

# 2002 Annual Report



Broome County Department  
of Planning and  
Economic Development

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 Planning and Economic Development, the Broome County Environmental Management Council and the Binghamton Metropolitan Transportation Study, all of which operate under the general guidance of the statutory Planning Advisory Board.

The Department of Planning and Economic Development is pleased to present its 2002 Annual Report of accomplishments for the Division of Planning and Economic Development, the Environmental Management Council and the Binghamton Metropolitan Transportation Study.

## **DIVISION OF PLANNING AND ECONOMIC DEVELOPMENT**

During 2002 the Division of Planning and Economic Development made significant progress in accomplishing long-standing objectives. The Department made advancements in its Countywide Geographic Information System, developing applications for numerous uses. Grant writing efforts were again rewarded with several successful applications. The Department expanded its municipal planning and technical assistance. Most significant, however, was the completion of the first countywide planning effort since the 1970's and initiation of implementation activities. The accomplishments for 2002 are as follows:

### **The BCPlan**

In late 2000, the Planning Department was awarded a \$100,000 competitive grant from the New York State Quality Communities Program for a Comprehensive Plan for Sustainable Economic Development (the BCPlan). This award was one of the largest allocations made by the Governor's office. The BCPlan is the first countywide planning effort since the late 1970's and represents a significant public-private partnership within the community.

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

In 2001, the Planning Department, in cooperation with the Broome County IDA, Partnership 2000, the Chamber of Commerce, the Southern Tier Economic Development Council, the Broome-Tioga Workforce Development Board and the Broome County Legislature's Planning and Economic Development Committee, formed a management team for this effort. Following a thorough RFP and consultant selection

process, the team of AngelouEconomics and Allee King Rosen and Fleming was selected by the Broome County Legislature to prepare the plan.

The consultants began work on the BCPlan in late summer 2001. 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. During the past year, the consultants and management team met with several hundred stakeholders in the community, including, but not limited to, government officials, planning and economic development professionals, major employers, small business representatives, educators, environmental agencies, community service organizations, young professionals, neighborhood groups and the media. In addition, the project website, [thebcplan.com](http://thebcplan.com), served as a major public participation tool during the year-long planning process. During a three month period toward the end of the process, the site received over 3,600 hits, with 880 unique visitors, a number of whom also provided comments on the plan.

Throughout the past year, the project management team (which includes the Commissioner of Planning and Economic Development) met on a weekly basis, providing guidance to the consultants and leadership to the overall process. With the addition of representation from Binghamton University, the management team continued to meet following completion of the plan.

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

Although the plan addresses a multitude of needs and issues, the GBC has identified ten specific action items within four priority areas to be initiated within the next 12-18 months. The priority areas include marketing, workforce development, land use/downtown revitalization and resources/funding. By the end of 2002, the GBC and management team had commenced work on these priorities. Central to this effort will be the continued participation of various community stakeholders, all of whom play important roles in the success of this plan.

### **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.

### Street File Enhancement

One of the fundamental challenges facing the advancement of the Broome County GIS was that the most spatially accurate street file did not have address ranges. The street file used by the NYS DOT carefully follows real world geography, but it does not have addresses associated with it. The TIGER file used by the Census Bureau has addresses ranges, but it does not line up precisely with tax parcels or air photos.

Using the 911 master address table, address ranges from the Census street file were added to the DOT street file. This process took about 3 months to complete. This enhanced street file formed the basis for many other projects, as discussed below.

### Office of Emergency Services (OES) Mapping

In 2002, OES switched their mapping software from MapInfo to ESRI to further coordinate with Planning and other county departments with respect to GIS. The Planning Department served in an advisory capacity with this change over, helping to implement OES's Computer Aided Dispatch Mapping Interface. Using this system, when a 911 call comes into the Dispatch Center, the call location is plotted on the map. The enhanced street file, with some minor changes, was used as the base file in the new ESRI system.

### GIS Layer Improvement

With the help of a Fall semester intern, Jessica Gillis, several important GIS files were edited to ensure spatial accuracy with other GIS layers. These layers include Election Districts and Census block groups. Both of these layers are based on Census geography. Jessica spent dozens of hours editing these files so that they now line up with our other base files.

### ArcIMS Intranet Applications

Internet based mapping is likely to be the future of GIS. With Internet-based GIS applications, users can access information from any computer with a connection, thus eliminating the need to acquire expensive GIS software. In late 2002, the county developed its first three intranet-mapping applications using ArcIMS. The Aerial Photography Viewer allows anyone on the county network to view 1999 air photos of the entire county, without having GIS software installed on their computer. A more interactive application is the Transit Information System, developed for BC Transit. With the Transit Information System, a user enters an address and the GIS locates all bus routes within a specified distance.

Perhaps the most advanced intranet application is the Voting Information System. When visitors enter an address in the Voting Information System, the GIS finds the location of their polling place. The system also returns a full list of their elected officials, with hyperlinks to each official's website.

In the near future, some of these applications will be made available to the public at the County website. The transit and voting application rely on the enhanced street file that was developed in early 2002.

### Zoning Map Updates

The County continued to update digital zoning maps for municipalities. In 2002, the Towns of Maine and Kirkwood and the Village of Windsor all had their maps updated. Further, the Town of Kirkwood and the Village of Windsor indicated they would like these digital zoning maps to be designated as their official maps.

### Collaboration with Binghamton University

The Planning Department continued to work with Binghamton University to share GIS data and information. The department agreed to allow the University to use much of its GIS data for University students, staff, and faculty.

## **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.

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. In 2002, this project was put out to bid. Construction of the center is now nearly complete and an opening is expected for early 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 work at the two primary sites. Substantial progress was made, and the flooding threat at these two properties in the Town of Binghamton was eliminated. County planning was grateful for the assistance of the Broome County Soil and Water Conservation District and the U.S. Department of Agriculture Natural Resources Division in devising the scope of work for this project. Less than \$4,000 of the original grant remains, and this is expected to be spent on some reseeding and minor clean up that cannot take place until the Spring of 2003.

In late 2001, the Planning Department submitted a competitive grant pre-application to the U.S. Environmental Protection Agency (EPA) for a Brownfield Pilot Assessment grant. In 2002, the County was invited to prepare a final application. In the Summer of 2002, the EPA announced an award of \$200,000 for this project. Those funds will be used to conduct site characterization, engineering evaluations and pre-remedial/redevelopment planning for brownfield sites throughout the County. The focus

will be on sites that occupy prominent positions in key gateway areas and/or are identified in the BCPlan as ideal sites for a proposed business park system.

During 2002, Planning Staff worked closely with Broome County Security Division and the staff of Information Technology to identify and pursue funding for the development of a County-wide Computer Crime and Video Forensics Lab. Using its limited resources, the so called 'Geek Squad' has been very successful in analyzing digital media that are related to suspected crimes. Planning Staff prepared a request for federal funding from the office of U.S. Senator Chuck Schumer to enhance the Lab with the latest technology and training. With the announcement of recent federal appropriations, it appears efforts to secure funding have been successful.

Due to retirements and restructuring of the Parks Department, Planning Staff has taken over the administration of four current Parks grants. These grants total over \$400,000 in State funds for the Arena, the Forum and general parks operations.

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

### **Brownfields**

As part of a kickoff of the administration of the \$200,000 EPA Brownfield grant, the Planning Department hosted a meeting for community stakeholders in December 2002. Speakers at this day long event included representatives from the New Jersey Institute of Technology, EPA, the University of Buffalo, the New York State Department of Environmental Conservation, and the Broome County Brownfield Management Team. The meeting was well attended, with over 70 participants, including government representatives, developers, commercial realtors, environmental organizations, engineering and consulting firms, and planning and economic development professionals.

In addition to securing the EPA Brownfield grant, during the past year the Planning Department continued to work closely with the Environmental Management Council's Brownfield Subcommittee to develop and rank an inventory of brownfield sites within the County. The inventory is maintained in a database that is integrated with the County's GIS. Interns within the Planning Department provided ongoing assistance in this effort. The resulting inventory can be queried by a variety of factors including parcel size, rail access, distance to highway, location within the Empire Zone, and presence of known contamination.

### **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 the County government should play a more prominent and coordinative role in wastewater management.

The Planning Department coordinated a public forum on wastewater management in the last quarter of 2000. Following this, the Department prepared a Request for Proposals for a consultant to address wastewater management for the County. 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.

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 2002, the Planning Department continued its long tradition of providing technical assistance to communities interested in developing or revising their comprehensive plans.

During the past year, Town of Triangle officials began to devote considerable energy to the preparation of their first comprehensive plan. The Department of Planning and Economic Development is working closely with the Town to prepare this plan. Planning Staff prepared and distributed surveys to Town residents and collated the results. The survey responses indicate a strong desire for planning and certain land use controls in the Town. The comprehensive plan is expected to be finished in 2003.

The Planning Department began working with the Town of Dickinson on the first update to their comprehensive plan since its adoption in 1985. Since that time, the Town has seen substantial changes. Among other developments, there has been construction of a hotel, a movie theater and a major restaurant on the former 'Garden Plots' site. Work on the updated plan should be completed by mid 2003.

The Planning Department, in collaboration with BMTS, continued to provide technical assistance to the Town of Vestal for the preparation of the Vestal Parkway Corridor Study. The department provided additional guidance to the Town and the City of Binghamton for their Comprehensive Plan updates, both of which are being prepared by Saratoga Associates.

## **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. 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 2002, the Planning Development reviewed and rendered advisory opinions on 234 such proposals. 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, the Department hosted two seminars in 2002. "Community Design Tools: Taking Control of Your Community's Character" was developed to help planning boards, zoning board of appeals, and town board members select from the broad range of techniques available to shape their community. The target of "Property Maintenance and Code Enforcement" was more prosaic: providing the nuts and bolts of code enforcement. Code enforcement is one of the most basic, and often under utilized means of enhancing public safety and quality of life.

The Planning Department partnered with the American Planning Association and surrounding county planning departments in sponsoring the seminars. In 2002, the workshops were once again offered free of charge.

## **Data and Mapping Resource Center**

The Department of Planning and Economic Development serves as the principal repository for demographic, land use and other geographic data within the County. 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.

The Planning Department also serves as the cartographic center for the County, servicing the public and other departments/agencies by providing cartographic technical assistance and sales and distribution of a variety of products, including several types of maps and aerial photographs. The Division also provides ancillary services relating to cartography, such as flood plain certification and photo searches.



## **Broome County Empire Zone**

In 2002, the Broome County Empire Zone faced one of its greatest challenges. A consortium of local business owners put together a proposal to purchase the entire IBM-Endicott campus. In addition to buying all of the real estate from IBM, this group's plan called for them to take over approximately half of the employees under a new banner: Endicott Interconnect Technologies (EIT).

Key to this proposal was the inclusion of all IBM-Endicott property within the Empire Zone boundaries. On the face of it, this appeared impossible due to the limit of 1,280 acres (2 square miles) for each zone. Approximately 100 acres of zone land would have to be removed in order to accommodate the EIT request. In addition to this severe land crunch, the project faced a daunting three-month schedule for getting the job done. Due to the number of public hearings and approvals necessary, previous boundary amendments took six to nine months. All of this was compounded by the resignation of the long time Empire Zone coordinator to take another job in the community.

Planning staff worked long hours on this initiative and achieved several breakthroughs that made this project possible. First, using GIS technology, every idle piece of land was identified. Primarily this consisted of street right-of-ways. Second, staff reviewed the state law governing the boundary amendment process and found a mechanism for performing simultaneous reviews of the proposed changes. This meant that the EIT deadline could be met. Ultimately, all of IBM's property was included as well as numerous additional sites throughout the community. These additional properties range from Joey's Italian Ice in Endicott's Little Italy district to the massive NYS Psychiatric Center in Binghamton.

The Planning Department continues to maintain the Empire Zone website, which was developed by Chief Planner Frank Evangelisti. Located at [www.broomezone.com](http://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 served as the chairman of the administrative board of the Empire Zone in 2002.

## **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 and subsequent years, Stormwater Phase II administration will be an increased part of Planning's ongoing work plan.

### **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 2001 construction report (along with 10 year trends) was prepared and posted on the County's website, [www.gobroomecounty.com](http://www.gobroomecounty.com). Recently, 2002 data has been compiled and included in this report as an addendum. It should be noted that total construction activity, including new construction and improvements, increased 59% between 2001 and 2002.

### **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, reviewed, evaluated and rated County departmental requests for projects to be included in the County's Capital Improvement Program (CIP). The Planning Department's year 2003 recommendations 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 2003-2008 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.

### **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 throughout the past year.

Departmental staff serve on a variety of County committees, many of an ad-hoc nature, including the Wastewater Study Steering Committee and the BCPlan Project Management Team.

In addition, the Commissioner and staff are members of, or active participants on, boards, committees and subcommittees of a variety of organizations including, but not limited to the following:

- The Southern Tier Economic Development Council and its various subcommittees
- 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
- Susquehanna Heritage Area Commission
- American Planning Association, Upstate Chapter, Southern Tier Section
- County Planning Directors Consortium
- The City of Binghamton Comprehensive Plan Steering Committee
- The Town of Vestal Corridor Study Steering Committee
- Aging Futures Data Committee
- Local Emergency Planning Committee

## **Personnel**

The past year was a difficult one for county government. Due to soaring Medicaid costs, Broome County Government faced a severe budget crisis. For the Department of Planning and Economic Development, this resulted in the loss of the Planning Technician position and cuts in a variety of other budget items.

## **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 2002, BMTS Central Staff comprised five full time professionals, one part time support position, and two seasonal aides. One vacant traffic engineer position was filled in August.

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 nearly completed. The study is being conducted by a consultant under contract to the New York State DOT, with substantial involvement of BMTS Central Staff. BMTS is responsible for all traffic forecasting activities, and for assisting in public outreach. The Vestal Study Advisory Group met in June to review preliminary recommendations. The study has examined numerous alternatives, including new bridges, ramp closures, additional lanes, spot improvements in the vicinity of Binghamton University, and improvements to pedestrian safety. Once these are finalized, there will be additional advisory group and public meetings. The intent is to bring the study to closure in early 2003.

BMTS Central Staff is the lead on the City of Binghamton Access Study. This study is examining the opportunities to improve access into downtown Binghamton, the First Ward/Anitec site, and the East Frederick St/Brandywine area. A new element that was introduced in 2002 is a focus on Gateway Streets connecting the Binghamton CBD to the regional highway network. BMTS contracted with A Nelessen Associates for the conduct of a Visual Preference Survey | to elicit opinions of the public on alternative treatments for gateway streets. When this is completed, in the first quarter of 2003, BMTS planners and engineers will work with the City of Binghamton to develop specific project proposals.

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 2002, 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 30 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 initiated 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. The Federal Highway Administration used Binghamton as a site for a pilot training course; because it was a pilot, it was attended by teams from Ithaca and Elmira as well as observers from around the country.

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 2002, BMTS staff took on a full oversight role for Federal aid projects being managed by local municipal governments. These include Broome County (Hooper Road over NS Railroad bridge rehabilitation, Lester Ave bridge rehabilitation, Bevier Street bridge rehabilitation), City of Binghamton (NS Railroad over Front St bridge replacement, Court St bridge rehabilitation), Village of Endicott (North Street reconstruction, McKinley Ave over NS Railroad bridge rehabilitation), Village of Johnson City (Burns Street bridge), and Town of Vestal (two bridge rehabilitations). BMTS has also worked with the Village of Johnson City in progressing an areawide emergency vehicle traffic signal preemption project.

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, Court Street reconstruction, and others.

Pedestrian and Bicycle Planning BMTS Central Staff continued to work on the Greenway Implementation Plan. A second round of grant awards under the Federal STP Transportation Enhancement Program was announced, and included funding for the Vestal Rail-Trail Phase 2 project and the City of Binghamton Chenango River East Bank Trail. Together, these projects represent an investment of over \$700,000 in Federal funds.

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. In addition to training for BMTS transportation planner, this grant also provides for national experts to come to Binghamton to conduct these hands-on workshops. The series of 8 workshops will be held in May, 2003.

Transit Planning BMTS Central Staff took the lead on continuing the development of the Binghamton Intermodal Transit Terminal project. This included providing materials to Senator Schumer's and Congressman Hinchey's offices for their consideration in seeking Federal discretionary funding. An earmark of \$2 million was in the Federal FY2002 budget, and an additional \$1 million was programmed in FHWA Surface Transportation Program funds in the BMTS Transportation Improvement Program. Congressman Hinchey placed an additional \$2 million in the FY2003 budget. Pending its passage, BMTS and the Broome County Departments of Public Works and Public Transportation will begin consultant selection for engineering and architectural services.

Broome County was able to use the BMTS Binghamton Regional Job Access Plan as the basis for its successful application for funds from the Federal Transit Administration's

Job Access Reverse Commute Grant. The money was 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.

The Broome County Rural Paratransit Study was completed in September. This task, using consultant services, evaluated current operation of BC Country, measured the unmet demand for public transportation service by rural residents, particularly for employment and medical trips and then proposed a number of service alternatives. These include earlier start time to better accommodate morning work trips, increase in fleet size by two vehicles, and consideration of combining rural-to-rural service with express buses into Binghamton in the outlying rural zones. The Broome County Department of Public Transportation has implemented some low cost options, and will consider others as budget constraints allow.

Capital Programming The 2002-2006 Transportation Improvement Program, which took effect October 1, 2001 represents about \$100 million of Federal investment in the metropolitan transportation system over the next five years, and an additional \$50 million in State funded projects. Since the program is updated on a biennial basis, activity in 2002 consisted primarily of monitoring and processing a number of amendments. Initial work began on the program update, which will lead to the 2004-2008 TIP.

Travel Demand Modeling and Geographic Information Systems BMTS continued to maintain its computerized Binghamton Regional Traffic 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. 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.

Professional Development BMTS Central Staff Director Steven Gayle served as Immediate Past International President of the Institute of Transportation Engineers (ITE) for 2002, participating in the Institute's Executive Committee and Board of Direction. ITE is a professional society of nearly 15,000 members practicing in the disciplines of traffic engineering, transportation planning, design, safety, and operation of transportation facilities. These members are employed by public agencies, private consulting firms, and academic institutions. ITE is responsible for developing standards and professional practices for transportation engineering.

Mr. Gayle was appointed to fill a vacancy on the Board of Directors of the Association of Metropolitan Planning Organizations (AMPO) in March. He was then elected Vice President of AMPO at its annual meeting in September, and appointed Chair of the Policy Committee. AMPO represents the 343 metropolitan planning organizations in the country, providing a means of both technical information exchange and advocacy. Mr. Gayle led the effort to develop a position on the reauthorization by Congress of the Federal transportation programs, due in 2003.

Mr. Gayle also continued to serve on the "511 National Traveler Information Number" National Policy Committee, and completed his work as Chair of the Federal Highway Administration Working Group on Linking Planning and Operations. He was selected as

an instructor for a series of Federal Highway Administration workshops entitled "Making Work Zones Work Better".

BMTS Traffic Engineer Cyndi Paddick participated in the ITE Annual Meeting. BMTS Senior Transportation Planner John Sterbentz attended Federal Highway Administration training on Intelligent Transportation Systems.

## **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.

In 2002, EMC voting membership consisted of:

- € Fourteen of fifteen Members-at-Large
- € Two representatives from local conservation advisory councils/commissions (CACs)
- € Two special representatives; one each from the local cooperative extension and the soil and water conservation offices
- €# One student representative each from Binghamton University and a local high school

In addition, EMC non-voting membership consisted of:

- € Two County legislative representatives
- € Ex-officio representation from the County's Health, Planning, Public Works, Parks and Recreation, and Solid Waste Management departments
- € Any number of Associate member representatives

Standing committees of the EMC included:

- €# The Natural Resources Committee (NRC)
- €# The NRC Brownfields Subcommittee (BFSC)
- €# The Recycling and Waste Management Committee (RWMC)
- €# The Membership Committee

The following accomplishments represent the activities of EMC staff and volunteer members for 2002.



## **ADMINISTRATION**

### **New Member Orientation and Recruitment**

The EMC began a membership recruitment drive in November to fill member-at-large and student vacancies on the Council. Staff also shared organizational resources with a town interested in forming a local conservation advisory commission (CAC).

Staff presented and participated in discussions with Tioga County, NY residents and officials about forming an EMC. This included the organizational structure, purpose, and powers of EMCs from the perspective of three different counties in the region with EMCs. In the fall, the importance and effectiveness of EMCs was the focus of a group project for a Binghamton University class on community leadership and development (School of Education of Human Development). Staff and EMC members participated in a panel discussion as part of the students' final presentation.

### **Internship Program**

The EMC supervised one undergraduate student intern from the Environmental Sciences discipline (spring) and one graduate student from the Masters of Public Administration Program at Binghamton University (beginning in summer). The EMC continued intern recruitment for 2003 in collaboration with Binghamton University's Off-Campus-College Internship Program. In addition, the EMC signed-on to become one of many sponsorship agencies for Broome Community College's Student Service-Learning Program.

Staff also attended and brought informational displays to Binghamton University's Career Day and Volunteer Resource Fair events to encourage student participation in environmental policy and development and EMC volunteer activities.

### **Environmental Education Resources**

EMC staff maintained and made available to the public its extensive library of books, periodicals, pamphlets, and information sheets. In the spring, significant progress was made thanks in part to the county's website administrator, James Perry, to expand the public's access to the Council's informational resources through the EMC page of the County's website. Meeting announcements and minutes, press releases, educational brochures, volunteer opportunities, public participation activities, EMC position statements, and web-links to other environmentally related references are just a few of the resources now readily available to the public.

### **Agency Coordination**

EMC staff and/or members served on a variety of committees of organizations throughout the year, including:

- ## The Binghamton Metropolitan Transportation Study (BMTS) Planning Committee
- ## The BMTS Bicycle and Pedestrian Advisory Committee
- ## The Broome County Planning and Economic Development Advisory Board (PAB)
- ## The Broome County Economic Development Council (EDC), Infrastructure and Transportation Committee
- ## The Broome County Water Quality Coordinating Committee (WQCC) and its Stormwater Subcommittee

- # The Upper Susquehanna Coalition, Education Committee
- # The City of Binghamton Local Waterfront Revitalization Committee
- # The Broome County Brownfields Management Team
- # The Broome County Book Recycling Fair Planning Committee
- # The NYS Department of Environmental Conservation (NYSDEC) America Recycles Day Steering Committee
- # The Landfill Citizens Advisory Committee
- # The New York State Association of Environmental Management Councils (NYSAEMC) Board of Directors

### **Conferences**

EMC staff and/or members attended a variety of educational conferences and seminars in 2002. These included, a planning and zoning training seminar about community design tools (May), which was offered by the County Planning Department in conjunction with the NYS Department of State, and the American Planning Association; a NYSDEC annual legislative update meeting with the NYSAEMCs (June), the NYSAEMC's Conference on the Environment in Corning, NY (October), and a Broome County Brownfields Assessment Pilot kick-off meeting (December).

### **GENERAL**

The EMC hosted several speakers and offered informative presentations to the public on the following topics: New Wind Energy Opportunities for New York State (January), Tompkins County Unique Natural Areas Inventory (April), Willow Bioenergy as an alternative energy source (May), Deer Management (June), Castle Creek Watershed Assessment (October), and the Binghamton/Johnson City Joint Sewage Treatment Plant (November).

The EMC also used several meetings as work sessions in 2002. The following topics were discussed at EMC business meetings: the EMC's 2002 Work Plan (February), the EMC's Land Use Considerations for the Broome County Plan for Sustainable Economic Development (the BCPlan) (March), the EMC's comments on the NYSDEC's Draft Voluntary Clean-Up Program Guide (July), revisiting Wolfe's Rules of Order (September), and a special report on the Broome County/EPA Brownfields Assessment Pilot kick-off meeting (December).

The EMC held 11 General meetings in 2002; average attendance was 22 people.

### **LAND USE AND NATURAL RESOURCES**

#### **Municipal Land-Use/Zoning/Development Reviews**

The EMC continued to provide advisory opinions for site and subdivision plans, special permits and zoning actions, including environmental assessment forms and impact statements for projects regulated under NYS General Municipal Law §239 (l) & (m). Of the 102 proposals reviewed for potential environmental consequences, EMC staff offered 72 advisory opinions.

The EMC continues to educate and provide technical assistance to municipal officials and the public about environmental regulations and subjects, including obligations imposed under the State Environmental Quality Review Act (SEQR) and institution of best management practices for site development and management, among other things.

### **The BCPlan**

The EMC, identified as a stakeholder in the Broome County Plan for Sustainable Economic Development (The BCPlan), assisted sub-consultants, Allee King Rosen & Flemming, in the analysis and development of countywide land use strategies in 2002.

EMC staff, the Natural Resources Committee (NRC) and its Brownfield Subcommittee, spent several months compiling and evaluating land use considerations for achieving environmentally sustainable development. To aid with their analysis, the EMC hosted a public forum (March) to educate other environmental groups and individuals about the BCPlan and to involve them in community-based land use planning. Groups represented included, the Dickinson CAC, Friends of the Glen, the League of Women Voters, the Naturalist Club of Broome County, Partnership 2000, the Susquehanna Chapter of the Sierra Club, the Tioga County Agriculture & Farmland Protection Board, the Triple Cities Hiking Club, and the Vestal CAC. 25 people attended.

The EMC adopted a final product (April) that laid out overall land use goals for Broome County, providing specific recommendations where appropriate. This strategy was submitted to Allee King Rosen & Flemming and county officials. Many of the EMC's land use recommendations were incorporated into the BCPlan's Draft Land Use Strategies component and Action Plan.

Student intern, Valerie Stepien, compiled and submitted a report to the EMC (May) about one of the EMC's key recommendations identified in the land use strategy: creating Sustainable Community Indicators.

### **Alternative Energy**

In his annual address to the State Legislature in January 2003, Governor Pataki set a goal that within the next decade 25 percent of New York State's electricity supply will come from alternative sources. In July 2002, the EMC requested that Broome County move in this direction by adopting a resolution encouraging Broome County residents and businesses to show their preference for clean power generation by purchasing renewable energy for a portion of their electricity use. The resolution also encouraged the Broome County Legislature to support measures to promote clean power generation in the county and New York state.

To educate members on the merits of alternative energy use, the EMC hosted guest speakers on the topic of wind power and willow bioenergy, as mentioned previously. EMC members also visited AA Dairy, a dairy farm in Tioga County, NY (September) that generates electricity from methane gas produced by farm animal waste.

### **Natural Resources Education**

Staff and NRC members attended several educational workshops and other tours related to natural resource conservation, preservation, and protection.

≠# The Environmental Analyst attended an informational and organizational meeting (October) about the federally and state (NYSDEC) mandated Stormwater Phase II

regulations, hosted by the Stormwater Subcommittee of the Broome County WQCC. The EMC, a member organization of the WQCC, will play a role in the implementation of required educational components for Phase II.

- €# A NRC member and the Environmental Analyst attended a NYSDEC Region 7 Open Space Advisory Committee meeting (March) to inquire why there were no proposed projects in Broome County included in the 2001 Draft New York State Open Space Plan. The EMC will continue their efforts in 2003 to fill Advisory Committee vacancies with Broome County representation through the State's nomination process.
- €# The NRC Chair and EMC staff attended a discussion session, sponsored by the Preservation Association of the Southern Tier (PAST), about establishing a land trust in Broome County (March). The EMC provided PAST with educational materials about land conservation options and shared local and regional contacts that may further lend to the exploration effort.
- €# EMC staff attended a tour of the Stagecoach Gas Storage Facility in Tioga County, NY (October) to gain insight on the facility's operations and its possible impact on Broome County's natural resources.

The NRC continued to be a resource for concerned groups and citizens either seeking information and/or support about natural resource related subjects. The NRC hosted discussions with a representative from Concerned Citizens of Tioga County regarding a proposed power plant in Lounsberry, Tioga County, NY (October), and with neighbors from the Town of Dickinson who reside near Academe Paving, a former mining and shale crushing operation (July). The NRC provided concerned residents of Dickinson with a history of complaints and EMC involvement related to the mining operation, and shared advice for addressing concerns. Staff wrote to the NYSDEC requesting that they respond to complaints made by the Town (December).

EMC staff and the NRC kept abreast of natural resources and land use related issues throughout the year through development, plan, and policy reviews. Specifically, the NRC reviewed a drainage plan proposal to fill a federally protected wetland for quarried stone storage in Conklin (January) and a proposal for student housing in Vestal Park (October). The NRC also kept informed about new EPA Phase II Stormwater Regulations mandated by the NYSDEC beginning in March 2003 (November).

The Natural Resources Committee met 10 times in 2002; average attendance was 11 people.

## **BROWNFIELDS REDEVELOPMENT**

The EMC's Brownfields Subcommittee (BFSC), a subgroup of the NRC, continued to refine site ranking methodologies throughout the year for application into the County Planning Department's Brownfields database. These included environmental and public health, legal and financial, and land use, zoning and development considerations. Specifically, BFSC members from BC Health and NYS Department of Transportation devised a risk-based methodology to assess public health impacts related to confirmed or suspected site contamination. This was accomplished through the creation of a

hazards-flowchart. This will consider the suspected and/or confirmed toxicity of a substance in relation to the likely route of exposure, because recognition of exposure pathways is important in preparing a brownfield site for human occupation. In addition, the BFSC decided to incorporate socio-economic profiles into the County's database, based on 2000 US Census information, to assure that distressed areas with redevelopment potential are not avoided.

The subcommittee continued their education on the elements of successful brownfield cleanup and redevelopment programs both through member interactions and through guest presentations. In particular, S&W ReDevelopment, LLC of Syracuse, NY presented on their successful approach to brownfield redevelopment (March).

The BFSC Chairman, Kenneth Kamlet, continually kept members informed about legislative developments related to contaminated site redevelopment. Of significance was the Small Business Liability Relief and Brownfields Revitalization Act, signed by President Bush in January 2002, which amended the federal Superfund Law (CERCLA - Comprehensive Environmental Response, Compensation, and Liability Act). This provides relief to small businesses from liability provisions of Superfund, and also provides a statutory basis for relaxing Superfund's strict liability provisions for certain "innocent" and/or "bona fide" purchasers, and for contamination arising from certain contiguous properties. The law also continues and increases funding for certain brownfields grant and financial assistance programs, and it largely precludes federal enforcement actions at sites remediated under State brownfields programs.

The BFSC Chairman also shared a comprehensive summary and analysis of voluntary clean up programs (VCP) throughout the US. Among the 49 states with such a program, New York is one of only six with a VCP not expressly authorized by statute. With this in mind, the EMC offered detailed statements to the NYSDEC, which were prepared by the BFSC during the open comment period, in response to the release of their draft VCP Guide (July). The EMC remarked about the program's structure and administration as it relates to striking a balance between quality of life and sustainable development. The response also called for public involvement in the formulation and implementation of clean up programs, priorities, and operating principles.

Apart from the work of the subcommittee, EMC staff continued administration of a NYSDEC Environmental Restoration grant (1996 NYS Clean Air/Clean Water Bond Act), in cooperation with the County Health, Law, and Real Property departments, for supplemental investigation of a county owned contaminated property in the Village of Endicott.

### **Brownfield Assessment Pilot**

The BFSC Chairman and EMC staff were invited to sit on the newly formed County Brownfields Management Team, administered by the Planning Department, to assist with implementation of work plan elements for the Brownfields Assessment Pilot (BAP). Funding for this project was awarded to Broome County by the Environmental Protection Agency (EPA) in September.

In December, the BFSC drafted a Community Participation Plan (CPP) for the BAP to comply with EPA's mandated community participation and environmental justice requirements. The CPP describes components of public outreach and education, and opportunities for involvement to help establish community goals and plans for

contaminated sites with redevelopment potential. The BFSC will continue to refine the CPP to incorporate additional measures that could aid the EMC's implementation of a successful citizen involvement component, as the BAP moves forward.

In addition, Subcommittee intern, Eamon Spiegel, surveyed other EPA designated BAP communities to gain an understanding of the mechanisms used for property access, methods to finance projects, and techniques for community participation, among other things. He also began gathering information to create a brownfield funding sources database that will highlight eligibility factors, funding levels, and examples of projects awarded for each funding source, if available.

The BFSC met 11 times in 2002; average monthly attendance was 13 people.

## **RECYCLING AND WASTE MANAGEMENT**

### **Household Hazardous Waste**

The Environmental Analyst continued to maintain the County's Household Hazardous Waste Disposal registration line. In total, inquiries and appointment requests were addressed for 757 Broome County residents and 87 Tioga County residents. The EMC provided these support services for the Division of Solid Waste Management (DSWM).

### **Recycling and Waste Management Committee (RWMC)**

The RWMC kept informed during the year about construction updates related to the County landfill expansion project, the County's new single-stream recycling program, and related County legislative resolutions.

### **Waste Management Education**

- €# Staff and an EMC intern continued to compile computer and electronics recycling resources to share with constituents (February); distributed notices about a County-sponsored Household Electronics Recycling collection events (May and October). Staff also distributed an EMC fact sheet about the effects of backyard burning and related County ordinances with other NYS counties (spring).
- €# Sent a letter to Johnson City officials inquiring about mechanisms to deter illegal dumping on the unofficial trail adjacent to Boland Park (March).
- €# EMC Director attended the Solid Waste Association of North America's conference on case studies in recycling in Highland Falls, NY (June). A small group of RWMC members toured the new Recycle America, Inc. material recovery facility in Binghamton, with whom the County contracts for the processing of recyclables (November).
- €# EMC staff and the DSWM organized two tours of the landfill for RWMC and LCAC members (July and August).
- €# The EMC Director continued to serve during the year on the NYSDEC's America Recycles Day (ARD) Steering Committee in preparation for National America Recycles Day, which was November 15. Information was relayed to RWMC members and various colleagues, including a call for entries for the 2002 NYS ARD

Poster Contest. Three local students' posters will be featured in the 2003 NYS ARD wall calendar. EMC staff set up an ARD display at many public meetings, events, and conferences to encourage individuals to make a commitment to recycling by completing a recycling pledge card and to distribute promotional materials. In November, the EMC collected and submitted 111 recycling pledge cards to the NYSDEC for the state and national ARD drawing.

The RWMC met 9 times in 2002; average monthly attendance was 17 people.

### **Research and Development Assistance**

The EMC Director met regularly throughout the year with DSWM staff to review SEQR obligations for a supplemental environmental assessment for the landfill expansion project (spring, summer, fall). This included, but was not limited to, providing guidance for preparation of a supplemental Environmental Assessment Form, reconfiguration of SEQR procedural timelines, planning for an informal and a formal scoping session, and attendance at legislative meetings to give to and receive reports from County decision makers.

### **Landfill Citizens Advisory Committee (LCAC)**

EMC staff and members of its RWMC met jointly with the LCAC many times throughout the year. The groups met in January to discuss developments about the County's intentions to construct an at-grade crossing on Dunham Hill Road as part of the County landfill expansion project and received traffic analysis results for the at-grade crossing from Hawk Engineering. Because the project was a modification of the existing Environmental Impact Statement (EIS), adopted in 1999, the LCAC and RWMC encouraged the DSWM to offer residents near the landfill a chance to participate in an informal scoping session for the anticipated landfill Supplemental (SEIS). The groups met again early in the planning process (March) to voice concerns to and identify potential impacts and alternatives for the consultants preparing the SEIS.

To address evolving residential well water quality issues and to educate residents living around the landfill, representatives from BC Health, in cooperation with the EMC Director, explained the principals and mechanics of groundwater flow near the landfill to the LCAC (May). The presentation helped the LCAC identify properties for inclusion in the County's Residential Well Testing Program, which was established in 1996 per Broome County's Host Community Benefits Agreement. The LCAC approved additions to the residential testing rotation to complete the list at a future meeting, based on discussions, Geographic Information System (GIS) maps, and opinions from attendees (October).

The Environmental Analyst verified, through comparison of GIS maps (created by the Planning Department) and real property tax information, all property owners within ½-mile of the county landfill boundary (spring). Staff used this list to solicit nominations for at least two residents who would be willing to serve as voting representatives on the LCAC (June). The EMC prepared and distributed a ballot to property owners to elect two residents to the LCAC board (August).

EMC staff continued to provide technical support to the LCAC as needed.

## **ENVIRONMENTAL STEWARDSHIPS: PUBLIC EDUCATION AND ACTIVITY PROGRAMS**

### **Riverbank Clean Up**

The EMC held its 17<sup>th</sup> annual Riverbank Clean Up on Saturday, October 12. The Clean Up was held in conjunction with the International Coastal Clean Up Day sponsored by the Ocean Conservancy and the American Littoral Society (ALS).

The event was a great success, with an unprecedented number of volunteers at 26 sites along the Susquehanna, Chenango and Tioughnioga rivers and Little Choconut and Nanticoke creeks. 423 environmental stewards removed 7.14 tons of garbage and debris from Broome County's local watersheds.

Clean up results were shared with sponsoring agencies and posted on the EMC website. Final statewide results from ALS show that in the upstate NY region, 14 counties participated, with a total of 1,273 volunteers collecting 32,429 pounds of garbage and debris at 56 sites. Broome County's program accounted for one-third of the volunteers, greater than 40 percent of the garbage collected, and nearly half of the sites registered in the entire upstate region.

The Broome County WQCC and EMC secured several donations to enhance the Clean Up. The WQCC received a \$300 contribution from WalMart® under the *Be a Good Neighbor Grant Program* to purchase protective gloves for volunteers. The Bon-Ton® and SAM'S Club® headquarters both provided donations as well, which will be used to purchase gloves, additional bags and other supplies for volunteers in the future. Local companies (Eastern Mountain Sports®, Frito Lay® and Wegmans®) offered snack donations for our volunteers. Staff also held a drawing after the event giving away 13 prizes including a hydration backpack, magazine subscriptions, and rental certificates, all of which were donated by Eastern Mountain Sports®. Each contributor and team of volunteers received an EMC Certificate of Appreciation.

To continue water resource educational efforts, the EMC provided each group with a packet before the clean up that included an aerial photograph of their site, safety tips, data collection cards and reporting forms, a newsletter from ALS, and other county water-related informational resources.

### **Broome County Book Recycling Fair**

In September 2002, the EMC co-sponsored the 4<sup>th</sup> Annual Broome County Book Recycling Fair, in cooperation with the BC DSWM, Cornell Cooperative Extension of Broome County, Free Read, the Retired and Senior Volunteer Program, and local rotary clubs.

Over 90 volunteers helped with the event by unloading books from vehicles, sorting them for redistribution, and filling gaylords with books for recycling. Collectively, over 30 tons of books were recycled, which would have otherwise been landfilled, and over 20 thousand books were redistributed back into the community. Donations from book fair visitors amounted to an unprecedented number, and were given to participating literacy programs.

EMC staff coordinated volunteer recruitment and scheduling, assisted with event planning and promotion, secured food donations for volunteers, and contributed time



and labor to the event. Staff also provided administrative and technical assistance to the Book Fair Planning Committee. The committee met 7 times in 2002.

### **Joyce Smith Environmental Photography Show and Competition**

In an effort to celebrate Broome County's environment, the EMC sponsored its sixth annual Joyce Smith Environmental Photography Show and Competition in the spring. Staff received 130 entries from 49 amateur photographers in five categories: wildlife, plantlife, natural landscape, cultural landscape, and people in action. Prizes were furnished by the event's co-sponsors: Garland Gallery, Binghamton; Silver Image Photographics, Vestal; and Slideways Graphics, Kirkwood.

Staff held an opening reception and awards ceremony in July. The Honorable Jeffrey P. Kraham, Broome County Executive, provided honorees with a certificate of recognition from Broome County. The Press and Sun-Bulletin published a feature article in the Lifestyles section of the paper, showcasing the five first-place photographs. Winning and honorable mention photographs were displayed at the Broome County Public Library during the months of July and August.

The Library's exhibit room contained a promotional kiosk highlighting the EMC's Riverbank Clean Up and the Broome County Book Recycling Fair. Another kiosk housed a memorial to the late Joyce K. L. Smith, which contained a biography, photograph, and several news articles about this event's namesake.

### **Earth Fest**

Staff, volunteers, and an EMC student intern attended the annual Earth Fest on Sunday, April 28 at the Heritage Country Club in Endwell. The EMC's educational display included a map of and accompanying information for Broome County's Inactive Hazardous Waste sites and VCP sites (designated by the NYSDEC), and sites on the National Priorities List (designated by the EPA). The EMC also promoted the 2002 Broome County Riverbank Clean Up, Book Recycling Fair and New York State America Recycles Day.

**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, 2002

**Staffing**

Julie M. Sweet, Commissioner

**Planning and Economic Development Division**

Frank Evangelisti	Chief Planner
Vacant	Senior Planner
Douglas English	Planner
Lowell E. Carman	Planning Technician
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

## Case Listing of Reviews under NY General Municipal Law 239 for 2002

Address	Name	Action Requested
<b>Barker</b>		
1275 NY Rte. 11, Castle Creek	Edward Simpson	Area Variance: Install Carport
2031 US Rt 11, Whitney Point	Valerie Gofkowski	Change of Zone: AR to C
2372 NY Rt 11, Whitney Point	First Baptist Ch of W Pnt	Change of Zone: AR to C
6647 NY Rte. 79, Chenango Forks	Alan White	Use Variance: Auto Repair Station in Ag/Res District
70 Pixley Rd., Castle Creek	James & Linda Ward	Area Variance: Construct Garage with Less Than Required Setback
<b>Binghamton</b>		
2250 Pierce Creek Road, Binghamton	Jonathan Gaffney	Use Variance: Construct Commercial Bldg. 42X100
not applicable	Town of Binghamton	Zoning Amendments
<b>Chenango</b>		
1 Kattleville Rd., Binghamton	Angelo D'Arminio Jr.	Site Plan Update-Expansion of Business: Add Banquet Room
1029 Upper Front St., Binghamton	Kenneth Fineout	Site Plan: Taylor Rental Storage Shed on Separate Property
1058 Upper Front St., Binghamton	I. Lazurak	Site Plan: Re-Occupancy for Lions Auto Sales
106 Willis Rd., Binghamton	Paul Dekar	Area Variance: 2 Parcels with Less Than Required Frontage
11 Kelly Rd., Binghamton	Alan Slocum	Special Permit: Harbor More than Three Dogs
1137 Front St., Binghamton	Town of Chenango	Proposed Water District
1139 Front St., Binghamton	Hardware Fare Do-It Ctr	Area Variance: Building Sign Larger than Allowed
1143 Upper Front St., Binghamton	Kathleen Jennings	Site Plan: Re-Occupancy for Dog Grooming Facility
1152 Front St., Binghamton	TJ Madison Construction	Site Plan: Construct 25x49' Canopy at Rear of Building
1152 Front St., Binghamton	Danette Picalia	Site Plan Re-Occupancy: Curves for Women
1157 Upper Front St., Binghamton	Earl Markham	Site Plan Update: Lease 2380 s.f. to Lourdes Health Support
1169 Front St., Binghamton	A. Tremblay	Site Plan: Change of Use from Motel to Car Dealership
1169 Upper Front St., Binghamton	Albert Tremblay	Site Plan Update: Expand Business to Sell Carports
1171 Upper Front St., Binghamton	Michael D'Arpino	Site Plan Update: Change Existing Greenhouse Display Buildings
120 Chenango Bridge Rd., Binghamton	Town of Chenango	Site Plan: Pool on Site of Chenango Gymnastics
122 Airport Rd., Binghamton	Mark & Kathleen Rudy	Area Variance: Construct 3-Bay Garage Exceeding Height Req
1276 Upper Front St., Binghamton	FGR Realty	Site Plan: Construct New CVS
1276 Upper Front St., Binghamton	CVS/FGR Realty	Use & Area Variance: Additional Signage Exceeding Maximum
1276 Upper Front St., Binghamton	CVS Pharmacy	Site Plan Update: Construct New -Re-locate from Giant Plaza
1279 Front St., Binghamton	Gary Corey	Area Variance: Total Signage Larger Than Allowed Use for PDD
1300 Upper Front St., Binghamton	PAC Sign	Use & Area Variance: Additional Signage
1336 Upper Front St., Binghamton	Justin Marshuska II	Site Plan: New Construction of Shopping Center
1366 Upper Front St., Binghamton	Daneille Skrabalak	Site Plan: Amish Wood Works
1390 River Rd., Binghamton	Michael & Lee Hollenbeck	Area Variance: Create Building Lot with Less Required Frontage
1429 Upper Front St., Binghamton	Pete Gulick	Site Plan Review: Spray on Truck bed liner
1429 Upper Front St., Binghamton	Peter Gulick	Area Variance: Signage Exceeding Maximum
1429 Upper Front St., Binghamton	Frank Sanfilippo	Site Plan Review: Victory Vinyl to use Rear of Rhino Linings Bldg

<b>Address</b>	<b>Name</b>	<b>Action Requested</b>
1434 Front St.,Binghamton	Tami & Jason Fortenbaugh	Double Area Variance:Signage
1434 Front St.,Binghamton	PEEKA's Dream	Re-Occupancy:Portion of Meineke Building
1436 Upper Front St.,Binghamton	Keystone Assoc./Maines	Site Plan:Proposed Car Wash
1439 Upper Front St.,Binghamton	R. & O. Wooler	Site Plan:Grocery Store
147 Lewis Rd.,Binghamton	Susan Snyder	Special Permit:Home Occupation - Massage Healing
1474 Front St.,Binghamton	Jamie's Auto Sales	Site Plan:Construct New Garage
226 Perry Road, Binghamton	Phillip & Chris Brienza	Special Permit:Home occupation
26 Wisconsin Dr.,Binghamton	Eleanor Farfaglia	Area Variance:Construct Pavilion in Front of Principal Use
4 Grandview Drive, Binghamton	Clarence Living	Area Variance:Garage in front of principal residence
42 Chenango Bridge Rd.,Binghamton	Keith Jensen	Site Plan/Re-Occupancy:Wooden Nickel Tavern
45 Overbrook Dr.,Binghamton	Melinda Freeman	Site Plan/Re-Occupancy:Hair Salon
48 Smith Hill Rd.,Binghamton	Donald O'Brien	Area Variance:Accessory Bldg. In Front of Principal
48 Smith Hill Rd.,Binghamton	Donald O'Brien	Area Variance:29x19' Accessory Building in Front of Principal Use
5 Peer St.,Binghamton	W. & S. Nixon	Special Permit:Home Occupation - Carousel Capital Realty
728 River Rd.,Binghamton	St. Mark's Episcopal Church	Area Variance:Erect Free Standing Sign Larger than Allowed
75 Carmichael Rd.,Binghamton	Family Dollar	Area Variance:Less Than Required Side Yard Setback
75 Carmichael Rd.,Binghamton	Family Dollar	Area Variance:Less Than Required Side Yard Setback w/Curb Cut
75 Grant Road,Binghamton	Denny Cartner	Area Variance:Garage less than setback requirement
78 Airport Rd.,Binghamton	Jon & Jennie Cary	Area Variance:Divide 7.123 Acre Lot into 3 Building Lots
82 Castle Creek Rd.,Binghamton	F. & N. Lewis	Site Plan Update:Expansion of Existing Business
98 Port Rd., Binghamton	Michael Doyle	Area Variance: Accessory Building Exceeding Height Requirement
POB 884, Sayre, PA	Juan Velazaquez	Site Plan Review:Restaurant re-occupancy
<b>City of Binghamton</b>		
1158 Vestal Ave.	John Wales	Site Plan Review/Area Variance: Sell Used Cars
130-136 Conklin Ave. & 1 Birch St.	Doug Gardner Enterprises	Use Variance:Assembly of Electronic Components
140 Conklin Ave,Binghamton	Ezra Jackson	Special Use Permit & Series A:Operate Church on 1st Floor
149 Susquehanna St.	Shirley Stone	Expansion of Non-Conforming Use:Construct Addition
15-17 Chenango St.,83-85, 87 Court S	Sina Abselet	Series A Site Plan:Convert Existing Building into Elderly Housing
153 Susquehanna Street	Gloria Crowder	Use & Area Variance:Operate a family diner & Grill
156 Moeller St.	Binghamton Housing Auth	Special Use Permit & Site Plan:Construct 1-Story Community Ctr
169 & 183 Riverside Dr.,Binghamton	Lourdes Hospital	Series A Site Plan/Special Use Permit:Construct Oncology Ctr.
19 1/2 Sturges St.,Binghamton	Mark Lawrence	Area Variances:Off-Street Parking & Area Per Dwelling Unit
19 Woodruff Ave.	J. Ulma	Series B Site Plan:Minor Home Occupation
2&4 Timberland Drive	Ronald Foster	Area Variance:Construct 3 Car Garage
20 & 24 Mary St.	James McCoy	Area Variances & Site Plan:Construct Parking Lot
20 Carroll St.	Ali Azam	Advisory Opinion to City Council:Erect 8x4' Billboard Sign
21 Exchange St.,Binghamton	Art Magill	Series A Site Plan, Special Use Permit & Area Variance
21 New St.	Lincoln Court Apartments	Expansion of Non-Conforming Use:Construct Addition
245 Conklin Ave.,Binghamton	J. Guardi	Site Plan Review:Used Car Sales

<b>Address</b>	<b>Name</b>	<b>Action Requested</b>
249 Conklin Ave.	Doug Redfern	Use & Area Variances:Operate Towing Business
272 Washington St. & 6 Lewis St	Joe Guardi	Series A Site Plan & Special Permit:Used Car Sales
29 Syuyvesant Street	Sheltered Workshop	Area Variance:Creating a parking lot
3 West State St.	Lou Fiore	Area Variance: Construct New McDonalds
31 Lisle Ave	Terri Vazquez	Use & Area Variance:Sheet metal fabrication
32 Fayette St.,Binghamton	Sheltered Workshop	Area Variance & Site Plan:Demolish Building & Construct Parking
339-343 Front St.,5 & 9 Franklin St.	J. Hagopian	Area Variance & Site Plan Modification:Transmission Shop
38 Hawley Street	City of Binghamton	Moritorium on Cell Towers
499 Court St.	Joel MacLennan	Area Variances:Construct 20x72' temporary Plant Stand
6 Berwick Ave	Gina Curcio	Site Plan Review/Area Variance: Construct a parking lot.
70 & 72 South Washington St.		Rezone: From R-2 to OD-6
76 Lake Ave.	Casey Zalusky	Special Use Permit & Series A Site Plan:Used Auto Business
84 Fairview Ave & 9 Willard St.	Good Shepherd Fairview	Expansion of Non-Conforming Use & Area Variance
9 Riverside St.,Binghamton	Daniel Rose	Area Variances:Construct 15' x 20' Addition on Garage
<b>Colesville</b>		
1402 NY Rte. 7, Port Crane	Joe & Lori Discardi	Area Variance:Return Piece of Land to Neighbor
38 Depot St.,Harpursville	Dale Baker	Use Variance:Repair of Autos on Residence Property in R District
41 Cumber Rd.,Harpursville	Harpursville Baptist Ch	Site Plan:Construct 60x100' Addition to Church
702 Cafferty Road, Harpursville	JRR Partnership	Subdivision Approval
780 Welton St, Harpursville	Town of Colesville	Local Law Amending Land Use Local Law
817 Colesville Road/POB 838, Bingha	David Reynolds	Area Variance:Subdivision with less than required frontage
89 Skellett Rd.,Harpursville	Joseph & Joan Villecco	Area Variance:Subdivide Parcel w/Less Than Required 2 Acres
891 Colesville Rd.,Binghamton	Gordon Carroll	Interpretation:Allow Service of Vehicles as Accessory Use
891/897 Colesville Rd.	Gordon Carroll	Interpretation/Use Variance:Allow Service of Vehicles
NYS Rte 79, Harpursville	Red Barrel Food Stores	Area Variance: High rise Sign
Peck Rd.	Mohamed Afify	Proposed Local Law: to Change Zone from R to R/AG for Cemetary
<b>Conklin</b>		
1010 Conklin Rd.,Conklin	DM Business Products LLC	Site Plan/Re-Occupancy:Business Products
1014 Conklin Rd.,Conklin	Steve Sager	Site Plan:Car Sales & Ice Cream Stand at One Location
1018 Conklin Rd., Conklin	A. Freije/Subway	Site Plan:Subway
1026 Conklin Rd.,Conklin	Peoples National Bank	Site Plan:Bank
1107 Conklin Rd.,Conklin	Robert Amato	Site Plan:Pizza & Sub-Shop
1110 Conklin Rd.,Conklin	Melody Mott	Site Plan:Open Liquor Store
1216 Conklin Road	Anthony Marascia	Area Variance:Front Porch Enclosure and addition
1520 Conklin Rd.,Conklin	Conklin Players Club	Site Plan:Additional Storage Space for Concession & Locker Room
1543 Conklin Rd.,Conklin	Jerry Westbrook	Site Plan Review:Screen Printing Business
16 Terrace Dr.,Conklin	Vince's Auto Sales	Site Plan:Auto Repair Shop
178 Stillwater Road, Conklin	Michael Lyon	Area Variance:Garage in front of principal residence
1799 Coleman Rd.,Binghamton	Ralph Burnside	Use Variance:House and Train Canines

<b>Address</b>	<b>Name</b>	<b>Action Requested</b>
28 Stillwater Rd, Conklin	James Zopp	Area Variance:16x20 addition w/less than required setback
3 Gray Ct.,Conklin	J. Slicklen	Area Variance:Build Deck 2' From Property Line
301 Hardie Rd.,Conklin	Elra Huntley	Use Variance:Replace Old Farmhouse with Doublewide
42 Stillwater Rd.,Conklin	Douglas Nelson	Area Variance:Build Garage in Front of House
56 Shaw Rd.,Conklin	Ronald Vetrino	Site Plan:Open Car Sales & Auction
570 Conklin Rd.,Conklin	So. Tier Cap World	Site Plan:Retail Sales of Truck Accessories
574 Conklin Rd, Conklin	Binghamton Truck & Tire	Site Plan Review:Tire Service Center
591 Conklin Rd.,Conklin	NAZ's	Site Plan:Sell Retail Goods, Clothing, Etc.
669 Conklin Rd.,Conklin	Twin Tier Tire	Site Plan:Tire Business
677 Conklin Rd.,Conklin	Auto Connection	Site Plan Review:Used Car Lot with Detail & Display
810 Conklin Rd., Conklin	Peter Gumaer	Site Plan:Truck & Trailer Repair Shop
88 Broome Corp. Parkway,Conklin	Behlog & Son Produce	Site Plan:Open Produce, Delivery Site
942 Conklin Rd.,Conklin	Sonny & Jakes	Re-Occupancy:Hot Dog & Ice Cream Shop
998 Conklin Rd.,Conklin	B. Donovan, P. Sullivan	Site Plan:Open Restaurant
<b>Dickinson</b>		
18 Maiden Lane,Binghamton	Russell Reid	Area Variance:6' Rear Setback for Deck
40-44 N. Ely St.,Binghamton	Joan Long	Use Variance:Relocate 24x48 Mobile Home on Lot
49-53 Downs Ave.,Binghamton	Giant Markets	Area Variances: (3)
49-53 Downs Ave.,Binghamton	Giant Markets	Site Plan:Convenience Store
690 Old Front St.,Binghamton	Skri Sarkraka	Variance:Temporary Motel Sign
690 Old Front St.,Binghamton	EconoLodge	Special Permit:Replace Howard Johnsons Sign
842 Front St.,Binghamton	Town of Dickinson	Proposed Local Law:Local Landmark Legislation
842 Front St.,Binghamton	Town of Dickinson	Zoning Text Change:Provide Regulations on Signs
842 Front St.,Binghamton	Town of Dickinson	District Change:Rezone Various Properties on Front and Market Street
842 Front St.,Binghamton	Town of Dickinson	Text Addition:Proposed Local Landmark Legislation
842 Front Street, Binghamton	Town of Dickinson	Text Amendment: Local Law
842 Front Street, Binghamton	Town of Dickinson	Rezone R-M to HC
876 Front St.,Binghamton	Cracker Barrel	PUD Revision-Site Plan:Addition to Existing Building
879-881 Front Street	Manleys Mighty Mart	Site Plan Review:Gas Station Mini Mart
<b>Fenton</b>		
NYS Rte. 369,Port Crane	Southern Tier Stone	Mining Permit Renewal:
<b>Kirkwood</b>		
1004 NYS Rte 11, Kirkwood	Willow Run Foods	Site Plan Review and Aquifer Permit:food distribution warehouse
1006 NYS Rte 11,Kirkwood	Willow Run Foods	Site Plan:6,880 s.f. Addition to Maintenance Building
113 Stratmill Rd.,Kirkwood	Kirkwood Housing Group, LL	District Change:Change from Industrial to Residential-Multi
1187 NY Rte 11, Kirkwood	Renee' Datto	Use Variance:Non-conforming bar/restaurant to Karate facility
1569 NY Rte 11, Kirkwood	John Hatt Sr.	Use Variance: Automobile repair, bodyshop, and sales.
1738 NYS Rte. 11,Kirkwood	Ali Warner	Use Variance:Place 28x76' Mobile Home for Residential Use in B2 Dis
194 Colesville Rd, Kirkwood	Johnny Knewasser	Regulations Interpretation

<b>Address</b>	<b>Name</b>	<b>Action Requested</b>
196 Corporate Dr.,Kirkwood	Felchar Manufacturing	Site Plan:Construct Addition to Existing Facility & Expand Parking
26 Crescent Dr.,Kirkwood	K. & B. Stevens	Area Variance & Site Plan:Erect Garage
70 Crescent Dr., Kirkwood	Town of Kirkwood	2 Proposed Local Laws Amending Zoning Ordinance
70 Crescent Dr., Kirkwood	Town of Kirkwood	Proposed Local Law:Garage Sale Requirements
70 Crescent Dr., Kirkwood	Town of Kirkwood	Proposed Local Law:Rezone Properties to B2
70 Crescent Drive, Kirkwood	Town of Kirkwood	Comprehensive Plan Update
97 Main St.,Kirkwood	Ann Dumas	Area Variance:Place 8x10 Storage Shed within 9' of Property Line
Route 11,Kirkwood	Gorick Construction	Use Variance:Mining not Permitted in any Zoning District
Victoria Dr. at Stratmill	Kirkwood Housing Group	Area Variance:Provide Increase in Parking Spaces
<b>Maine</b>		
15 Arbutus Rd.,Johnson City	J. & B. Williams	Use Variance:Replace Existing Mobile Home with Double-Wide
2030 Airport Rd.,Binghamton	C. Fenson	Use Variance:Bill Board Type Advertising Sign
2116 Airport Rd.,Binghamton	J. Reid	Use & Area Variance: Poster Panels for Advertising Sign
2248 Airport Rd.,Maine	Scott Zatley	Site Plan:Storage Mall
252 Daugherty Rd.,Maine	Harry Swackhammer	Area Variance:Build Garage in Front of Residence
2633 NYS Rte 26, Maine	Lester Platt	Site Plan Review:Redemption Center & Rental apartment
301 NYS Rte. 38B, Maine	R. Petra Rohrer	Use Variance:Install Mobile Home
3380 NYS Rte. 26,Maine	Jeff Balmer	Site Plan Review:In-home Occupation (taxidermist)
605 Dimmock Hill Road	Florent & Jennifer Berger	Area Variance:Home construction w/less than required setbacks
PO Box 336, Maine	Town of Maine	Proposed Local Law:Regulating Abandoned & Junk Vehicles
PO Box 336, Maine	Town of Maine	Proposed Local Law:Regulating Junk Yards
PO Box 336, Maine	Town of Maine	Proposed Local Law:Amend Zoning Ordinance (Horses)
PO Box 336, Maine	Town of Maine	Proposed Local Law Amendment: Home Occupations
PO Box 336, Maine	Town of Maine	Proposed Local Law:Keeping of Horses in R-R, R-1 and R-2 Districts
PO Box 336, Maine	Town of Maine	Zoning Amendment:Double Wide Houses in R-R & R-1 Districts
PO Box 336, Maine	Town of Maine	Proposed Local Law:Amend Zoning Ordinance (Home Occupations)
<b>Sanford</b>		
1144 NYS Rt. 41	Gheorghe Sera	Use Variance:Used Car Lot & Sales
180 Gulf Summit Rd.,Windsor	Bluestone Log & Timber	Variance:Erect Billboard
919 Oquaga Lake Rd.,Windsor	Independent Wireless	Special Use Permit:Installation of Antennas and Tower Extension
<b>Triangle</b>		
2612 Liberty St. Whitney Point	Town of Triangle	Proposed Local Law: 4 Month Moritorium on Cell Towers
not applicable	Town of Triangle	Proposed Local Law:Siting of Wireless Telecommunication
<b>Union</b>		
1019 Oakdale Road, Johnson City	Albert Newman	Variance: Detached Garage Construction
105 Hillside Terrace,Endwell	Dan Carlin	Area Variance:9' Rear Setback for Addition
1200 Campville Rd.,Endicott	Endicott Animal Hospital	Site Plan:Animal Hospital
1207 Campville Rd.,Endicott	Glendale Spirits	Variance:Allow Additional Free-Standing Sign
1327 Reynold Rd, Johnson City	First Baptist Church	Special Use Permit: Ball Fields/Rec Center



<b>Address</b>	<b>Name</b>	<b>Action Requested</b>
1400 Davis Ave.,Endicott	Ruth Deering	Area Variance:Separation Required Between Pool and Patio
1617 Union Center Maine, Maine	Diana Robenson	Variance:Residential Addition in CI District
1711 Farm to Market Rd.,Endwell	Farm House Manor	Preliminary Subdivision Plan:Subdivide Property into 22 Lots
1792 Nanticoke Dr.,Endwell	Francis Fisher	Variance:Double-Wide in Suburban Low density
2305 E. Main St.,Endwell	Tony's Restaurant	Site Plan:Renovate Former Car Dealership into Restaurant
3111 E. Main St.,Endwell	Town of Union	Text Amendment:Definitions for Uses in Ag. Zoning
3215 E. Main St.,Endwell	Bates Troy	Area Variance:Window Sign
401,405,409,413 Chaumont Ave.,End	Frazier & Son	Special Permit & Site Plan:Construct Modular Building
615 Church St.,Endicott	Martin Hickey	Variance:Addition to Rear of Building
701 Main Street, Endicott	Our Lady of Good Counsel	Area Variance:Parking variances, Perimeter Strip Variance
711 Paden St.,Endicott	Mr. & Mrs. C. Babcock	Area Variance:3' Setback Required for Roof
790 Ethel Street, Endicott	Alfred Paniccia	Subdivision Approval
790 Ethel Street, Endicott	Alfred Paniccia	Change of Zone: AG to RS-7
<b>Vestal</b>		
140 Vestal Parkway E.,Vestal	John Miller	Variance:Creation of New Property w/Less Than Required Total SF
1504 Vestal Parkway East,Vestal	PS Development Group	Site Plan:Construct 8800 s.f. Bldg. For General Office/Retail Use
1805 Vestal Parkway E.,Vestal	Justin Marshuska	Site Plan:3-Story Office Building
1809 Vestal Pkwy	Chirs DeProspro	Site Plan:Car Wash
2021 Vestal Pkwy West, Vestal	David Hand	Site Plan Review: Re-landscaping within DOT ROW
2220 Vestal Rd.,Vestal	Family Sports Complex	Special Permit:Commercial Recreation Facility
2521 Vestal Parkway W.,Vestal	Dr. Lalor	Site Plan:Construction of New 7140 SF Office Building
3209 Vestal Rd.,Vestal	Vestal Hills Memorial	Special Permit:Permit Needed for Cemetary Use in RR District
3465-3471 Vestal Parkway E.,Vestal	BelMar Properties	Use Variance:Construct 3 Buildings for Retail/Office Use
4129 Vestal Rd.,Vestal	Jarol Lake	Use Variance:Home Occupation-Insurance Office w/ Living Quarters
420 Jane St.,Vestal	David & Anita VanWinkle	Area Variance:Construct Detached Accessory Bldg.
4700 Vestal Parkway E.,Vestal	Vestal Park, LLC	Rezone:PDD for Multi-Dwelling units for Student Housing
605 Vestal Parkway W., Vestal	Town of Vestal	New Zoning Class:Create 2 New Classifications
Between Foster & Sheedy Rd, Vestal.	R. Botnick	Subdivision:Phase I - 21 Lots
Jones Road,Vestal	Natalie Hessler	Land Partition:15-lot Land Partition
Ross Hill Rd.,Vestal	Richard Stever, Jr.	Subdivision/Rezoning:Change RR to RA-1 for 13-Lot Subdivision
<b>Village of Deposit</b>		
132 Second St.,Deposit	Village of Deposit	Site Plan & Variance: Construct New Fire Station
186 Front St.,Deposit	T. & D. Miller	Area Variance:Construct Carport in Central Business District
<b>Village of Endicott</b>		
123 Hill Ave.,Endicott	Abruzzi Home Assoc. Inc.	Use Variance:Demolish 2-Family House & Construct Parking Lot
200 W. Main St., 304 Badger Ave.	Precision Automotive	Area Variance:Side Yard Setback of 9'
304 Badger Ave.,Endicott	Village of Endicott	Zoning Change:Rezone Portion of 304 Badger Ave. from RT-4 to CI
<b>Village of Johnson City</b>		
101 Lester Ave, Johnson City	Hank's Clothing	Special Use Permit:Retail Sales in a Industrial Zone

<b>Address</b>	<b>Name</b>	<b>Action Requested</b>
15 Riverside Drive, Johnson City	Tier ENT Assoc	Area Variance: Front Yark Setback for Addition
153,161,165 Riverside Dr.,Johnson Cit	Mark Hatala, DDS	Special Permit:Dental Office at Former Riverside Garden Center
159 Main St.,Johnson City	St. James Catholic Ch	Site Plan:Blacktop 150x50 Lot for Additional Parking
177 Main St.,Johnson City	Kenneth Molyneaux	Site Plan:Relocate Existing JC Pizza
243 Main St.,Johnson City	Village of Johnson City	Proposed Local Law:Various Changes
252 Main Street, Johnson City	Timothy Curley	Site Plan Review:Coffee Shop
30 Harrison St.,Johnson City	United Health Services	Site Plan & Variance:Construct Addition to Medical Facility
305 Main St.,Johnson City	Ali Azam	Area Variance:Allow Advertising Signs Within 200 Feet of a Church
435 Main Street, Johnson City	Orest Grechka	Site Plan Review: Used Auto Sales Office
51-95 Main Street, Johnson City	TJ Madison Construction	Site Plan Review: Warehouse, Outlet Store, Service Center
605 Harry L Dr.,Johnson City	Rapp Sign for HSBC Bank	Area Variance:Signage for Bank
660 Riverside Drive, Johnson City	Rusty Luce	Site Plan Review: Storage Mall Facility
757 Harry L. Drive, Johnson City	Chris Butora	Variance:Minimum Lot size for 29X40 Steel Bldg Addition
Valley Plaza & Oakdale Rd.,Johnson	Oakdale Valley Assoc	Site Plan:Construct 1-Story Adult Day Program Facility
<b>Village of Port Dickinson</b>		
641 Chenango St.,Binghamton	J. & R. Mack	Area Variance:Construct Rear Deck
not applicable	Village of Port Dickinson	Proposed Local Law:Penalties for Offenses
<b>Village of Whitney Point</b>		
7337 Collins St.,Whitney Point	Half-Time Lounge	Site Plan:Expansion to Allow for Banquet Room
<b>Village of Windsor</b>		
191 Main St.,Windsor	Village of Windsor	District Change:Amend Zoning Class. From RB to C
not applicable	Village of Windsor	Text Amendment:Proposed Local Law Amending Bulk Req.

## Broome County Construction for 2002 and 2001

		2001			2002		
Type of Permit	Number of Permits	Number of Units	Value of Permits (\$)	Number of Permits	Number of Units	Value of Permits (\$)	
<b>R E S I D E N T I A L</b>	<i>New Single Family Detached</i>	185		\$27,036,757	243		\$37,398,712
	<i>New Single Family Attached</i>	9		\$790,500	41		\$982,147
	<i>New Mobile Homes</i>	89		\$1,870,100	80		\$1,994,200
	<i>New Mobile Home Parks</i>						
	<i>New Two Family</i>				1	2	\$100,000
	<i>New Multiple Family</i>						
	<b>Total New Residential Construction</b>	283		\$29,697,357	365		\$40,475,059
	Alterations, Additions, & Repairs	1,031		\$10,686,104	1,928		\$16,570,081
	<b>Total Residential Construction</b>	1,314		\$40,383,461	2,293		\$57,045,140
<b>N O N R E S I D E N T I A L</b>	<i>New Commercial</i>	51		\$22,281,900	34		\$18,106,395
	<i>New Industrial</i>	5		\$2,326,396	1		\$150,000
	<i>New Public/Semi-Public</i>	7		\$8,851,787	4		\$2,408,000
	<i>New Other</i>	82		\$2,305,460	46		\$232,400
	<b>Total New Non-Residential Construction</b>	145		\$35,765,543	85		\$20,896,795
	Alterations, Additions & Repairs	226		\$23,192,940	294		\$19,497,464
	<b>Total Non-Residential Construction</b>	371		\$58,958,483	379		\$40,394,259
<b>TOTAL CONSTRUCTION</b>							
	1,685		\$99,341,944	2,672		\$97,439,399	

## 2002 BUILDING PERMITS - RESIDENTIAL

Municipality	New Single Family (Detached)		New Single Family (Attached)		New Mobile Homes		New Mobile Parks		New Two Family	
	Permits	Value	Permits	Value	Permits	Value	Permits	Value	Permits	Value
City of Binghamton	6	\$992,580	0	\$0	0	\$0	0	\$0	0	\$0
Town of Barker	4	\$468,200	1	\$130,000	14	\$445,300	0	\$0	0	\$0
Town of Binghamton	20	\$3,109,500	0	\$0	0	\$0	0	\$0	0	\$0
Town of Chenango	22	\$3,993,000	0	\$0	0	\$0	0	\$0	0	\$0
Town of Colesville	11	\$1,180,000	0	\$0	15	\$811,000	0	\$0	0	\$0
Town of Conklin	16	\$2,406,605	0	\$0	1	\$92,000	0	\$0	0	\$0
Town of Dickinson	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
Town of Fenton	9	\$457,000	0	\$0	15	**	0	\$0	0	\$0
Town of Kirkwood	20	\$2,863,202	0	\$0	0	\$0	0	\$0	0	\$0
Town of Lisle	6	**	1	*	6	**	0	**	0	**
Town of Maine	15	\$540,194	38	* \$702,147	0	\$0	0	\$0	0	\$0
Town of Nanticoke	3	**	0	**	2	**	0	**	0	**
Town of Sanford	9	\$857,000	0	\$0	0	\$0	0	\$0	0	\$0
Town of Triangle	6	\$569,000	1	\$150,000	16	\$290,000	0	\$0	0	\$0
Town of Union	38	\$7,180,000	0	\$0	0	\$0	0	\$0	1	\$100,000
Town of Vestal	36	\$9,299,391	0	\$0	0	\$0	0	\$0	0	\$0
Town of Windsor	9	\$941,000	0	\$0	8	\$275,900	0	\$0	0	\$0
Village of Endicott	1	\$50,000	0	\$0	0	\$0	0	\$0	0	\$0
Village of Johnson City	9	\$2,078,040	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	1	\$124,000	0	\$0	3	\$80,000	0	\$0	0	\$0
Village of Deposit	2	\$290,000	0	\$0	0	\$0	0	\$0	0	\$0
Village of Windsor	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0
<b>Broome Total</b>	<b>243</b>	<b>\$37,398,712</b>	<b>41</b>	<b>\$982,147</b>	<b>80</b>	<b>\$1,994,200</b>	<b>0</b>	<b>\$0</b>	<b>1</b>	<b>\$100,000</b>

\*--No Data Available

\*\*--No Dollar Amount Given

## 2002 BUILDING PERMITS - RESIDENTIAL

Municipality	New Multiple family		Total New Residential Construction				Alterations, Additions & Repairs		
	Permits	Units	Value	Permits	Units	Value	Permits	Value	Average Value
City of Binghamton	0		\$0	6		\$992,580	945	\$6,465,507	\$6,842
Town of Barker	0		\$0	19		\$1,043,500	14	\$135,000	\$9,643
Town of Binghamton	0		\$0	20		\$3,109,500	46	\$548,100	\$11,915
Town of Chenango	0		\$0	22		\$3,993,000	107	\$1,121,224	\$10,479
Town of Colesville	0		\$0	26		\$1,991,000	15	\$351,000	\$23,400
Town of Conklin	0		\$0	17		\$2,498,605	78	\$435,608	\$5,585
Town of Dickinson	0		\$0	0		\$0	18	\$119,300	\$6,628
Town of Fenton	0		\$0	24		\$457,000	79	\$503,758	\$6,377
Town of Kirkwood	0		\$0	20		\$2,863,202	26	\$286,500	\$11,019
Town of Lisle	0		**	13		**	6	**	*
Town of Maine	0		\$0	53		\$1,242,341	14	\$1,058,034	\$75,574
Town of Nanticoke	0		**	5		**	10	**	*
Town of Sanford	0		\$0	9		\$857,000	15	\$380,000	\$25,333
Town of Triangle	0		\$0	23		\$1,009,000	23	\$135,900	\$5,909
Town of Union	0		\$0	39	40	\$7,280,000	142	\$1,210,889	\$8,527
Town of Vestal	0		\$0	36		\$9,299,391	108	\$1,845,731	\$17,090
Town of Windsor	0		\$0	17		\$1,216,900	13	\$129,600	\$9,969
Village of Endicott	0		\$0	1		\$50,000	86	\$615,725	\$7,160
Village of Johnson City	0		\$0	9		\$2,078,040	133	\$850,440	\$6,394
Village of Port Dickinson	0		\$0	0		\$0	19	\$217,855	\$11,466
Village of Lisle	0		\$0	0		\$0	4	**	*
Village of Whitney Point	0		\$0	4		\$204,000	2	\$25,000	\$12,500
Village of Deposit	0		\$0	2		\$290,000	14	\$39,510	\$2,822
Village of Windsor	0		\$0	0		\$0	11	\$95,400	\$8,673
<b>Broome Total</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>365</b>	<b>40</b>	<b>\$40,475,059</b>	<b>1928</b>	<b>\$16,570,081</b>	<b>\$8,594</b>

\*--No Data Available  
 \*\*--No Dollar Amount Given

## 2002 BUILDING PERMITS - NON-RESIDENTIAL

Municipality	New Commercial			New Industrial			New Public/Semi-Public			New Other			Non-Residential Construction			Alterations, Additions & Repairs		
	Permits	Value	Average	Permits	Value	Average	Permits	Value	Average	Permits	Value	Average	Permits	Value	Average	Permits	Value	Average
City of Binghamton	3	\$7,200,000	\$0	0	\$0	\$0	1	\$248,000	\$0	0	\$0	\$1,862,000	142	\$6,140,515	\$43,243	0	\$0	\$0
Town of Barker	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	31	\$91,400	\$2,948	0	\$0	\$0	0	\$0	\$0
Town of Binghamton	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	7	\$96,000	\$13,714	0	\$0	\$0	0	\$0	\$0
Town of Chenango	2	\$1,374,500	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$687,250	0	\$0	\$0	0	\$0	\$0
Town of Colesville	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0
Town of Conklin	11	\$555,500	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$50,500	0	\$0	\$0	0	\$0	\$0
Town of Dickinson	1	\$20,000	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$20,000	1	\$30,000	\$30,000	1	\$30,000	\$30,000
Town of Fenton	1	\$50,000	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$50,000	0	\$0	\$0	0	\$0	\$0
Town of Kirkwood	2	\$180,500	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$90,250	3	\$2,625,000	\$875,000	0	\$0	\$0
Town of Lisle	0	**	**	0	**	**	0	**	**	0	**	**	0	**	**	1	**	**
Town of Maine	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0
Town of Nanticoke	0	**	**	0	**	**	0	**	**	0	**	**	0	**	**	0	**	**
Town of Sanford	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	8	\$45,000	\$5,625	0	\$0	\$0	0	\$0	\$0
Town of Triangle	1	\$24,000	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$24,000	0	\$0	\$0	0	\$0	\$0
Town of Union	3	\$2,850,000	\$0	0	\$0	\$0	1	\$1,500,000	\$0	0	\$0	\$1,087,500	21	\$3,861,400	\$183,876	0	\$0	\$0
Town of Vestal	6	\$1,426,895	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$237,816	41	\$4,409,838	\$107,557	0	\$0	\$0
Town of Windsor	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0
Village of Endicott	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	37	\$1,066,400	\$28,822
Village of Johnson City	3	\$4,350,000	\$150,000	1	\$150,000	\$150,000	1	\$160,000	\$0	0	\$0	\$932,000	41	\$1,209,561	\$29,501	0	\$0	\$0
Village of Port Dickinson	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0
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	0	\$0	\$0	0	\$0	\$500,000	1	\$100,000	\$100,000	1	\$100,000	\$100,000
Village of Deposit	1	\$75,000	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$75,000	3	\$28,750	\$9,583	0	\$0	\$0
Village of Windsor	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	0	\$0	\$0	3	\$26,000	\$8,667
<b>Broome Total</b>	<b>34</b>	<b>\$18,106,395</b>	<b>\$150,000</b>	<b>1</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>4</b>	<b>\$2,408,000</b>	<b>\$232,400</b>	<b>46</b>	<b>\$232,400</b>	<b>\$245,845</b>	<b>85</b>	<b>\$20,896,795</b>	<b>\$245,845</b>	<b>294</b>	<b>\$19,497,464</b>	<b>\$66,318</b>

\*--No Data Available

\*\*--No Dollar Amount Given

## 2002 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	Permits	Value	Population	Value
City of Binghamton	951	\$7,458,087	\$7,842	146	\$13,588,515	\$93,072	1097	\$21,046,602	\$19,186	41.06%	21.60%	47,380	\$444		
Town of Barker	33	\$1,178,500	\$35,712	31	\$91,400	\$2,948	64	\$1,269,900	\$19,842	2.40%	1.30%	2,738	\$464		
Town of Binghamton	66	\$3,657,600	\$55,418	7	\$96,000	\$13,714	73	\$3,753,600	\$51,419	2.73%	3.85%	4,969	\$755		
Town of Chenango	129	\$5,114,224	\$39,645	2	\$1,374,500	\$687,250	131	\$6,488,724	\$49,532	4.90%	6.66%	11,454	\$567		
Town of Colesville	41	\$2,342,000	\$57,122	0	\$0	\$0	41	\$2,342,000	\$57,122	1.53%	2.40%	5,441	\$430		
Town of Conklin	95	\$2,934,213	\$30,886	11	\$555,500	\$50,500	106	\$3,489,713	\$32,922	3.97%	3.58%	5,940	\$587		
Town of Dickinson	18	\$119,300	\$6,628	2	\$50,000	\$25,000	20	\$169,300	\$8,465	0.75%	0.17%	3,638	\$47		
Town of Fenton	103	\$960,758	\$9,328	1	\$50,000	\$50,000	104	\$1,010,758	\$9,719	3.89%	1.04%	6,909	\$146		
Town of Kirkwood	46	\$3,149,702	\$68,472	5	\$2,805,500	\$561,100	51	\$5,955,202	\$116,769	1.91%	6.11%	5,651	\$1,054		
Town of Lisle	19	**	**	1	**	**	20	**	**	0.75%	*	2,405	**		
Town of Maine	67	\$2,300,375	\$34,334	0	\$0	\$0	67	\$2,300,375	\$34,334	2.51%	2.36%	5,459	\$421		
Town of Nanticoke	15	**	**	0	**	**	15	**	**	0.56%	*	1,790	**		
Town of Sanford	24	\$1,237,000	\$51,542	8	\$45,000	\$5,625	32	\$1,282,000	\$40,063	1.20%	1.32%	1,642	\$781		
Town of Triangle	46	\$1,144,900	\$24,889	1	\$24,000	\$24,000	47	\$1,168,900	\$24,870	1.76%	1.20%	2,067	\$566		
Town of Union	181	\$8,490,889	\$46,911	25	\$8,211,400	\$328,456	206	\$16,702,289	\$81,079	7.71%	17.14%	27,725	\$602		
Town of Vestal	144	\$11,145,122	\$77,397	47	\$5,836,733	\$124,186	191	\$16,981,855	\$88,910	7.15%	17.43%	26,535	\$640		
Town of Windsor	30	\$1,346,500	\$44,883	0	\$0	\$0	30	\$1,346,500	\$44,883	1.12%	1.38%	5,520	\$244		
Village of Endicott	87	\$665,725	\$7,652	37	\$1,066,400	\$28,822	124	\$1,732,125	\$13,969	4.64%	1.78%	13,038	\$133		
Village of Johnson City	142	\$2,928,480	\$20,623	46	\$5,869,561	\$127,599	188	\$8,798,041	\$46,798	7.04%	9.03%	15,535	\$566		
Village of Port Dickinson	19	\$217,855	\$11,466	\$0	\$0	\$0	\$19	\$217,855	\$11,466	0.71%	0.22%	1,697	\$128		
Village of Lisle	4	**	**	0	\$0	\$0	4	**	**	0.15%	0.00%	302	**		
Village of Whitney Point	6	\$229,000	\$38,167	2	\$600,000	\$300,000	8	\$829,000	\$103,625	0.30%	0.85%	965	\$859		
Village of Deposit	16	\$329,510	\$20,594	4	\$103,750	\$25,938	20	\$433,260	\$21,663	0.75%	0.44%	835	\$519		
Village of Windsor	11	\$95,400	\$8,673	3	\$26,000	\$8,667	14	\$121,400	\$8,671	0.52%	0.12%	901	\$135		
<b>Broome Total</b>	<b>2293</b>	<b>\$57,045,140</b>	<b>\$24,878</b>	<b>379</b>	<b>\$40,394,259</b>	<b>\$106,581</b>	<b>2672</b>	<b>\$97,439,399</b>	<b>\$36,467</b>	<b>100.00%</b>	<b>100.00%</b>	<b>200,536</b>	<b>\$486</b>		

\*--No Data Available

\*\*--No Dollar Amount Given

## TEN YEAR TREND--PERMITS ISSUED

	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
New Single Family Detached	200	136	62	63	92	134	185	147	185	243
New Single Family Attached	0	0	0	0	4	4	47	23	9	41
New Mobile Homes	**	**	**	**	**	113	119	94	89	80
New Mobile Home Parks	##	##	##	##	##	##	##	0	0	0
New Two Family	3	1	1	4	2	1	0	1	0	1
New Multi Family	7	2	3	6	1	0	2	0	0	0
<b>Total New Residential</b>	210	139	66	73	99	252	353	265	283	365
Alterations, Add. & Repairs	1,023	1,162	876	731	1,407	1,030	1,767	1,750	1,031	1,928
<b>TOTAL RESIDENTIAL</b>	1,233	1,301	942	804	1,506	1,282	2,120	2,015	1,314	2,293
<b>TOTAL CONSTRUCTION</b>	1,635	1,821	1,296	1,246	1,958	1,570	2,561	2,419	1,685	2,672
New Commercial	19	14	20	41	28	33	39	36	51	34
New Industrial	2	3	3	3	4	4	3	1	5	1
New Public/Semi-Public	1	21	6	5	3	3	5	5	7	4
New Other	131	219	118	117	56	37	23	29	82	46
<b>Total New Non-Residential</b>	153	257	147	166	91	77	70	71	145	85
Alterations, Add. & Repairs	249	263	207	276	361	211	371	333	226	294
<b>TOTAL NON-RESIDENTIAL</b>	402	520	354	442	452	288	441	404	371	379
<b>TOTAL CONSTRUCTION</b>	1,635	1,821	1,296	1,246	1,958	1,570	2,561	2,419	1,685	2,672
<i>Municipalities Reporting:</i>	19/24	18/24	18/24	18/24	22/24	23/24	23/24	22/24	23/24	24/24

Notes:

\* Single Family Attached category begins in 2000      \*\* New Mobile Home Park category begins in 2000

\*\* New Mobile Homes data for 1992-1997 not available



## TEN YEAR TREND--VALUE

	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
New Single Family Detached	\$19,980,857	\$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
New Single Family Attached	\$0	\$0	\$0	\$0	\$250,000	\$205,500	\$2,415,000	\$2,582,800	\$790,500	\$982,147
New Mobile Homes	##	##	##	##	##	\$1,922,883	\$2,657,139	\$1,640,900	\$1,870,100	\$1,994,200
New Mobile Home Parks	##	##	##	##	##	##	##	\$0	\$0	\$0
New Two Family	\$275,000	\$115,000	\$61,000	\$329,000	\$199,000	\$80,000	\$0	\$90,000	\$0	\$100,000
New Multi Family	\$831,000	\$200,000	\$978,750	\$3,978,750	\$724,500	\$0	\$1,750,000	\$0	\$0	\$0
<b>Total New Residential</b>	<b>\$21,086,857</b>	<b>\$11,541,375</b>	<b>\$8,917,750</b>	<b>\$12,238,915</b>	<b>\$10,072,995</b>	<b>\$20,414,675</b>	<b>\$29,304,404</b>	<b>\$24,235,604</b>	<b>\$29,697,357</b>	<b>\$40,475,059</b>
Alterations, Add. & Repairs	\$7,296,022	\$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
<b>TOTAL RESIDENTIAL</b>	<b>\$28,382,879</b>	<b>\$19,088,578</b>	<b>\$15,880,489</b>	<b>\$20,897,523</b>	<b>\$21,307,925</b>	<b>\$34,041,764</b>	<b>\$46,060,478</b>	<b>\$35,724,576</b>	<b>\$40,383,461</b>	<b>\$57,045,140</b>
New Commercial	\$4,988,000	\$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
New Industrial	\$1,226,000	\$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
New Public/Semi-Public	\$20,000	\$2,128,437	\$806,800	\$656,579	\$300,837	\$576,000	\$7,388,650	\$258,000	\$8,851,787	\$2,408,000
New Other	\$1,111,768	\$1,498,013	\$693,151	\$1,021,931	\$3,036,500	\$1,138,330	\$644,700	\$488,200	\$2,305,460	\$232,400
<b>Total New Non-Residential</b>	<b>\$7,345,768</b>	<b>\$9,587,570</b>	<b>\$7,512,951</b>	<b>\$46,737,840</b>	<b>\$40,893,957</b>	<b>\$27,208,754</b>	<b>\$41,953,050</b>	<b>\$12,543,700</b>	<b>\$35,765,543</b>	<b>\$20,896,795</b>
Alterations, Add. & Repairs	\$15,129,778	\$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
<b>TOTAL NON-RESIDENTIAL</b>	<b>\$22,475,546</b>	<b>\$32,121,157</b>	<b>\$17,224,932</b>	<b>\$64,410,362</b>	<b>\$56,664,483</b>	<b>\$45,128,677</b>	<b>\$61,995,578</b>	<b>\$45,374,915</b>	<b>\$58,958,483</b>	<b>\$40,394,259</b>
<b>TOTAL CONSTRUCTION</b>	<b>\$50,858,425</b>	<b>\$51,209,735</b>	<b>\$33,105,421</b>	<b>\$85,307,885</b>	<b>\$77,972,408</b>	<b>\$79,170,441</b>	<b>\$108,056,056</b>	<b>\$81,099,491</b>	<b>\$99,341,944</b>	<b>\$97,439,399</b>

Municipalities Reporting \$: 19/24 18/24 18/24 18/24 22/24 23/24 23/24 22/24 23/24 21/24

Notes:

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