of Windsor	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
Broome Total	200	\$31,092,900	2	\$200,000	83	\$2,543,500	0	\$0	0	\$0

*--No Data Available

**--No Dollar Amount Given

Total values and Average Values are approximate where no values were provided in one or more categories at the municipal level

2003 BUILDING PERMITS - RESIDENTIAL

Municipality	New Multiple family			Total New Residential Construction					Alterations, Additions & Repairs		
	Permits	Units	Value	Permits	Units	Value	Average Value (units)	Permits	Value	Average Value	
											Permits
City of Binghamton	0	0	\$0	12	12	\$1,733,760	\$144,480	795	\$5,043,411	\$6,344	
Town of Barker	0	0	\$0	13	13	\$615,000	\$47,308	17	\$65,000	\$3,824	
Town of Binghamton	0	0	\$0	5	5	\$673,000	\$134,600	25	\$663,500	\$26,540	
Town of Chenango	0	0	\$0	28	28	\$3,948,000	\$141,000	0	\$0	\$0	
Town of Colesville	0	0	\$0	20	20	\$1,392,000	\$69,600	17	\$210,500	\$12,382	
Town of Conklin	0	0	\$0	11	11	\$1,620,000	\$147,273	90	\$450,000	\$5,000	
Town of Dickinson	0	0	\$0	3	3	\$490,000	\$163,333	10	\$45,600	\$4,560	
Town of Fenton	0	0	\$0	23	23	\$1,770,620	\$76,983	75	\$619,957	\$8,266	
Town of Kirkwood	1	32	\$2,100,000	9	40	\$3,149,000	\$78,725	12	\$265,500	\$22,125	
Town of Lisle	0	0	\$0	12	12	**	**	22	**	**	
Town of Maine	0	0	\$0	8	8	\$632,000	\$79,000	22	\$431,000	\$19,591	
Town of Nanticoke	0	0	\$0	6	6	**	**	11	**	**	
Town of Sanford	0	0	\$0	19	19	\$1,290,500	\$67,921	6	\$193,000	\$32,167	
Town of Triangle	0	0	\$0	13	13	\$670,000	\$51,538	8	\$137,000	\$17,125	
Town of Union	0	0	\$0	38	38	\$6,945,500	\$182,776	141	\$1,720,680	\$12,203	
Town of Vestal	5	202	\$15,200,000	35	232	\$22,485,252	\$96,919	106	\$3,894,417	\$36,740	
Town of Windsor	0	0	\$0	22	22	\$1,891,500	\$85,977	17	\$153,800	\$9,047	
Village of Endicott	0	0	\$0	4	4	\$251,168	\$62,792	95	\$600,612	\$6,322	
Village of Johnson City	0	0	\$0	7	7	\$1,390,700	\$198,671	123	\$783,732	\$6,372	
Village of Port Dickinson	0	0	\$0	0	0	\$0	\$0	24	\$169,700	\$7,071	
Village of Lisle	0	0	\$0	0	0	\$0	\$0	3	**	**	
Village of Whitney Point	0	0	\$0	3	3	\$188,400	\$62,800	5	\$10,247	\$2,049	
Village of Deposit	0	0	\$0	0	0	\$0	\$0	53	\$219,983	\$4,151	
Village of Windsor	0	0	\$0	0	0	\$0	\$0	8	\$24,550	\$3,069	
Broome Total	6	234	\$17,300,000	291	519	\$51,136,400	\$98,529	1,685	\$15,702,189	\$9,319	

*--No Data Available

**--No Dollar Amount Given

Total values and Average Values are approximate where no values were provided in one or more categories at the municipal

2003 BUILDING PERMITS - NON-RESIDENTIAL

Municipality	New Commercial			New Industrial			New Public/Semi-Public			New Other			Total New Non-Residential Construction				Alterations, Additions & Repairs		
	Permits	Value	Average Value	Permits	Value	Average Value	Permits	Value	Average Value	Permits	Value	Average Value	Permits	Value	Average Value	Permits	Value	Average Value	
																			Permits
City of Binghamton	1	\$750,000	\$750,000	0	\$0	\$0	1	\$3,688,000	\$3,688,000	0	\$0	\$0	2	\$4,438,000	\$2,219,000	163	\$11,399,380	\$69,935	
Town of Barker	0	\$0	\$0	0	\$0	\$0	1	\$5,000	\$5,000	0	\$0	\$0	1	\$5,000	\$5,000	0	\$0	\$0	
Town of Binghamton	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	6	\$56,600	\$9,433	6	\$56,600	\$9,433	0	\$0	\$0	
Town of Chenango	2	\$785,010	\$392,505	0	\$0	\$0	0	\$0	\$0	45	\$108,767	\$2,417	47	\$893,777	\$19,017	2	\$9,630,000	\$4,815,000	
Town of Colesville	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	28	\$621,900	\$22,211	28	\$621,900	\$22,211	1	\$175,000	\$175,000	
Town of Conklin	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	3	\$275,000	\$91,667	
Town of Dickinson	1	\$175,000	\$175,000	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	1	\$175,000	\$175,000	1	\$15,000	\$15,000	
Town of Fenton	0	\$0	\$0	0	\$0	\$0	1	\$150,000	\$150,000	3	\$95,000	\$31,667	4	\$245,000	\$61,250	0	\$0	\$0	
Town of Kirkwood	1	\$40,000	\$40,000	1	\$50,000	\$50,000	0	\$0	\$0	0	\$0	\$0	2	\$90,000	\$45,000	4	\$816,000	\$204,000	
Town of Lisle	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	
Town of Maine	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	24	\$281,650	\$11,735	24	\$281,650	\$11,735	0	\$0	\$0	
Town of Nanticoke	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	
Town of Sanford	0	\$0	\$0	0	\$0	\$0	1	\$250,000	\$250,000	2	\$150,000	\$75,000	3	\$400,000	\$133,333	17	\$182,100	\$10,712	
Town of Triangle	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	6	\$105,000	\$17,500	
Town of Union	2	\$879,170	\$439,585	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	2	\$879,170	\$439,585	16	\$1,852,100	\$115,756	
Town of Vestal	12	\$3,514,000	\$292,833	1	\$850,000	\$850,000	0	\$0	\$0	1	\$4,000	\$4,000	14	\$4,368,000	\$312,000	46	\$2,701,430	\$58,727	
Town of Windsor	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	
Village of Endicott	1	\$10,000	\$10,000	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	1	\$10,000	\$10,000	62	\$2,641,542	\$42,606	
Village of Johnson City	2	\$750,000	\$375,000	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	2	\$750,000	\$375,000	29	\$1,699,000	\$58,586	
Village of Port Dickinson	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	1	\$35,000	\$35,000	
Village of Lisle	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	
Village of Whitney Point	0	\$0	\$0	0	\$0	\$0	1	\$136,000	\$136,000	0	\$0	\$0	1	\$136,000	\$136,000	2	\$37,470	\$18,735	
Village of Deposit	1	\$53,156	\$53,156	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	1	\$53,156	\$53,156	4	\$419,000	\$104,750	
Village of Windsor	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	1	\$1,800	\$1,800	
Broome Total	23	\$6,956,336	\$302,450	2	\$900,000	\$450,000	5	\$4,229,000	\$845,800	109	\$1,317,917	\$12,345	139	\$13,403,253	\$96,426	358	\$31,984,822	\$89,343	

*--No Data Available

**--No Dollar Amount Given

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2003 BUILDING PERMITS - TOTAL

Municipality	Total Residential Construction			Total Non-Residential Construction			Total Construction			% of County Total Construction		Per Capita Construction Value	
	Permits	Value	Average Value	Permits	Value	Average Value	Permits	Value	Average Value	Permits	Value	Population	Value
City of Binghamton	807	\$6,777,171	\$8,398	165	\$15,837,380	\$95,984	972	\$22,614,551	\$23,266	39.30%	20.15%	47,380	\$477
Town of Barker	30	\$680,000	\$22,667	1	\$5,000	\$5,000	31	\$685,000	\$22,097	1.25%	0.61%	2,738	\$250
Town of Binghamton	30	\$1,336,500	\$44,550	6	\$56,600	\$9,433	36	\$1,393,100	\$38,697	1.46%	1.24%	4,969	\$280
Town of Chenango	28	\$3,948,000	\$141,000	49	\$10,523,777	\$214,771	77	\$14,471,777	\$187,945	3.11%	12.90%	11,454	\$1,263
Town of Colesville	37	\$1,602,500	\$43,311	29	\$796,900	\$27,479	66	\$2,399,400	\$36,355	2.7%	2.1%	5,441	\$441
Town of Conklin	101	\$2,070,000	\$20,495	3	\$275,000	\$91,667	104	\$2,345,000	\$22,548	4.2%	2.1%	5,940	\$395
Town of Dickinson	13	\$535,600	\$41,200	2	\$190,000	\$95,000	15	\$725,600	\$48,373	0.6%	0.6%	3,638	\$199
Town of Fenton	98	\$2,390,577	\$24,394	4	\$245,000	\$61,250	102	\$2,635,577	\$25,839	4.1%	2.3%	6,909	\$381
Town of Kirkwood	21	\$3,414,500	\$162,595	6	\$906,000	\$151,000	27	\$4,320,500	\$160,019	1.1%	3.8%	5,651	\$765
Town of Lisle	34	**	**	0	\$0	\$0	34	**	**	1.4%	0.0%	2,405	**
Town of Maine	30	\$1,063,000	\$35,433	24	\$281,650	\$11,735	54	\$1,344,650	\$24,901	2.2%	1.2%	5,459	\$246
Town of Nanticoke	17	**	**	0	\$0	\$0	17	**	**	0.7%	0.0%	1,790	**
Town of Sanford	25	\$1,483,500	\$59,340	20	\$582,100	\$29,105	45	\$2,065,600	\$45,902	1.8%	1.8%	1,642	\$1,258
Town of Triangle	21	\$807,000	\$38,429	6	\$105,000	\$17,500	27	\$912,000	\$33,778	1.1%	0.8%	2,067	\$441
Town of Union	179	\$8,666,180	\$48,414	18	\$2,731,270	\$151,737	197	\$11,397,450	\$57,855	8.0%	10.2%	27,725	\$411
Town of Vestal	141	\$26,379,669	\$187,090	60	\$7,069,430	\$117,824	201	\$33,449,099	\$166,413	8.1%	29.8%	26,535	\$1,261
Town of Windsor	39	\$2,045,300	\$52,444	0	\$0	\$0	39	\$2,045,300	\$52,444	1.6%	1.8%	5,520	\$371
Village of Endicott	99	\$851,780	\$8,604	63	\$2,651,542	\$42,088	162	\$3,503,322	\$21,625	6.6%	3.1%	13,038	\$269
Village of Johnson City	130	\$2,174,432	\$16,726	31	\$2,449,000	\$79,000	161	\$4,623,432	\$28,717	6.5%	4.1%	15,535	\$298
Village of Port Dickinson	24	\$169,700	\$7,071	1	\$35,000	\$35,000	25	\$204,700	\$8,188	1.0%	0.2%	1,697	\$121
Village of Lisle	3	**	**	0	\$0	\$0	3	**	**	0.1%	0.0%	302	**
Village of Whitney Point	8	\$198,647	\$24,831	3	\$173,470	\$57,823	11	\$372,117	\$33,829	0.4%	0.3%	965	\$386
Village of Deposit	53	\$219,983	\$4,151	5	\$472,156	\$94,431	58	\$692,139	\$11,933	2.3%	0.6%	835	\$829
Village of Windsor	8	\$24,550	\$3,069	1	\$1,800	\$1,800	9	\$26,350	\$2,928	0.4%	0.0%	901	\$29
Broome Total	1,976	\$6,838,589	\$33,825	497	\$45,388,075	\$91,324	2,473	\$112,226,664	\$45,381	100.0%	100.0%	200,536	\$560

*--No Data Available

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