

## **SECTION 4: COUNTY PROFILE**

Broome County profile information is presented in the plan and analyzed to develop an understanding of a study area, including the economic, structural, and population assets at risk and the particular concerns that may be present related to hazards analyzed later in this plan (e.g., low lying areas prone to flooding or a high percentage of vulnerable persons in an area). This profile provides general information for Broome County (physical setting, population and demographics, general building stock, and land use and population trends) and critical facilities located within the County.

### **GENERAL INFORMATION**

Broome County is a rural community located within the south-central part or “Southern Tier” of New York State. The Southern Tier is a geographical term that refers to the counties of New York State that lie west of the Catskill Mountains, along the northern border of Pennsylvania. Broome County lies directly west of Delaware County, 137 miles southwest of Albany and approximately 177 miles northwest of New York City. Broome County occupies approximately 715 square miles and has a population of approximately 199,031 (U.S. Census, 2011).

Broome County is one of the 62 counties in New York State and is comprised of one city, sixteen towns, seven villages and many hamlets. The City of Binghamton is the County seat and is located at the confluence of the Susquehanna and Chenango Rivers. The City of Binghamton is part of the “Triple Cities,” which also includes the Villages of Endicott and Johnson City. With two Interstates and a major state route intersecting in the City of Binghamton, the area is the crossroads of the Southern Tier. Binghamton lies at the crossroads of Interstates 81 and 88, as well as the future Interstate 86 (also known as New York State Highway 17, The Southern Tier Expressway) (Broome County HMP, 2007).

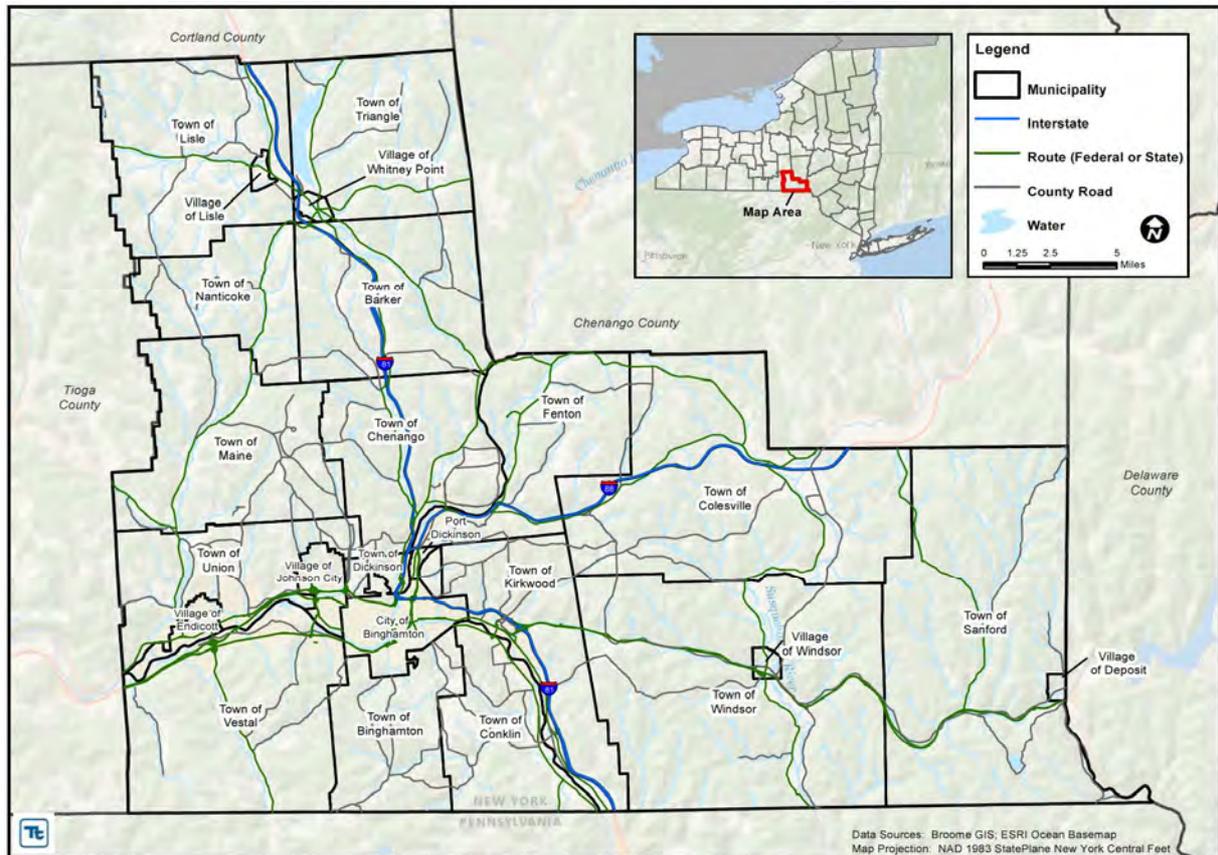
### **Physical Setting**

This section presents the physical setting of the County, including: location, hydrography and hydrology, topography and geology, climate, and land use/land cover.

#### **Location**

Broome County is located in south central New York State, on the Pennsylvania border. The County is bordered to the north by Cortland and Chenango Counties, to the south by Pennsylvania, to the east by Delaware County and to the west by Tioga County. Figure 4-1 illustrates the County and its municipalities.

Figure 4-1. Broome County, New York



### Hydrography and Hydrology

Numerous ponds, lakes, creeks and rivers make up the waterscape of Broome County, which lie within two major drainage basins (Susquehanna River Basin and Delaware River Basin) and four sub-basins (Chenango, Upper Susquehanna, Upper Delaware, and Owego-Wappasening) (National Atlas, 2012; NYSDEC, Date Unknown). The major bodies of water and waterways within the County include Whitney Point Lake, Otselic River, Tioughnioga River, Chenango River, Nanticoke Creek, Susquehanna River, Oquaga Creek, Trout Brook, Still Creek, Brandywine Creek, Little Choconut Creek, Patterson Creek, Brixius Creek, Denton Creek, Ballyhook Creek, Honey Hollow Creek, and Horton Creek (National Atlas, 2012; County Input).

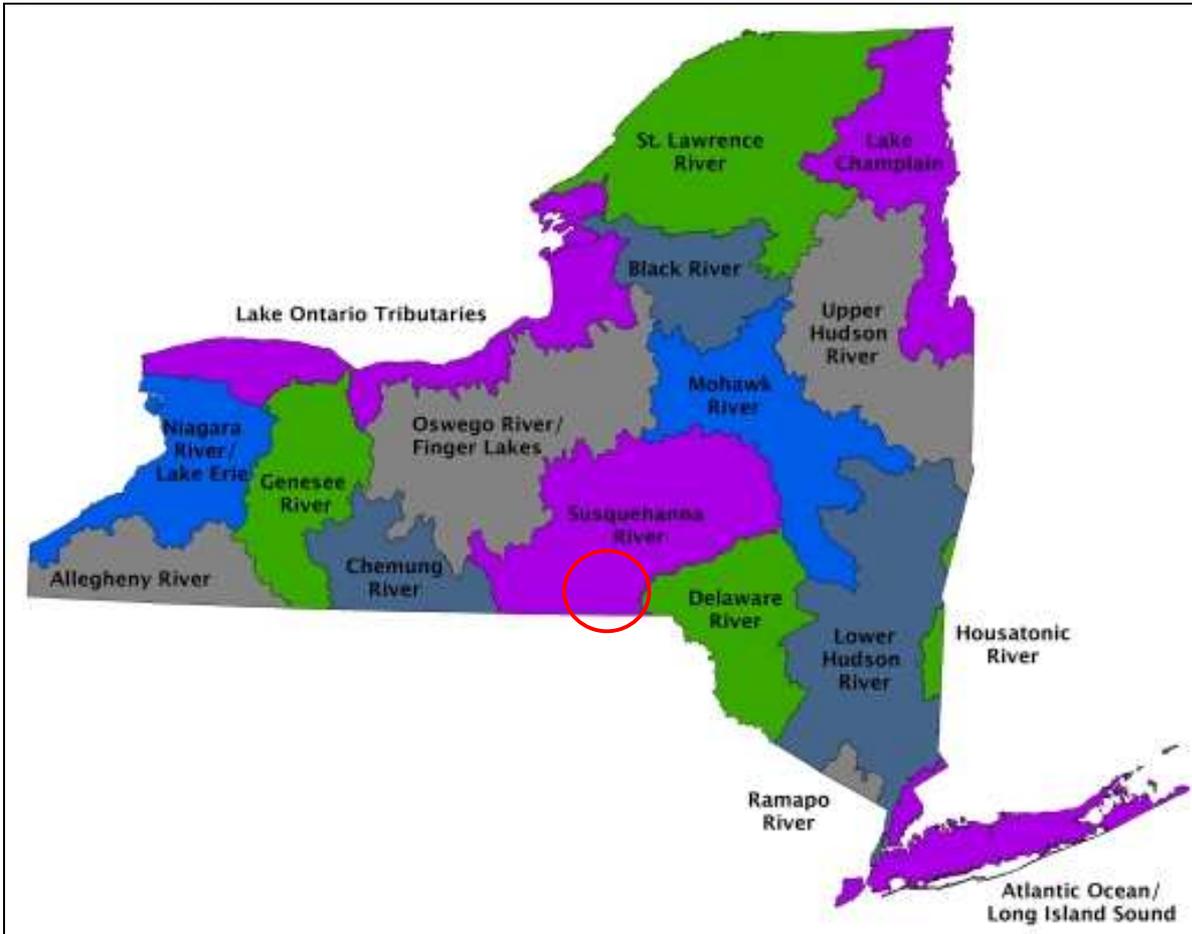
Whitney Point Reservoir and Oquaga Lake are the two major lakes located in Broome County. Whitney Point Reservoir is the largest lake in the County and drains approximately 225 square miles. It is a U.S. Army Corps of Engineers flood control structure and is located on the Otselic River. Oquaga Lake is located in the eastern portion of Broome County and is approximately 134 acres. As stated above, there are numerous small lakes, ponds and streams scattered throughout the County as well (Broome County Comprehensive Plan, 2012).

There are two major watersheds located within Broome County. The majority of the County drains into the Susquehanna River (approximately 90%) and it is the largest river basin on the Atlantic seaboard. The major tributaries part of this basin include the Chenango, Tioughnioga and Otselic Rivers and major streams that include the Occanum, Choconut, Nanticoke, and Castle Creeks. The remaining 10% of the

County is located within the Delaware River watershed, along a small portion of the County’s southeast boundary. The main tributary in Broome is Oquaga Creek (Broome County Comprehensive Plan, 2012).

Figure 4-2 depicts the 17 drainage basins found in New York State and Figure 4-3 depicts the watersheds of Broome County.

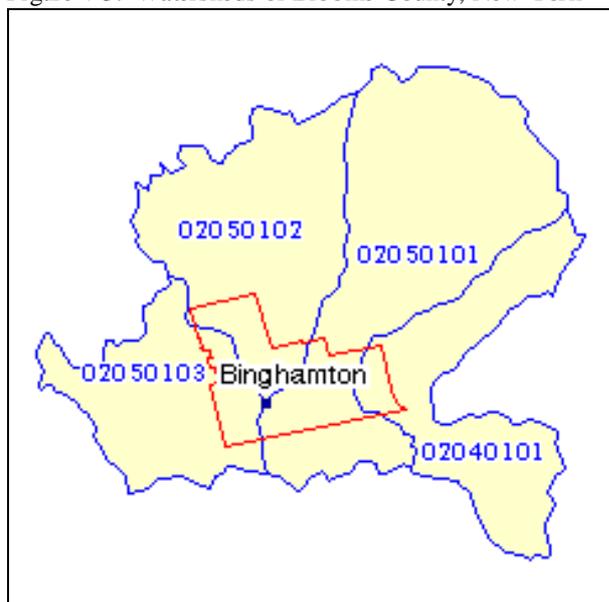
Figure 4-2. Drainage Basins of New York State



Source: NYSDEC, Date Unknown

Note: The circle indicates the approximate location of Broome County.

Figure 4-3. Watersheds of Broome County, New York



Source: USEPA, 2013

Note(s): The red outline indicates the location of Broome County

02040101 Upper Delaware; state(s): NY, PA

02050101 Upper Susquehanna; state(s): NY, PA

02050102 Chenango; state(s): NY

02050103 Owego-Wappasening; state(s): NY, PA

The Susquehanna River Basin is the second largest east of the Mississippi River. The 444 miles of this Basin drains 27,500 square miles covering large portions of New York State, Pennsylvania and Maryland, before emptying into the Chesapeake Bay. The Basin has 4,520 square miles of land area within New York State and over 8,185 miles of freshwater rivers and streams. The major tributaries to the Susquehanna River in New York State include the Chenango River, the Tioughnioga River, the Unadilla River and the Owego Creek. There are 130 significant freshwater lakes, ponds and reservoirs that make up the Basin and include Otsego Lake, Canadarago Lake and Whitney Point Lake/Reservoir (NYSDEC, Date Unknown). The portion of Broome County that is located within the Susquehanna River Basin is federally designated by the U.S. Environmental Protection Agency as a sole source aquifer (Clinton Street-Ballpark Aquifer System) (Broome County Comprehensive Plan, 2012).

The Delaware River Basin covers parts of New York State, Pennsylvania, New Jersey and Delaware. About one-fifth of the Basin lies within New York State. The headwaters for the Delaware River originate in the Catskill Mountains and eventually flow into Delaware Bay and the Atlantic Ocean. The Delaware River Basin encompasses 2,390 square miles of land within New York State and has 4,062 miles of freshwater rivers and streams. The major tributaries to the Delaware River in New York State include the East Branch Delaware, West Branch Delaware, Neversink, and Manguaup Rivers. There are 188 significant lakes, ponds and reservoirs within this Basin, which include the Pepacton, Cannonsville and Neversink Reservoirs. The Pepacton and Cannonsville Reservoirs are both located in Delaware County (NYSDEC, Date Unknown).

Approximately 80% of water for public use comes from groundwater sources in Broome County. There are several aquifers located beneath the Susquehanna and Chenango Rivers, as well as their surrounding floodplains. These are referred to as unconsolidated aquifers, characterized as having frequent discharge and recharge with the streams that lie above them. Bedrock aquifers are common in rural areas of the County, which are hydrologically isolated from large streams and hold water in fractures in the bedrock.

Aquifers are classified based on their importance, as a public water supply, productivity, and vulnerability to pollution. The Village of Johnson City, the Town of Union, Village of Endicott, and the Town of Vestal depend on primary aquifers. There are also numerous principal aquifers which are classified as highly productive, but used by a lower percentage of population (Broome County Comprehensive Plan, 2012).

### **Topography and Geology**

Broome County is located within the Allegheny Plateau province. The land is composed of deeply eroded, steep-sided, flat-bottomed valleys, and flat to generally rolling plateaus varying in relief from several hundred feet in New York to 2,000 feet in Pennsylvania (FEMA FIS, 2010).

### **Climate**

The climate of New York State is very similar to most of the northeast U.S. and is classified as Humid Continental. Differences in latitude, character of topography, and proximity to large bodies of water all have an effect on the climate across New York State. Precipitation during the warm, growing season (April through September) is characterized by convective storms that generally form in advance of an eastward moving cold front or during periods of local atmospheric instability. Occasionally, tropical cyclones will move up from southern coastal areas and produce large quantities of rain. Both types of storms typically are characterized by relatively short periods of intense precipitation that produce large amounts of surface runoff and little recharge (Cornell, Date Unknown).

The cool season (October through March) is characterized by large, low-pressure systems that move northeastward along the Atlantic coast or the western side of the Appalachian Mountains. Storms that form in these systems are characterized by long periods of steady precipitation in the form of rain, snow, or ice, and tend to produce less surface runoff and more recharge than the summer storms because they have a longer duration and occasionally result in snowmelt (Cornell, Date Unknown).

Broome County generally experiences seasonable weather patterns characteristic of the northeastern U.S. The average precipitation for Broome County is approximately 35 inches, most of which occurs between April and October. The average snowfall amounts for the County is 50 inches with extremes of 120 inches occurring occasionally (FEMA FIS, 2010). Summer temperatures typically range from about 70°F to 82°F (Fahrenheit). Winter high temperatures are usually in the middle to upper 30s°F, with minimum temperatures of 14°F expected (The Weather Channel, 2012).

### **Land Use and Land Cover**

Broome County has a distinctive development pattern that consists of a densely populated urban core with associated suburban fringe, narrow transportation corridors that follow the river valleys, rural village points, and open spaces found in the rural areas (Broome County Comprehensive Plans, 2012).

The development patterns of the County were initially defined by the County's step slopes and fertile river valleys. Native Americans and early European settlers utilized the rivers for navigation and used the valley soils for farming. The urban core of the community first formed around the confluence of the Chenango and Susquehanna Rivers and then spread along the river valleys (Broome County Comprehensive Plans, 2012).

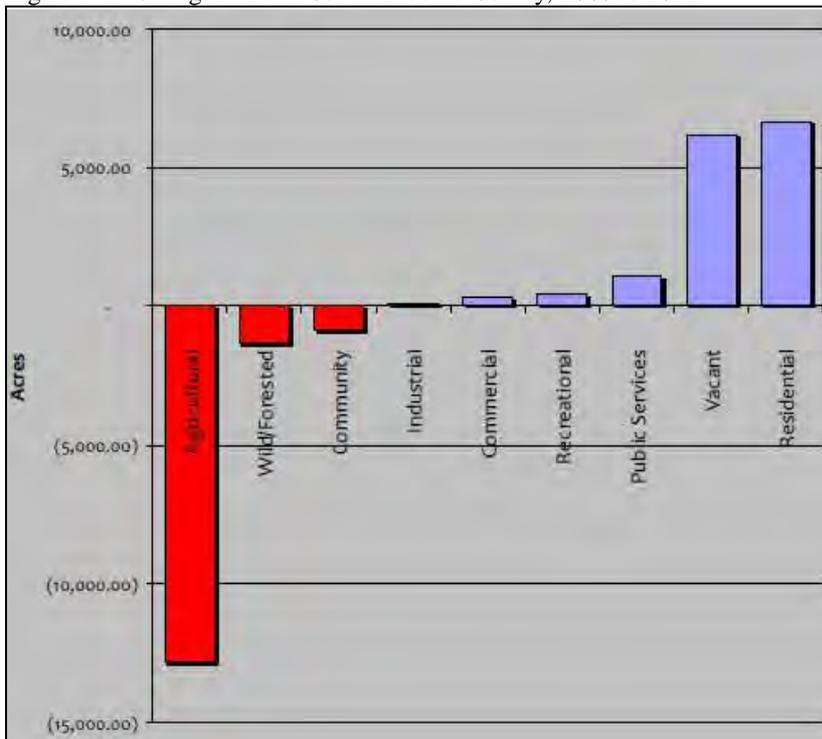
As development increased, roads, canals, and railroads were constructed in the river valleys that connected Broome County communities with the remainder of New York State and the developing U.S. The construction of the Erie Canal, which spanned the northern tier of the State, initiated the building of a

canal roughly following the Chenango River’s course. The Chenango Canal operated between 1836 and 1837 and cut shipping times between the Cities of Binghamton and Albany. It also connected the growing manufacturing base with the port of New York City via the Hudson River. By 1848, railroads reached the County and replaced the Chenango Canal. Industrial development in the river valleys flourished due to the rail lines. Today, rail lines remain an important means of transportation for high volume industrial users (Broome County Comprehensive Plans, 2012).

The rise of the automobile in the 1950s and 1960s caused the development pattern of the County to spread further into the suburbs. The Federal and State highway systems took precedence over rail for moving goods and materials. Local and County roads were linked to the State and Interstate systems and the suburbanization of Broome County began (Broome County Comprehensive Plans, 2012). Please see the Population Trends section for further information.

The mix of land uses in the County is evolving and changing. Between 2006 and 2012, approximately 12,800 acres of agricultural land was lost. Roughly half this land is no longer farmed and is considered vacant land. Another 6,600 acres has been converted to residential use (Broome County Comprehensive Plan, 2012). Please see the Land Use Trends section for further information regarding the change in agricultural land use. The changing land uses are shown in Figure 4-4.

Figure 4-4. Change in Land Use in Broome County, 2006 to 2012



Source: Broome County Comprehensive Plan, 2012

Based on tax assessor’s records, currently, residential land use is the largest land use type in Broome County. This includes single family homes, apartments, mobile homes, and mobile home parks. Combined, these comprise 191,411 acres of land and 45% the County. The second highest category is vacant land at approximately 150,000 acres (35%) of the County (Broome County Comprehensive Plan, 2012). Table 4- 1 show the 2012 land uses and Figure 4-5 illustrates the 2012 land use in Broome County.

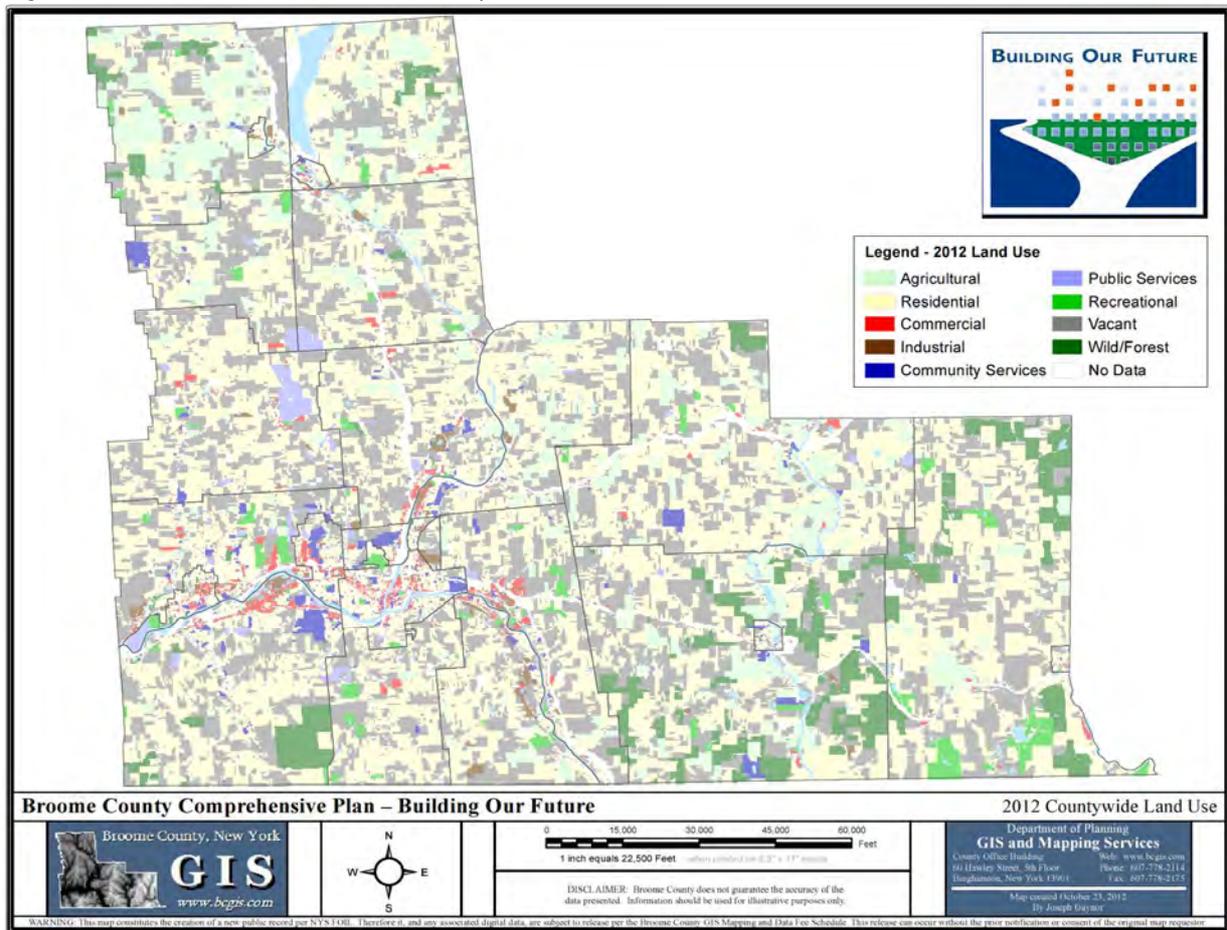
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Table 4- 1. 2012 Broome County Land Use

Land Use	Acres	Percent of County (%)
Agricultural	26,580	9%
Residential	191,411	45%
Commercial	4,991	1%
Industrial	3,073	1%
Community Services	6,265	1%
Public Services	4,631	1%
Recreational	7,682	2%
Vacant	147,191	35%
Wild/Forest	24,007	6%
<b>TOTAL</b>	<b>415,831</b>	<b>100%</b>

Source: Broome County Comprehensive Plan, 2012

Figure 4-5. 2012 Land Use in Broome County



Source: Broome County Comprehensive Plan, 2012

## POPULATION AND DEMOGRAPHICS

According to the 2010 U.S. Census, Broome County had a population of 200,600 people. The U.S. Census data in HAZUS-MH is based on the 2000 data in which there were 200,560 people in the County. Table 4- 2 presents the population statistics for Broome County based on the 2010 and 2000 U.S. Census data. Figure 4-6 shows the distribution of the 2000 U.S. Census general population density (persons per square mile) by Census block. For the purposes of this plan, data available in HAZUS-MH are used (representing 2000 data); this data is considered appropriate given the slight increase in population between 2000 and 2010 (less than one-percent increase).

DMA 2000 requires that HMPs consider socially vulnerable populations. These populations can be more susceptible to hazard events, based on a number of factors including their physical and financial ability to react or respond during a hazard and the location and construction quality of their housing. For the purposes of this study, vulnerable populations shall include (1) the elderly (persons aged 65 and over) and (2) those living in low-income households.

Table 4- 2. Broome County Population Statistics (2010 and 2000 U.S. Census)

Municipality	Census 2010 Pop.	HAZUS-HM 2000 Pop.	HAZUS-MH Pop. Over 65*	Percent of HAZUS-MH Pop. Over 65*	HAZUS-MH Low-Income Pop. **	Percent of HAZUS-MH Low-Income Pop. **
Barker, Town of	2,732	2,738	283	10.3	297	10.8
Binghamton, City of	47,376	47,380	8,342	17.6	10,958	23.1
Binghamton, Town of	4,942	4,969	671	13.5	261	5.3
Chenango, Town of	11,252	11,454	1,709	14.9	701	6.1
Colesville, Town of	5,232	5,441	621	11.4	554	10.2
Conklin, Town of	5,441	5,940	725	12.2	624	10.5
Dickinson, Town of	3,637	3,638	819	22.5	226	6.2
Port Dickinson, Village of	1,641	1,697	271	16	96	5.7
Fenton, Town of	6,674	6,909	1,112	16.1	464	6.7
Kirkwood, Town of	5,857	5,651	845	15	333	5.9
Lisle, Town of	2,431	2,405	230	9.6	365	15.2
Lisle, Village of	320	302	54	17.9	38	12.6
Maine, Town of	5,377	5,459	716	13.1	321	5.9
Nanticoke, Town of	1,672	1,790	160	8.9	199	11.1
Sanford, Town of***	1,588	1642	234	14.3	146	8.9
Deposit, Village of***	819	835	129	15.4	102	12.2
Triangle, Town of	1,982	2,067	210	10.2	217	10.5
Whitney Point, Village of	964	965	136	14.1	126	13.1
Union, Town of	27,780	27,725	4,817	17.4	1,506	5.4
Endicott, Village of	13,392	13,038	2,447	18.8	2,365	18.1
Johnson City, Village of	15,174	15,535	3,358	21.6	2,374	15.3
Vestal, Town of	28,043	26,535	4,190	15.8	1,487	5.6
Windsor, Town of	5,358	5,520	574	10.4	572	10.4
Windsor, Village of	916	901	151	16.8	90	10.0
<b>Broome County</b>	<b>200,600</b>	<b>200,536</b>	<b>32,804</b>	<b>16.4</b>	<b>24,422</b>	<b>12.2</b>

Source: U.S. Census Bureau, 2010; U.S. Census Bureau, 2000;

Note: Pop. = population



\* Individuals over the age of 65. Percentage is calculated out of total population of municipality.

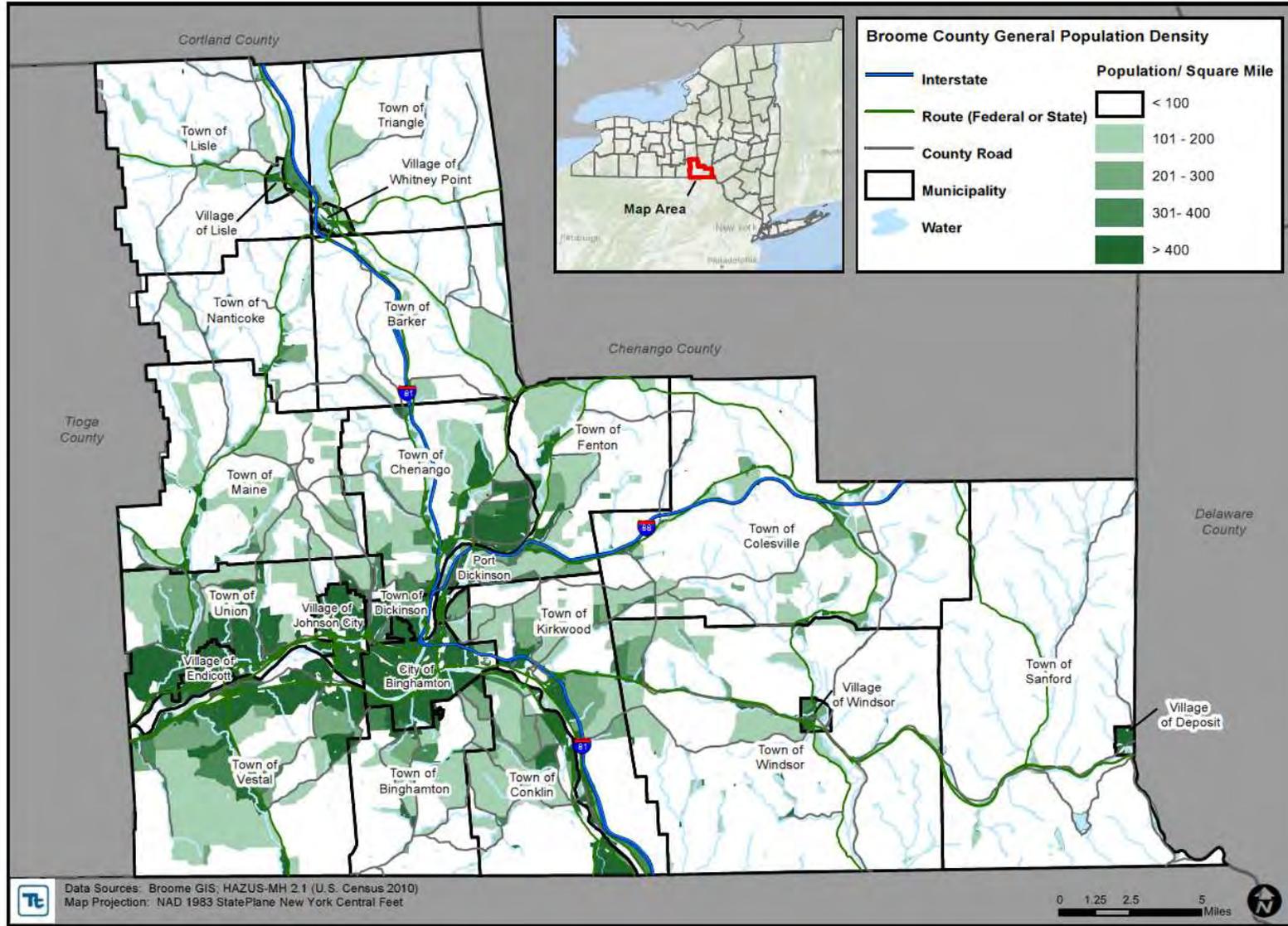
\*\* Households with an income of less than \$15,000. Percentage is calculated out of total population of municipality.

\*\*\*The Town of Sanford population includes the area within the Broome County boundary excluding the Village of Deposit. The U.S. Census 2010 Village of Deposit population of 1,663 includes the area within both Broome and Delaware Counties. The 2010 population of the Village that is located only in Broome County is 819.

It is noted that the census data for household income provided in HAZUS-MH includes two ranges (\$0-10,000 and \$10,000-\$20,000/year) that were totaled to provide the “low-income” data used in this study. This does not correspond exactly with the “poverty” thresholds established by the U.S. Census Bureau, which identifies households with an annual household income below \$15,000 per year as “low income” for this region. This difference is not believed to be significant for the purposes of this planning effort.

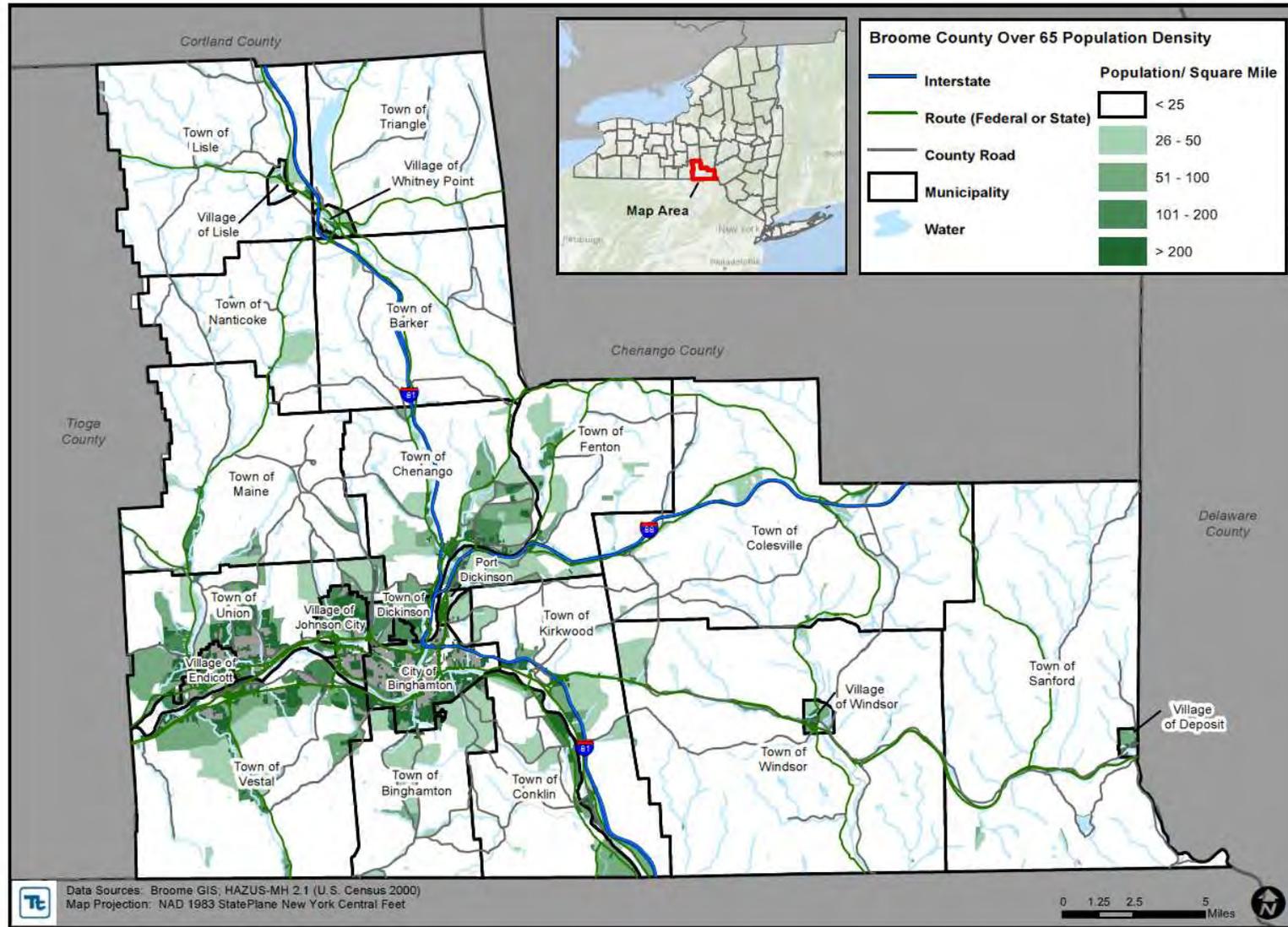
The 2010 U.S. Census data also identified 12,475 of the 80,018 households as having an annual income of less than \$15,000. In 2011, U.S. Census data indicated that approximately 16.2% of the County is below the poverty level. Figure 4-7 shows the distribution of persons over age 65 in Broome County, while Figure 4-8 shows the distribution of low income persons.

Figure 4-6. Distribution of General Population for Broome County, New York



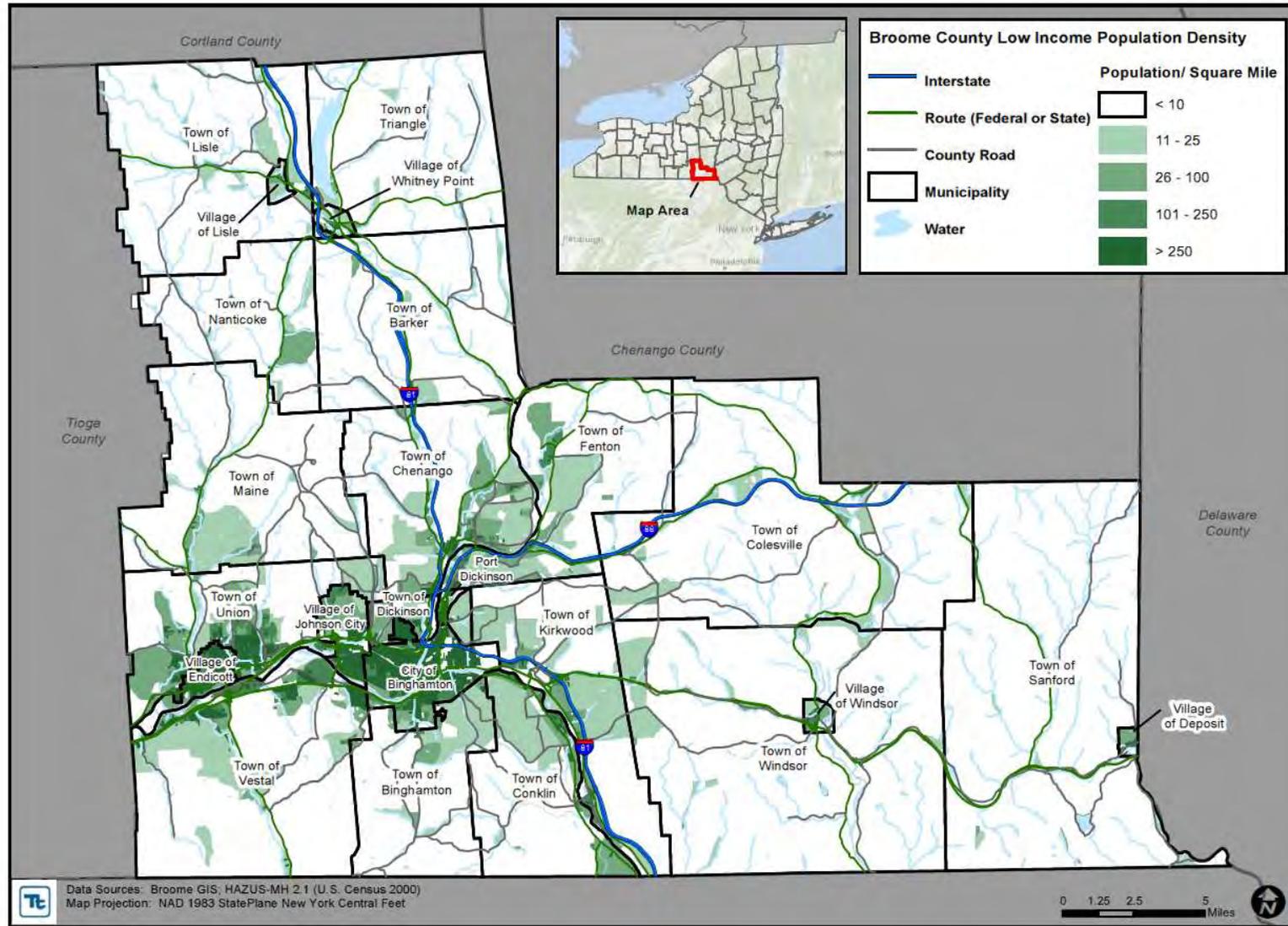
Source: Census, 2010

Figure 4-7. Distribution of Persons over the Age of 65 in Broome County, New York



Source: HAZUZ-MH (Census, 2000)

Figure 4-8. Distribution of Low-Income Population in Broome County, New York



Source: HAZUZ-MH (Census, 2000)

## **GENERAL BUILDING STOCK**

The 2010 U.S. Census data identifies 82,167 households in Broome County. The U.S. Census data identified 90,563 housing units in Broome County in 2010. U.S. Census defines household as all the persons who occupy a housing unit, and a housing unit as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Therefore, there may be more than one household per housing unit. The median price of a single family home in Broome County was estimated at \$107,300 in 2010 (U.S. Census, 2010).

For this update, the default general building stock in HAZUS-MH was updated and replaced with a custom building inventory for Broome County. The building inventory (9,286 buildings) generated by FEMA and described in the *Flood Risk Report* (February 2011) for the City of Binghamton, Village of Endicott, Village of Johnson City, Town of Union, and Town of Vestal was used. Tetra Tech updated the replacement cost values (structure and contents) using RSMeans 2011 data. The building inventory for the remainder of the County was developed using parcels and 911 address points provided by the Broome County GIS Department. The updated building inventory [76,634 buildings with a total building replacement value (structure and content) of greater than \$42,474,231,474] was incorporated into HAZUS-MH at the structure and aggregate level. Approximately 87.3% of the buildings (66,899 buildings) and 42.2% of the building stock replacement value are associated with residential housing.

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Count	Total		Residential	Commercial	Industrial	Agricultural	Religious	Government
	RCV (Structure and Contents)	RCV (Structure Only)						
1,196	\$422,310,650	\$245,603,867	\$206,691,251	\$69,172,721	\$132,473,498	\$9,002,143	\$1,132,777	\$3,838,260
14,834	\$9,330,180,522	\$5,312,753,239	\$3,885,977,870	\$3,791,270,365	\$727,881,552	\$2,247,301	\$495,029,830	\$183,094,560
2,079	\$897,461,816	\$522,216,611	\$440,914,221	\$302,031,464	\$109,700,334	\$16,470,063	\$3,053,543	\$6,749,232
4,673	\$2,004,173,606	\$1,167,397,602	\$991,864,794	\$686,203,746	\$121,110,315	\$33,539,197	\$43,390,666	\$49,217,965
2,246	\$1,057,825,224	\$594,908,364	\$395,974,508	\$384,289,723	\$69,014,502	\$43,658,695	\$9,266,269	\$14,028,880
2,359	\$1,236,873,907	\$689,373,838	\$425,621,308	\$517,925,344	\$233,084,662	\$12,133,535	\$11,730,369	\$19,215,868
386	\$381,987,296	\$205,956,462	\$89,776,882	\$258,758,664	\$21,841,359	\$0	\$2,913,495	\$734,585
1,229	\$817,874,908	\$463,958,116	\$330,123,969	\$291,667,101	\$34,203,140	\$0	\$35,521,443	\$2,999,429
4,381	\$2,731,141,684	\$1,554,582,148	\$1,134,067,838	\$998,745,182	\$226,251,466	\$1,808,227	\$233,389,954	\$65,428,187
2,662	\$2,921,471,363	\$1,642,859,824	\$1,092,744,855	\$587,974,406	\$153,443,668	\$54,935,941	\$941,877,402	\$22,559,393
5,297	\$2,961,493,139	\$1,701,657,687	\$1,325,466,701	\$1,252,183,968	\$191,453,619	\$1,931,504	\$61,980,668	\$46,733,601
2,285	\$1,621,707,183	\$887,919,332	\$462,394,446	\$732,167,025	\$287,677,501	\$8,754,541	\$21,538,595	\$20,528,336
1,000	\$435,269,043	\$243,060,463	\$152,555,645	\$83,395,177	\$94,216,097	\$95,687,239	\$7,962,474	\$1,452,412
135	\$56,077,223	\$32,507,650	\$26,814,230	\$22,834,768	\$76,685,708	\$0	\$5,967,382	\$460,842
2,100	\$1,361,394,964	\$745,885,854	\$391,130,228	\$841,204,236	\$16,272,900	\$1,175,759	\$19,888,980	\$5,097,016
627	\$442,171,051	\$236,750,592	\$93,990,400	\$308,490,667	\$28,617,301	\$13,475,061	\$6,321,805	\$3,620,218
610	\$217,167,023	\$132,815,184	\$145,390,037	\$21,606,937	\$54,987,354	\$0	\$2,966,142	\$2,866,081
1,428	\$929,723,104	\$509,560,960	\$268,196,447	\$577,912,458	\$26,988,840	\$27,759,025	\$867,820	\$2,703,000
880	\$472,882,289	\$259,177,505	\$136,418,165	\$237,080,219	\$700,866,186	\$54,664,733	\$12,522,487	\$50,253,789
11,239	\$5,379,154,660	\$3,206,644,822	\$3,102,404,953	\$1,153,260,645	\$216,773,167	\$44,547,334	\$130,223,269	\$41,881,372
8,617	\$4,673,973,750	\$2,702,778,040	\$2,194,746,990	\$1,763,850,970	\$45,081,867	\$6,379,243	\$166,361,339	\$4,310,299
411	\$726,200,417	\$375,221,286	\$72,726,464	\$525,287,799	\$127,948,175	\$0	\$8,262,529	\$16,150,621
2,615	\$1,171,187,529	\$666,476,857	\$485,298,554	\$381,959,164	\$13,774,056	\$88,586,699	\$43,809,780	\$563,923,945
345	\$224,529,123	\$124,696,682	\$74,592,721	\$91,085,041	\$3,710,347,268	\$22,058,064	\$19,130,240	\$3,838,260
<b>73,634</b>	<b>\$42,474,231,474</b>	<b>\$24,224,762,983</b>	<b>\$17,925,883,478</b>	<b>\$15,880,357,790</b>	<b>\$132,473,498</b>	<b>\$110,644,763</b>	<b>\$2,285,109,259</b>	<b>\$183,094,560</b>

Table 4-3 presents Building Stock Statistics by Occupancy Class for Broome County, based on HAZUS-MH provided data.

Generally, contents for residential structures are valued at about 50 percent of the building’s value. For commercial facilities, the value of the content is generally about equal to the building’s structural value.



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Municipality	Total			Residential	Commercial	Industrial	Agricultural	Religious	Government	Education
	Count	RCV (Structure and Contents)	RCV (Structure Only)							
Barker (T)	1,196	\$422,310,650	\$245,603,867	\$206,691,251	\$69,172,721	\$132,473,498	\$9,002,143	\$1,132,777	\$3,838,260	\$0
Binghamton (C)	14,834	\$9,330,180,522	\$5,312,753,239	\$3,885,977,870	\$3,791,270,365	\$727,881,552	\$2,247,301	\$495,029,830	\$183,094,560	\$244,679,044
Binghamton (T)	2,079	\$897,461,816	\$522,216,611	\$440,914,221	\$302,031,464	\$109,700,334	\$16,470,063	\$3,053,543	\$6,749,232	\$18,542,958
Chenango (T)	4,673	\$2,004,173,606	\$1,167,397,602	\$991,864,794	\$686,203,746	\$121,110,315	\$33,539,197	\$43,390,666	\$49,217,965	\$78,846,923
Colesville (T)	2,246	\$1,057,825,224	\$594,908,364	\$395,974,508	\$384,289,723	\$69,014,502	\$43,658,695	\$9,266,269	\$14,028,880	\$141,592,647
Conklin (T)	2,359	\$1,236,873,907	\$689,373,838	\$425,621,308	\$517,925,344	\$233,084,662	\$12,133,535	\$11,730,369	\$19,215,868	\$17,162,820
Deposit (V)	386	\$381,987,296	\$205,956,462	\$89,776,882	\$258,758,664	\$21,841,359	\$0	\$2,913,495	\$734,585	\$7,962,312
Dickinson (T)	1,229	\$817,874,908	\$463,958,116	\$330,123,969	\$291,667,101	\$34,203,140	\$0	\$35,521,443	\$2,999,429	\$123,359,826
Endicott (V)	4,381	\$2,731,141,684	\$1,554,582,148	\$1,134,067,838	\$998,745,182	\$226,251,466	\$1,808,227	\$233,389,954	\$65,428,187	\$71,450,830
Fenton (T)	2,662	\$2,921,471,363	\$1,642,859,824	\$1,092,744,855	\$587,974,406	\$153,443,668	\$54,935,941	\$941,877,402	\$22,559,393	\$67,935,699
Johnson City (V)	5,297	\$2,961,493,139	\$1,701,657,687	\$1,325,466,701	\$1,252,183,968	\$191,453,619	\$1,931,504	\$61,980,668	\$46,733,601	\$81,743,078
Kirkwood (T)	2,285	\$1,621,707,183	\$887,919,332	\$462,394,446	\$732,167,025	\$287,677,501	\$8,754,541	\$21,538,595	\$20,528,336	\$88,646,738
Lisle (T)	1,000	\$435,269,043	\$243,060,463	\$152,555,645	\$83,395,177	\$94,216,097	\$95,687,239	\$7,962,474	\$1,452,412	\$0
Lisle (V)	135	\$56,077,223	\$32,507,650	\$26,814,230	\$22,834,768	\$76,685,708	\$0	\$5,967,382	\$460,842	\$0
Maine (T)	2,100	\$1,361,394,964	\$745,885,854	\$391,130,228	\$841,204,236	\$16,272,900	\$1,175,759	\$19,888,980	\$5,097,016	\$26,213,038
Nanticoke (T)	627	\$442,171,051	\$236,750,592	\$93,990,400	\$308,490,667	\$28,617,301	\$13,475,061	\$6,321,805	\$3,620,218	\$0
Port Dickinson (V)	610	\$217,167,023	\$132,815,184	\$145,390,037	\$21,606,937	\$54,987,354	\$0	\$2,966,142	\$2,866,081	\$15,720,525
Sanford (T)	1,428	\$929,723,104	\$509,560,960	\$268,196,447	\$577,912,458	\$26,988,840	\$27,759,025	\$867,820	\$2,703,000	\$0
Triangle (T)	880	\$472,882,289	\$259,177,505	\$136,418,165	\$237,080,219	\$700,866,186	\$54,664,733	\$12,522,487	\$50,253,789	\$2,504,844
Union (T)	11,239	\$5,379,154,660	\$3,206,644,822	\$3,102,404,953	\$1,153,260,645	\$216,773,167	\$44,547,334	\$130,223,269	\$41,881,372	\$197,598,484
Vestal (T)	8,617	\$4,673,973,750	\$2,702,778,040	\$2,194,746,990	\$1,763,850,970	\$45,081,867	\$6,379,243	\$166,361,339	\$4,310,299	\$283,980,669
Whitney Point (V)	411	\$726,200,417	\$375,221,286	\$72,726,464	\$525,287,799	\$127,948,175	\$0	\$8,262,529	\$16,150,621	\$70,531,459
Windsor (T)	2,615	\$1,171,187,529	\$666,476,857	\$485,298,554	\$381,959,164	\$13,774,056	\$88,586,699	\$43,809,780	\$563,923,945	\$27,434,536
Windsor (V)	345	\$224,529,123	\$124,696,682	\$74,592,721	\$91,085,041	\$3,710,347,268	\$22,058,064	\$19,130,240	\$3,838,260	\$3,889,002
<b>Broome County</b>	<b>73,634</b>	<b>\$42,474,231,474</b>	<b>\$24,224,762,983</b>	<b>\$17,925,883,478</b>	<b>\$15,880,357,790</b>	<b>\$132,473,498</b>	<b>\$110,644,763</b>	<b>\$2,285,109,259</b>	<b>\$183,094,560</b>	<b>\$1,569,795,431</b>

Table 4-3. Building Stock Count and Replace Value by Occupancy Class

Source: Broome County, 2012; FEMA Risk Report

Note(s): C = City; T = Town; V = Village;

The total replacement cost value (RCV) reflects the replacement cost for building structure and contents. Total is total of all building classes (Residential, Commercial, Industrial, Agricultural, Religious, Government and Education). The building inventory for the Village of Deposit only reflects with portion of the Village within Broome County's boundary.

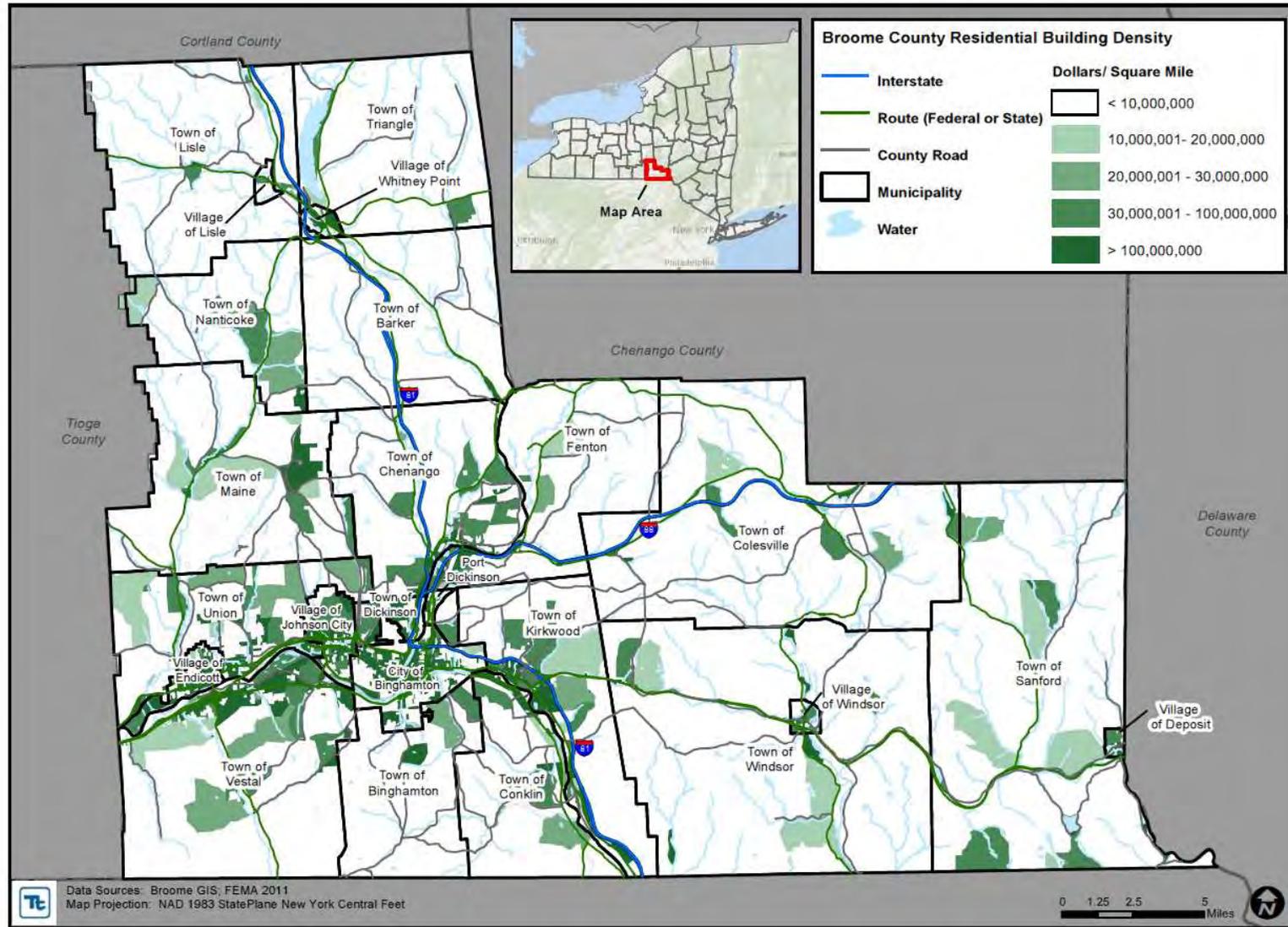


The 2010 Census data identify that the majority of housing units (61%) in Broome County are single-family detached units. The 2010 U.S. Census Bureau's County Business Patterns data identified 4,308 business establishments employing 72,363 people in Broome County. The majority (48.6%) of these establishments employed between one and four employees.

Figure 4-9 through Figure 4-11 show the distribution and exposure density of residential, commercial and industrial buildings in Broome County. Exposure density is the dollar value of structures per unit area, including building content value. Generally, contents for residential structures are valued at about 50 percent of the building's value. For commercial facilities, the value of the content is generally about equal to the building's structural value. The densities are shown in units of \$1,000 (\$K) per square mile.

Viewing exposure distribution maps such as Figure 4-9 through Figure 4-11 can assist communities in visualizing areas of high exposure and in evaluating aspects of the study area in relation to the specific hazard risks.

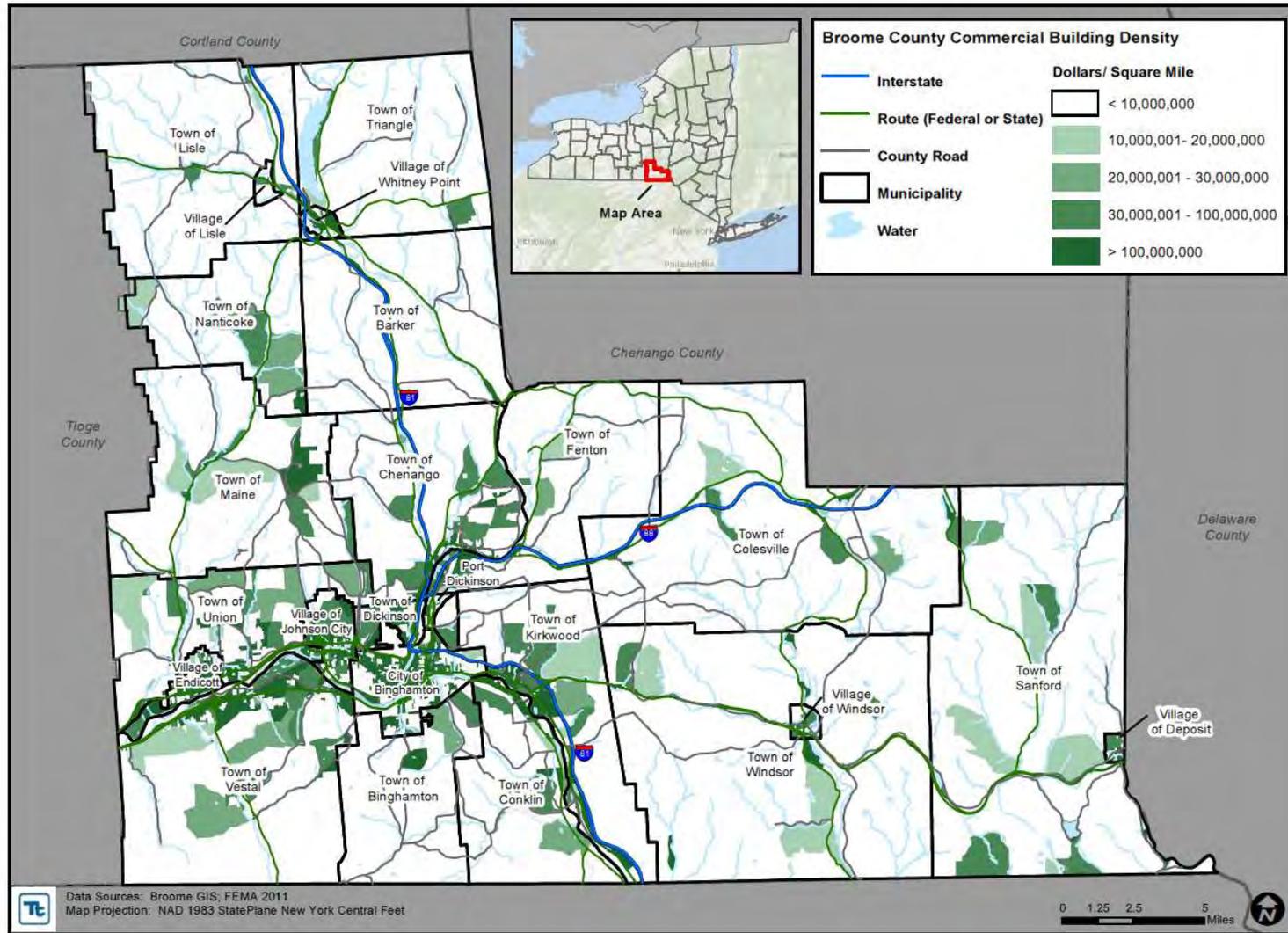
Figure 4-9. Distribution of Residential Building Stock and Value Density in Broome County



Source: HAZUS-MH 2.1

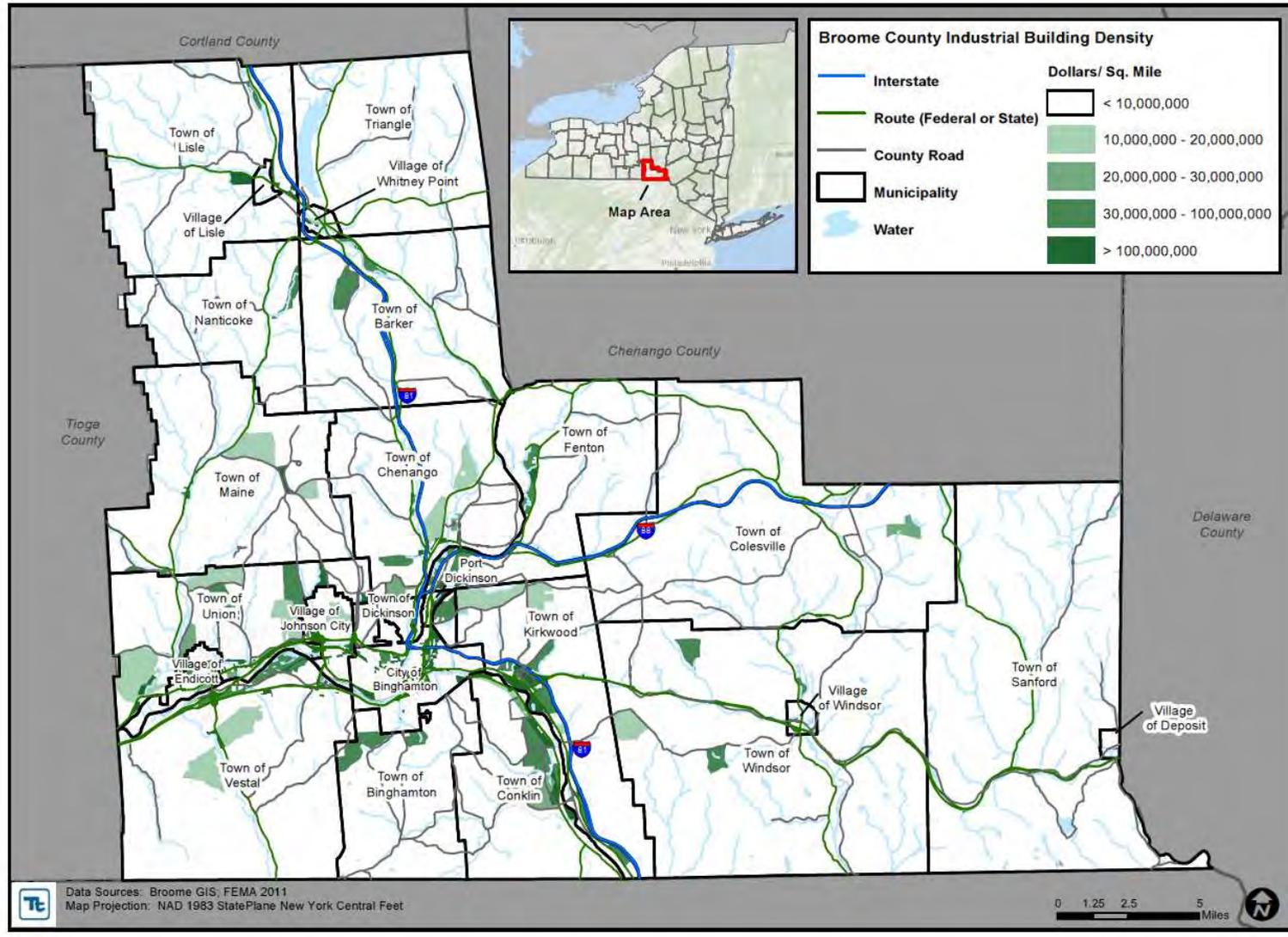


Figure 4-10. Distribution of Commercial Building Stock and Exposure Density in Broome County



Source: HAZUS-MH 2.1

Figure 4-11. Distribution of Industrial Building Stock and Value Density in Broome County



Source: HAZUS-MH 2.1

**LAND USE AND POPULATION TRENDS**

Land use regulatory authority is vested in New York State’s towns, villages, and cities. However, many development and preservation issues transcend location political boundaries. DMA 2000 requires that communities consider land use trends, which can impact the need for, and priority of, mitigation options over time. Land use trends significantly impact exposure and vulnerability to various hazards. For example, significant development in a hazard area increases the building stock and population exposed to that hazard.

This Plan provides a general overview of population and land use and types of development occurring within the study area. An understanding of these development trends can assist in planning for further development and ensuring that appropriate mitigation, planning, and preparedness measures are in place to protect human health and community infrastructure.

**Land Use Trends**

According to the Broome County Comprehensive Plan, the County has a distinctive development pattern that consists of a densely settled urban core with associated suburban fringe, narrow transportation corridors that follow the river valleys, rural village nodes, and the open spaces found in rural landscapes (Broome County Comprehensive Plan, 2012).

**Economy**

The following sections present an overview of the County economy including: agriculture, retail trade, tourism, industrial, government, leisure and hospitality, and manufacturing.

The County Business Pattern is provided by the U.S. Census Bureau and is an annual series that presents sub-national economic data by industry. County Business Patterns covers most of the country’s economic activity (U.S. Census Bureau, 2010). According to the 2010 Broome County Business Pattern, the County had a total of 4,308 business establishments. The retail trade industry had the highest number of establishments in the County, making up 17.2-percent of all businesses. Following retail trade is accommodation and food services, making up 12.3-percent of all business. The third highest industry in 2010 was Other services (except public administration), making up 11.5-percent of all businesses. Table 4-4 provides 2010 industry and employment information in Broome County.

Table 4-4. 2010 Economic Census for Broome County, New York

Industry	Number of Establishments	Annual Payroll (\$1,000)	Number of Employees*
Agriculture, forestry, fishing and hunting	2	D	a
Mining, quarrying, and oil and gas extraction	2	D	a
Utilities	7	D	f
Construction	431	176,253	3,177
Manufacturing	192	441,712	8,869
Wholesale trade	218	150,414	3,631
Retail trade	740	240,551	11,320
Transportation and warehousing	108	63,827	1,720
Information	85	94,407	2,581
Finance and insurance	261	118,574	2,591
Real estate and rental and leasing	144	24,897	863
Professional, scientific, and technical services	325	258,165	4,799

## SECTION 4: COUNTY PROFILE

Industry	Number of Establishments	Annual Payroll (\$1,000)	Number of Employees*
Management of companies and enterprises	23	17,775	337
Administrative and support and waste management and remediation services	193	105,735	3,939
Educational services	35	15,471	842
Health care and social assistance	432	591,325	14,997
Arts, entertainment, and recreation	75	15,214	918
Accommodation and food services	531	100,001	7,827
Other services (except public administration)	495	65,113	2,999
Industries not classified	9	95	a

Source: U.S. Census, 2010

\* = This number only includes paid employees

a = 0-19 employees

D = Withheld to avoid disclosing data for individual companies; data are included in higher level totals

f = 500-999 employees

### Agriculture

In 2007, there were 580 farms in the County, with a total land area of 86,613 acres. The average size of a farm was 149 acres. According to the 2007 Census of Agriculture, approximately 252 of farm operators reported farming as their primary occupation. The market value of agricultural products sold from County farms totaled over \$29.8 million, with total sales averaging \$51,526 per farm. Crop sales accounted for \$5.55 million (18.6%) of total sales and livestock sales accounted for \$24.3 million (81.4%) of total sales. The lead agricultural products sold were milk and other dairy products from cows (\$20.7 million), cattle and calves (\$3.1 million), and other crops and hay (\$1.75 million) (U.S. Department of Agriculture National Agricultural Statistics Service, 2007).

Between 2006 and 2012, approximately 12,800 acres of agricultural land was lost. Approximately half of this land is no longer farmed and is now considered vacant land and 6,600 acres has been converted to residential uses. The change of agricultural land to residential land is a concern due to residential land uses does not cover their costs in municipal services (Broome County Comprehensive Plan, 2012).

### Corridors and Gateways

The transportation routes in Broome County have created a network of corridors and gateways that have impacted the land use patterns. The transportation corridors favor commercial development in areas with good access to the heavily traveled roads. The primary transportation corridors within Broome County experience very high volumes of traffic. This is due to the location of the County being at the crossroads of three major interstates (I-81, I-88 and the future I-86). These primary corridors are defined as those roadways that have a New York State Department of Transportation (NYSDOT) functional classification of interstate or expressway. In Broome County, the primary corridors are: Interstate 81, Interstate 88 and NYS route 17 (future I-86) (Broome County Comprehensive Plan, 2012).

The secondary corridors of the County experience lower traffic volumes but are still heavily traveled. In the County, the secondary corridors have a NYSDOT functional classification of principal or minor arterial. Many local and regional travelers use these corridors and merit special attention. These secondary corridors include:

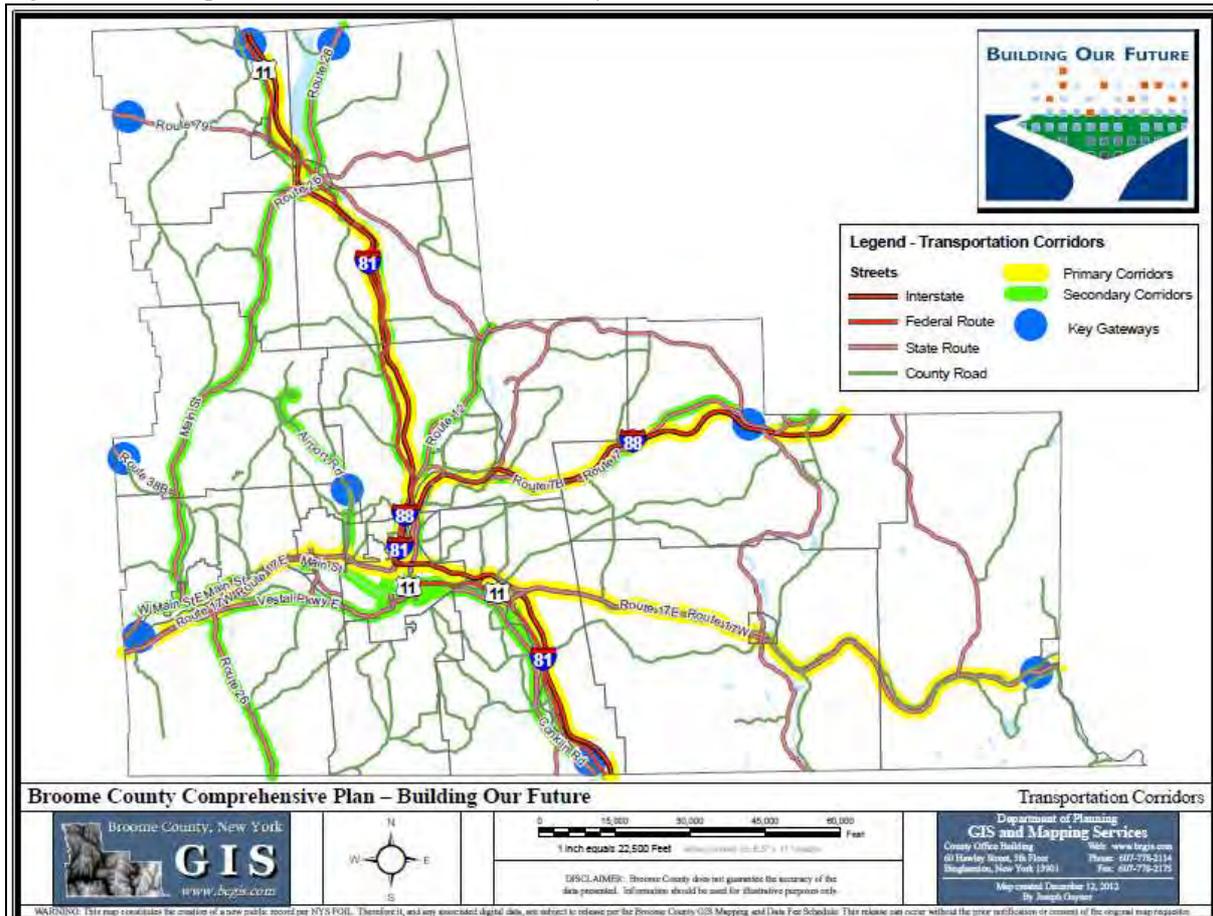
- Conklin Road – NYS Route 7
- NYS Route 7 – NYS Route 363 – Brandywine Highway



- Main Street – Court Street – NYS Route 17C – US Route 11
- NYS Route 26
- Front Street – Route 12
- Vestal Parkway – NYS Route 434
- Airport Road (Broome County Comprehensive Plan, 2012)

Figure 4-12 illustrates the transportation corridors in Broome County.

Figure 4-12. Transportation Corridors of Broome County



Source: Broome County Comprehensive Plan, 2012

As residents and visitors use the major and secondary corridors, they are greeted by gateways to the County and to specific portions of the urban core. Some of these gateways are located within a local municipality while others are located in an adjacent municipality. The key gateways in the County are shown on Figure 4-X (transportation corridors) (Broome County Comprehensive Plan, 2012).

Two of these gateways are important to the County. The I-81 corridor is important because it is on the New York State-Pennsylvania border and is one of the most heavily traveled north-south Interstates. Over 50,000 visitors travel through the County on I-81 each day. The other significant gateway is Airport Road. Over the past ten years, approximately 250,000 passengers, each year, have flown in and out of the Greater Binghamton Airport. Approximately 70% of these passengers were business travelers. Business travelers who use the airport typically drive south to their destination. Over the past five years, the Broome County Department of Aviation has made \$32 million in investments to improve the function and

appearance of the airport; however, those improvements did not include the end of the airport campus where there are numerous run-down and abandoned buildings (Broome County Comprehensive Plan, 2012).

The connections between Broome and Tompkins County and the City of Ithaca, even though less significant in terms of daily traffic, are important. The City of Ithaca is the home to Cornell University and Ithaca College, as well as a variety of cultural activities. In addition, Tompkins County is one of the most affluent counties in upstate New York. Travelers between Broome County and Tompkins County and the City of Ithaca use Routes 79 or 38B, making these smaller, rural routes, noteworthy gateways in the County (Broome County Comprehensive Plan, 2012).

**Flooding and Land Use Patterns**

Flooding and floodplain mapping is an increasingly significant factor in shaping local land use patterns in Broome County. In 1936, the Susquehanna River valley experienced a significant flood event in New York State and Pennsylvania. At the time of the event, there was no flood protection system in place to prevent widespread damage. Through the Flood Control Act of 1936, the U.S. Army Corps of Engineers built floodwalls, levees, and the Whitney Point Reservoir to provide flood protection for the urban core area of Broome County. This infrastructure construction was augmented by 19 flood-control structures that the County built and manages, mostly in the western portion of the County. This network protected urbanized and suburbanized areas from significant damage during the 1972 Hurricane Agnes flood event. Record-breaking flood events in 2006 and 2011 exposed the vulnerability of an infrastructure-based approach to flood control (Broome County Comprehensive Plan, 2012).

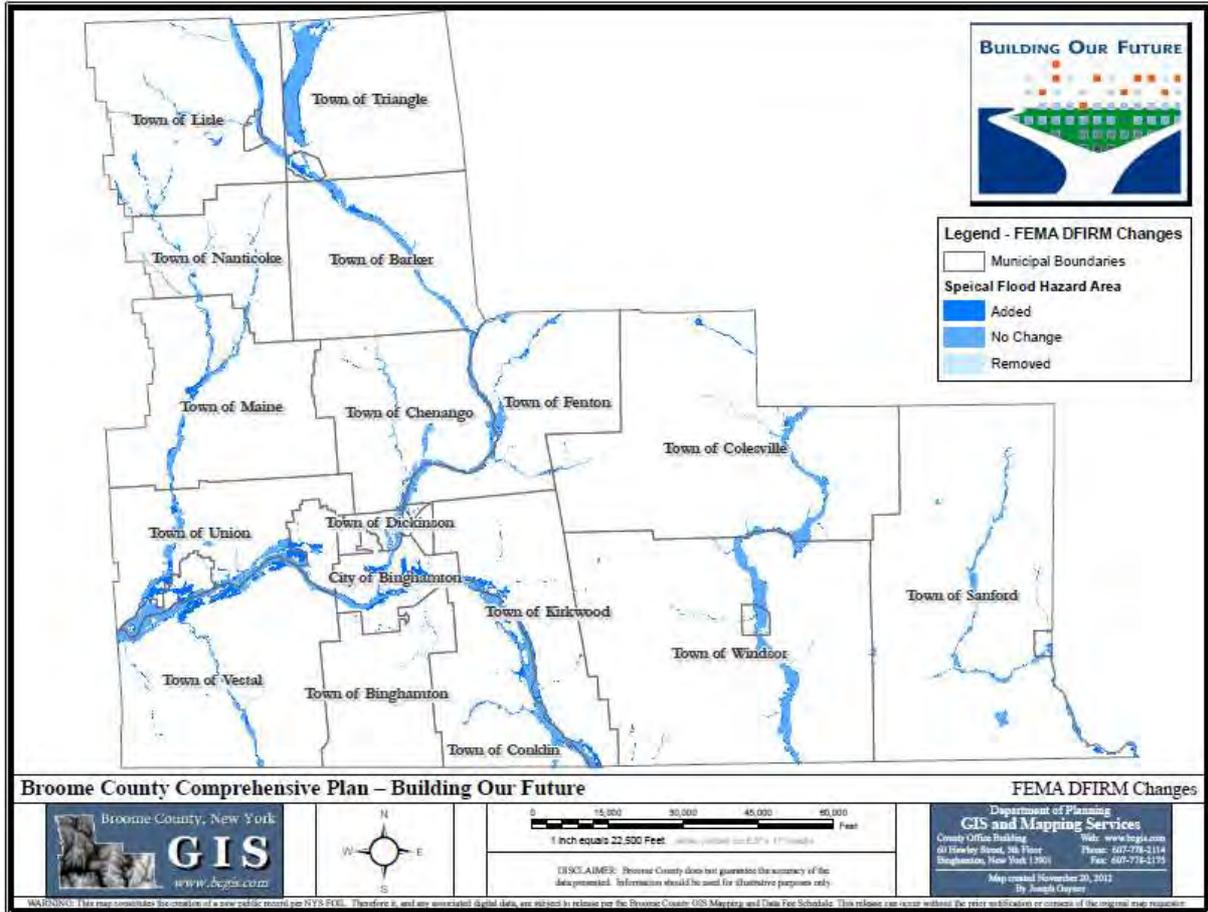
FEMA responded to the 2006 flooding events by preparing new flood maps for the region. They developed preliminary flood maps intended to replace the ones that had been use since the 1970s and 1980s in the County. The remapping process is on hold pending the development of a new methodology by FEMA for determining floodplain areas with levees and floodwalls; however, preliminary maps have been released. These preliminary maps dramatically shift the boundaries of the Special Flood Hazard Area (SFHA) (or the 100-year floodplains), which placed an additional 6,190 properties in the SFHA. The greatest numbers of properties that are being added are found in the County’s urban core. Table 4-5 shows the most significant increases in the County. Figure 4-13 displays these changes as well. Although not finalized by FEMA, these preliminary maps were shown to be accurate when the 2011 flood event occurred.

Table 4-5. Properties within the Special Flood Hazard Area.

Community	Existing Flood Map	Preliminary Flood Map	Added	Percent Increase
Binghamton (C)	298	2,420	2,122	812%
Union (T) (including Endicott and Johnson City)	1,437	3,519	2,082	245%
Vestal (T)	926	1,747	821	189%

Source: Broome County Comprehensive Plan, 2012

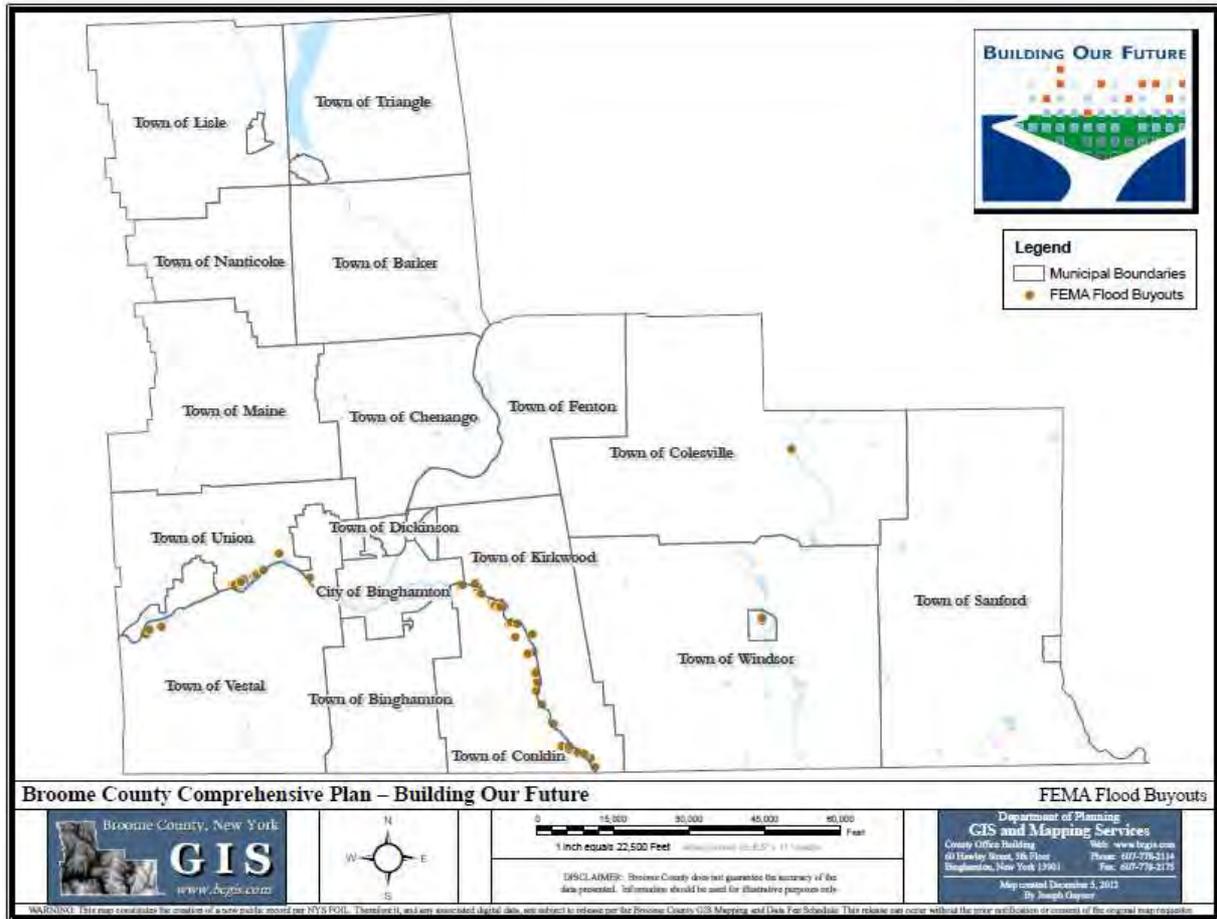
Figure 4-13. FEMA DFIRM Changes in Broome County, Preliminary



Source: Broome County Comprehensive Plan, 2012

Flooding has a tremendous impact on land use patterns in Broome County. Between 2000 and 2010, the Town of Conklin lost 8.4% of its population, while the County’s population held steady. The impact partially due to the fact that hardest hit communities of Conklin, Kirkwood, Union, Vestal and the City of Binghamton have all participated in the FEMA buyout program. Approximately 150 homes were acquired through this program and several hundred more are proposed (Broome County Comprehensive Plan, 2012). Figure 4-14 shows the FEMA buyouts in the County.

Figure 4-14. FEMA Buyouts in Broome County



Source: Broome County Comprehensive Plan, 2012

With such large tracts of the urbanized area included into the SFHA, there is potential to dramatically alter development patterns. Buildings in the floodplains are subject to stricter building codes and there will be a requirement for flood insurance on all properties with a federally-backed mortgage. Lenders may not provide loans for properties in the SFHA. There may be a devaluation of properties in the urban core and the County may see an increase in suburbanization and sprawl as developers seek to build outside of the floodplains (Broome County Comprehensive Plan, 2012).

**Zoning**

The historical land use patterns shows how the community has developed over time. Zoning and related ordinances are used to guide development within the County. Traditional zoning divides a community into various districts and permits or disallows land uses by zoning district. In Broome County, 19 of the 23 municipalities have some form of zoning. Among these communities, there are over 120 different zoning districts.

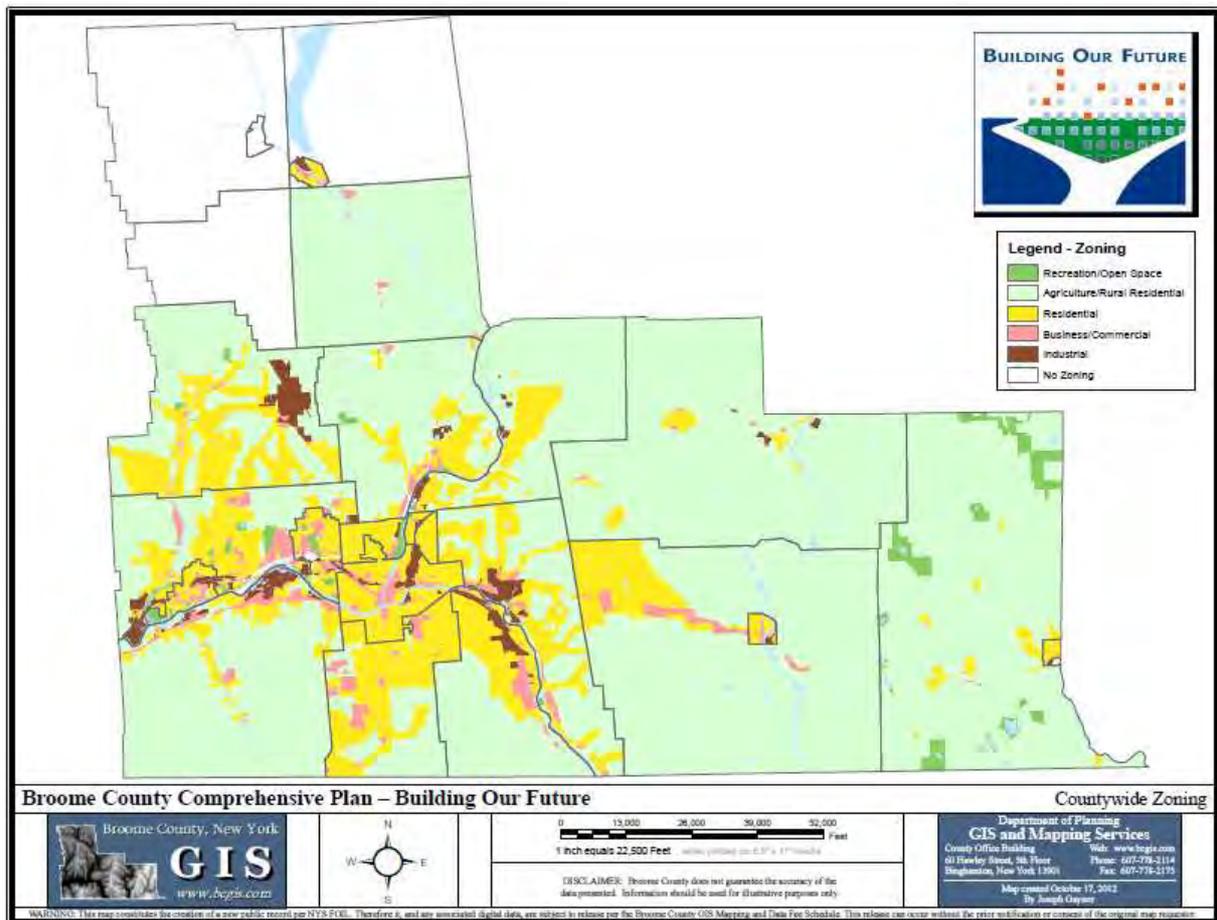
Nearly two-thirds of the County is zoned agricultural or rural residential which allows agricultural use. Residential zoning, which includes multi-family and mobile home parks, is the next highest category and occupies 15% of total land area. Areas of no zoning restrictions in the County also occupy 15% of total land area. Business and industrial zoning districts each count for only 2% of total land area. Table 4-6 and Figure 4-15 display the local zoning information for Broome County.

Table 4-6. Local Zoning in Broome County

Zoning Category	Acres	Percent (%)
Agricultural/Rural Residential	293,204	64%
Residential	68,414	15%
Business/Commercial	10,115	2%
Industrial	7,377	2%
Recreation/Open Space	6,306	1%
No Zoning	70,569	15%
<b>TOTAL</b>	<b>455,985</b>	<b>100%</b>

Source: Broome County Comprehensive Plan, 2012

Figure 4-15. Countywide Zoning



Source: Broome County Comprehensive Plan, 2012

**Population Trends**

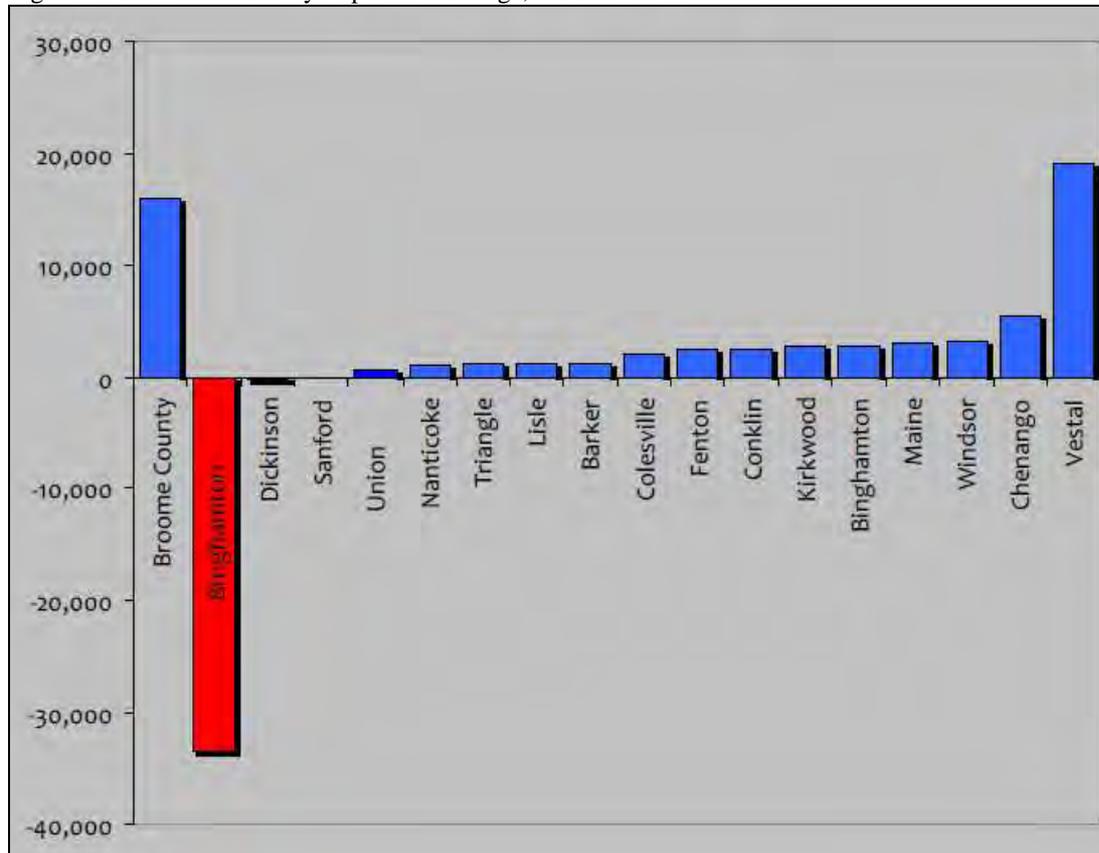
Due to the suburbanization of Broome County in the 1950s and 1960s, “bedroom communities” such as the Towns of Vestal, Conklin, Kirkwood and Maine began to grow dramatically. The City of Binghamton lost one-fifth of its population between 1950 and 1970, while the populations of suburban towns of Chenango, Maine, Binghamton (town) and Vestal rapidly increased. The Town of Vestal’s

population tripled during this time, from under 9,000 people to 27,000 people (Broome County Comprehensive Plan, 2012).

This outmigration was recognized as a threat to the urban communities in the County’s 1963 Comprehensive Plan. One of the key solutions proposed was urban renewal. Urban renewal is a phrase for a series of federally funded programs that involve acquisition of a sizeable number of inner-city properties which are then demolished for large-scale redevelopment and transportation projects. Urban renewal era projects in Broome County included North shore Drive, the Broome County Veterans Memorial Arena, the Holiday Inn Arena, and several other large scale commercial projects all located in downtown Binghamton. These projects replaced small-scale buildings with much larger projects meant to appeal to the automobile traveler (Broome County Comprehensive Plan, 2012).

However, urban renewal did little to stem the outmigration. By 2010, the City of Binghamton had lost 33,388 from its 1950 population and the villages across the County saw a loss in population as well (Broome County Comprehensive Plan, 2012). Figure 4-16 shows the population change from the urban corn to the suburban communities.

Figure 4-16. Broome County Population Change, 1950 to 2010



Source: Broome County Comprehensive Plan, 2012

**U.S. Census**

The U.S. Census Bureau states that Broome County’s 2010 population is 200,600 persons, which is a 0.03 percent increase from the 2000 Census population of 200,536. Between 1950 and 1970, the County has seen a growth in population. Between 1980 and 2000, the County experienced a decrease in population.

The largest increase was seen between the years 1950 to 1960, when the County experienced a 15.14 percent (27,963 persons) population increase. The largest decrease was seen between the years 1990 and 2000, when the County experienced a 5.48 percent (-11,624 persons) population decrease (U.S. Census, 2012; University of Virginia, 2007). Table 4-7 displays the population and population differences from 1950 to 2010 in Broome County. Table 4-8 displays the population and population changes between 2000 and 2010 in the County.

Table 4-7. Broome County Population Trends, 1950 to 2010

Year	Population	Change in Population	Percent (%) Population Change
1950	184,698	-	-
1960	212,661	27,963	15.14%
1970	221,815	9,154	4.30%
1980	213,648	-8,167	-3.68%
1990	212,160	-1,488	-0.70%
2000	200,536	-11,624	-5.48%
2010	200,600	64	0.03%

Source: U.S. Census Bureau, 2012; University of Virginia, 2007

Note: Change in population and percent in population change was calculated from available data

Table 4-8. 2010 Census: Public Law 94-171

Geographic Area	Total Population		Population Change	
	April 1, 2000	April 1, 2010	Number	Percent
<b>New York State</b>	18,976,811	19,378,102	401,291	2.1
<b>Broome County</b>	200,536	200,600	64	0.0
<b>Towns (including Villages)</b>				
Barker town	2,738	2,732	-6	-0.2
Binghamton city	47,380	47,376	-4	0.0
Binghamton town	4,969	4,942	-27	-0.5
Chenango town	11,454	11,252	-202	-1.8
Colesville town	5,441	5,232	-209	-3.8
Conklin town	5,940	5,441	-499	-8.4
Dickinson town	5,335	5,278	-57	-1.1
Fenton town	6,909	6,674	-235	-3.4
Kirkwood town	5,651	5,857	206	3.6
Lisle town	2,707	2,751	44	1.6
Maine town	5,459	5,377	-82	-1.5
Nanticoke town	1,790	1,672	-118	-6.6
Sanford town	2,477	2,407	-70	-2.8
Triangle town	3,032	2,946	-86	-2.8
Union town	56,266	56,346	80	0.1
Vestal town	26,567	28,043	1,476	5.6
Windsor town	6,421	6,274	-147	-2.3
<b>Villages</b>				
Deposit village	1,699	1,663	-36	-2.1
Endicott village	13,013	13,392	379	2.9
Johnson City village	15,503	15,174	-329	-2.1
Lisle village	302	320	18	6.0
Port Dickinson village	1,697	1,641	-56	-3.3
Whitney Point village	981	964	-17	-1.7
Windsor village	901	916	15	1.7

Source: Broome County Planning, 2010

### Future Growth and Development

According to the Broome County 2011 Comprehensive Plan, the rural character of Broome County is eroded by the loss of agricultural land and the spread of development and there is the lack of developable land. The County planning staff conducted a sample search of the County's Geographic Information System (GIS) for developable land with the following criteria:

- The land is vacant
- 20 acre minimum

- Within one mile of a highway ramp
- Outside of the floodplain
- Access to natural gas and public water and sewer
- No steep slopes
- Industrially or commercially zoned

Despite 35% of the land (147,191 acres) in the County being vacant, no parcels met these modest criteria. Without shovel ready development sites, the County cannot compete for economic development opportunities presented by site selection firms, and we cannot accommodate local firms looking to expand their operations.

Broome County has supported the development of certain brownfield sites as indicated below.

**Charles Street Business Park**

To date Broome County Planning has secured over \$1,000,000 in state and federal grants for brownfield assessment, clean up, and end use planning. In addition, the County created a Brownfield Clean Up program funded by an occupancy tax on hotel and motel rooms. The result of this effort is redevelopment and developer interest at a number of brownfield sites across the county.



Charles Street Business Park, (Broome County Comprehensive Plan 2011)

There have been other successes redeveloping local brownfields for industrial and commercial use including redevelopment of the Ranger-Paracord site in Johnson City to a state-of-the-art regional printing facility for Gannett Publishing and the construction of the Charles Street Business Park on the former Anitec campus in Binghamton’s First Ward.

The recent trend of residential development in the urban core includes:

- Rehabilitation of upper stories of individual row type buildings in downtown Binghamton to upscale loft apartments
- Redevelopment of 20 Hawley Street to luxury student housing by Alfred Weissman Real Estate.
- Construction of major housing developments, including senior housing complexes, in Johnson City and the town of Union.



20 Hawley Street Housing Project, (Broome County Comprehensive Plan 2011)

These developments illustrate trends that can be encouraged. (Broome County Comprehensive Plan, 2011)

A summary of development planned within Broome County is provided in both the table and map below. Municipalities that have not identified any significant residential/commercial, or infrastructure development within the next 5 years are not included in the table. Locations of development are indicated on the Hazard Area Extent and Location Maps located in the Jurisdictional Annexes (Section 9) of this plan.

Table 4-9. New Development/ Potential Development by Municipality

New Development/Potential Development by Municipality							
Municipality	Property Name	Type (Residential or Commercial)	Number of Structures	Address	Block and Lot	Known Hazard Zone	Description/Status
Towns of Barker, Nanticoke, Maine & Union	Landfill / Airport Sewer Line	Major Infrastructure	N/A	N/A	Public ROW		Sewer line for landfill & airport
City of Binghamton/ Village of Johnson City	Endicott-Johnson Industrial Spine Brownfield Opportunity Area	Commercial/ Residential/ Community Services	TBD	Area around Main Street in Johnson City	N/A		
City of Binghamton	Brandywine Brownfield Opportunity Area Project Area	Commercial	TBD	Brandywine Corridor	N/A		Project is currently in Step 2 of the BOA process. Recommendations developed in study will help inform development and investment strategy for project area.
City of Binghamton	Charles Street Business Park	Commercial	TBD	30 Charles Street	144.70-1-31.1	In 500 existing, in 100 and 500 prelim	A partially constructed business park, owned by the BC IDA. Currently only 1 building has been constructed.
City of Binghamton	Eagles Crest Subdivision	Residential	4	51 & 57 Ridge Street; 7-23 Loretta Drive & 4 Ellen Drive	144.56-2-1		Approved in 2009.
City of Binghamton	Greater Binghamton Health Center Campus	Community Services	TBD	521 COURT ST	145.19-1-1		The former New York State Inebriate Asylum will be and turned into a medical and health professional education center.
City of Binghamton	North Chenango Brownfield Opportunity Area Project Area	Commercial/ Residential	TBD	North Side	N/A		Project is currently in Step 2 of the BOA process. Recommendations developed in study will help inform development and investment strategy for project area.

**SECTION 4: COUNTY PROFILE**

New Development/Potential Development by Municipality							
Municipality	Property Name	Type (Residential or Commercial)	Number of Structures	Address	Block and Lot	Known Hazard Zone	Description/Status
City of Binghamton	Susquehanna Estates Subdivision	Residential	35	115 Gates Street	161.29-1-35	Partially within Zone AE	A potential senior living subdivision.
Town of Chenango	Corbi Lake	Residential	100	1562 NY Route 11	095.13-1-9	Flood	Pending
Town of Chenango	Northgate Plaza Mall	Commercial	TBD	1250 Upper Front St	111.16-1-23	Flood	Existing
Town of Chenango	Phillips Property	Commercial	TBD	1555 NY Route 12	095.13-1-1		Pending
Town of Dickinson	BCC	Education	TBD	N/A	128.08-1-9		Being talked about
Town of Dickinson	Meadow Wood	Residential	100	210 Glenwood Road	144.09-1-3		On Hold
Town of Dickinson	Meadow Wood	Residential	100	204 Glenwood Road	144.09-1-4		On Hold
Town of Dickinson	Meadow Wood	Residential	100	198 Glenwood Road	144.09-1-5		On Hold
Town of Dickinson	Otsiningo Park Farmer's Market	Commercial	1	Coordinates 42.13136 -75.90256		Park is in 100 zone but location of market is out	In planning / design – construction in 2013
Village of Endicott	Franklin Villas	Residential	28	501 — 503 E. Franklin Street	157.05-5-23.1		Pending completed NOI and SWPPP
Town of Fenton	USA DLA	Residential	10	1151 Hoyt Ave.	112.14-2-29.11	X500	Being sold to private entity
Town of Maine	Development of Airport outparcels	Commercial	TBD	Airport / County owned parcels	075.02-1-31.1		In Master Plan for development once sewer line has been designed / constructed
Village of Port Dickinson	Lincoln Ave Ext	C-PUD	TBD	Near Brandywine Highway	See Map	100 yr –new map	Estate to be settled
Town of Union	Pines at Stoney Creek	Residential	36	1713 Farm to Market	108.04-1-1		On hold
Town of Vestal	CNG Facility @ County Transit	Community Services	1	413 Old Mill Road	159.09-2-10	Very small portion in 100 and 500	Compressed Natural Gas Facility for Transit
Town of Vestal	Vestal Nursing Home	Commercial	1	West Sheedy Road (Parcel address -1501 NYS Rte 26S)	189.12-1-13.111 (RPIS); 189.12-1-41.2 (UPIS)	Flood	Building will be outside flood zone. Presently in planning stages. No review or approvals given.



**SECTION 4: COUNTY PROFILE**

New Development/Potential Development by Municipality							
Municipality	Property Name	Type (Residential or Commercial)	Number of Structures	Address	Block and Lot	Known Hazard Zone	Description/Status
Village of Whitney Point	Dunkin Donuts	Commercial	1	2924 NYS RTE 11	028.13-1-13	No	Awaiting permitting
Village of Whitney Point	Possible housing complex	Commercial		2850 HICKORY ST	035.06-1-33.2		Awaiting funding
Village of Windsor	Worden Plot	Residential	12	235 Main	166.19-1-1.1	none	Conceptual
Broome County	High Tech Incubator	Commercial	1	122 HAWLEY ST	160.42-1-43	No (right on edge of 500 in preliminary maps)	Awaiting funding
Broome County	High Tech Incubator	Commercial	1	124 HAWLEY ST	160.42-1-44	No (right on edge of 500 in preliminary maps)	Awaiting funding
Broome County	High Tech Incubator	Commercial	1	98 HAWLEY ST	160.49-2-7	No (right on edge of 500 in preliminary maps)	Awaiting funding
Broome County	High Tech Incubator	Commercial	1	104 HAWLEY ST	160.49-2-8	No (right on edge of 500 in preliminary maps)	Awaiting funding
Broome County	High Tech Incubator	Commercial	1	120 HAWLEY ST	160.50-1-2	No (right on edge of 500 in preliminary maps)	Awaiting funding
Broome County	High Tech Incubator	Commercial	1	53 CARROLL ST	160.50-1-3	No (right on edge of 500 in preliminary maps)	Awaiting funding
Broome County	High Tech Incubator	Commercial	1	110 HAWLEY ST	160.50-1-1	No (right on edge of 500 in preliminary maps)	Awaiting funding
Broome County	Upper Front Street in Town of Chenango	Commercial/Residential	TBD	N/A	N/A		N/A
Broome County	Infill Development on Vestal Parkway in Town of Vestal	Commercial	TBD	N/A	N/A		N/A
Broome County	Downtown Binghamton	Commercial and Residential	TBD	N/A	N/A		N/A
Broome County	Suburban Development in Towns of Union and Vestal	Residential	TBD	N/A	N/A		N/A



Figure 4-17. Planned Development in Broome County

