

# Town of Triangle Comprehensive Plan

2004



Prepared by Triangle Town Board

## **ACKNOWLEDGEMENTS**

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## **1.0 INTRODUCTION**

*“Among the most important powers and duties granted by the [State] legislature to a town government is the authority and responsibility to undertake town comprehensive planning.”  
Section 27s-a(1)(b) New York State Town Law*

As state law makes clear, a comprehensive plan is a powerful document. In a court of law, the comprehensive plan gives validity to local land use decisions. In a town with a comprehensive plan, other governmental agencies must consider the impact of capital projects on the adopted plan. By preparing a comprehensive plan, a community lays out its shared vision and builds consensus for projects and policies. A comprehensive plan can be used to protect resources and guide development.

This plan is the first in the history of the Town of Triangle. It was drafted by the Town Board in close cooperation with the Broome County Department of Planning and Economic Development. In preparing this plan, the Town of Triangle Town Board assembled historic and current community information, including population, age, household size and type, income, occupation, industry, housing condition, transportation infrastructure, utilities, public facilities, environmental resources, land use, agriculture and existing ordinances. The Town Board consulted with various authorities such Binghamton Metropolitan Transportation Study and Cornell Cooperative Extension.

To gather public input, the Town conducted a survey of residents and held numerous public meetings. In 2002, the Town Board prepared a mail survey with 35 questions. Using records from the Broome County Office of Real Property, 1,168 surveys were mailed to property owners. The Town Board also conducted a series of open meetings to discuss elements of the Comprehensive Plan. At the public meeting on February 20, 2003, the staff of the Planning Department conducted a modified Strengths-Weaknesses-Opportunities-Threats (SWOT) exercise with the Town Board and Town residents. Through this SWOT analysis, residents listed the assets that a community can draw on, the shortcomings or deficits that must be overcome, the opportunities that should be seized upon, and the dangers that face the Town. This extensive work resulted in the nine recommendations found in the concluding chapter of this plan.

This comprehensive plan will ultimately be judged by how successfully it is implemented. The recommendations of Chapter 15 were the result of a great deal of work, input, and analysis, and they should now be put into action. Implementation will only be successful if the plan is dynamic. The plan should be reviewed periodically, at a minimum of five-year increments, to ensure that it remains relevant to the challenges faced by the Town of Triangle.

## **2.0 LOCATION**

The Town of Triangle is located in the northeastern section of Broome County (see Map 2-1 in Appendix A). It is bordered on the north by Cortland County, on the east by Chenango County, on the south by the Town of Barker, and on the west by the Town of Lisle. The Town encompasses 26,140 acres. The Town of Triangle, along with the rest of Broome County and Tioga County, is located in the Binghamton Metropolitan Statistical Area. It is easily accessible by automobile from New York State Routes 26 and 206 from Interstate 81. The Otselic River runs south through the western portion of the Town, and Halfway Brook, with its two branches, runs through the eastern part. The Otselic and Tioughnioga Rivers meet in the Village of Whitney Point, in the extreme southwestern part of the Town. The hamlet of Triangle is a small hamlet situated near the southeastern corner of the Town of Triangle, on a branch of Halfway Brook. Hazards Corners is a small hamlet in the northeastern portion of the Town. The Town of Triangle is located 20 miles north of the Binghamton and 58 miles south of Syracuse.

### **3.0 BRIEF HISTORY OF TRIANGLE**

Originally called the “Chenango Triangle,” the Town of Triangle derives its name from its geographical location – the confluence of the Tioughnioga and Otselic Rivers form the angle of the “Triangle.” The Towns of Triangle, Barker, and Nanticoke were originally part of the Town of Lisle. On April 18, 1831, the three towns were separated from the Town of Lisle. The Town of Triangle includes the Village of Whitney Point, the Hamlets of Triangle, Hazzard Corners, and Upper Lisle.

The Village of Whitney Point is the principal village and the site of the first settlement in the Town of Triangle. It is situated near the southwest corner of the Town of Triangle at the confluence of the Otselic and Tioughnioga Rivers. The “Point” refers to the point of land between the Otselic and Tioughnioga Rivers, the two thoroughfares by which produce and lumber were transported to southern and eastern markets. The Village was settled in 1791 by General John Paterson of Massachusetts, who built a log house on the shore of the confluence of the Otselic and Tioughnioga Rivers. Paterson had obtained the land for free from the Federal government who was offering land to the men who had fought in the Revolutionary War.

The Village of Whitney Point was originally called Paterson Point. In 1824 it was renamed Whitneys Point after early settlers Thomas and William Whitney. The Village was incorporated in 1871 and renamed Whitney Point in the 1940s. The Village became a prominent station on the Delaware, Lackawanna, and Western Railroad.

The Hamlet of Triangle is a small village situated near the southeast corner of the Town of Triangle, on a branch of Halfway Brook. The hamlet was located on the Catskill-Ithaca Turnpike, which is present-day State Route 206. The turnpike contributed to the growth of the hamlet. By the Civil War, Triangle was a thriving hamlet with a tannery, a cooper shop, two cobbler shops, a hotel, three blacksmiths, a wagon manufacture, a cheese factory, creamery, a tailor shop, three stores, and three churches – the Congregational, Methodist, and Baptist. The stagecoaches going over the Catskill-Ithaca Turnpike stopped at the hotel that was located at the corner of State Route 206 and North Street in the Hamlet of Triangle. The tollgate was located a short distance east of the hamlet.

Other early settlements include Hazzard Corners and Upper Lisle. Hazzard Corners took its name from Edmund Hazard, a town supervisor, who settled at the site. It is located in the northeast corner of the Town of Triangle. Upper Lisle is a small village situated on the Otselic River, near the north line of the Town. Upper Lisle was first settled in 1794. Located on the western side of the Otselic River were 24 houses, a small tannery, shingle mill, blacksmith shop, general store, post office, hotel, harness shop, creamery, and grist mill. Located on the eastern side of the Otselic River were 27 houses, a blacksmith shop, schoolhouse, general store, the Universalist Church, and the Baptist Church. Many homes, stores and farms were moved or vacated during the Flood of 1935. Later the houses and businesses located on the western side of the Otselic River were removed for the construction of the Whitney Point Dam.

The Town of Triangle was once covered with dense forest. There were large quantities of pine, in addition to hardwoods, that were valuable for lumber, providing an early source of income for

the settlers. Trees were cut and rafted down the rivers. High quality white pine from the Triangle State Forest was used in the reconstruction of some of our national buildings following the War of 1812. (See Triangle State Forest in Chapter 7.)

By 1835, as the supply of lumber declined, agriculture became important to the local economy. At one time, Triangle was one of the leading farming towns in Broome County with many farms devoted to dairy farming. (See Chapter 8 Agriculture.)

The Town of Triangle had no railroad until 1848 when the Erie Railroad opened in Binghamton and no railroad connections to distant points until the Syracuse and Binghamton Railroad opened in 1854. The Village of Whitney Point and the surrounding farming districts benefited from the opening of the railroad. The Village became an important station on the railroad and the commercial center for this once large and prosperous farming community.

Other historic events include the establishment of the Broome County Fairgrounds in the Village of Whitney Point. The first fair was held in 1858 near Lisle. After a few years the fair was moved to Binghamton and then returned to its present location (former Collins Farm) off U.S. Route 11 in the Village of Whitney Point. The first school district was started in 1793 in the Village of Whitney Point. The present-day Whitney Point Middle/Intermediate School was built in 1936. In the 1920s a road was built along the east bank of the Tioughnioga River from the Village of Whitney Point through Itaska to Chenango Forks. This road later became State Route 79.

Two events that had a profound effect on the Town of Triangle were the Great Fire of 1897 and the Flood of 1935. The Great Fire of 1897 burned most buildings in the Main Street business district in the Village of Whitney Point. The Flood of 1935 inundated the Village of Whitney Point. The bridges on State Route 206 in Triangle washed away and several people drowned.

After the 1935 Flood, the United States Army Corps of Engineers decided to construct the Whitney Point Dam on the Otselic River. Construction of the dam was authorized by the Flood Control Act of 1936 as a unit of the flood control plan for the southern New York and eastern Pennsylvania communities in the Susquehanna River basin. The Whitney Point Dam forms the Whitney Point Reservoir. In 1937 the Army Corps of Engineers held a public meeting to discuss plans to build the dam. Project construction began in September 1938, with the initial diversion of the Otselic River through the outlet tunnel occurring in June 1941. The dam was completed in 1942. The dike was built around the Village of Whitney Point after World War II and the last of the dam's originally planned facilities was completed in 1953. (See Whitney Point Reservoir in Chapter 7.)

By 1977 there were 4,485 acres of public land and two parks located along the Whitney Point Reservoir. Dorchester Park is located at the southern end of the reservoir. The Broome County Parks Department in cooperation with the Army Corps of Engineers and the New York State Conservation Department built Dorchester Park around 1962. The park includes a boat launching area. The Whitney Point Reservoir is used during the summer for fishing, swimming and boating.

## 4.0 POPULATION

### 4.1 Introduction

An analysis of a community's population trends is essential to the planning process. Future land use and development policies will be partially based on expected population growth or decline, population age, household and family characteristics, and income and poverty levels.

Population data for the Town of Triangle were collected from the United States Census of Population and Housing (Census), the most comprehensive source of demographic data for the Town of Triangle. Data is provided for 2000, the latest year for which reliable figures are available and in some cases for earlier decades to show population trends. Also, comparisons are made between the population figures for the Town of Triangle, Broome County, and other towns where applicable to put the data in perspective. Figures for the Town of Triangle, excluding the Village of Whitney Point, are provided where possible.

### 4.2 Population Trends

Table 4-1 shows the total population for Broome County, the Town of Triangle, and the Town of Triangle, excluding the Village of Whitney Point, over the last six decades.

| <b>Table 4-1: Total Population 1940 – 2000</b>                               |             |             |             |             |             |             |             |                                 |
|--|-------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------------------------|
| <b>Area</b>  | <b>1940</b> | <b>1950</b> | <b>1960</b> | <b>1970</b> | <b>1980</b> | <b>1990</b> | <b>2000</b> | <b>Percent Change 1990-2000</b> |
| Broome County  | 165,749     | 184,698     | 212,661     | 221,815     | 213,648     | 212,158     | 200,536     | -5.5%                           |
| Triangle Town <sup>1</sup>   | 1,575       | 1,733       | 2,019       | 2,285       | 2,618       | 3,006       | 3,032       | 0.9%                            |
| Triangle Part-Town <sup>2</sup>  | 840         | 850         | 970         | 1,227       | 1,525       | 1,952       | 2,067       | 5.9%                            |
| Notes:   |             |             |             |             |             |             |             |                                 |
| <sup>1</sup> Figures include the population of the Village of Whitney Point. |             |             |             |             |             |             |             |                                 |
| <sup>2</sup> Figures exclude the population of the Village of Whitney Point. |             |             |             |             |             |             |             |                                 |
| Source: U.S. Census of Population and Housing.                               |             |             |             |             |             |             |             |                                 |

As shown in Table 4-1, the population of the Town of Triangle has increased each decade since 1940. By 2000, the Town had a population of 3,032 residents. The population of the Town of Triangle, excluding the Village of Whitney Point, grew by almost 6 percent from 1990 to 2000, due to an increase of 115 persons. In comparison, the countywide population declined 5.5 percent. During this same period, the population of the Village of Whitney Point declined by 8.4 percent or by 89 residents.

The Town of Triangle has one of the smallest town populations in Broome County. However, during the last decade, the Town of Triangle was one of only three of the 16 towns in Broome County to experience an increase in population. The other two towns were Barker and Lisle.

The Census defines the entire population of the Town of Triangle as rural. In comparison, other towns in Broome County have both urban and rural populations.

### 4.3 Age

Table 4-2 shows the number and percentage of persons in the “under 18” (school age), “18 to 64” (working age), and in the “65 and over” (retired) age categories, as well as the median age, in the Town of Triangle. The Broome County figures are provided for comparison.

**Table 4-2: Population by Age in 2000**

| Area                            | Total Population | Under 18 |         | 18 to 64 |         | 65 and over |         | Median Age |
|---------------------------------|------------------|----------|---------|----------|---------|-------------|---------|------------|
|                                 |                  | No.      | Percent | No.      | Percent | No.         | Percent |            |
| Broome County                   | 200,536          | 46,123   | 23%     | 121,525  | 61%     | 32,888      | 16%     | 38.2       |
| Triangle Town <sup>1</sup>      | 3,032            | 895      | 30%     | 1,791    | 59%     | 346         | 11%     | 36.3       |
| Triangle Part-Town <sup>2</sup> | 2,067            | 622      | 30%     | 1,235    | 60%     | 210         | 10%     | N/A        |
| Village of Whitney Point        | 965              | 273      | 28%     | 556      | 58%     | 136         | 14%     | 37.1       |

Notes:

<sup>1</sup> Figures include the population of the Village of Whitney Point.

<sup>2</sup> Figures exclude the population of the Village of Whitney Point.

N/A indicates data is not available.

Source: U.S. Census of Population and Housing.

The figures indicate the Town population is younger on average than the countywide population. As shown in Table 4-2, the median age of the Town population is 36.3 years whereas the median age of the County population is higher at 38.2 years. Over 30 percent of the Town’s population are under 18. In comparison, only 23 percent of the countywide population are under 18. Just over 10 percent of the Town residents are age 65 and over, while 16 percent of the countywide population falls into this age category. These differences are illustrated below in Charts 4-1 and 4-2.

Chart 4-1: Broome County  
Population by Age

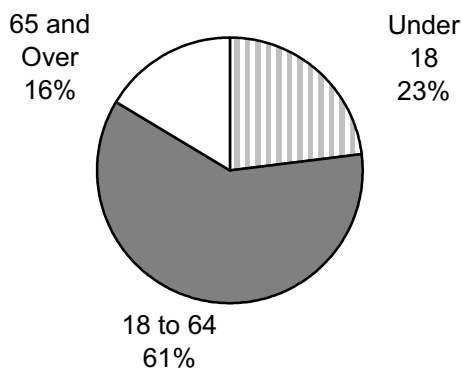
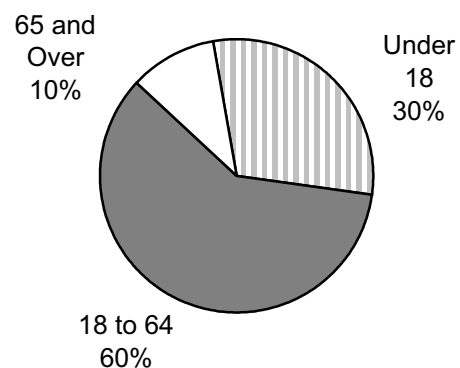
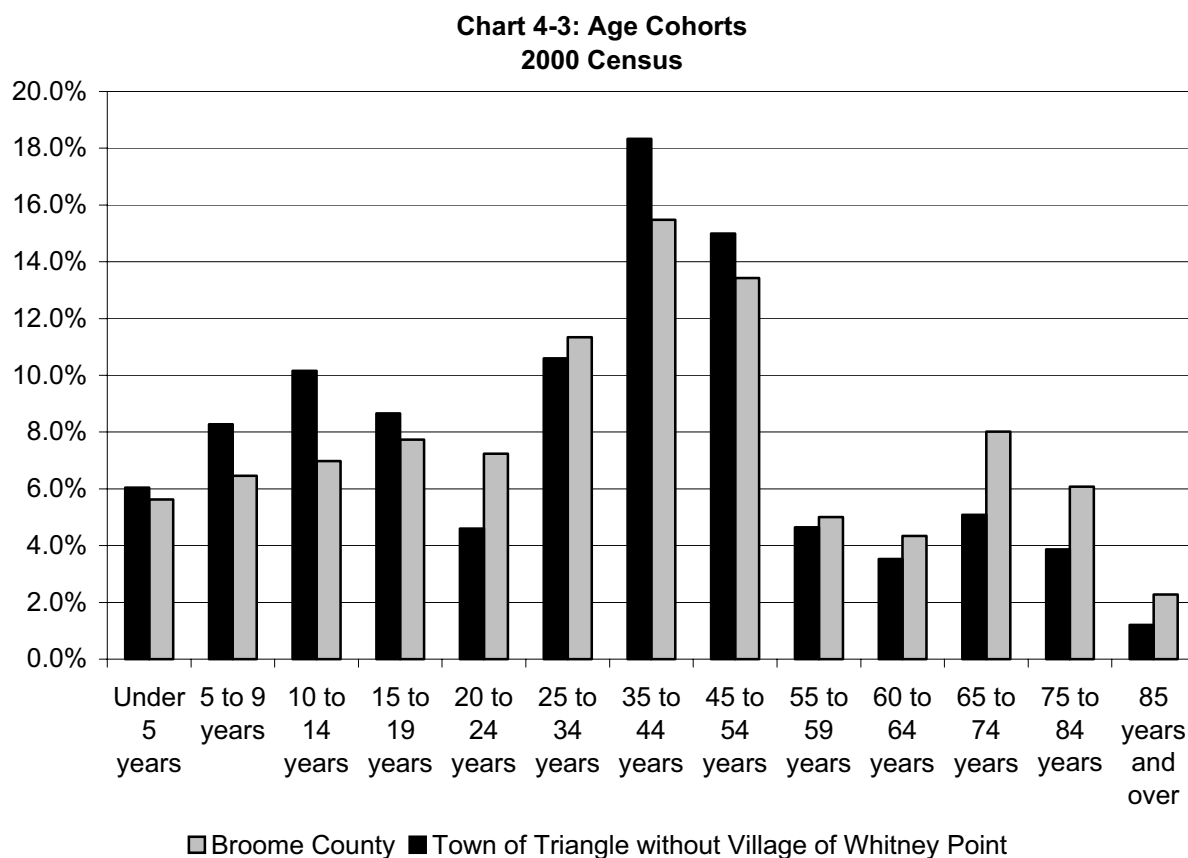


Chart 4-2: Town of Triangle  
(excluding Whitney Point)  
Population by Age





The age groups that comprise the three age categories are depicted below in the chart of age cohorts. As Chart 4-3 shows, the population of the Town of Triangle, excluding the Village of Whitney Point, is concentrated in the 35 to 44 and 45 to 54 age categories. The chart also shows the Town as a higher percentage of young population compared to the County.



Although the Town of Triangle, excluding the Village of Whitney Point, has a relatively young population, a comparison of the 1990 and 2000 age cohorts shows a substantial shift in the age of the population over the last decade. As shown in Table 4-3, while the under 18 age category grew by 2 percent, the 18 to 64 age category grew by 6 percent and the 65 and over age category grew by 15 percent.

Furthermore, the largest percentage increases occurred in the older age groups. The 45 to 54 and 55 to 59 age groups grew by 74 percent and 55 percent, respectively. The 75 to 84 and 85 and over age groups grew by 43 percent and 127 percent, respectively. The numbers are low, however.

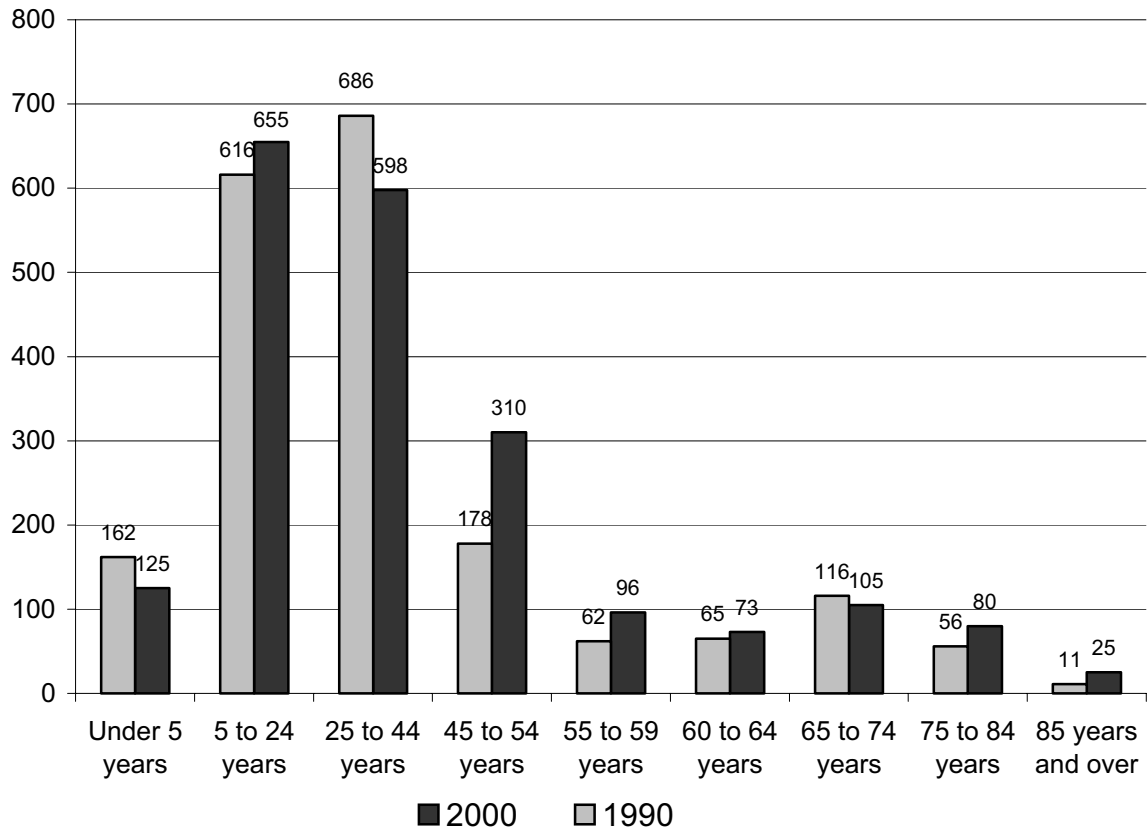
In 1990, 3.4 percent of the Town, excluding the Village of Whitney Point, was age 75 and over. By 2000, that number had grown to 5.1 percent, an increase of 50 percent. The percent of the Town's population age 85 and over grew at an even greater rate, doubling from 0.6 percent in 1990 to 1.2 percent in 2000.

**Table 4-3: Population by Age in the Town of Triangle, excluding the Village of Whitney Point, from 1990 to 2000**

| Age  | 1990         | 2000         | Absolute Change | Percentage Change |
|--|--------------|--------------|-----------------|-------------------|
| Under 5  | 162          | 125          | -37             | -23%              |
| 5 to 9   | 191          | 171          | -20             | -10%              |
| 10 to 14                                       | 161          | 210          | 49              | 30%               |
| 15 to 17                                       | 93           | 116          | 23              | 25%               |
| <b>Under 18</b>                                | <b>607</b>   | <b>622</b>   | <b>15</b>       | <b>2%</b>         |
| 18 to 19                                       | 62           | 63           | 1               | 2%                |
| 20 to 24                                       | 109          | 95           | -14             | -13%              |
| 25 to 34                                       | 362          | 219          | -143            | -40%              |
| 35 to 44                                       | 162          | 379          | 55              | 17%               |
| 45 to 54                                       | 178          | 310          | 132             | 74%               |
| 55 to 59                                       | 62           | 96           | 34              | 55%               |
| 60 to 64                                       | 65           | 73           | 8               | 12%               |
| <b>18 to 64</b>                                | <b>1,162</b> | <b>1,235</b> | <b>73</b>       | <b>6%</b>         |
| 65 to 74                                       | 116          | 105          | -11             | -9%               |
| 75 to 84                                       | 56           | 80           | 24              | 43%               |
| 85 and over                                    | 11           | 25           | 14              | 127%              |
| <b>65 and over</b>                             | <b>183</b>   | <b>210</b>   | <b>27</b>       | <b>15%</b>        |
| Source: U.S. Census of Population and Housing. |              |              |                 |                   |

The shift in the age of the Town's population from 1990 to 2000 is illustrated in Chart 4-4 below. The age of a population has implications for social services. As the area's population ages, demand for social services are likely to increase.

**Chart 4-4: Age Cohorts**  
**Town of Triangle**  
**(excluding Village of Whitney Point)**



#### 4.4 Race and Ethnicity

The race and ethnicity of the population of Broome County and the Town of Triangle are presented in Table 4-4 as documented in the 2000 Census. Based on the Census data in Table 4-4, the population of the Town of Triangle, excluding the Village of Whitney Point, is two percent non-white and one percent Hispanic or Latino.

| <b>Table 4-4: Race in 2000</b>   |                |             |                            |             |                                 |             |                          |             |
|--|----------------|-------------|----------------------------|-------------|---------------------------------|-------------|--------------------------|-------------|
| Area   | Broome County  |             | Triangle Town <sup>1</sup> |             | Triangle Part-Town <sup>2</sup> |             | Village of Whitney Point |             |
|  | No.            | %           | No.                        | %           | No.                             | %           | No.                      | %           |
| <b>Total Population</b>  | <b>200,536</b> | <b>100%</b> | <b>3,032</b>               | <b>100%</b> | <b>2,067</b>                    | <b>100%</b> | <b>965</b>               | <b>100%</b> |
| <b>One Race</b>  | <b>197,343</b> | <b>98%</b>  | <b>2,999</b>               | <b>99%</b>  | <b>2,051</b>                    | <b>99%</b>  | <b>948</b>               | <b>98%</b>  |
| White  | 183,153        | 93%         | 2,964                      | 98%         | 2,029                           | 98%         | 935                      | 97%         |
| Black/African Amer.  | 6,575          | 3%          | 6                          | <1%         | 4                               | <1%         | 2                        | <1%         |
| Amer. Indian and Alaskan Native  | 384            | <1%         | 8                          | <1%         | 5                               | <1%         | 3                        | <1%         |
| Asian  | 5,585          | 3%          | 10                         | <1%         | 8                               | <1%         | 2                        | <1%         |
| Native Hawaiian and Other Pacific Islander   | 53             | <1%         | 3                          | <1%         | 2                               | <1%         | 1                        | <1%         |
| Other  | 1,593          | 1%          | 8                          | <1%         | 3                               | <1%         | 5                        | <1%         |
| <b>Two or More Races</b>   | <b>3,193</b>   | <b>2%</b>   | <b>33</b>                  | <b>1%</b>   | <b>16</b>                       | <b>1%</b>   | <b>17</b>                | <b>2%</b>   |
| <b>Hispanic or Latino (any race)</b>   | <b>3,986</b>   | <b>2%</b>   | <b>26</b>                  | <b>1%</b>   | <b>11</b>                       | <b>1%</b>   | <b>15</b>                | <b>2%</b>   |
| Notes:<br><sup>1</sup> Figures include the population of the Village of Whitney Point.<br><sup>2</sup> Figures exclude the population of the Village of Whitney Point.<br>Race and Ethnicity (Hispanic or Latino) are mutually exclusive and, therefore, the percentages, when added together, total more than 100%.<br>Source: U.S. Census of Population and Housing. |                |             |                            |             |                                 |             |                          |             |

#### 4.5 Household and Family Size

Table 4-5 shows the average number of persons per household and the average number of persons per family. The average household size for the Town of Triangle is 2.68 or 13 percent larger than the average household size countywide. The larger average household size is consistent with the lower percentage of elderly population and larger percentage of the under age 18 population in the Town of Triangle. Average family sizes are also larger in the Town of Triangle than countywide.

| <b>Table 4-5: Household Size in 2000</b>  |                             |  |                           |   |
|---|-----------------------------|--|---------------------------|---|
| <b>Area</b>   | <b>Number Of Households</b> | <b>Average Number Of Persons Per Household</b> | <b>Number Of Families</b> | <b>Average Number Of Persons Per Family</b> |
| Broome County   | 80,749                      | 2.37   | 50,231                    | 2.97  |
| Triangle Town <sup>1</sup>  | 1,131                       | 2.68   | 810                       | 3.14  |
| Village of Whitney Point  | 734                         | 2.81   | 245                       | 3.09  |
| Notes:  |                             |  |                           |   |
| <sup>1</sup> Figures include the population of the Village of Whitney Point.  |                             |  |                           |   |
| <sup>2</sup> Average number of persons per household and family are not available for the Town of Triangle, excluding the Village of Whitney Point. |                             |  |                           |   |
| Source: U.S. Census of Population and Housing.  |                             |  |                           |   |

#### 4.6 Family Type

The Census provides a measure of family type, including single-parent head of households. Family types for 2000 are provided in Table 4-6. As shown in the table, the Town of Triangle, excluding the Village of Whitney Point, has a lower percentage of families headed by one parent than the County as a whole.

| <b>Table 4-6: Family Type in 2000</b>  |                       |                       |          |   |          |  |          |
|--|-----------------------|-----------------------|----------|---|----------|--|----------|
| <b>Area</b>  | <b>Total Families</b> | <b>Married Couple</b> |          | <b>Female Householder, no husband present</b> |          | <b>Male Householder, no wife present</b> |          |
|  |                       | <b>No.</b>            | <b>%</b> | <b>No.</b>                                    | <b>%</b> | <b>No.</b>                               | <b>%</b> |
| Broome County  | 50,231                | 38,408                | 77%      | 8,724   | 17%      | 3,099                                    | 6%       |
| Triangle Town <sup>1</sup>   | 810                   | 636                   | 78%      | 118   | 15%      | 56                                       | 7%       |
| Triangle Part-Town <sup>2</sup>  | 565                   | 465                   | 82%      | 64  | 11%      | 36                                       | 7%       |
| Village of Whitney Point   | 245                   | 171                   | 70%      | 54  | 22%      | 20                                       | 8%       |
| Notes:   |                       |                       |          |   |          |  |          |
| <sup>1</sup> Figures include the population of the Village of Whitney Point.     |                       |                       |          |   |          |  |          |
| <sup>2</sup> Figures exclude the population of the Village of Whitney Point.     |                       |                       |          |   |          |  |          |
| Figures are for the population aged 3 years and over that is enrolled in school. |                       |                       |          |   |          |  |          |
| Source: U.S. Census of Population and Housing.                                   |                       |                       |          |   |          |  |          |

#### 4.7 School Enrollment

The Census provides figures for the population aged 3 years and over that is enrolled in school. The 2000 school enrollment figures for Broome County, the Town of Triangle, and the Village of Whitney Point are provided below in Table 4-7.

As shown Table 4-7, the percentage of elementary school population is substantially higher in the Town of Triangle, excluding the Village of Whitney Point, than countywide (18 percent and 11 percent, respectively). The percentages of nursery school, preschool, kindergarten, and high school populations in the Town, excluding the Village of Whitney Point, are similar to the countywide percentages. A larger percentage of the countywide population has attended college or graduate school than the Town population.

The combined elementary and high school population in the Town, excluding the Village of Whitney Point, comprises more than three-quarters (76 percent) of the total school enrollment. In comparison, this school population comprises 58 percent of the total school enrollment countywide.

| <b>Table 4-7: School Enrollment in 2000</b>  |                      |             |                                     |             |                                       |             |                                 |             |
|--|----------------------|-------------|-------------------------------------|-------------|---------------------------------------|-------------|---------------------------------|-------------|
| <b>Area</b>  | <b>Broome County</b> |             | <b>Town of Triangle<sup>1</sup></b> |             | <b>Triangle Part-Town<sup>2</sup></b> |             | <b>Village Of Whitney Point</b> |             |
|  | <b>No.</b>           | <b>%</b>    | <b>No.</b>                          | <b>%</b>    | <b>No.</b>                            | <b>%</b>    | <b>No.</b>                      | <b>%</b>    |
| <b>Total School Population</b>   | <b>194,171</b>       | <b>100%</b> | <b>2,941</b>                        | <b>100%</b> | <b>1,998</b>                          | <b>100%</b> | <b>943</b>                      | <b>100%</b> |
| Nursery School, Preschool  | 3,298                | 2%          | 46                                  | 2%          | 28                                    | 1%          | 18                              | 2%          |
| Kindergarten   | 2,690                | 1%          | 49                                  | 2%          | 40                                    | 2%          | 9                               | 1%          |
| Elementary School (grades 1-8)   | 22,164               | 11%         | 479                                 | 16%         | 356                                   | 18%         | 123                             | 13%         |
| High School (grades 9-12)  | 10,790               | 6%          | 227                                 | 8%          | 131                                   | 7%          | 96                              | 10%         |
| College, Graduate, or Professional School  | 17,211               | 9%          | 118                                 | 4%          | 87                                    | 4%          | 31                              | 3%          |
| <b>Enrolled in School</b>  | <b>56,153</b>        | <b>29%</b>  | <b>919</b>                          | <b>31%</b>  | <b>642</b>                            | <b>32%</b>  | <b>277</b>                      | <b>29%</b>  |
| <b>Not Enrolled in School</b>  | <b>138,018</b>       | <b>71%</b>  | <b>2,022</b>                        | <b>69%</b>  | <b>1,356</b>                          | <b>68%</b>  | <b>666</b>                      | <b>71%</b>  |
| Notes:<br><sup>1</sup> Figures include the population of the Village of Whitney Point.<br><sup>2</sup> Figures exclude the population of the Village of Whitney Point.<br><br>Figures are for the population aged 3 years.<br><br>Source: U.S. Census of Population and Housing. |                      |             |                                     |             |                                       |             |                                 |             |

#### 4.8 Educational Attainment

The Census measures educational attainment for persons age 25 and over. Table 4-8 gives the percentage of population by educational level.

As shown in Table 4-8, a substantially higher percentage of the population of the Town, excluding the Village of Whitney Point, has received a high school diploma or some college education compared to the percentage of the population countywide (59 percent compared to 51 percent, respectively). However, a substantially lower percentage of the population of the Town, excluding the Village of Whitney Point, has received a college degree compared to the population countywide (22 percent compared to 33 percent, respectively). These educational attainment figures for the Town of Triangle, excluding the Village of Whitney Point, are nearly identical to the 1990 figures.

| <b>Table 4-8: Educational Attainment in 2000</b>  |                                   |                                 |  |                                   |                                |                          |                          |  |
|---|-----------------------------------|---------------------------------|--|-----------------------------------|--------------------------------|--------------------------|--------------------------|--|
| <b>Area</b>   | <b>Population Age 25 And Over</b> | <b>&lt;9<sup>th</sup> Grade</b> | <b>9<sup>th</sup> to 12<sup>th</sup>, No Diploma</b> | <b>High School Diploma Or GED</b> | <b>Some College, No Degree</b> | <b>Associates Degree</b> | <b>Bachelor's Degree</b> | <b>Graduate Or Professional Degree</b> |
| Broome County   | 132,541                           | 5%                              | 11%  | 33%                               | 18%                            | 10%                      | 13%                      | 10%                                    |
| Triangle Town <sup>1</sup>  | 1,907                             | 4%                              | 14%  | 38%                               | 20%                            | 9%                       | 9%                       | 6%                                     |
| Triangle Part-Town <sup>2</sup>   | 1,288                             | 5%                              | 15%  | 38%                               | 21%                            | 9%                       | 8%                       | 5%                                     |
| Village of Whitney Point  | 619                               | 4%                              | 13%  | 38%                               | 17%                            | 9%                       | 11%                      | 9%                                     |
| Notes:<br><sup>1</sup> Figures include the population of the Village of Whitney Point.<br><sup>2</sup> Figures exclude the population of the Village of Whitney Point.<br><br>Figures are for the population age 25 years and over.<br><br>Source: U.S. Census of Population and Housing. |                                   |                                 |  |                                   |                                |                          |                          |  |

#### 4.9 Income

The 2000 Census reports the median household, family, and per capita income for 1999. These figures for Broome County, the Town of Triangle, and the Village of Whitney Point are provided below in Table 4-9. These income figures are not available for the Town of Triangle, excluding the Village of Whitney Point.

As shown in Table 4-9, the median household income is higher in the Town of Triangle than countywide. However, the median family income and per capita income are lower in the Town of Triangle than countywide.

| <b>Table 4-9: Income in 1999</b>  |                                |                             |                          |
|---|--------------------------------|-----------------------------|--------------------------|
| <b>Area</b>   | <b>Median Household Income</b> | <b>Median Family Income</b> | <b>Per Capita Income</b> |
| Broome County   | \$35,347                       | \$45,422                    | \$19,168                 |
| Triangle Town <sup>1</sup>  | \$35,982                       | \$41,220                    | \$15,734                 |
| Village of Whitney Point  | \$34,934                       | \$44,667                    | \$17,608                 |
| Notes:  |                                |                             |                          |
| <sup>1</sup> Figures include the population of the Village of Whitney Point.  |                                |                             |                          |
| Median household income is not available to the Town of Triangle, excluding the population of the Village of Whitney Point. |                                |                             |                          |
| Source: U.S. Census of Population and Housing.  |                                |                             |                          |

Table 4-10 lists the median household income by the age of the householder. The table shows that householders under the age of 25 years and 65 years and older have the lowest median household incomes in the Town of Triangle. Median household incomes are substantially higher among householders age 35 years to 54 years.

In comparison, Table 4-10 shows the median household income is substantially higher for householders under the age of 25 years in the Town of Triangle than countywide. However, the median household income is lower for householders age 55 years and older in the Town of Triangle than countywide.

| <b>Table 4-10: Median Household Income in 1999 by Age of Householder</b>  |              |                       |                       |                       |                       |                       |                       |                           |
|---|--------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|---------------------------|
| <b>Area</b>   | <b>Total</b> | <b>Under 25 Years</b> | <b>25 to 34 Years</b> | <b>35 to 44 Years</b> | <b>45 to 54 Years</b> | <b>55 to 64 Years</b> | <b>65 to 74 Years</b> | <b>75 Years and Older</b> |
| Broome County   | \$35,347     | \$16,458              | \$32,776              | \$44,851              | \$50,871              | \$42,598              | 30,029                | \$20,215                  |
| Triangle Town <sup>1</sup>  | \$35,982     | \$30,357              | \$32,639              | \$44,844              | \$47,417              | \$38,295              | 27,000                | \$17,422                  |
| Village of Whitney Point  | \$34,934     | \$25,625              | \$26,458              | \$44,375              | \$54,750              | \$39,375              | 22,917                | \$18,750                  |
| Notes:  |              |                       |                       |                       |                       |                       |                       |                           |
| <sup>1</sup> Figures include the population of the Village of Whitney Point.  |              |                       |                       |                       |                       |                       |                       |                           |
| Median household income is not available to the Town of Triangle, excluding the population of the Village of Whitney Point. |              |                       |                       |                       |                       |                       |                       |                           |
| Source: U.S. Census of Population and Housing.  |              |                       |                       |                       |                       |                       |                       |                           |



#### 4.10 Poverty

The 2000 Census lists the number of individuals and families living below the poverty level based on 1999 income figures. The data is provided in Table 4-11 for the Town of Triangle and Broome County.

As shown in Table 4-11, the percentage of individuals living below the poverty level is slightly lower in the Town of Triangle than countywide (11 percent compared to 13 percent, respectively). However, the reverse is true for families. As shown in the table, the percentage of families living below the poverty level is slightly higher in the Town of Triangle than countywide (7 percent compared to 6 percent, respectively). This difference could be explained by the substantially higher percentage of single-headed family households living below the poverty level in the Town of Triangle than countywide. This difference could also be explained by the larger average family size in the Town of Triangle than countywide.

The poverty figures are unchanged from 1990 for the Town of Triangle, excluding the Village of Whitney Point.

| <b>Table 4-11: Poverty in 1999</b>   |                                     |                                  |          |                                   |                               |          |
|--|-------------------------------------|----------------------------------|----------|-----------------------------------|-------------------------------|----------|
| <b>Area</b>  | <b>Total Population<sup>3</sup></b> | <b>Individuals Below Poverty</b> |          | <b>Total Families<sup>4</sup></b> | <b>Families Below Poverty</b> |          |
|  |                                     | <b>No.</b>                       | <b>%</b> |                                   | <b>No.</b>                    | <b>%</b> |
| Broome County  | 191,350                             | 24,559                           | 13%      | 50,688                            | 4,471                         | 9%       |
| Triangle Town <sup>1</sup>   | 3,011                               | 343                              | 11%      | 812                               | 81                            | 10%      |
| Triangle Part-Town <sup>2</sup>  | 2,053                               | 217                              | 11%      | 564                               | 54                            | 10%      |
| Village of Whitney Point   | 958                                 | 126                              | 13%      | 248                               | 27                            | 11%      |
| <b>Notes:</b><br><sup>1</sup> Figures include the population of the Village of Whitney Point.<br><sup>2</sup> Total Population indicates the total population for whom poverty was determined in 1999.<br><sup>3</sup> "Total Population" refers to the total population for whom poverty was determined in 1999.<br><sup>4</sup> "Total Families" refers to the total population for whom poverty was determined in 1999.<br><br>The Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level." The poverty thresholds used in the 2000 Census do not vary by geographical location.<br><br>Source: U.S. Census of Population and Housing. |                                     |                                  |          |                                   |                               |          |

## 5.0 HOUSING

### 5.1 Introduction

An analysis of a community's housing is important to the planning process. Future land use and development policies are partially based on housing conditions and future housing demand.

Housing data for the Town of Triangle were collected from the United States Census of Population and Housing (Census), the most comprehensive source of housing data for the Town of Triangle. Data is provided for 2000, the latest year for which reliable figures are available and in some cases for earlier decades to show trends. Also, comparisons are made between the housing figures for the Town of Triangle, Broome County, and other towns where applicable to put the data in perspective. Figures for the Town of Triangle, excluding the Village of Whitney Point, are provided where possible.

### 5.2 Housing Units

As shown in Table 5-1, the Town of Triangle had 1,245 housing units in 2000 or about 1 percent of the countywide total. In comparison, 12 of the 16 towns in the County have more housing units than the Town of Triangle.

As shown in the table, census block group 2, which includes the Whitney Point Reservoir and State Route 26, contains the majority (53 percent) of the housing units in the Town of Triangle. About two-thirds (65 percent) of the housing units in the Town of Triangle are located in the rural areas, outside the Village of Whitney Point. The census blocks are shown on Map 5-1 in Appendix A.

| <b>Table 5-1: Total Housing Units 1940 – 2000</b>                            |             |                            |
|--|-------------|----------------------------|
| <b>Area</b>  | <b>2000</b> | <b>Percentage Of Total</b> |
| Broome County  | 88,817      | —                          |
| Triangle Town <sup>1</sup>   | 1,245       | 1%                         |
| Block Group 1  | 309         | 25%                        |
| Block Group 2  | 665         | 53%                        |
| Block Group 3  | 271         | 22%                        |
| Triangle Part-Town <sup>2</sup>  | 813         | 65%                        |
| Village of Whitney Point   | 432         | 35%                        |
| Notes:   |             |                            |
| <sup>1</sup> Figures include the population of the Village of Whitney Point. |             |                            |
| <sup>2</sup> Figures exclude the population of the Village of Whitney Point. |             |                            |
| Source: U.S. Census of Population and Housing.                               |             |                            |

### 5.3 Units in Structure

The 2000 Census reports the different types of housing structures in a community. These figures for the Town of Triangle and Broome County are provided in Table 5-2.

| <b>Table 5-2: Housing Units in Structure in 2000</b>   |                      |             |                                  |             |   |             |                                     |             |
|--|----------------------|-------------|----------------------------------|-------------|---|-------------|-------------------------------------|-------------|
| <b>Units<br/>In<br/>Structure</b>  | <b>Broome County</b> |             | <b>Triangle Town<sup>1</sup></b> |             | <b>Triangle<br/>Part-Town<sup>2</sup></b> |             | <b>Village of Whitney<br/>Point</b> |             |
|  | <b>No.</b>           | <b>%</b>    | <b>No.</b>                       | <b>%</b>    | <b>No.</b>                                | <b>%</b>    | <b>No.</b>                          | <b>%</b>    |
| Single-family  | 52,198               | 59%         | 732                              | 59%         | 469                                       | 58%         | 263                                 | 60%         |
| Multi-family   | 31,211               | 35%         | 156                              | 13%         | 57  | 7%          | 99                                  | 23%         |
| Mobile Home  | 5,351                | 6%          | 351                              | 28%         | 277                                       | 34%         | 74                                  | 17%         |
| Boat, RV, van, etc.  | 57                   | <1%         | 6                                | <1%         | 6   | 1%          | 0                                   | 0%          |
| <b>Total</b>   | <b>88,817</b>        | <b>100%</b> | <b>1,245</b>                     | <b>100%</b> | <b>809</b>                                | <b>100%</b> | <b>436</b>                          | <b>100%</b> |
| Notes:<br><sup>1</sup> Figures include the population of the Village of Whitney Point.<br><sup>2</sup> Figures exclude the population of the Village of Whitney Point.<br><br>Source: U.S. Census of Population and Housing. |                      |             |                                  |             |   |             |                                     |             |

The predominant dwellings in the Town of Triangle, excluding the Village of Whitney Point, are single-family houses and mobile homes. As shown in Table 5-2, 58 percent of the dwellings are single-family houses and 34 percent are mobile homes. The percentage of single-family houses in the Town of Triangle is very similar to the percentage countywide (58 percent and 59 percent, respectively).

The Town of Triangle, excluding the Village of Whitney Point, has a significantly higher percentage of mobile homes than the County as a whole (34 percent and 6 percent, respectively). About 7 percent of the mobile homes countywide are located in the Town of Triangle with the Town ranking seventh in the number of mobile homes.

Multi-family dwellings comprise 7 percent of the housing in the Town of Triangle, excluding the Village of Whitney Point, compared to 35 percent of the housing countywide. A small percentage of the dwellings in the Town of Triangle, excluding the Village of Whitney Point, are boats, recreational vehicles, vans, or other. These dwellings comprise 10 percent of all such dwellings countywide.

Table 5-3 shows the location of the dwellings by block group in the Town of Triangle. As shown in the table, about 50 percent of the single-family houses and mobile homes and about 75 percent of the multi-family houses are located in block group 2. All the recreational-type dwellings are located in block group 1.

| <b>Table 5-3: Housing Units in Structure by Block Group in 2000</b> |              |               |                |                            |                |               |                |
|---|--------------|---------------|----------------|----------------------------|----------------|---------------|----------------|
| Units in Structure  | Total        | Block Group 1 |                | Block Group 2 <sup>1</sup> |                | Block Group 3 |                |
|   |              | No.           | % <sup>2</sup> | No.                        | % <sup>2</sup> | No.           | % <sup>2</sup> |
| Single-family   | 732          | 201           | 27%            | 362                        | 49%            | 169           | 23%            |
| Multi-dwellings   | 156          | 0             | 0%             | 115                        | 74%            | 41            | 26%            |
| Mobile homes  | 351          | 102           | 29%            | 188                        | 54%            | 61            | 17%            |
| Boat, RV, Van, etc.   | 6            | 6             | 100%           | 0                          | 0%             | 0             | 0%             |
| <b>Total</b>  | <b>1,245</b> | <b>309</b>    | <b>25%</b>     | <b>665</b>                 | <b>53%</b>     | <b>271</b>    | <b>22%</b>     |
| Notes:  |              |               |                |                            |                |               |                |
| <sup>1</sup> Block Group 2 includes the Whitney Point Reservoir.    |              |               |                |                            |                |               |                |
| <sup>2</sup> Percent of the Total in column 2.                      |              |               |                |                            |                |               |                |
| Source: U.S. Census of Population and Housing.                      |              |               |                |                            |                |               |                |

## 5.4 Housing Growth

Table 5-4 shows the change in total housing units from 1990 to 2000 for the Town of Triangle and Broome County.

| <b>Table 5-4: Total Housing Units 1990 – 2000</b>                            |        |        |                     |     |
|--|--------|--------|---------------------|-----|
| Area   | 1990   | 2000   | Change<br>1990-2000 |     |
|  |        |        | No.                 | %   |
| Broome County  | 87,969 | 88,817 | 848                 | 1%  |
| Triangle Town <sup>1</sup>   | 1,139  | 1,245  | 106                 | 9%  |
| Triangle Part-Town <sup>2</sup>  | 728    | 813    | 85                  | 12% |
| Village of Whitney Point   | 411    | 432    | 21                  | 5%  |
| Notes:   |        |        |                     |     |
| <sup>1</sup> Figures include the population of the Village of Whitney Point. |        |        |                     |     |
| <sup>2</sup> Figures exclude the population of the Village of Whitney Point. |        |        |                     |     |
| Source: U.S. Census of Population and Housing.                               |        |        |                     |     |

As shown in Table 5-4, the number of housing units in the Town of Triangle, excluding the Village of Whitney Point, increased by 12 percent during the last decade. The number of housing units in the Town of Triangle, including the Village of Whitney Point, increased by 9 percent compared to 1 percent countywide.

## 5.5 Age of Housing

The age of the housing stock is often a key indicator of the quality of the housing, trends in housing construction, and housing demand. The age of all housing units including mobile homes and seasonal units in the Town of Triangle is shown below in Table 5-5.

| <b>Table 5-5: Housing – Year Built</b>                                       |                                |          |                             |          |                             |          |                             |          |                             |          |                                   |          |
|--|--------------------------------|----------|-----------------------------|----------|-----------------------------|----------|-----------------------------|----------|-----------------------------|----------|-----------------------------------|----------|
| <b>Area</b>  | <b>1939<br/>or<br/>Earlier</b> |          | <b>1940<br/>to<br/>1959</b> |          | <b>1960<br/>to<br/>1969</b> |          | <b>1970<br/>to<br/>1979</b> |          | <b>1980<br/>to<br/>1989</b> |          | <b>1990<br/>to<br/>March 2000</b> |          |
|  | <b>No.</b>                     | <b>%</b> | <b>No.</b>                  | <b>%</b> | <b>No.</b>                  | <b>%</b> | <b>No.</b>                  | <b>%</b> | <b>No.</b>                  | <b>%</b> | <b>No.</b>                        | <b>%</b> |
| Broome County  | 29,350                         | 33%      | 25,334                      | 28%      | 11,497                      | 13%      | 9,376                       | 11%      | 8,219                       | 9%       | 5,041                             | 6%       |
| Triangle Town <sup>1</sup>   | 407                            | 33%      | 137                         | 11%      | 114                         | 9%       | 179                         | 14%      | 226                         | 18%      | 182                               | 15%      |
| Triangle<br>Part-Town <sup>2</sup>   | 196                            | 24%      | 62                          | 8%       | 92                          | 11%      | 134                         | 17%      | 166                         | 20%      | 159                               | 20%      |
| Village of<br>Whitney Point  | 211                            | 48%      | 75                          | 17%      | 22                          | 5%       | 45                          | 10%      | 60                          | 14%      | 23                                | 5%       |
| Notes:   |                                |          |                             |          |                             |          |                             |          |                             |          |                                   |          |
| <sup>1</sup> Figures include the population of the Village of Whitney Point. |                                |          |                             |          |                             |          |                             |          |                             |          |                                   |          |
| <sup>2</sup> Figures exclude the population of the Village of Whitney Point. |                                |          |                             |          |                             |          |                             |          |                             |          |                                   |          |
| Source: U.S. Census of Population and Housing.                               |                                |          |                             |          |                             |          |                             |          |                             |          |                                   |          |

As shown in Table 5-5, housing construction in the Town of Triangle, excluding the Village of Whitney Point, shows a very distinct pattern. Approximately one-quarter (24 percent) of the Town's homes were built prior to 1939 compared to one-third (33 percent) of the homes countywide. Only 8 percent of the homes in the Town were built from 1940 to 1959. In comparison, 28 percent of the dwellings countywide were constructed during this post-war period.

The table shows in each succeeding decade, new housing construction as a percentage of the total housing stock declined countywide. However, new housing as a percentage of the total increased in the Town to a peak of 20 percent from 1980 to 1989. The percentage of housing built in the Part-Town from 1990 to 2000 is over three times the countywide percentage (20 percent and 6 percent, respectively).

## 5.6 Occupancy Status

The Census lists the number of occupied and vacant housing units. The figures for the Town of Triangle are provided in Table 5-6.

The occupancy status of housing in the Town of Triangle is similar to the countywide figures. As shown in Table 5-6, 90 percent of the housing in the Town of Triangle, excluding the Village of Whitney Point, are occupied compared to 91 percent countywide.

**Table 5-6: Occupancy Status in 2000**

| Area                            | Total Housing Units | Occupied Housing |     | Vacant Housing |     |
|---------------------------------|---------------------|------------------|-----|----------------|-----|
|                                 |                     | No.              | %   | No.            | %   |
| Broome County                   | 88,817              | 80,749           | 91% | 8,068          | 9%  |
| Triangle Town <sup>1</sup>      | 1,245               | 1,131            | 91% | 114            | 9%  |
| Triangle Part-Town <sup>2</sup> | 809                 | 734              | 90% | 79             | 10% |
| Village of Whitney Point        | 432                 | 397              | 92% | 35             | 8%  |

Notes:

<sup>1</sup> Figures include the population of the Village of Whitney Point.<sup>2</sup> Figures exclude the population of the Village of Whitney Point.

Source: U.S. Census of Population and Housing.

## 5.7 Vacancy Status

Table 5-7 shows the vacancy status of housing units in the Town of Triangle and Broome County in 2000. As shown in the table, the Town of Triangle, excluding the Village of Whitney Point, has a significantly high percentage of vacant seasonal, recreational, or occasional use housing with nearly one-third (30 percent) of the vacant housing dedicated to this use. In comparison, 16 percent of the vacant housing countywide is seasonal, recreational, or occasional use housing.

The percentage of vacant housing for sale in the Town of Triangle, excluding the Village of Whitney Point, is similar to the percentage countywide.

**Table 5-7: Vacancy Status in 2000**

| Area  | Broome County |             | Triangle Town <sup>1</sup> |             | Triangle Part-Town <sup>2</sup> |             | Village Of Whitney Point |             |
|---|---------------|-------------|----------------------------|-------------|---------------------------------|-------------|--------------------------|-------------|
|   | No.           | %           | No.                        | %           | No.                             | %           | No.                      | %           |
| <b>Total Vacant</b>                           | <b>8,068</b>  | <b>100%</b> | <b>114</b>                 | <b>100%</b> | <b>79</b>                       | <b>100%</b> | <b>35</b>                | <b>100%</b> |
| For rent                                      | 3,183         | 39%         | 43                         | 38%         | 22                              | 28%         | 21                       | 60%         |
| For sale only                                 | 1,183         | 15%         | 19                         | 17%         | 12                              | 15%         | 7                        | 20%         |
| Rented or sold, not occupied                  | 601           | 7%          | 6                          | 5%          | 6                               | 8%          | 0                        | 0%          |
| For seasonal, recreational, or occasional use | 1,272         | 16%         | 28                         | 25%         | 24                              | 30%         | 4                        | 11%         |
| For migrant workers                           | 1             | <1%         | 0                          | 0%          | 0                               | 0%          | 0                        | 0%          |
| Other vacant                                  | 1,828         | 23%         | 18                         | 16%         | 15                              | 19%         | 3                        | 9%          |

Notes:

<sup>1</sup> Figures include the population of the Village of Whitney Point.<sup>2</sup> Figures exclude the population of the Village of Whitney Point.

Source: U.S. Census of Population and Housing.

## 5.8 Housing Tenure

The Census lists the number of renter-occupied and owner-occupied housing units. The figures for the Town of Triangle are provided below in Table 5-8.

| <b>Table 5-8: Housing Tenure in 2000</b>                                     |                               |                       |          |                        |          |
|--|-------------------------------|-----------------------|----------|------------------------|----------|
| <b>Area</b>  | <b>Occupied Housing Units</b> | <b>Owner-Occupied</b> |          | <b>Renter-Occupied</b> |          |
|  |                               | <b>No.</b>            | <b>%</b> | <b>No.</b>             | <b>%</b> |
| Broome County  | 80,749                        | 52,566                | 65%      | 28,183                 | 35%      |
| Triangle Town <sup>1</sup>   | 1,131                         | 885                   | 78%      | 246                    | 22%      |
| Triangle Part-Town <sup>2</sup>  | 734                           | 613                   | 84%      | 121                    | 16%      |
| Village of Whitney Point   | 397                           | 272                   | 68%      | 125                    | 32%      |
| Notes:   |                               |                       |          |                        |          |
| <sup>1</sup> Figures include the population of the Village of Whitney Point. |                               |                       |          |                        |          |
| <sup>2</sup> Figures exclude the population of the Village of Whitney Point. |                               |                       |          |                        |          |
| Source: U.S. Census of Population and Housing.                               |                               |                       |          |                        |          |

The Town of Triangle, excluding the Village of Whitney Point, has a significantly higher percentage of owner-occupied housing compared to the County as a whole. As shown in Table 5-8, 84 percent of the housing in the Town of Triangle, excluding the Village of Whitney Point, are owner-occupied compared to 65 percent countywide. The percentage of owner-occupied units in the Town of Triangle, excluding the Village of Whitney Point, is virtually unchanged from the 1990 Census.

## 5.9 Incomplete Housing

The lack of complete plumbing or kitchen facilities can be an indication of housing conditions. According to the Census, as recently as 1940 nearly half the houses in the United States of America lacked complete plumbing facilities; in some States, this rate exceeded 80 percent. The figures for the Town of Triangle and Broome County are provided below in Table 5-9 and 5-10.

The Town of Triangle, excluding the Village of Whitney Point, has a larger percentage of houses lacking complete plumbing than the County as a whole. As shown in Table 5-9, 3 percent of the total housing stock in the Town lacks complete plumbing compared to 1 percent countywide. The percentage of occupied houses lacking complete plumbing in the Town of Triangle, excluding the Village of Whitney Point, is more than double the countywide percentage.

The majority of the occupied houses lacking complete plumbing in the Town of Triangle were built from 1960 to 1979. In comparison, the majority of such homes countywide were built in 1939 or earlier. Thus, the larger percentage of houses lacking complete plumbing in the Town of Triangle may be explained by the fact that the Town has a larger percentage of seasonal, recreational, or occasional use houses.

| <b>Table 5-9: Incomplete Plumbing in 2000</b>                                |                            |                                  |          |                               |                                  |          |
|--|----------------------------|----------------------------------|----------|-------------------------------|----------------------------------|----------|
| <b>Area</b>  | <b>Total Housing Units</b> | <b>Lacking Complete Plumbing</b> |          | <b>Occupied Housing Units</b> | <b>Lacking Complete Plumbing</b> |          |
|  |                            | <b>No.</b>                       | <b>%</b> |                               | <b>No.</b>                       | <b>%</b> |
| Broome County  | 88,817                     | 769                              | 1%       | 80,749                        | 359                              | 0.4%     |
| Triangle Town <sup>1</sup>   | 1,245                      | 33                               | 3%       | 1,131                         | 13                               | 1%       |
| Triangle Part-Town <sup>2</sup>  | 809                        | 21                               | 3%       | 736                           | 11                               | 1.5%     |
| Village of Whitney Point   | 436                        | 12                               | 3%       | 395                           | 2                                | 0.5%     |
| Notes:   |                            |                                  |          |                               |                                  |          |
| <sup>1</sup> Figures include the population of the Village of Whitney Point. |                            |                                  |          |                               |                                  |          |
| <sup>2</sup> Figures exclude the population of the Village of Whitney Point. |                            |                                  |          |                               |                                  |          |
| Source: U.S. Census of Population and Housing.                               |                            |                                  |          |                               |                                  |          |

As shown in Table 5-10, a larger percentage of the housing stock of the Town of Triangle lacks complete kitchens compared to the housing stock countywide.

| <b>Table 5-10: Incomplete Kitchens in 2000</b>                               |                            |  |          |
|--|----------------------------|--|----------|
| <b>Area</b>  | <b>Total Housing Units</b> | <b>Housing Units Lacking Complete Kitchens</b> |          |
|  |                            | <b>No.</b>                                     | <b>%</b> |
| Broome County  | 88,817                     | 832  | 1%       |
| Triangle Town  | 1,245                      | 27   | 2%       |
| Triangle Part-Town   | 809                        | 15   | 2%       |
| Village of Whitney Point   | 436                        | 2  | 3%       |
| Notes:   |                            |  |          |
| <sup>1</sup> Figures include the population of the Village of Whitney Point. |                            |  |          |
| <sup>2</sup> Figures exclude the population of the Village of Whitney Point. |                            |  |          |
| Source: U.S. Census of Population and Housing.                               |                            |  |          |

## 5.10 Housing Values

The 2000 Census reports the median value for specified owner-occupied housing units and for specified vacant-for-sale housing units. Specified owner-occupied and specified vacant-for-sale housing units include only one-family houses on fewer than 10 acres without a business or medical office on the property. The data for “specified units” exclude mobile homes, houses with a business or medical office, houses on 10 or more acres, and housing units in multi-family buildings. The median housing values for the Town of Triangle and Broome County are provided in Table 5-11.



| <b>Table 5-11: Median Value for Specified Owner-Occupied Housing Units in 2000</b>     |                     |
|--|---------------------|
| <b>Area</b>  | <b>Median Value</b> |
| Broome County  | \$75,800            |
| Town of Triangle <sup>1</sup>  | \$68,800            |
| Village of Whitney Point   | \$62,400            |
| Notes:<br><sup>1</sup> Figures include the population of the Village of Whitney Point. |                     |
| Source: U.S. Census of Population and Housing.   |                     |

As shown in Table 5-11, median housing values are lower in the Town of Triangle than countywide. The median housing value of \$68,800 for the Town of Triangle is about 10 percent lower than the countywide figure. In comparison, the Town of Triangle has the fourth lowest median housing value of all the towns in the County.

Table 5-12 reports the number of housing units within a range of housing values. As shown in the table, more than three-quarters (76 percent) of the housing located in the Town of Triangle, excluding the Village of Whitney Point, ranges in value from \$50,000 to \$99,999. In comparison, about two-thirds (65 percent) of the housing countywide falls within this range.

The lower median housing value for the Town of Triangle (\$68,800) is explained in part by the low number of houses in the \$150,000 and above range and by the complete absence of homes in the highest range of \$300,000 or more.

| <b>Table 5-12: Housing Units by Range of Housing Values in 2000</b>  |                      |          |                                  |          |                                       |          |                                 |          |
|--|----------------------|----------|----------------------------------|----------|---------------------------------------|----------|---------------------------------|----------|
| <b>Housing Value Range</b>   | <b>Broome County</b> |          | <b>Triangle Town<sup>1</sup></b> |          | <b>Triangle Part-Town<sup>2</sup></b> |          | <b>Village of Whitney Point</b> |          |
|  | <b>No.</b>           | <b>%</b> | <b>No.</b>                       | <b>%</b> | <b>No.</b>                            | <b>%</b> | <b>No.</b>                      | <b>%</b> |
| Less Than \$50,000   | 5,522                | 13%      | 78                               | 17%      | 26                                    | 10%      | 52                              | 25%      |
| \$50,000 to \$99,999   | 26,838               | 65%      | 318                              | 70%      | 186                                   | 76%      | 132                             | 63%      |
| \$100,000 to \$149,000   | 5,956                | 14%      | 52                               | 12%      | 32                                    | 13%      | 20                              | 10%      |
| \$150,000 to \$199,000   | 1,833                | 4%       | 2                                | <1%      | 0                                     | 0%       | 2                               | 1%       |
| \$200,000 to \$299,999   | 1,103                | 3%       | 4                                | <1%      | 2                                     | 1%       | 2                               | 1%       |
| \$300,000 or more  | 419                  | 1%       | 0                                | 0%       | 0                                     | 0%       | 0                               | 0%       |
| Notes:<br><sup>1</sup> Figures include the population of the Village of Whitney Point.<br><sup>2</sup> Figures exclude the population of the Village of Whitney Point. |                      |          |                                  |          |                                       |          |                                 |          |
| Source: U.S. Census of Population and Housing.   |                      |          |                                  |          |                                       |          |                                 |          |

### 5.11 Median Contract Rents

The 2000 Census also reports median contract rents for specified renter-occupied housing units and specified vacant-for-rent housing units. These units include all occupied housing units and all vacant housing units and exclude one-family houses on 10 or more acres. Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may have been included. Median contract rents for the Town of Triangle and Broome County are provided in Table 5-13.

| <b>Table 5-13: Median Contract Rent for Specified Renter-Occupied Housing Units in 2000</b> |                             |
|---|-----------------------------|
| <b>Area</b>   | <b>Median Contract Rent</b> |
| Broome County   | \$393                       |
| Town of Triangle <sup>1</sup>   | \$359                       |
| Village of Whitney Point  | \$376                       |
| Notes:<br><sup>1</sup> Figures include the population of the Village of Whitney Point.      |                             |
| Source: U.S. Census of Population and Housing.  |                             |

As shown in the table, the median contract rent is lower (about 10 percent lower) in the Town of Triangle than elsewhere in the County. In comparison to other towns, the Town of Triangle has the fourth lowest median contract rent in the County.

## 6.0 EMPLOYMENT AND BUSINESS CHARACTERISTICS

### 6.1 Introduction

An analysis of a community's economy is important to the planning process. Economic data for the Town of Triangle were collected from the United States Census of Population and Housing (Census). Data is provided for 2000, the latest year for which reliable figures are available and in some cases for earlier decades to show trends. Also, comparisons are made between the economic figures for the Town of Triangle and Broome County to put the data in perspective. Data for the Town of Triangle, excluding the Village of Whitney Point, are provided where possible.

### 6.2 Occupations

The 2000 Census lists the number of employees by occupation as a measure of the workforce. These figures are provided below in Table 6-1 for the Town of Triangle.

| <b>Table 6-1: Occupations for the Employed Civilian Population 16 Years and Over in 2000</b> |               |      |                            |      |                                 |      |                          |      |
|--|---------------|------|----------------------------|------|---------------------------------|------|--------------------------|------|
| Area   | Broome County |      | Triangle Town <sup>1</sup> |      | Triangle Part-Town <sup>2</sup> |      | Village of Whitney Point |      |
|  | No.           | %    | No.                        | %    | No.                             | %    | No.                      | %    |
| Employed Labor Force   | 91,340        | 100% | 1,430                      | 100% | 967                             | 100% | 463                      | 100% |
| Management, Professional, and Related  | 31,581        | 34%  | 394                        | 27%  | 250                             | 26%  | 144                      | 31%  |
| Service  | 14,766        | 16%  | 199                        | 14%  | 124                             | 13%  | 75                       | 16%  |
| Sales and Office   | 24,779        | 27%  | 377                        | 26%  | 262                             | 27%  | 115                      | 25%  |
| Farming, Fishing and Forestry  | 269           | <1%  | 9                          | 1%   | 9                               | 1%   | 0                        | 0%   |
| Construction, Extraction, And Maintenance  | 6,369         | 7%   | 125                        | 9%   | 84                              | 9%   | 41                       | 9%   |
| Production, Transportation, and Material Moving  | 13,576        | 15%  | 326                        | 23%  | 238                             | 24%  | 88                       | 19%  |
| Notes:   |               |      |                            |      |                                 |      |                          |      |
| <sup>1</sup> Figures include the population of the Village of Whitney Point.                 |               |      |                            |      |                                 |      |                          |      |
| <sup>2</sup> Figures exclude the population of the Village of Whitney Point.                 |               |      |                            |      |                                 |      |                          |      |
| Percentages are rounded to the nearest 1 percent.  |               |      |                            |      |                                 |      |                          |      |
| Source: U.S. Census of Population and Housing.   |               |      |                            |      |                                 |      |                          |      |

As shown in Table 6-1, more than 75 percent of the labor force is employed in one of three occupations: management, professional, and related; sales and office; or production, transportation, and material moving; with about 25 percent of the labor force in each category. In addition, a larger percentage of the labor force of the Town of Triangle is employed in

management, professional, and related occupations and in production, transportation, and material moving than countywide.

### 6.3 Labor Force by Industrial Sector

The 2000 Census also lists the number of employed persons by industrial sector. These figures are provided below in Table 6-2 for Broome County and the Town of Triangle.

| <b>Table 6-2: Industry for the Employed Civilian Population 16 Years and Over in 2000</b> |               |             |                            |             |                                 |             |                          |             |
|---|---------------|-------------|----------------------------|-------------|---------------------------------|-------------|--------------------------|-------------|
| Area  | Broome County |             | Triangle Town <sup>1</sup> |             | Triangle Part-Town <sup>2</sup> |             | Village of Whitney Point |             |
|   | No.           | %           | No.                        | %           | No.                             | %           | No.                      | %           |
| <b>Employed Labor Force</b>   | <b>91,340</b> | <b>100%</b> | <b>1,430</b>               | <b>100%</b> | <b>967</b>                      | <b>100%</b> | <b>463</b>               | <b>100%</b> |
| Agriculture, forestry, fishing and hunting, and mining                                    | 535           | 1%          | 27                         | 2%          | 25                              | 3%          | 2                        | 0.5%        |
| Construction  | 4,666         | 5%          | 102                        | 7%          | 77                              | 8%          | 25                       | 5%          |
| Manufacturing   | 15,824        | 17%         | 336                        | 24%         | 245                             | 25%         | 91                       | 20%         |
| Wholesale Trade   | 3,694         | 4%          | 69                         | 5%          | 58                              | 6%          | 11                       | 2%          |
| Retail Trade  | 10,657        | 12%         | 149                        | 10%         | 82                              | 9%          | 67                       | 15%         |
| Transportation and warehousing, and utilities   | 4,363         | 5%          | 81                         | 6%          | 56                              | 6%          | 25                       | 5%          |
| Information   | 2,449         | 3%          | 18                         | 1%          | 16                              | 2%          | 2                        | 0.5%        |
| Finance, insurance, real estate, and rental and leasing                                   | 4,638         | 5%          | 70                         | 5%          | 62                              | 6%          | 8                        | 2%          |
| Professional, scientific, management, administrative, and waste management                | 6,541         | 7%          | 75                         | 5%          | 42                              | 4%          | 33                       | 7%          |
| Educational, Health, and Social Services  | 23,535        | 26%         | 364                        | 25%         | 215                             | 22%         | 149                      | 32%         |
| Arts, Entertainment, Recreation, Accommodation, and Food Services                         | 6,614         | 7%          | 70                         | 5%          | 41                              | 4%          | 29                       | 6%          |
| Other Services  | 3,929         | 4%          | 26                         | 2%          | 12                              | 1%          | 14                       | 3%          |
| Public Administration   | 3,895         | 4%          | 43                         | 3%          | 36                              | 4%          | 7                        | 2%          |
| Notes:  |               |             |                            |             |                                 |             |                          |             |
| <sup>1</sup> Figures include the population of the Village of Whitney Point.              |               |             |                            |             |                                 |             |                          |             |
| <sup>2</sup> Figures exclude the population of the Village of Whitney Point.              |               |             |                            |             |                                 |             |                          |             |
| Percentages are rounded to the nearest 10 percent.  |               |             |                            |             |                                 |             |                          |             |
| Source: U.S. Census of Population and Housing.  |               |             |                            |             |                                 |             |                          |             |

As shown in Table 6-2, the employed civilian population residing in the Town of Triangle, excluding the Village of Whitney Point, is engaged overwhelmingly in the manufacturing (25 percent) and educational, health, and social services industries (22 percent). The countywide employed civilian population is also engaged primarily in these industrial sectors. However, the

percentage employed in manufacturing is lower and the percentage employed in the educational, health, and social services industries is higher countywide.

Also, as shown in Table 6-2, a larger percentage of the employed civilian population of the Town of Triangle is engaged in agriculture, forestry, fishing and hunting, and mining than countywide. However, the percentage of persons residing in the Town of Triangle, excluding the Village of Whitney Point, who are employed in the farming, fishing, and forestry occupations has decreased from 5 percent in 1990 to 3 percent in 2000.

## 7.0 Introduction

This chapter examines the existing land use patterns in the Town of Triangle, which have been largely determined by the topography, waterways, and environmental constraints. Existing land uses reveal historical development patterns and areas for future growth and open space protection. This analysis of existing conditions, as well as input from the community during the comprehensive planning process, forms the basis for the land use recommendations provided in Chapter 15.

The land use data in this chapter were compiled from the Broome County Assessor's records for 2003 and the New York State Department of Environmental Conservation. This information was used to prepare maps of existing land use, vacant land use, and residential land use (see Maps 7-1, 7-2, and 7-3 in Appendix A). The maps show the land use classification of each parcel, which is the primary use as determined by the Tax Assessor. A windshield survey of the Town was conducted in September 2003 to supplement the data provided on the maps. The windshield survey included the state and county roads and most town roads. Aerial photographs (2002) provided by the Broome County Geographic Information System were also used to identify land use patterns in the Town.

## 7.1 Existing Land Uses

The Town of Triangle has four predominant land uses: residential, vacant, agricultural, and recreational. Other land uses, such as commercial and industrial, occupy a small portion of the total land area. The rural residences, farms, and hamlets of the Town of Triangle developed north and east of the Village of Whitney Point along the present day State and County roads. The Town of Triangle has 1,115 parcels totaling 26,140 acres of land. There was no data available for just 9 parcels (0.8 percent of the total parcels in the Town). Map 7-1 shows the distribution and existing land uses in the Town.

| <b>Table 7-1: Existing Land Uses in 2003</b>   |                |                         |                |                         |
|--|----------------|-------------------------|----------------|-------------------------|
| <b>Land Use</b>  | <b>Parcels</b> |                         | <b>Acreage</b> |                         |
|  | <b>Number</b>  | <b>Percent of Total</b> | <b>Acres</b>   | <b>Percent of Total</b> |
| Agricultural   | 63             | 5.65%                   | 5,758          | 22.03%                  |
| Commercial   | 22             | 1.97%                   | 253            | 0.97%                   |
| Community Services   | 14             | 1.26%                   | 48             | 0.18%                   |
| Industrial   | 1              | 0.09%                   | 3              | 0.01%                   |
| Public Services  | 0              | 0.0%                    | 0              | 0.00%                   |
| Recreational   | 3              | 0.27%                   | 4,817          | 18.43%                  |
| Residential  | 623            | 55.87%                  | 8,039          | 30.75%                  |
| Vacant   | 373            | 33.45%                  | 6,196          | 23.70%                  |
| Wild/Forest  | 7              | 0.63%                   | 944            | 3.61%                   |
| <b>Sub Total</b>   | <b>1,106</b>   | <b>99.19%</b>           | <b>26,058</b>  | <b>99.69%</b>           |
| No Data Available  | 9              | 0.81%                   | 82             | 0.31%                   |
| <b>Total</b>   | <b>1,115</b>   | <b>100.00%</b>          | <b>26,140</b>  | <b>100.00%</b>          |
| Source: Broome County Real Property Data, Broome County Department of Planning and Economic Development, and NYSDEC July 2003. |                |                         |                |                         |

### Residential

Residential is the predominant land use in the Town of Triangle. It encompasses 8,039 acres of land, 56 percent of all parcels, and 31 percent of the total land area of the Town. In the Town of Triangle, residential includes single-family residences, multi-family units, individual mobile homes, and mobile home parks. The largest category of housing is single-family residential, followed by individual mobile homes.

As shown in Table 7-2, more than three-quarters (76 percent) of the housing stock are single-family residences and nearly one-quarter (22 percent) are individual mobile homes. Single-family residences occupy nearly 88 percent of the total residential land area. Individual mobile homes occupy nearly 12 percent of the total residential land area. The Town has four apartment complexes and three mobile home parks, occupying less than 1 percent of the total land area.

| <b>Table 7-2: Residential Land in 2003</b>      |                |                |                |                |
|---|----------------|----------------|----------------|----------------|
| <b>Residential Land Uses</b>                    | <b>Parcels</b> |                | <b>Acreage</b> |                |
|   | <b>Number</b>  | <b>Percent</b> | <b>Acres</b>   | <b>Percent</b> |
| Single-Family Residences                        | 476            | 76.4%          | 7,039          | 87.6%          |
| Multi-Family Dwellings                          | 4              | 0.6%           | 11             | 0.1%           |
| Mobile Homes (individual)                       | 140            | 22.5%          | 921            | 11.5%          |
| Mobile Home Parks                               | 3              | 0.5%           | 68             | 0.8%           |
| <b>Total</b>                                    | <b>623</b>     | <b>100.0%</b>  | <b>8,039</b>   | <b>100.0%</b>  |
| Source: Broome County Real Property Data, 2003. |                |                |                |                |

Residential properties are located throughout the Town of Triangle interspersed among the vacant and agricultural land (see Map 7-1). However, most residential properties front the highways and major roads. The Residential Land Use Map (Map 7-2) shows the location of the different categories of residential land use. In general, residential development is less dense outside the villages and hamlets. Single-family residences and individual mobile homes with acreage are common in the more remote areas of the Town. Residential development is denser and lots are smaller in the neighborhoods off Keibel Road near the Village of Whitney Point, in Upper Lisle, and in the Hamlet of Triangle. A large residential subdivision is located on Chestnut Drive near the Village of Whitney Point.



Facing west from Rogers Hill Road.

### ***Vacant Land***

Vacant land encompasses 6,199 acres of land, 34 percent of all parcels, and 24 percent of the total land area of the Town. Vacant land is located throughout the Town, much of it contiguous.

The vacant land by sub-classification is shown on the Vacant Land Use Map (Map 7-3) and in Table 7-3. The largest category is “vacant residential land over 10 acres,” which encompasses 4,040 acres or over 65 percent of all vacant land. “Other residential vacant land” comprises nearly 35 percent of all vacant land. “Vacant land located in commercial areas” and “other vacant land” combined encompass 0.5 percent of all vacant land. The “vacant lands located in commercial areas” front State Route 26 and State Route 79 near the Village of Whitney Point.

**Table 7-3: Vacant Land in 2003**

| Vacant Land  | Parcels    |             | Acreage      |             |
|--|------------|-------------|--------------|-------------|
|  | Number     | Percent     | Acres        | Percent     |
| Residential Vacant Land Over 10 Acres in Rural Areas | 119        | 31.9%       | 4,040        | 65.2%       |
| Other Residential Vacant Land <sup>1</sup>           | 249        | 66.8%       | 2,119        | 34.2%       |
| Vacant Land Located in Commercial Areas              | 2          | 0.5%        | 7            | 0.1%        |
| Other Vacant Land <sup>2</sup>                       | 3          | 0.8%        | 30           | 0.5%        |
| <b>Total</b>   | <b>373</b> | <b>100%</b> | <b>6,196</b> | <b>100%</b> |

Note:

<sup>1</sup> “Other Residential Vacant Land” includes residential vacant land (acreage not specified), rural vacant lots of 10 acres or less in rural residential areas, and residential land that has a small improvement, such as a private garage, that is not used for living accommodations.

<sup>2</sup> “Other Vacant Land” includes rural vacant land, as well as wastelands, sand dunes, salt marshes, swamps, rocky areas, and woods and brush of noncommercial tree species not associated with forestlands.

Source: Broome County Real Property Data, 2003.

The largest area of contiguous, vacant property extends from State Route 26 to Ticknor Brook Road in the western portion of the Town, about 1.5 miles north of the Village of Whitney Point. This vacant land is sub-classified as vacant residential land over 10 acres and is surrounded primarily by developed residential property. These vacant properties encompass an estimated 2,500 acres of land. (See Map 7-1, Existing Land Use.)

### ***Agriculture***

Agricultural properties are located throughout the Town along the highways and major roads. They



Facing southwest from Rogers Hill Road at rural landscape.



encompass 5,758 acres and just under one-quarter (22 percent) of the total land area, but only 6 percent of all parcels. According to the Broome County Agricultural and Farmland Protection Board there are 29 active farms operating in Triangle; the average farm size is 270 acres. Agriculture is discussed in depth in Chapter 9.

### ***Recreational Uses***



**Facing northwest at Whitney Point Wildlife Management**

The Town of Triangle is a regional attraction for its unique recreational resources. Recreational uses encompass 4,817 acres of land and 18 percent of the total land area of the Town. As shown on the Existing Land Use Map, two areas of the Town are dedicated to recreational uses. They are the Whitney Point Reservoir and the Whitney Point Sportsmen's Association. The Whitney Point Reservoir is the largest lake in Broome County covering 4,645 acres. The reservoir is located 0.75 mile upstream of the confluence of the Otselic and Tioughnioga Rivers. It is a favorite place for boating, swimming, fishing, and camping. The Claybank Trail, Pheasant Habitat

Improvement Area, and Dorchester Park are located along the Whitney Point Reservoir. (See Chapters 8 and 11.) The Whitney Point Sportsmen's Association is a private hunting and fishing club located on 172 acres of land off State Route 206.

### ***Wild/Forest***

Wild/forest encompasses 944 acres of land or about 4 percent of the total land area of the Town of Triangle. As shown on the Existing Land Use Map, wild/forest is located in the rural northeastern quadrant of the Town. The Triangle State Forest occupies 644 acres of wild/forest along Rathbun Hill Road, Page Brook Road, and Ticknor Brook Road (see Chapter 8). The other 282 acres of wild/forest land are privately owned.



**Facing south from Witty Hill Road at the Triangle State Forest.**

### ***Commercial***

Commercial uses encompass a small area of the Town, occupying 253 acres or about 1 percent of the total land area. As shown on the Existing Land Use Map, commercial uses are located in the more populated areas of the Town: near Upper Lisle and the Village of Whitney Point, and in the Hamlet of Triangle. Commercial development has occurred along State Route 26 (mostly near the Village of Whitney Point and Upper Lisle) and along State Route 79, Interstate 81, and Keibel Road (near the Village of

Whitney Point). Commercial uses are also located on Hemlock Road (near Upper Lisle and State Route 26), Page Brook Road (near State Route 26), and on State Route 206. Farms are a major part of the Town's economy, although they do not show as commercial uses on the Existing Land Use Map (see Chapter 9).

Most commercial uses located in the Town of Triangle are typical of suburban/rural communities. They include a gas station/mini mart, several auto and snowmobile dealerships, and a small storage facility near the Village Whitney Point; a small storage facility and a junkyard in Upper Lisle; and a snowmobile dealership on State Route 26, midway between the Village and Upper Lisle; a greenhouse on South Street near the hamlet of Triangle, and a large general contracting firm on Eggleston Hill Road. A small storage facility is also located on Eggleston Road. An ice cream shop is located on State Route 206 in the Hamlet of Triangle.

In addition to the typical commercial uses, the Town of Triangle has several businesses that are linked to the community's recreational and agricultural resources. These businesses include two tree farms, a maple syrup farm, a large greenhouse operation, and bed and breakfast inns.

### ***Community Services***

Community Services occupy a very small portion of the Town, encompassing only 48 acres or about 0.2 percent of the total land area. As shown on the Existing Land Use Map, these land uses are located primarily in the populated areas of the Town. The Upper Lisle Baptist Church and cemetery are located on State Route 26 in Upper Lisle. The Town Highway Garage is located on State Route 26, 1 mile north of the Village of Whitney Point. Saint Patrick's Church and the Whitney Point High School are located on Keibel Road near the Village of Whitney Point. The Triangle Volunteer Fire Company and Methodist Church are located on State Route 206 and the Triangle Baptist Church is located on South Street in the Hamlet of Triangle. Four rural cemeteries are located in the Town: one off North Street, about 1 mile north of the Hamlet of Triangle, one on Witty Hill Road in Hazzard Corners, a third on Page Brook Road and one on Route 26 near Dorchester Park.



**Facing northeast at Town of Triangle Highway Garage on State Route 26.**

### ***Industrial***

The Town of Triangle has one industrial site: a 3.4-acre manufacturing and processing plant located on State Route 79 adjacent to the Village of Whitney Point. Surrounding land uses include commercial and residential.

## **8.0 ENVIRONMENT**

### **8.1 Introduction**

The natural features of a community play a central role in future land use decision making. These features are important to the planning process because they influence the location, type, scale, and intensity of development. The natural features of the Town of Triangle contribute to the community's character and quality of life. They also present constraints and opportunities for development. This section identifies the environmentally sensitive natural features of the Town that affect development decisions. Environmental regulations are noted as appropriate.

### **8.2 Topography**

Topography is a measure of surface elevation and a significant factor in determining the use of land. Typically, topography influences the uses of land because it affects accessibility, drainage, and soil stability. Slope conditions are one of the most important aspects of topography that affect development. Generally, slopes of 10 percent and less are suitable for most types of development. Slopes from 10 percent to 15 percent commonly involve added development costs that increase with slope. Slopes above 15 percent are steep and more susceptible to serious erosion and septic system failure. In general, lands with a slope above 15 percent are unsuitable for development.

The Town of Triangle is located on the glaciated Allegheny Plateau in the Upper Susquehanna River watershed. The topography of the Town is characterized by well-defined stream and river valleys with steep hills topped by flat ridges. The elevation of the Town ranges from 940 feet above mean sea level (MSL) in the Village of Whitney Point in the southwest corner of the Town to 1,630 feet above MSL near Hazzard Corners in the northeast corner of the Town. Approximately 60 percent of the land is sloped less 10 percent, 20 percent is sloped from 10 percent to 15 percent, and 20 percent is sloped above 15 percent. Map 8-1 in Appendix A is a slope map for the Town.

Map 8-2 in Appendix A shows the topography of the Town. The topographic map is based upon Digital Elevation Models from the United States Geological Survey (USGS). The Digital Elevation Models were then converted to slope maps by the Binghamton University Geography Department. These maps are for illustrative purposes only.

### **8.3 Watersheds**

A watershed is defined as an area of land that drains into a body of water. The four main drainage basins in Broome County are the Delaware River, the East Susquehanna River, the Chenango River, and the West Susquehanna River. Within these major drainage basins are a number of minor drainage basins and sub-basins.

The Town of Triangle is located in the Chenango River basin of the Upper Susquehanna River Watershed. The Chenango River basin drains the northern section of Broome County, including most of the Town of Triangle.

Nearly the entire Town of Triangle is located within the Tioughnioga River Watershed of the Chenango River basin. A small portion of the Town along the border with Chenango County is located within the Ockerman Brook Watershed of the Chenango River Basin. Halfway Brook, Bull Creek, Page Brook, and the Otselic River are sub-basins of the Tioughnioga River minor drainage basin in the Town of Triangle.

#### **8.4 Surface Water**

Among the most important natural features in the Town of Triangle are the surface waters. These waters include ponds, lakes, rivers, streams, creeks, and wetlands. The significant surface waters located in the Town of Triangle are described below.

**Rivers and Streams:** The Tioughnioga and Otselic Rivers are among the major surface waters in this part of the Upper Susquehanna River Watershed. The Otselic and Tioughnioga Rivers converge in the Village of Whitney Point. The Tioughnioga River is the largest tributary to the Chenango River. The Otselic River flows into the Whitney Point Reservoir and serves as the primary source of water to the reservoir. The Tioughnioga and Otselic Rivers are shown on Map 8-3 in Appendix A.

The significant streams in Triangle are Page Brook, Ticknor Brook, and Halfway Brook. These streams are shown on Map 8-3. Page Brook flows into the Whitney Point Reservoir at the Dorchester Park boat launch area, while Ticknor and Halfway Brook converge and flow into the Tioughnioga River in the Town of Barker.

**Lakes:** The Whitney Point Reservoir, which covers 1,200 surface acres, is the largest lake in Broome County (see Map 8-3). The reservoir is located 0.75 mile upstream of the confluence of the Otselic and Tioughnioga Rivers.

The flood control dam on the Otselic River forms the Whitney Point Reservoir. The Whitney Point Lake was authorized by the Flood Control Act of 1936 as a unit of the comprehensive flood control plan for the southern New York and eastern Pennsylvania communities in the Susquehanna River basin. Project construction of the Whitney Point Dam began in September 1938, with the initial diversion of the Otselic River through the outlet tunnel occurring in June 1941. The dam was completed in 1942, at which time the dam became fully operational for flood control. The last of the dam's originally planned facilities was completed in 1953.

The primary purpose of the Whitney Point Dam is to provide flood control for the reach of the Tioughnioga River downstream of the Village of Whitney Point, the lower reach of the Chenango River, and the Susquehanna River downstream of Binghamton. It controls a drainage area of 255 square miles, the entire watershed of the Otselic River. When not operated for flood control, releases from the lake are adjusted to maintain a stable lake level for recreation and to maintain a minimum downstream flow.

In winter, the lake covers 930 acres, stores 5,000 acre-feet of water, and provides 81,500 acre-feet of flood control storage. In summer, the lake covers 1,200 acres, stores 12,500 acre-feet of

water, and provides a flood control storage volume of 74,000 acre-feet. The lake varies from 3.5 miles to 4 miles in length depending upon the season. If the entire holding capacity of the dam were needed for flood storage, the lake would increase to 14 miles in length.

The area around the Whitney Point Reservoir is generally rural in nature. The land surrounding the reservoir is generally agricultural and forested with some residential and commercial development along the major roads. The reservoir is a favorite place for boating, swimming, fishing, and camping. An ice-fishing derby in winter has become a long-standing tradition.

A water management study (*Susquehanna Water Management Study Whitney Point Lake Section 1135 Project Modification*, August 2001) was recently completed to determine the feasibility of enhancing instream aquatic habitat downstream of Whitney Point Lake and enhancing habitat within the lake.

**Wetlands:** Wetlands are areas that are periodically or permanently saturated, flooded, or inundated. Wetlands include swamps, bogs, marshes, ponds, and the floodplains adjacent to rivers and streams. Wetlands provide habitat for wildlife and plants, play a role in storm water management and flood control, filter pollutants, recharge groundwater, and provide passive recreational and educational opportunities.

There are two classifications of wetlands: federally regulated wetlands and state regulated wetlands. Generally, for an area to be considered a jurisdictional wetland it must be dominated by hydrophytic (aquatic and semi-aquatic vegetation), exhibit wetland hydrology, and have hydric soils. Except for open water (i.e., rivers, streams, lakes, and ponds), all three conditions must be met for an area to be considered a wetland.

The New York State Department of Environmental Conservation (DEC) protects designated wetlands measuring 12.4 acres or greater and the 100-foot buffer area around the boundary of the wetland. Smaller wetlands may be protected by the State if they are deemed locally unusual or important. Activities subject to regulation include draining, dredging, excavation, filling, building and road construction, and sewage discharging. Any activities proposed for the wetland or buffer are subject to DEC review and approval.

At the federal level, the United States Army Corp of Engineers (Army Corps) has jurisdiction over wetlands. The federal government protects wetlands as small as one acre that meet the vegetation, hydrology, and soil parameters. Permits for activity within the wetland areas are issued by the Army Corps.

State wetlands regulated by DEC are shown on DEC Freshwater Wetland maps. Federal wetlands regulated by the Army Corps are shown on the United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI). These sources were consulted to determine the location of jurisdictional wetlands in the Town of Triangle.

Map 8-3 shows the areas of State and federal wetlands. The Town of Triangle has six NYS designated wetlands, ranging in size from 18 acres to over 94 acres, and 1,747 acres of federally designated wetlands.

## 8.5 Stream Classifications

All water bodies in New York State are classified by the DEC on a scale from D to AA. Waters characterized as AA or A are considered safe as a source of drinking water. Class B waters are rated for fishing, swimming and other contact recreation, but not as a source of drinking water. Classification C is for waters that support fish, but not the higher level uses of swimming or drinking water. The lowest classification standard is D. All streams located in the Town of Triangle are rated C or higher. The Tioughnioga River is a Class B water body.

Waters with classifications A, B, and C can also have a standard of (T), indicating that it may support a trout population, or (TS), indicating that it may support trout spawning (TS). Halfway Brook starting at a point approximately 0.5 mile below Beeman Hill Road and continuing to its source is classified by DEC as a C(T).

Streams and small water bodies located in the course of a stream that are designated as C(T) or higher (i.e., C(TS), B, or A) are collectively referred to as "protected streams," and are subject to the stream protection provisions of the New York State Protection of Waters regulations.

## 8.6 Ground Water

Water that does not runoff into surface waters may seep into pore spaces between soil particles or rock fractures. Once pores or fractures are filled, subsurface water is then called groundwater. In Broome County, underground water is stored in aquifers, areas of sand, gravel, or fractured rock that hold a large portion of the groundwater.

The DEC classifies aquifers on the basis of their importance as public water supplies, their productivity, and vulnerability to pollution. *Primary* aquifers are highly productive, vulnerable aquifers that are currently used by a sizeable population via public water supplies. *Principal* aquifer systems are geologically and hydrologically similar to primary aquifers, but support a smaller population. The primary and principal aquifers located in the Town of Triangle are shown on Map 8-4 in Appendix A. In addition to the NYSDEC-designated principal and primary aquifers in the Town, Triangle is also underlain by a USEPA Sole-Source aquifer. A Sole-Source aquifer is the major water supply for a community. Contamination of this resource would have serious consequences for the Town. Local, state and federal agencies give added scrutiny to projects that are proximal to Sole-Source aquifers.

Because the majority of Town residents receive their drinking water from private wells, groundwater protection is especially important in Triangle. According to the Broome County Department of Environmental Health, the DEC designated aquifers should receive the greatest level of protection because they are the most vulnerable to contamination. Approximately 60 properties receive their drinking water from the Village of Whitney Point. This water is drawn from four wells that are located around the Village and four wells located in the Town of Lisle.

## 8.7 Stormwater

The EPA has amended its stormwater regulations to require that operators of municipal separate stormwater systems within "Urbanized Areas" develop programs for the control of stormwater under their jurisdiction. No portion of the Town of Triangle meets the definition of an Urbanized Area; therefore, the Town is not required to submit a permit application under this program.

The new regulations, however, will have an impact on development within the Town. Beginning March 10, 2003, all projects that disturb one acre or more of land will be required to prepare and submit a Stormwater Management Plan to DEC.

If total expansion is 1 acre or greater, the project is subject to Phase II Stormwater Regulations and must obtain a State Pollutant Discharge Elimination System (SPDES) permit from DEC. Prior to construction, a stormwater pollution prevention plan (SWPPP) must be completed and a Notice of Intent (NOI) must be filed with DEC.

## 8.8 Floodplains

A floodplain is the relatively flat area of low land adjoining a body of water (i.e., lake, stream, river, or wetland) that may periodically become inundated during a flood. The area of a floodplain will vary according to the flood magnitude, which is associated with the storm magnitude (i.e., a storm that can be expected once every five years produces a flood that can be expected once every five years). The 100-year period has been selected as having special significance for floodplain management because it is the maximum level of flooding that can reasonably be expected and planned during a project's lifetime. A 100-year flood has a one-percent chance of occurring during any given year. Development within the 100-year floodplain could be restricted by a requirement that the flood storage capacity of the floodplain not be reduced. This restriction is typically embodied in a "no-net fill" requirement.

The Federal Emergency Management Agency (FEMA) prepares floodplain maps for communities. Flood zones are mapped on the FEMA Flood Insurance Rate Maps (FIRM), which indicate the areas that require special flood insurance for development. Zone A on the FIRM indicates the Flood Hazard Area boundary – the area likely to experience a flood once every 100 years.

The 100-year floodplain within the Town of Triangle is limited to the area immediately adjacent to the northern and southern portions of the Whitney Point Reservoir. No portions of Page Brook, Ticknor Brook, or Halfway Brook are located within the floodplain. The 100-year floodplain is shown on Map 8-5 in Appendix A.

## 8.9 Soils

Soil information for the Town of Triangle was obtained from the *Soil Survey of Broome County, New York*, published by the United States Department of Agriculture's Soil Conservation Service in cooperation with Cornell University. The *Survey* reflects soil conditions as of 1971. Soil



classifications are depicted on the General Soil Map for Broome County. The Town of Triangle portion of the soil map is provided on Map 8-6 below.

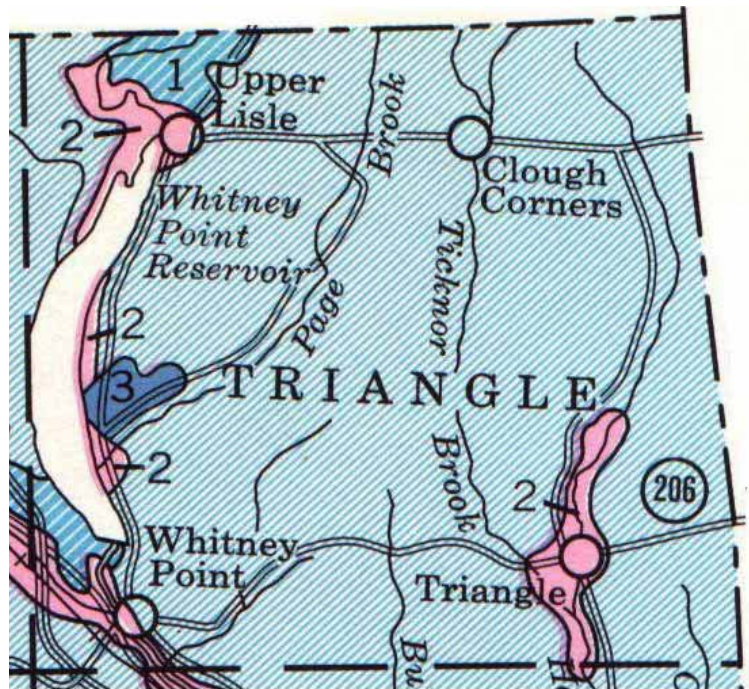
Triangle soils consist primarily of four major soil associations that are related to the topography and stream systems. The overwhelming majority of the Town consists of *Volusia-Mardin* association soils. The Volusia-Mardin soils are shown on the soil map in a light blue striped pattern. These soils are deep, somewhat poorly drained, gently sloping to very steep soils that have an impervious subsoil. These soils occur primarily on uplands in all parts of the county, except the southeastern part. This association is suitable for many kinds of recreational developments, including campsites, picnic areas, hiking trails, and riding trails. It is also suitable for both open space and woodland wildlife habitat. County-wide farming is decreasing in this association. Low fertility, seasonal wetness, a shallow rooting zone, and slope limit the use of these soils for crops. Seasonal wetness, depth to bedrock, and in many places the slope are among the features that must be considered if the dominant soils in this association are used for residential or industrial developments.

Limited areas north and south of the Whitney Point Reservoir are of the *Chenango-Howard-Unadilla* association. This soil association is shown on Map 8-6 as a medium blue striped area and labeled number 1. These soils are deep, well-drained, gravelly or silty soils. These soils are found on terraces above the normal floodplain along the major streams in the county. These soils are well-suited for most kinds of development.

The Tioughnioga River Valley, a small area north of the reservoir, and a small portion of the Halfway Brook valley contain *Tioga-Chenango-Howard* association soils.

On the soil map these areas are pink and labeled number 2. These soils are deep, well-drained, silty soils on the valley floors and gravelly soils on the terraces. This association occupies floodplains and adjacent gravelly and silty glacial outwash terraces along the major streams in the county. It includes a large number of alluvial fans that have formed where small streams enter the large valleys. A large part of this association is farmed. The hazard of flooding and a high water table limit the use of these soils for residential or industrial developments. Recreational development is confined largely to summer cottages along the major rivers.

*Canaseraga-Dalton* association soils are found in the limited area surrounding where Page Brook enters the reservoir. These soils are the dark blue area labeled number 3 of the soil map. These soils are deep, well-drained to somewhat poorly drained, gently sloping to moderately





sloping, silty soils that have a compact, impervious subsoil on valley sides. Seasonal wetness, a slowly permeable subsurface, and to a lesser extent slope and the hazard of erosion, are the main limitations for most non-farm uses. Possible recreational uses are golf courses, parks, riding trails, and picnic areas.

### **8.10 Woodlands**

The Triangle State Forest, a 661-acre woodland, is located in the northeast quadrant of the Town of Triangle (see Map 8-6 in Appendix A). The Triangle State Forest is a diverse hilltop among the farm fields in the Town. The forest has high quality white pine that was used in the reconstruction of some of our national buildings following the War of 1812. The present day forests contain plantations and natural hardwoods and conifers. Most of the white pine was reforested in the 1930s.

### **8.11 Other Environmental Considerations**

According to the Broome County Department of Environmental Health, there have been no major spills or instances of significant environmental contamination within the Town of Triangle. There is one known site of potential environmental contamination. Prior to 1964, the Town operated a municipal dump located at 539 Bull Creek Road. In keeping with the environmental procedures of the time, there was no liner installed and the only cap was a few inches of dirt. The site is now covered with brush and trees. Farm fields are present to the north, east and south. To the west is undeveloped woodland. The closest home is 700 feet to the southeast, which is upgradient of the site.

The use of the site as a dump for a rural town without significant industry or commercial development makes it unlikely that large-scale disposal of hazardous materials took place. Household hazardous waste, however, can contain a variety of chemicals. The off-site migration potential for chemicals is probably limited by the presence of underlying glacial till soils. Any wells installed at the site or close downgradient may still be subject to contamination. Volatile Organic Compound (VOC) exposure in any future onsite buildings would be minimal due to the long period since the dump was last used. Future excavation of the site for new construction, however, would likely expose residual chemicals in the buried wastes. The former town dump is shown on Map 8-6 in Appendix A.

## **9.0 AGRICULTURE**

### **9.1 Introduction**

Planning for agriculture is important because farming is a business with far reaching effects on a region's economic base. Local farm-related businesses, such as feed supply and farm equipment stores, and non-farm businesses, such as supermarkets, hardware stores, and banks, are negatively affected by the loss of farms. Loss of farmland for suburban development is a major issue in some rural communities in Upstate New York State. The average age of farmers in the Northeast is about 55 years old. This means that hundreds of thousands of acres will change hands over the next 20 years. What the heirs or buyers of that land decide to do with it will have far-reaching consequences for communities.<sup>1</sup> Communities in New York State have opted to use land use techniques such as agricultural districts, agricultural zoning, and right-to-farm laws to protect farmland. These measures create the framework for preserving the rural character of the community, supporting the agricultural industry, and guiding development in desired directions.

Farming represents a multi-million dollar investment in Broome County, providing year-round business for other Broome County enterprises. Agriculture is linked to the food processing industry, which is a target industry of the *Broome County Plan for Sustainable Economic Development* (May 2002) and one of the fastest growing industries in Broome County. The food processing industry includes companies that manufacture or process foods and beverages. Raw fruits, vegetables, grains, meats, and dairy products are processed in the plants and then sold to retailers or wholesalers, who then pass these finished products along to the consumer. In addition, farms contribute to Broome County's rural character and open space – features that make the County an attractive place to live and visit.

While the public values agriculture, farming continues to decrease and many remaining farmers are finding it increasingly difficult to remain profitable. According to the United States Census of Agriculture, there was a significant loss of farmland in Broome County, about 6.6 acres per day, between 1992 and 1997. In Broome County where the population has been stable or declining over the last two decades, most loss of farmland is probably attributed to low profits and shifts to less land intensive farming.

Pressure to convert farmland for development is greatest in selected areas of the County where the population is growing. In the rural towns in the northern section of the County (Barker, Lisle, Nanticoke, and Triangle) the population is the fastest growing. The Town of Lisle, a prime farming area in the County with over 50 percent of the land in agricultural use, has grown in population by one-third since 1980. During the last decade, Triangle, Barker, and Lisle were the only towns in Broome County to experience an increase in population. All three towns lost active farmland in the last 10 years.

The primary land use tool used in Broome County to protect farmland is the New York State Agricultural District. This chapter describes the program, its use in the Town of Triangle, and its

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<sup>1</sup> Professor Tom Daniels of the Department of Geography and Planning at SUNY- Albany in a speech about "Smart Growth and Rural Communities" at the fifth annual Northeast State Planning Leadership Retreat on May 1, 2003.

effect on local land use decisions. In addition, other measures for protecting and promoting agriculture and guiding development in desired directions in the Town are outlined.

## **9.2 New York State Agricultural Districts**

The Agricultural Districts Law (Article 25-AA of the Agriculture and Markets Law) was created in 1971 to protect New York's farming communities. The purpose of agricultural districting is to encourage the continued use of farmland for agricultural use through landowner incentives and protections designed to forestall the conversion of farmland to non-agricultural uses. Benefits include tax benefits and protections against overly restrictive local laws, government funded acquisition or construction projects, and private nuisance suits involving agricultural practices.

Districts are formed by local initiative with landowners requesting the creation of an agricultural district. An agricultural district includes only active farmland and viable farmlands to the extent feasible. Development in agricultural districts in Broome County is mixed with residential uses interspersed among the farms. The farmers must own a minimum of 10 percent, or at least 500 acres, of the property proposed for an agricultural district. The Broome County Legislature must approve and the State of New York Commissioner of Agriculture and Markets must certify a proposed district after a public hearing and review at the County and State levels. When a district is formed, a review period of 8, 10, or 20 years is established. At the anniversary of the review date another public hearing is held and the district is reexamined at the County and State levels. During the review, the district may be terminated, modified, or left unchanged.

## **9.3 Agricultural District No. 5**

The Town of Triangle is located in Agricultural District No. 5, one of three Agricultural Districts in Broome County (see Map 9-1 in Appendix A). Agricultural District No. 5 extends across the northern tier of Broome County. The district boundaries were revised in 2003 to cover most of the towns of Lisle, Triangle, Nanticoke, and Barker as well as parcels in the Town of Maine and the Village of Lisle and one parcel in the Village of Whitney Point. Map 9-2 in Appendix A shows the portion of Triangle located in Agricultural District 5.

Agricultural District No. 5 was created in 1978. At the time, agricultural activity contributed significantly to the County's economy. Concern over urban sprawl and evidence of urban encroachment prompted farmers to petition for formation of the District. The land proposed for districting was determined to be best suited for agricultural uses or compatible uses during the subsequent eight years the district was to be in effect.

In 1978 Agricultural District No. 5 comprised 56,000 acres and encompassed portions of the towns of Lisle, Triangle, Nanticoke, Barker, Maine, and Chenango. At the time, Lisle, Triangle, Nanticoke, and Barker had the highest percentage of total land in agricultural/vacant use and total population employed as farm workers compared to any other town in Broome County. The District contained some of the most viable agricultural land in Broome County, including a western portion of Triangle parallel to the Whitney Point Reservoir. Dairy farming and field crop production accounted for 75 percent of the district lands.

Agricultural District No. 5 is renewed every eight years on the recommendation of the County's Agricultural and Farmland Protection Board. The Broome County Legislature on November 20, 2003 by permanent Resolution No. 499 adopted a plan for the continuation of Broome County Agricultural District No. 5 for an additional eight-year period.

The profile of Agricultural District No. 5 is presented in Table 9-1. In 1994, the District encompassed 67,037 acres of land. In 2003, the Broome County Legislature approved the additions and deletions shown in Table 9-1, resulting in a net increase of 3,802 acres and a net total of 70,839 acres of land. The majority of the parcels deleted in 2003 consisted of relatively small parcels concentrated around the existing hamlet of Glen Aubrey, an area that is considered a logical location for non-agricultural growth.

| <b>Table 9-1: Broome County Agricultural District No. 5 1994 – 2003</b>  |                           |                          |                          |                  |                          |                         |                          |                             |
|--|---------------------------|--------------------------|--------------------------|------------------|--------------------------|-------------------------|--------------------------|-----------------------------|
| <b>Town</b>  | <b>Total Town Acreage</b> | <b>Ag. District 1994</b> | <b>Additions</b>         | <b>Deletions</b> | <b>Ag. District 2003</b> | <b>Percent Increase</b> | <b>Active Acres 2003</b> | <b>Percent Active Acres</b> |
| Barker   | 26,762                    | 14,621                   | 1,117                    | 192              | 15,546                   | 6%                      | 9,170                    | 59%                         |
| Lisle <sup>1</sup>   | 29,655                    | 22,581                   | 932                      | 0                | 23,513                   | 4%                      | 17,409                   | 74%                         |
| Lisle Village  | 554                       | 360                      | 21                       | 0                | 381                      | 6%                      | 254                      | 67%                         |
| Maine  | 29,016                    | 4,400                    | 2,182                    | 545              | 6,037                    | 37%                     | 4,503                    | 75%                         |
| Nanticoke  | 15,519                    | 12,169                   | 413                      | 1,418            | 11,164                   | -8%                     | 7,785                    | 70%                         |
| Triangle <sup>2</sup>  | 24,846                    | 12,906                   | 1,285                    | 0                | 14,191                   | 10%                     | 10,076                   | 71%                         |
| Whitney Point Village  | 728                       | 0                        | 7                        | 0                | 7                        | 100%                    | 7                        | 100%                        |
| <b>Total</b>   | <b>127,080</b>            | <b>67,037</b>            | <b>5,957<sup>3</sup></b> | <b>2,155</b>     | <b>70,839</b>            | <b>3%</b>               | <b>49,204</b>            | <b>69%</b>                  |
| <p>Notes:</p> <p><sup>1</sup> Excludes the Village of Lisle.</p> <p><sup>2</sup> Excludes the Village of Whitney Point.</p> <p><sup>3</sup> The total number of additions was revised from 5,957 acres to 5,956 acres on December 24, 2003. However, the total number of acres in Agricultural District No. 5 as of 2003 remained at 70,839 acres. The revised 5,956 acres is a more precise total that eliminates rounding of the figures.</p> <p>The Broome County Legislature on November 20, 2003 by permanent Resolution No. 499 approved the additions and deletions of acreage to Agricultural District No. 5.</p> <p>Different methods were used to determine acreage in 1994 and 2003. The 1994 acreage was compiled from tax parcel records maintained in Real Property Tax Service (RPS), based on information entered into the system by the RPS staff and collected by local assessors. The 2003 acreage was calculated in the Geographical Information System (GIS), using digital tax parcel boundaries maintained by RPS.</p> <p>Source: Cornell Cooperative Extension of Broome County, July 2003. Letter of Correspondence from Julie Sweet, Commissioner, Broome County Department of Planning and Economic Development, October 13, 2003. Letter of Correspondence from Louis Augustini, Clerk, Broome County Legislature to Nathan L. Rudgers, Commissioner, New York State Department of Agriculture and Markets, December 15, 2003.</p> |                           |                          |                          |                  |                          |                         |                          |                             |

The active acreage in 2003 is listed above in Table 9-1. The historic profile of the active and inactive acreage is presented below in Table 9-2 and illustrated on Map 9-3 in Appendix A. The amount of active acreage (acreage in agricultural production) located in the District has declined by 4,847 acres or 9 percent since 1994.

| <b>Table 9-2: Broome County Agricultural District No. 5 Active Farmland 1994 – 2003</b>  |                              |                              |                          |                           |
|--|------------------------------|------------------------------|--------------------------|---------------------------|
| <b>Town</b>  | <b>Active Acres<br/>1994</b> | <b>Active Acres<br/>2003</b> | <b>Actual<br/>Change</b> | <b>Percent<br/>Change</b> |
| Barker   | 10,243                       | 9,170                        | -1,073                   | -10%                      |
| Lisle <sup>1</sup>   | 18,622                       | 17,409                       | -1,213                   | -7%                       |
| Maine  | 4,266                        | 4,503                        | 237                      | 6%                        |
| Nanticoke  | 8,754                        | 7,785                        | -969                     | -11%                      |
| Triangle <sup>2</sup>  | 12,166                       | 10,076                       | -2,090                   | -17%                      |
| <b>Total</b>   | <b>54,059</b>                | <b>49,204</b>                | <b>-4,847</b>            | <b>-9%</b>                |
| Notes:<br><sup>1</sup> Excludes the Village of Lisle.<br><sup>2</sup> Excludes the Village of Whitney Point.<br><br>Source: Cornell Cooperative Extension of Broome County, July 2003. Letter of Correspondence from Julie Sweet, Commissioner, Broome County Department of Planning and Economic Development, October 13, 2003. |                              |                              |                          |                           |

#### 9.4 Agricultural Profile of the Town of Triangle

In 1994, 12,906 acres of land located in the Triangle Part-Town were included in Agricultural District No. 5. As shown in Table 9-1, 1,285 acres of land located in the Triangle Part-Town were added to the District in 2003, representing a 10 percent increase over the 1994 figure and bringing the total to 14,191 acres of land. (See Table 9-1 above.)

The 14,191 acres represents nearly 60 percent of the total acreage of the Triangle Part-Town. More than 70 percent (10,076 acres) of the acreage is active. No acreage located in the Triangle Part-Town was removed from the District in 2003. However, 2,090 acres were reclassified as inactive, representing a 17 percent decrease in active farmland in the Triangle Part-Town. (See Table 9-1 and 9-2 above.)

The agricultural profile for the Town of Triangle is presented below in Table 9-3. The Broome County Agricultural and Farmland Protection Board has identified 29 active farms in the Triangle Part-Town. The average farm size in the Triangle Part-Town is 270 acres, which is larger than the average farm size in the District. More than three-quarters of the farms are dairy, livestock (non-dairy), or hay.

According to a 2002 survey of farmers located in Agricultural District No. 5, estimated gross farm sales in the Triangle Part-Town totaled more than \$2.5 million and accounted for 22 percent of all estimated gross farm sales in Agricultural District No. 5. Capital investments in the Triangle Part-Town totaled more than \$1.7 million and accounted for more than one-quarter of the agricultural capital investments in the District.

**Table 9-3: Agricultural Profile of the Town of Triangle as of July 2003**

| <b>Land Use</b>  | <b>Broome County (1997)</b> | <b>Agricultural District No. 5 (2002)</b> | <b>Triangle Part-Town<sup>1</sup> (2002)</b> |
|--|-----------------------------|---|--|
| Acres in Agricultural District   | 146,542                     | 70,839                                    | 14,191                                       |
| Actively Farmed Acres  | 85,804                      | 34,316                                    | 10,076                                       |
| Number of Farms  | 511                         | 142                                       | 29   |
| Average Farm Size  | 168                         | 241                                       | 270  |
| <b>Farms by Type</b>   |                             |   |  |
| Dairy  | 65                          | 35  | 6  |
| Cash Crop  | N/A                         | 8   | 1  |
| Livestock (Non-Dairy)  | 351                         | 40  | 8  |
| Horticulture Specialties   | N/A                         | 2   | 1  |
| Sugarbush  | N/A                         | 2   | 2  |
| Christmas Tree   | N/A                         | 10  | 3  |
| Hay  | 360                         | 42  | 8  |
| Gross Farm Sales (estimated)   | \$24,016,000                | \$11,319,899                              | \$2,509,976                                  |
| Capital Invested Last 7 Years  | N/A                         | \$6,919,930                               | \$1,769,983                                  |
| <p>Notes:</p> <p><sup>1</sup> Figures exclude the Village of Whitney Point.</p> <p>Dollar amounts for Broome County are from the 1997 United States Census of Agriculture. Dollar amounts for Agricultural District No. 5 and the Triangle Part-Town are tallies from the survey sheets completed by farmers in 2002.</p> <p>N/A = Not Available</p> <p>Source: Cornell Cooperative Extension of Broome County, July 2003, and the 1997 United States Census of Agriculture.</p> |                             |   |  |

## 9.5 Agricultural Districts Law and Local Government

The New York State Agricultural Districts Law imposes certain restrictions on local governments as outlined below:

1. Local ordinances cannot restrict structures and activities normal to farming.
2. Public agencies cannot take farmland and public funds cannot be used to fund non-farm development without special justification.
3. Sewer and water taxes cannot be levied on farmland beyond a house and lot once a district has been formed, and
4. Property tax assessments may be based on agricultural use instead of market value

Additionally, Section 305-a (1)(a) of the Agriculture and Markets Law (and Section 283-a of the Town Law) states:

“Local governments, when exercising their powers to enact and administer comprehensive plans and local laws, ordinances, rules or regulations, shall . . .not unreasonably restrict or regulate farm operations within agricultural districts . . . unless it can be shown that the public health or safety is threatened.”

The New York State Department of Agriculture and Markets can review proposed or existing local laws and ordinance to determine compliance with Section 305-a. In reviewing local laws and ordinances, the Department of Agriculture and Markets examines the following factors:

1. Is the affected farm within an agricultural district?
2. Does the regulated activity encompass farm operations?
3. Is the local law or ordinance reasonable?
4. Is the public health and safety threatened by the regulated activity?

If the Department of Agriculture and Markets concludes that the proposed law or ordinance unduly restricts farming, they will contact the municipality and attempt to arrive at a solution. If a solution cannot be found, the Department of Agriculture and Markets may bring an action in State Supreme Court or may issue an order to comply with Section 305-a of the Agriculture and Markets law.

## **9.6 Local Planning**

The most successful local agricultural plans are those that combine various land use tools. Agricultural districts can discourage urban sprawl, leap-frog development, and the costly expansion of public services. In addition, there are other measures local governments can use to protect and promote agriculture and guide development in desired directions. This section outlines those measures available to agricultural towns in Broome County.

### ***Broome County Agricultural Economic Development Plan***

The *Broome County, New York Agricultural Economic Development Plan* (December 2001) is a county-wide agricultural plan prepared for the Broome County Agricultural and Farmland Protection Board by the Cornell Cooperative Extension Service of Broome County, the Broome County Department of Planning and Economic Development, and the Shepstone Management Company.<sup>2</sup> The *Plan* provides a framework for establishing farm policy in the rural towns and provides Major Agricultural Initiatives for the towns to follow. The initiatives are described below:

- (1) Added Value Enterprise Initiative establishes measures to promote agricultural enterprises.
- (2) Direct Marketing Initiative outlines measures to develop markets for farm products. The initiative recommends the establishment of an Agricultural Marketing Specialist.

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<sup>2</sup> The *Broome County, New York Agricultural Economic Development Plan* (December 2001) is available online at: <http://www.shepstone.net/broome/broome.html>.

- (3) Agricultural Tourism Initiative establishes measures to promote agriculture as a tourist attraction.
- (4) Forest Management Initiative establishes measures to promote the local forest industry.
- (5) Agricultural Planning Initiative recommends the following measures to ensure agricultural interests are incorporated into land use planning and zoning.
  - Agricultural zoning districts should generally match the New York State Certified Agricultural Districts;
  - Local zoning laws should provide for small niche type agricultural enterprises outside agricultural districts;
  - Local officials should be provided continuous education on farm issues and agricultural law;
  - Agricultural community should be involved in local government and planning; and
  - Right-to-farm laws should be encouraged in Broome County's major agricultural towns to protect the rights of farmers to grow and expand within the community.
- (6) Agricultural Awareness Initiative outlines measures to maintain good relationships between farmers and farm neighbors.

### ***Local Zoning***

A combination of zoning and agricultural districts can be useful for guiding land use patterns in desired directions. Zoning that directs growth away from farming areas toward places where there is adequate infrastructure to support development and achieves a balance between agricultural and non-agricultural development benefits the entire community. Examples of zoning that support agriculture are provided below:

- Farm-based businesses, including traditional and accessory farm uses, should be clearly provided for in the zoning code.
- Zoning should permit on-farm enterprises and agricultural support businesses.
- Farm-based businesses not related to production such as farm stands or u-pick operations, should remain an accessory use and should not interfere with adjacent farms or cause nuisances for neighbors.
- Zoning should allow farmers to expand their business with non-traditional off-season or complementary seasonal uses.



***Communication between Farm and Non-Farm Communities***

Farm and non-farm conflicts have the potential to increase as residential growth spreads into farming areas. The relationship between agricultural and residential use is a critical issue in general in Broome County. More communication between farm and non-farm communities and more education to deal the agricultural issues is needed in Broome County.

Some towns have instituted a local agricultural notice program targeted to builders and realtors to avoid potential conflicts between farms and residences. The Town of Fenton's Agricultural Notice Program, which tells residents "you'll see cows," is a good model.

Workshops and farm tours hosted by the local town, local farmers, and farm agencies are other tools that can be used to help the community understand the value of agriculture to the community.

***Representation on Planning Board***

Town Boards also have the authority to appoint one or more agricultural members to the Planning Board to involve members of the agricultural community in local government and planning. In towns where an agricultural district exists, Section 271.11 of the New York State Town Law provides that a town board may include on the planning board one or more agricultural members who earn at least \$10,000 per year in gross income from agricultural pursuits in the town.<sup>3</sup> Such members can be in addition to the other members the Town Law specifies each Board must have.

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<sup>3</sup> As used in Section 271.11 of the Town Law , the term "agricultural pursuits" means the production of crops, livestock and livestock products, aquacultural products, and woodland products as defined in Section 301 of the Agricultural and Markets Law.

## REFERENCES

*Agricultural Districts Program Handbook*, New York State Department of Agriculture and Markets, September 1982.

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*Town of Kinderhook Draft Comprehensive Plan*, February 1999.

*Village of Kinderhook Comprehensive Plan*, Adopted November 1999.

“1997 Census of Agriculture County Profile,” United States Department of Agriculture and New York Agricultural Statistics Service.

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Letter from Keith Whittaker, Chairman, Broome County Agricultural District Advisory Committee to Arthur J. Shafer, Chairman, Broome County Legislature, August 4, 1994.

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“Rural Sprawl is Subject at Northeast State Planning Leadership Retreat,” State and Local Governments Partnering for a Better New York, New York State Department of State, 2003.

*Agricultural District No. 5 Draft Table of Acreage*, Cornell Cooperative Extension of Broome County, July 2003.

*Town of Triangle Agricultural Profile Table*, Cornell Cooperative Extension of Broome County, July 2003.

Letter of Correspondence from Julie Sweet, Commissioner, Broome County Department of Planning and Economic Development, October 13, 2003.

Letter of Correspondence from Louis Augustini, Clerk, Broome County Legislature to Nathan L. Rudgers, Commissioner, New York State Department of Agriculture and Markets, December 15, 2003.

## **10.0 TRANSPORTATION**

The transportation system is a critical element in the development of any town. The system must serve the travel needs of residents, providing safe and efficient access to a wide range of destinations. It must serve the needs of businesses too. Manufacturers must be able to receive materials and ship finished goods, retailers need to receive goods and attract customers, and all businesses need good access to the workforce. The transportation system must also serve the development objectives of the Town, providing access to underutilized land, protecting the environment, and enhancing the quality of life. The roads, highways, and bridges located in the Town of Triangle are shown on Map 10-1.

### **10.1 Roads**

The road system of the Town of Triangle consists of Federal, State, County and Town roads exhibiting a wide range of levels of size and use.

#### **10.1.1 Federal and State Highways**

Federal and State Highways within the Town of Triangle are as follows:

1. **Interstate Route 81**: Approximately 1.6 miles and one exit (Exit 8) of this Federal highway lie within the Town. I-81 runs north-south, parallel with the Chenango River. Exit 8 is split, with the north bound exit/south bound entrance in Barker, just south of the Town of Triangle, and the southbound exit/north bound entrance just north of the Village of Whitney Point.
2. **NYS Route 26**: Extends north from the Village of Endicott through Union, Maine, and Nanticoke. Route 26 travels along the east side of the Whitney Point Reservoir.
3. **NYS Route 206**: Route 206, also known as the Catskill Turnpike, travels east west along the southern portion of the Town. Whitney Point is the western terminus of Route 206.

The Catskill Turnpike was the first road built by the State. Work began at Catskill in 1801.

4. **U.S. Route 11**: Extends north from the City of Binghamton through the towns of Dickinson, Chenango, and Barker. Route 11 is a signalized minor arterial street, parallel to Interstate 81. It serves as the major commercial strip within the Village of Whitney Point. Only a very small segment of Route 11 is within Triangle outside of the Village.
5. **NYS Route 79**: NYS Route 79 travels north from the New York/Pennsylvania border through the Village of Windsor, the hamlet of Harpursville, the Towns of Fenton and Barker and through the Village of Whitney Point and to a point approximately 14 miles west of Ithaca. Like Route 11, only a small portion of Route 79 is within Triangle outside of Whitney Point.

State and Federal Highways are maintained by the New York State Department of Transportation. The Federal and State Highways are identified on Map 10-1.

### **10.1.2. County Roads**

There are 13.35 miles of County roads within the Town of Triangle. They are as follows:

|                  |                    |
|------------------|--------------------|
| North Street     | County Highway 137 |
| South Street     | County Highway 133 |
| Page Brook Road  | County Highway 144 |
| Keibel Road      | County Highway 77  |
| Upper Lisle Road | County Highway 152 |

County roads are maintained by the Broome County Department of Public Works. The County roads within the Town of Triangle are identified on Map 10-1.

### **10.1.3 Local Roads**

There are 36.6 miles of local roads in the Town. Local roads are maintained by the Town of Triangle Highway Department. The Town Highway Department shares public works equipment among the northern Broome towns and has agreements with the Village of Whitney Point, the Town of Willet in Cortland County, and a countywide agreement among Broome County towns for cooperative road maintenance.

## **10.2 Bridges**

Bridges in New York State are inspected by New York State Department of Transportation (NYSDOT) certified bridge inspectors at least every 2 years. Condition ratings are assigned based upon a visual inspection of the primary bridge components. This condition rating reflects physical deterioration of the deck, superstructure, and substructure of the bridge due to exposure to the environment and traffic. Condition ratings range from 1 (totally deteriorated or failed) to 7 (new condition). Priority deficient bridges are those with a rating of less than 3, or those with a condition rating between 3 and 4 with volumes of more than 4,000 vehicles per day.

NYSDOT also provides a ‘sufficiency rating’ for bridges across the State. The sufficiency rating (SR) assesses the structural adequacy and safety for public use, and its serviceability and function. The SR provides a relative measure of deterioration, load capacity, and functional obsolescence. A functionally obsolete bridge is a structure that cannot meet the current or projected traffic due to inadequate width, vertical clearance, load-carrying capacity or insufficient opening to accommodate water flow under the bridge. Ranging from 0 to 100, generally bridges rated 80 and above are sufficient, between 50 and 80 are candidates for rehabilitation and those rated below 50 should be considered for reconstruction. For each bridge, NYSDOT assigns a Bridge Identification Number (BIN). Table 10-1 lists the BIN, condition rating, sufficiency rating and year built for all the bridges in the Town of Triangle outside of the Village of Whitney Point.

| <b>Table 10-1: Bridge Condition and Sufficiency Ratings</b> |                   |                         |                           |                   |
|---|-------------------|-------------------------|---------------------------|-------------------|
| <b>Map ID</b>   | <b>NYSDOT BIN</b> | <b>Condition Rating</b> | <b>Sufficiency Rating</b> | <b>Year Built</b> |
| 1   | 3349700           | 4.789                   | 95.0                      | 1971              |
| 2   | 3349680           | 5.419                   | 43.2                      | 1902              |
| 3   | 3349690           | 5.979                   | 69.8                      | 1943              |
| 4   | 3349710           | 5.263                   | 99.0                      | 1982              |
| 5   | 1018610           | 5.703                   | 90.0                      | 1942              |
| 6   | 3349720           | 4.952                   | 80.9                      | 1969              |
| 7   | 1008331           | 4.921                   | 93.6                      | 1969              |
| 8   | 1040360           | 6.018                   | 97.9                      | 1936              |
| 9   | 1008332           | 4.781                   | 92.6                      | 1969              |
| 10  | 1040350           | 7.000                   | 97.9                      | 1996              |

### 10.3 Rail

There are no rail lines in the Town of Triangle. A line for NYS&W travels through the Village of Whitney Point in the southwest corner of the Town.

### 10.4 Public Transportation

There are no regularly scheduled bus routes in the Town of Triangle. Broome County Transit operates its BC Country service for riders who live outside of the urban core area. These buses travel to different rural areas of the county on scheduled days of the week.

### 10.5 Scenic Byways

New York State Route 206, the Catskill Turnpike, is under discussion to be named a New York State Scenic Byway. The Route 206 Association has formed to promote the designation of the Catskill Turnpike from Roscoe, New York east to its terminus in Whitney Point as a Scenic Byway under the New York State Department of Transportation. Route 206 travels east-west through the southernmost portion of the Town passing through the unincorporated hamlet of Triangle and ending in the Village of Whitney Point.

State Scenic Byways are transportation corridors that are of statewide interest because they are representative of a region's scenic, recreational, cultural, natural, historic or archaeological significance. Designation as a State Scenic Byway is made by the New York State Scenic Byways Advisory Board following a review of the nomination package. A typical nomination package consists of a resource inventory, a narrative, supporting documentation such as photographs and maps, and a corridor management plan. Other New York State Scenic Byways include the Adirondack Trail, the Black River Trail, Cayuga Lake Scenic Byway, and the Revolutionary Trail.

Designation as a Scenic Byway is a tool used by many communities to support tourism and economic development. Through the Corridor Management Plan, communities along a byway

can ensure coordinated development. Scenic byway designation would bring with it certain restrictions on the type and placement of signage within the corridor. Other than the signage regulations, communities remain in control of their local land use planning.

To date, a nomination package for the 206 Corridor has not been submitted for consideration by the New York State Scenic Byways Advisory Board.

## **11.0 PUBLIC FACILITIES**

### **11.1 Introduction**

There are a variety of public facilities that serve the residents of the Town of Triangle. Many are located in the Village of Whitney Point or near Whitney Point Reservoir. These facilities are shown on Map 11-1 in Appendix A.

### **11.2 State Facilities**

#### ***Triangle State Forest***

State Forests are under the administration of the New York State Department of Conservation Division of Lands and Forests. These are forested areas that have been acquired by the people of the State of New York, outside the Adirondack and Catskill Parks, on which multiple use management practices may be conducted.

As noted in Chapter 8, the Triangle State Forest, a 661-acre woodland, is located in the northeast quadrant of the Town of Triangle (see Map 8-6 in Appendix A). The State-owned forest, which is a popular snowmobile area, is an important asset to the Town.

#### ***Whitney Point Wildlife Management Area***

The Whitney Point Wildlife Management Area, a 4,645 acre multiple use area, was formed by the construction of the Whitney Point Flood Control Dam. It is one of 85 Wildlife Management Areas (WMAs) in the State. WMAs are lands owned by New York State under the control and management of the Department of Environmental Conservation's Division of Fish, Wildlife and Marine Resources. These lands have been acquired primarily for the production and use of wildlife.

The WMA program is part of a long-term effort to establish permanent access to lands in New York State for the protection and promotion of its fish and wildlife resources. WMAs provide unique areas for the public to interact with a wide variety of wildlife species. Since sportsmen and women have funded the acquisition of a large portion of the WMAs through their license fees and the federal tax on guns and ammunition, the emphasis is on game species. For example, the Whitney Point WMA is a Department of Environmental Conservation pheasant release site.

The Whitney Point WMA provides a variety of recreational opportunities including hiking trails, boat access, cross-country skiing, hunting, fishing, and birdwatching in various areas around the lake.



### **11.3 County Facilities**

#### ***Dorchester Park***

Dorchester Park is located on the southeastern shore of the Whitney Point Reservoir in the Town of Triangle. Fishing, boating, swimming, picnicking, and group camping are among the activities available at the 42-acre park. Facilities include a New York State boat launch, picnic facilities, a playfield, playground equipment, and a sand beach. Rental boats are also available. Dorchester Park is the site of the annual Crappie Derby ice fishing contest and the Lakefest.

#### ***Northern Broome Senior Community Center***

In 2003, the Broome County Office for the Aging officially opened the newly constructed Northern Broome Senior Community Center. Located at 12 Strong Place in the Village of Whitney Point, the Northern Broome Senior Community Center was funded primarily by a \$400,000 grant from the U.S. Department of Housing and Urban Development. Clients of the center are predominately drawn from the four northernmost Broome County towns of Nanticoke, Barker, Lisle and Triangle. The facility is open weekdays. Congregate lunches are served each day, and evening meals are provided twice a month. Northern Broome Senior Community Center also has an exercise room and a library with computer.

### **11.4 Town Facilities**

#### ***Town Hall***

In 2001 the Town of Triangle constructed a new one-story town hall at 2612 Liberty Street in the Village of Whitney Point. Construction of the 5,400 square foot facility was completed in October 2001 and the dedication ceremony was held on January 12, 2002. Previously, the Town had been renting a small office on Main Street in the Village of Whitney Point. The New York State Police Department substation and the Village of Whitney Point offices are located in the building. Design of the new town hall was a collaborative effort with input from Town employees, the New York State Police Department, and the Village of Whitney Point.

#### ***Town Highway Department Garage***

In 1990 the Town of Triangle vacated an old barn on Liberty Street that had served as the Highway Department Garage. The new Town Highway Department Garage was built in 1990 at 5470 State Route 26. The garage is a one-story, metal sided, wood frame facility with a pitched metal roof. The garage houses the Town snowplows, backhoe, paving machine, rollers, and other large maintenance equipment.

In the 1990's, the Town developed an equipment replacement fund. The Town projected a 12-year cycle for replacement of equipment, and has been able to provide for the purchase of all necessary equipment without resorting to bonding. In addition the Town of Triangle has formal and informal agreements with surrounding towns for the sharing of road maintenance equipment.

## **11.5 Emergency Services**

Local emergency services are provided on an all-volunteer basis. The Town does have a local disaster preparedness plan in place but does not mandate a uniform 911 emergency numbering system.

### ***Fire Protection***

The Town of Triangle is served by two volunteer fire departments. The Whitney Point Fire Department station is located at 2665 Main Street in the Village of Whitney Point. The Triangle Fire Company station is located at 2621 Route 206 in the hamlet of Triangle. Through the Northern Broome Fire Chiefs association coordinates the purchase and allocation of equipment and manpower.

### ***Emergency Medical Services***

The Whitney Point Fire Department Emergency Squad serves the Town of Triangle. The Squad is staffed by volunteers and provides an “Advanced EMT-Intermediate” level of care. The station is located at 2665 Main Street in the Village of Whitney Point.

### ***Police Protection***

The Broome County Sheriff’s Office and the New York State Police provide police protection to the Town of Triangle. The State Police are stationed at the new town hall at 2612 Liberty Street in the Village of Whitney Point. The Broome County Sheriff’s Office is located on Front Street in the Town of Dickinson.

## **11.6 Other Local Facilities**

### ***School Districts***

The Town of Triangle is served by five school districts. The vast majority of the Town is served by the Whitney Point Central School District. However, small areas in the northern part of town fall within the Marathon Central School District and the Cincinnatus Central School District boundaries and small areas in the southeastern part of town are served by the Greene Central School District and the Chenango Forks Central School District.

Whitney Point High School is located on the edge of the Village of Whitney Point at 10 Keibel Road. Whitney Point Middle School and Intermediate School are located on State Route 11 in the Village. The Caryl E. Adams Primary School is located at 24 Keibel Road.

***Libraries***

The Mary Wilcox Library, located on 2630 Main Street in the Village of Whitney Point is a public library that serves residents of the Town of Triangle. Mary L. Wilcox was a former librarian at Whitney Point Central School. As part of her will she left her home to the Village of Whitney Point and it was subsequently turned into a library. The library first opened in 1954 and was expanded in later years.

## **12.0 PUBLIC UTILITIES**

### **12.1 Introduction**

Municipal utility service in the Town of Triangle is limited to one water district that serves properties adjacent to the Village of Whitney Point. Map 12-1 in Appendix A shows the areas of the Town served by public water.

### **12.2 Water District**

The Village of Whitney Point provides water to approximately 60 properties in the Town of Triangle water district as part of an intermunicipal agreement with the Town. This district includes properties immediately north of the Village along Keibel Road, several properties along Route 79 north of Interstate 81, several properties along the southwest edge of the Village, and properties along Chestnut Drive east of the Village. Water is pumped from four wells that are located around the Village, and four wells in the Town of Lisle.

In addition to the public water supply wells, there are seven other public water supply wells in the Town. While not as large as the municipal wells that serve the Triangle water district, these other wells serve parks, apartments, restaurants and mobile home parks.

### **12.3 Public Sewer**

No properties in the Town of Triangle or the Village of Whitney Point are served by public sewer. The Village of Whitney Point has submitted a grant application to the U.S. Department of Agriculture for a sanitary sewer project. The project, as currently planned, would only serve properties within the Village of Whitney Point.

## **13.0 ORDINANCE REVIEW**

### **13.1 Introduction**

The Town of Triangle has several laws that have land use implications. As part of the Comprehensive Plan, it is necessary to review each of these laws for potential conflicts, omissions or updates that should be considered.

### **13.2 Sign Ordinance**

In 1969, the Town of Triangle adopted an ordinance regulating the size, nature, and placement of signs in the Town outside of the Village of Whitney Point. The original ordinance permitted business signs, located on the premises of the business, up to 150 square feet in size, a maximum height of 30 feet, and a minimum setback of 15 feet from any lot line. No “advertising signs,” defined as signs that promote a business *not* on the same premises, were permitted under the 1969 ordinance. Billboards are a common type of advertising sign.

In 1999, the Town Board recognized several deficiencies in the original ordinance, and adopted an amended sign ordinance. The amended ordinance includes a provision for fines to be levied against persons convicted of erecting illegal signs and establishes the Town Board as a ‘Board of Appeals’ to consider any variances of the sign ordinance.

### **13.3 Dumping Law**

In 1992, as a response to an increase in illegal dumping and costs associated with disposing of garbage and toxic materials, the Town adopted a “The Dumping Law of the Town of Triangle.”

The Dumping Law establishes definitions for compost, construction and demolition debris, garbage, solid waste, lumber, sludge and toxic materials. Under the law, the dumping, disposing, burying or burning of garbage, toxic materials, or lumber is prohibited. Sludge, solid waste, and construction and demolition debris generated by a single-family residence or farm may be disposed of onsite.

The Dumping Law establishes convictions under the Dumping Law to be Class A misdemeanors with corresponding fines and possible imprisonment for violators.

### **13.4 Wireless Telecommunications**

In 2002, the Town adopted Local Law 4 entitled ‘A Local Law of the Town of Triangle Regulating the Siting of Wireless Telecommunications Facilities.’ Through this law, the Town sought to “minimize the negative impact of Wireless Telecommunications Facilities, establish a fair and efficient process for review and approval of applications, assure an integrated, comprehensive review of environmental impacts of such facilities, and protect the health, ...safety and welfare of the Town and its residents.”

Local Law 4 of 2002 provides for the basic cell tower ordinance provisions. Potential sites for towers are ranked with the highest priority given to existing telecommunication towers, collocation on a site with existing towers, municipally owned property and finally other property in the town. Conversely, applicants for a Wireless Telecommunications special permit must provide for the shared use of their tower to future applicants. A public hearing is held for each telecommunications special permit with notice in the official town newspaper and to all property owners within 1,500 feet of the property line of the proposed facility. For approved towers, the applicant and the owner of the tower must file with the Town \$75,000 in security. This security is typically in the form of a performance bond, letter of credit, or escrow account and is used to ensure that the applicant and the owner faithfully perform the terms and conditions of their special permit and the telecommunications local law. The security remains in full force for the term of the special permit until the ultimate removal of the tower and the restoration of the site.

### **13.5 Floodplain**

Although only a very small portion of the Town is within the floodplain, the Town has a Flood Damage Prevention local law (Number 1 of 1996). The law establishes the Code Enforcement Officer as the ‘Local Administrator’ authorized to grant or deny floodplain development permits. The law also states that the floodplain maps are on file at the office of the Town Clerk. The Clerk’s office has moved since the time of the adoption of the Law. The local law contains the standard language permitted by Article 36 of New York State Environmental Conservation Law.

### **13.6 Zoning, Subdivision, Site Plan Review, Minimum Lot Sizes**

The Town of Triangle does not have any zoning ordinance, subdivision regulations, site plan review or minimum lot sizes established.

## 14.0 INPUT FROM TOWN RESIDENTS

### 14.1 Introduction

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

### 14.2 Survey

In 2002, the Town Board, in close collaboration with the Broome County Department of Planning and Economic Development, prepared a mail survey with 35 questions. Using records from the Broome County Office of Real Property, 1,168 surveys were mailed to property owners. A total of 205 were returned by the Post Office, and 168 surveys were completed. The surveys returned by the Post Office were primarily due to the property not having a residence or business on the site. This results in a 17 percent return rate (168 completed of 953 delivered). The survey results are provided in Appendix B.

The first question on the survey asked residents to list the three major assets of the Town. Planning staff aggregated the responses to this open-ended question into 14 categories. Nearly 30 percent of town residents considered ‘rural character’ to be the primary asset of the Town. This rural emphasis was borne out in the answers to several other questions. For example, 87 percent of the respondents thought that it was important or very important to ‘Preserve agriculture,’ and three-quarters of the respondents thought it was important or very important to ‘Preserve open space.’

The second highest rated asset was parks and recreation at over 15 percent. This is related to the third highest rated assets: Beauty, wildlife and rivers. This category accounted for nearly 12 percent of the responses. This emphasis on the natural environment was also illustrated by the following responses:

How important is it to...

|                              | Very Important | Important | Total |
|------------------------------|----------------|-----------|-------|
| Control illegal dumping      | 92%            | 7%        | 99%   |
| Protect air quality          | 73%            | 18%       | 91%   |
| Protect groundwater          | 79%            | 14%       | 93%   |
| Protect streams and wetlands | 74%            | 16%       | 90%   |

However, when asked to rate the Town’s overall appearance (buildings, litter, etc), only 1 percent (2 respondents) said ‘Excellent’ and 13 percent said ‘Poor.’

The major shortcoming cited by Town residents was a lack of codes, zoning or planning in the Town. Over 17 percent of the respondents to an open-ended question listed items in this category as a deficiency of the Town. Thirty-eight percent of the respondents felt that current land use controls in the Town of Triangle were ‘Not restrictive enough.’ The desire for planning

and land use restrictions was also reflected in the comments section of the survey. Relevant comments include:

- “Community needs a plan for the future. Area is a dying community, we need a vision.”
- “I appreciate the emotion that goes with the word ‘zoning’ no matter what we call it, but the town is in serious danger without land ordinances. This will be a challenging, difficult, emotional task - probably thankless. But it is necessary.”
- “We chose this area for its beauty, rural nature, quiet. We don’t want to see development of the town or lake.”

The answers to several questions in the survey illustrated the nature and extent of any potential land use controls. Seventy-five percent want minimum lot sizes established for new housing construction. A similarly high percentage (69 percent) wants a minimum setback established. Reflective of the rural nature of the Town, the minimum lot size desired by respondents was one or two acres (61 percent) and the minimum setback called for was 25 or 50 feet (66 percent). Seventy-nine percent of respondents thought that it was important or very important to establish subdivision regulations for the Town.

In addition to guiding residential new construction, Town residents want to control commercial and industrial development in the Town of Triangle. Ninety percent of respondents said it was important or very important to restrict junkyards to specific areas only. This was the second most important goal after controlling illegal dumping.

In an open-ended question, residents were asked what types of businesses would they not want to see in the Town of Triangle. Industrial businesses topped this list at over 20 percent of responses. This is nearly double the number of respondents that are concerned about adult entertainment (10.2 percent). In a category similar to Industrial were businesses that are environmentally unsafe or would have an adverse impact on the community. Over ten percent of the respondents did not want to see these types of businesses in the Town of Triangle.

### **14.3 Public Meetings**

The Town Board conducted a series of open meetings to discuss elements of the Comprehensive Plan. At the meeting on February 20, 2003, the staff of the Planning Department conducted a modified Strengths-Weaknesses-Opportunities-Threats (SWOT) analysis with the Town Board and Town residents. Through a SWOT analysis, residents listed the assets that a community can draw on, the shortcomings or deficits that must be overcome, the opportunities that should be seized upon, and the dangers that face the Town. There can be substantial overlap between these categories, even across opposing classifications like strengths and threats. For example, a soft housing market may be considered a weakness as well as an opportunity to attract new residents. For Triangle’s SWOT, residents were asked to consider strengths alongside with opportunities and weaknesses alongside with threats.



Consistent with the survey, participants at the public meeting listed rural character as a key strength of Triangle. This was further defined as a ‘feeling of space,’ ‘friendliness,’ ‘natural beauty,’ ‘quiet,’ and ‘safety/security.’ Although not specifically mentioned as a part of rural character, ‘Agriculture’ was cited as a strength at the meeting. Also in keeping with the findings of the survey, natural assets such as the reservoir and rivers and the recreational opportunities that they afford Town residents were listed as strengths. Low taxes and the provision of basic services were also mentioned by participants as strengths of the Town of Triangle.

Building on several of these strengths was the opportunity for agri-tourism. Natural assets also provide opportunities for recreation as for example sailing on the reservoir, river activities, and hiking. These same assets can be utilized in other fashions such as logging or the generation of electricity at a hydroelectric dam. Participants saw potential for residential growth of several varieties. The Town was thought to be well positioned to support retirement communities and mobile home parks. Participants saw an opportunity to retain and attract young people to the Town of Triangle. Antique stores were also named as an opportunity for the Town. Two infrastructure projects may create additional opportunities for development in the Town: the expansion of water districts and the potential installation of sewers in the Village of Whitney Point.

The other axis of the SWOT analysis was the weaknesses and threats that face the Town. Confirming one of the key findings of the survey, the lack of zoning was the first weakness named at the meeting. Participants also cited the lack of business opportunities and its relation to the Town’s inability to retain young people as a weakness. A weak tax base was named as a shortcoming of the town. Triangle’s topography, which gives the Town its scenic beauty, was named as a weakness from a development perspective. Another limitation named was the lack of water and sewer for the Town. Deteriorating housing and barns and the lack of property maintenance were also listed as Town shortcomings, confirming the survey’s findings regarding the appearance of the Town. Participants noted a difficulty in sustaining emergency services with volunteers. This was linked to a lack of a community center and a lack of participation in local government.

Some of the threats are generated by the assets or opportunities that are present in Triangle. These include mining and gas and oil drilling leases. Other threats listed face any community: Undesirable land uses that generate noise, dust, traffic, waste, or crowding. Junkyards and dumpsites were specifically listed by participants as undesirable uses that threaten the Town. Cell towers and billboards were also named as potential threats to Triangle. The lack of local control due to federal, state, and county jurisdiction over key assets, namely the Whitney Point Reservoir, was another threat mentioned at the public meeting.

## **15.0 GOALS AND RECOMMENDATIONS**

In preparing this plan, the Town of Triangle Town Board assembled historic and current community information, including population, age, household size and type, income, occupation, industry, housing condition, transportation infrastructure, utilities, public facilities, environmental resources, land use, agriculture and existing ordinances. The Town Board consulted with various authorities such as the Broome County Department of Planning and Economic Development, Binghamton Metropolitan Transportation Study, and Cornell Cooperative Extension. This work was augmented by a survey of residents and public meetings. Based on this extensive work, the Town Board has established the following goals and recommendations for action.

### **Goal 1: Preserve the Rural Character of the Town of Triangle**

During the Strengths-Weakness-Opportunities-Threats (SWOT) exercise, town residents defined rural character as a ‘feeling of space,’ ‘friendliness,’ ‘natural beauty,’ ‘quiet’ and ‘safety/security’. In the survey of residents, ‘rural character’ was the top rated asset of the Town. In the open-ended comment section, one respondent described Triangle as, “Quiet, serene, natural”.

The meaning of rural character came through in the answers to a variety of questions. Seventy-five percent of respondents thought that it was ‘Important’ or ‘Very Important’ to preserve open space. Residents also expressed a desire to support agriculture (see Goal 3) and protect natural and manmade resources (Goal 4), both elements of the rural character of Triangle.

The goal to preserve rural character will not be achieved by a stand-alone set of recommendations. Instead, this goal must be the foundation for all of the Town’s planning efforts.

### **Goal 2: Adopt Land Use Regulations**

The greatest shortcoming listed by survey respondents was the lack of codes, zoning and planning. These are the most powerful tools available to assist a community achieve its goals. A well-designed set of local regulations can protect existing character, monitor and plan new activity, and allow for the orderly development of the Town.

Almost 40% of survey respondents believe that current land use controls in Triangle are ‘not restrictive enough’. This is over six times the number of respondents that felt the current land use controls were ‘too restrictive’. During the SWOT analysis, the first weakness named was the lack of zoning.

In the comment section of the survey, one respondent summed up the need for land use regulations as follows:

“I appreciate the emotion that goes with the word ‘zoning’ no matter what we call it, but the town is in serious danger without land ordinances. This will be a challenging, difficult, emotional task - probably thankless. But it is necessary.”

The need for land use regulations, however, was tempered by a desire to avoid burdensome regulations. One comment received from the survey was, “The town needs *limited* land use regulations to preserve the quality we have enjoyed. (*emphasis added*)” Another respondent commented that, “People live here to avoid excessive regulation and to enjoy a country lifestyle. Let’s just tighten up a little bit while preserving this lifestyle.”

The exact nature of these regulations was addressed in the survey. Nearly 80% of survey respondents thought it was ‘Important’ or ‘Very Important’ to establish subdivision regulations. Seventy-two percent of survey respondents want to see certain types of housing regulated, and 3/4 of respondents believe that minimum lot sizes should be established for new housing construction. In keeping with the rural nature of Triangle, 61% of survey respondents would like to see minimum lot sizes of one or two acres.

### **Goal 3: Protect and Promote Agriculture**

In the survey of residents, 87 percent of the respondents thought that it was important or very important to ‘Preserve agriculture’ and over 64% would like to see more agriculture in the Town. There are a number of mechanisms available to the Town to protect and promote agriculture.

As the Town considers land use regulations, it should ensure that its zoning is ‘farm-friendly’. The following checklist will help ensure that any zoning ordinance adopted by the Town promotes and encourages agriculture and related development.

- Farm-based businesses, including traditional and accessory farm uses, should be clearly provided for in the Town zoning code.
- Zoning should permit on-farm enterprises and agricultural support businesses.
- Farm-based businesses not related to production such as farm stands or u-pick operations, should remain an accessory use and should not interfere with adjacent farms or cause nuisances for neighbors.
- Zoning should allow farmers to expand their business with non-traditional off-season or complementary seasonal uses.

To further this support of farming, the Town could make a permanent agriculture seat on the Town Planning Board. This will help ensure that the land use regulations are fairly applied to farm-based businesses. Section 271(11) of Town law permits the establishment of this agriculture seat in Towns with an Agricultural District to encourage communication between farm and non-farm communities.

The Town can do more to foster communication with the agriculture community. The Town of Triangle in conjunction with local farmers and farm agencies can host workshops and farm tours to help the community understand the value of agriculture to the community.

The Town should consider a local agricultural notice program targeted to builders and realtors to avoid potential conflicts between farms and residences. The Town of Fenton's Agricultural Notice Program, which tells residents "you'll see cows," is a good model.

#### **Goal 4: Protect and Promote Natural and Manmade Resources**

The second highest rated asset of the Town by survey respondents was parks and recreation, and the third highest was beauty, wildlife and rivers. With 1,200 acres of surface water, 1,700 acres of federally protected wetlands, the confluence of the Tioughnioga and Otselic Rivers, a protected trout stream (Halfway Brook), a 661-acre State Forest, and a 4,645 acre Wildlife Management Area, this is easy to understand.

Town residents are eager to protect these features. Respondents to the survey thought it 'Important' or 'Very Important' to control illegal dumping (99%), protect air quality (91%), protect groundwater (93%), protect streams and wetlands (90%), and restrict junkyards to specific areas only (90%). These protections can come in a variety of forms. Through land use regulations, high impact businesses could be required to submit detailed site plans for review and comment.

Because the dominant physical feature of Triangle is the Whitney Point Reservoir, viewshed protection is clearly important to the Town. One respondent to the survey commented that, "We chose this area for its beauty, rural nature, quiet. We don't want to see development of the town or lake." Threats to this natural beauty named during the SWOT analysis include cell towers and billboards.

The natural resources of Triangle require protection, but they also provide an opportunity for promoting the Town. During the SWOT analysis, residents cited the recreational uses of the natural resources as an under-exploited asset. These natural resources, however, can also be used for mining, gas and oil drilling, and logging. The Town needs to balance these competing and conflicting demands on its resources.

Finally, because Town residents receive their drinking water from wells, aquifer protection is especially important in Triangle. According to the Broome County Department of Environmental Health, the DEC designated aquifers should receive the greatest level of protection because they are the most vulnerable to contamination.

#### **Goal 5: Enhance Housing Assets**

Housing conditions and the general appearance of the Town were both cited by residents as needing improvement. Only 1% of survey respondents rated the Town's appearance as 'Excellent' compared to 13% rating it as 'Poor'. Over three-quarters of respondents reported that it was 'Important' or 'Very Important' to improve the appearance of buildings and property in the Town.

A poor general appearance can have broad impacts on a community. For example, the Town of Triangle has the fourth lowest median housing value and the fourth lowest median contract rent of all the towns in the County. Housing condition can be related to income and poverty. A

contributing factor to the issue of housing quality is income. Triangle has a per capita income that is 17% lower than the countywide figure.

To address these related issues of poor general appearance, low housing values and rents, and low per capita income, the Town should actively seek grant funds for housing maintenance and improvement. This can be accomplished by directly submitting grant applications or in partnership with established agencies or non-profits.

A similar approach needs to be applied to senior housing needs. Because of low incomes and deferred maintenance, senior citizens are more likely to live in poor housing conditions. Seventy-eight percent of survey respondents thought that it was 'Very Important' or 'Important' to provide senior housing. The Town should take steps to ensure that the housing needs of senior citizens are being met.

#### **Goal 6: Consider the Needs of Elderly and Disabled Residents in Projects and Plans**

The Town of Triangle has a relatively young population, but there has been a substantial shift in the age of the population over the last decade. Between 1990 and 2000, the under 18 age category grew by 2 percent while the 65 and over age category grew by 15 percent.

This aging trend is most pronounced in the older age groups. The 75 to 84 and 85 and over age groups grew by 43 percent and 127 percent, respectively. Although the total number of elderly residents remains low, the aging trend points to a necessity to consider the needs of the elderly and disabled in preparing community plans and projects.

#### **Goal 7: Provide for Public Safety Planning**

The Town of Triangle is served by two volunteer fire departments (Whitney Point Fire Department and Triangle Fire Company) and a volunteer ambulance squad (Whitney Point Fire Department Emergency Squad). Because emergency services in Triangle are provided on an all-volunteer basis, special consideration should be given to disaster and emergency planning.

The Town should include the Fire Company in any planning efforts. If the Town drafts land use regulations, they should be reviewed by the fire companies prior to adoption. During this review, the fire companies can provide the Town guidance to ensure that any regulations are well-matched to the local ability to provide emergency services. An example is a building height restriction based on existing fire fighting equipment capacities. If zoning is adopted, the Town may want the fire companies to review site plans for certain projects based upon the size and type of the proposal.

As part of this disaster planning process, the Town may want to consider requiring that 911 emergency response street numbers are posted in a uniform manner on all parcels. These uniform numbering signs can be especially effective in rural areas with larger lot sizes and homes that are setback far from the road.

**Goal 8: Consider the Traffic Implications of Decisions**

Within the Town of Triangle there is a Federal Interstate (I-81), three State routes (11, 26, and 206), and five County roads. This includes the Catskill Turnpike, the first road built by New York State. Because of its status as a crossroads for so many substantial roads, Triangle should give careful consideration to the traffic implications of land use decisions.

Adoption of a zoning ordinance would give Town officials their first opportunity to review the potential effects of proposed developments on the transportation network. In addition to this local approval, a zoning ordinance would give the Town the mechanism to ensure review by County and State officials of proposals that may have a direct or indirect traffic impact.

**Goal 9: Foster Greater Inter-municipal Cooperation**

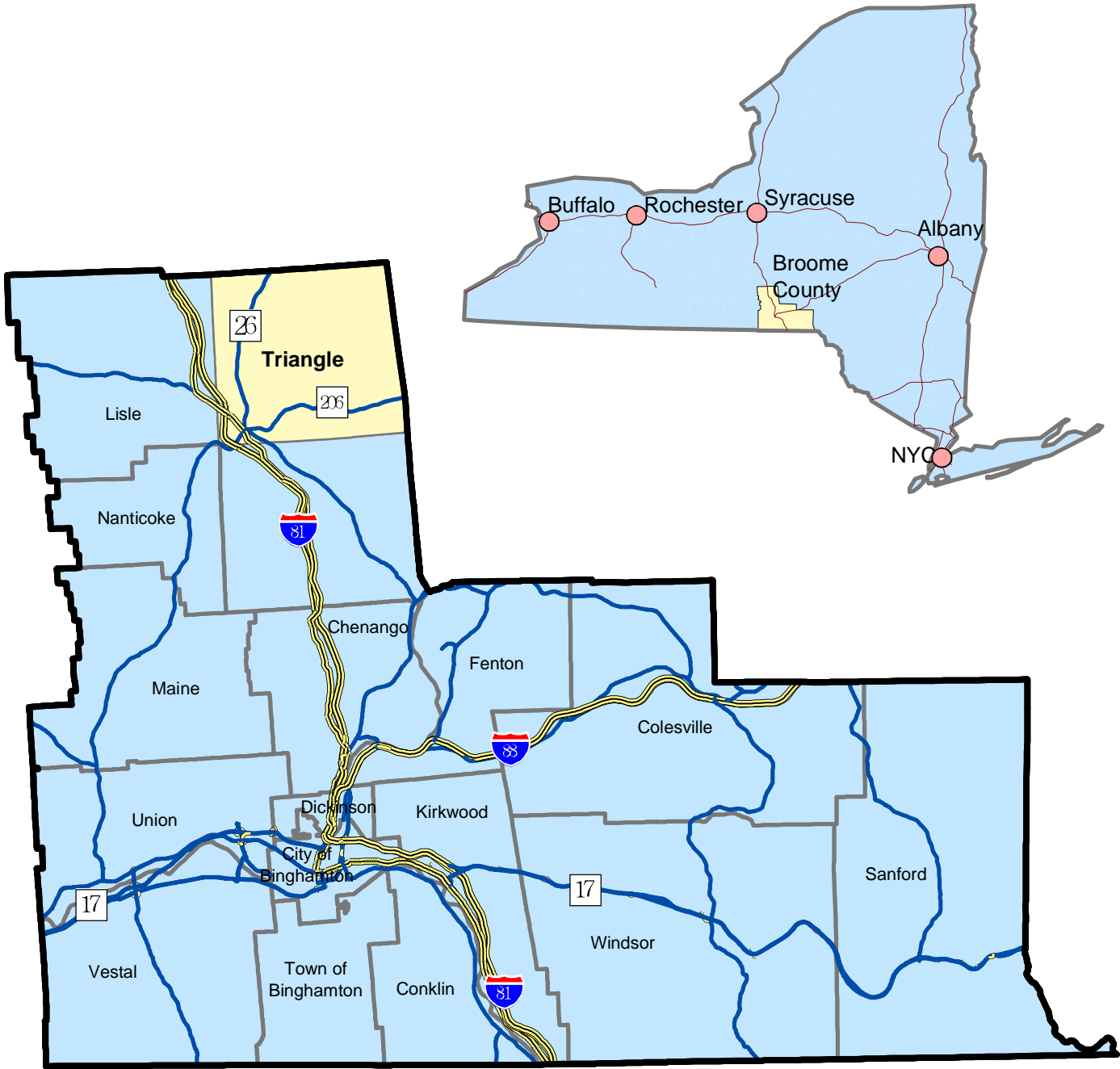
Inter-municipal cooperation is increasingly an essential part of local government. This cooperation can take the form of signed inter-municipal agreements or informal collaborations. In addition to shared government services, school districts and emergency service providers can all participate in these arrangements. The Town of Triangle has many inter-municipal agreements in place. These include the Northern Broome Fire Chiefs association that coordinates the purchase and allocation of equipment and manpower, the sharing of public works equipment among the northern Broome towns, plowing and ice control on County roads, and agreements with the Village of Whitney Point, the Town of Willet in Cortland County, and a countywide agreement among Broome County towns for cooperative road maintenance. The Town should look for further opportunities for inter-municipal cooperation where these agreements enable the Town to reduce expenditures. This should extend to collaboration with other levels of government, namely Broome County.

**Goal 10: Keep the Comprehensive Plan Current**

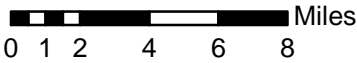
To be effective, a comprehensive plan must remain current. As conditions change and new information becomes available, the plan should be reviewed to ensure that it remains accurate and relevant to the needs of Triangle residents. To keep the plan current, the comprehensive plan should be reviewed, and amended as necessary, no later than five years after its adoption and every five years thereafter.



Triangle Comprehensive Plan  
Map 2-1  
Location

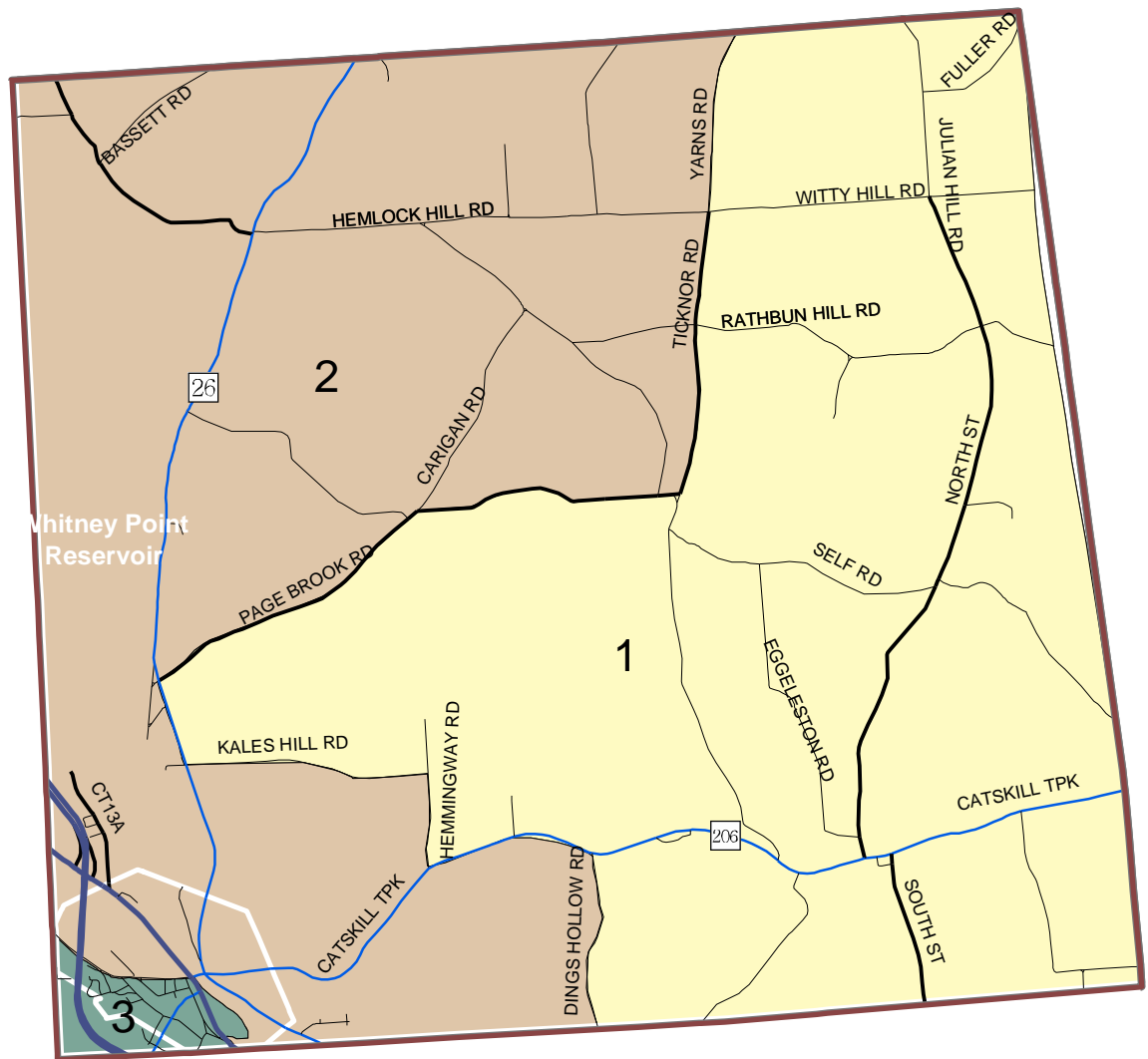


Scale

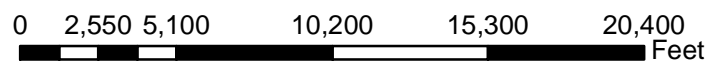




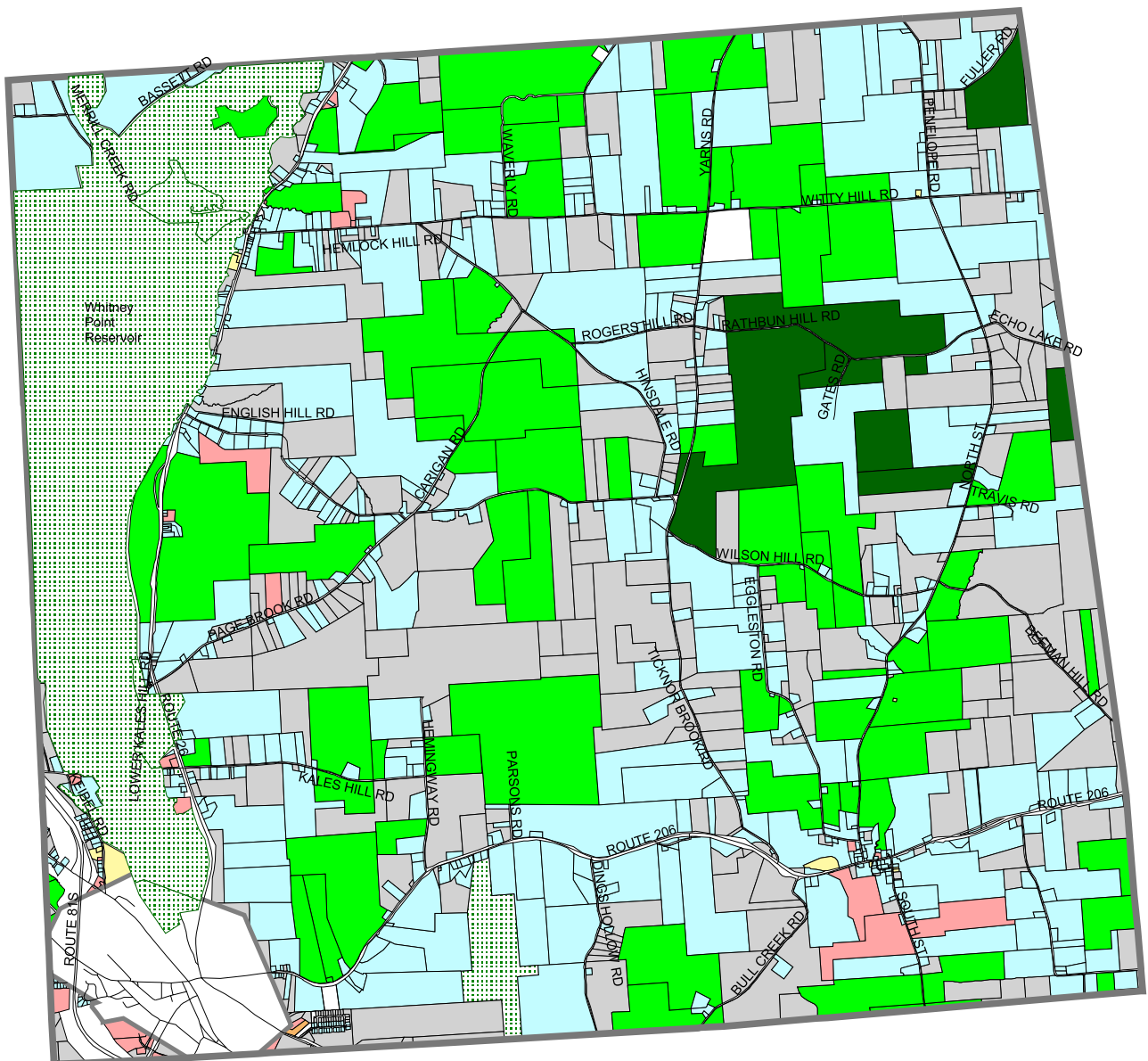
Triangle Comprehensive Plan  
Map 5-1  
Census Block Groups



Scale



Triangle Comprehensive Plan  
Map 7-1  
Existing Land Use

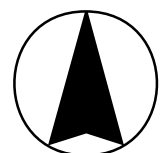


## Existing Land Use

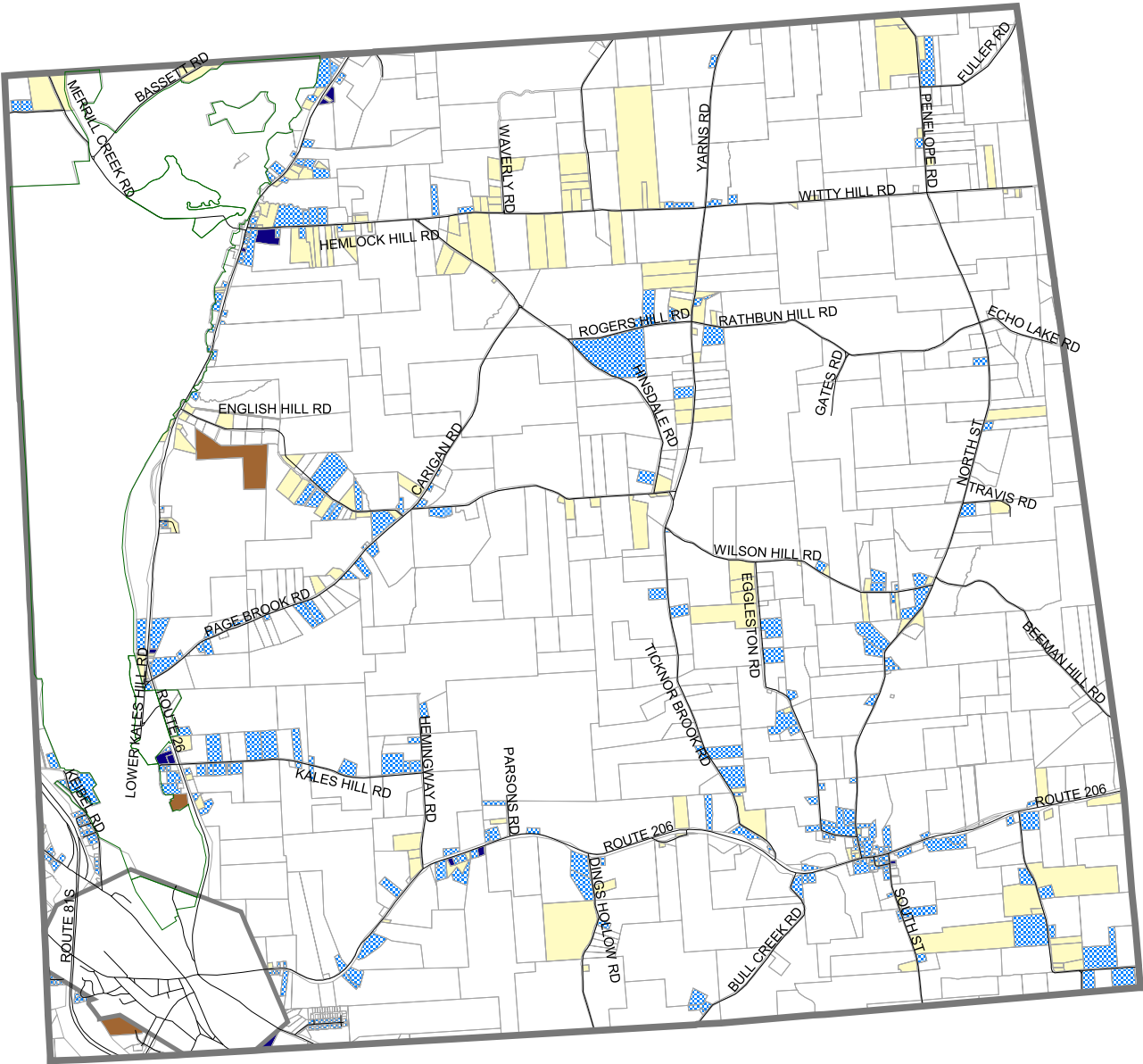
- Existing Land Use
- Wild/Forest
  - Agricultural
  - Recreational
  - Community Services
  - Residential
  - Public Services
  - Industrial
  - Commercial
  - Vacant
  - No Data

Scale

5000 0 5000 Feet

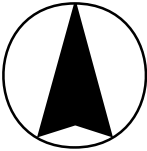
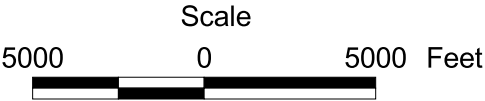


Triangle Comprehensive Plan  
Map 7-2  
Residential Land Use

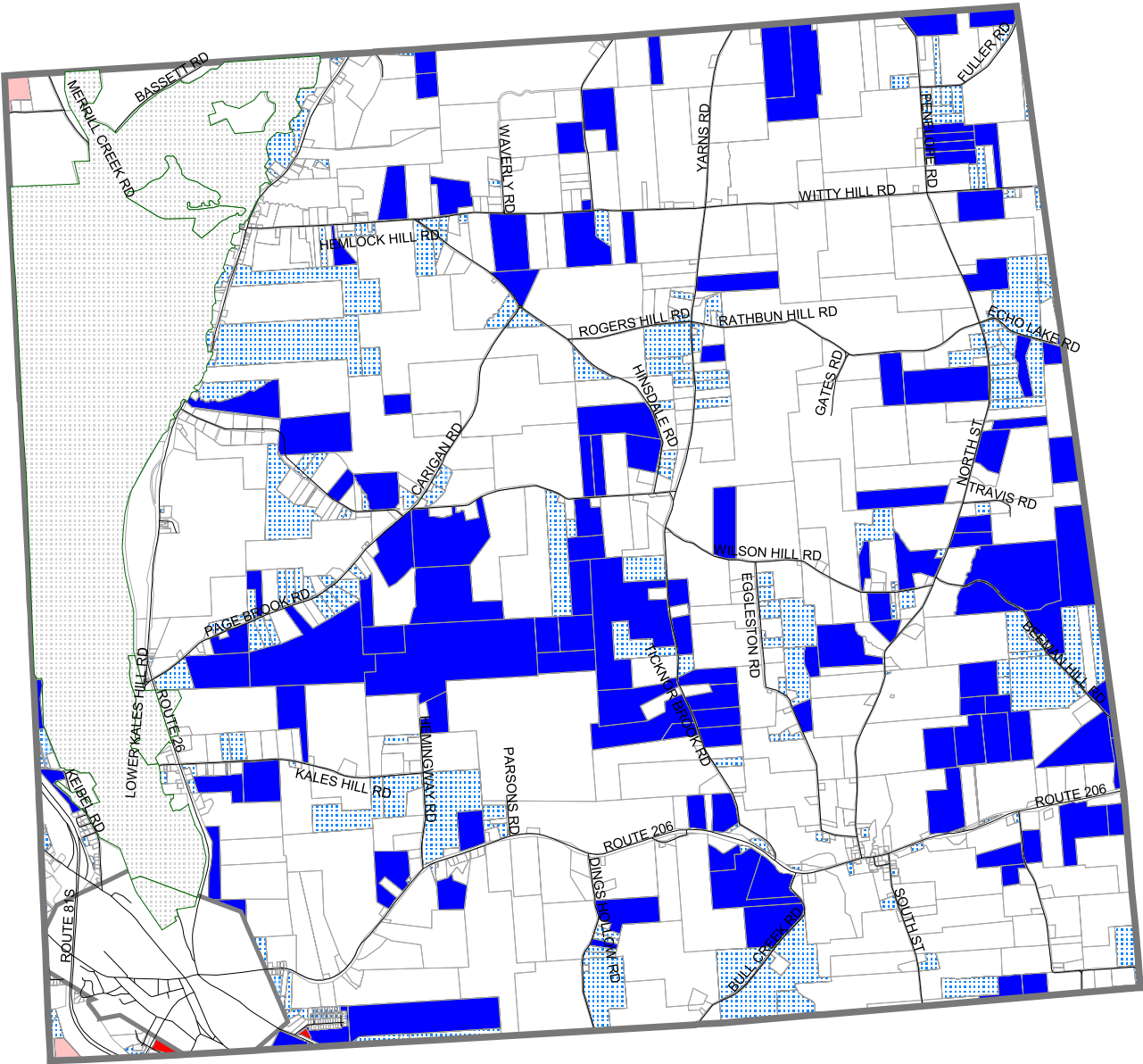


Residential Land Use

- Single-Family Residences
- Multi-Family Residences
- Mobile Homes (individual)
- Mobile Home Parks

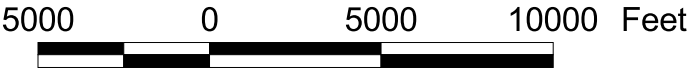


Triangle Comprehensive Plan  
Map 7-3  
Vacant Land Use



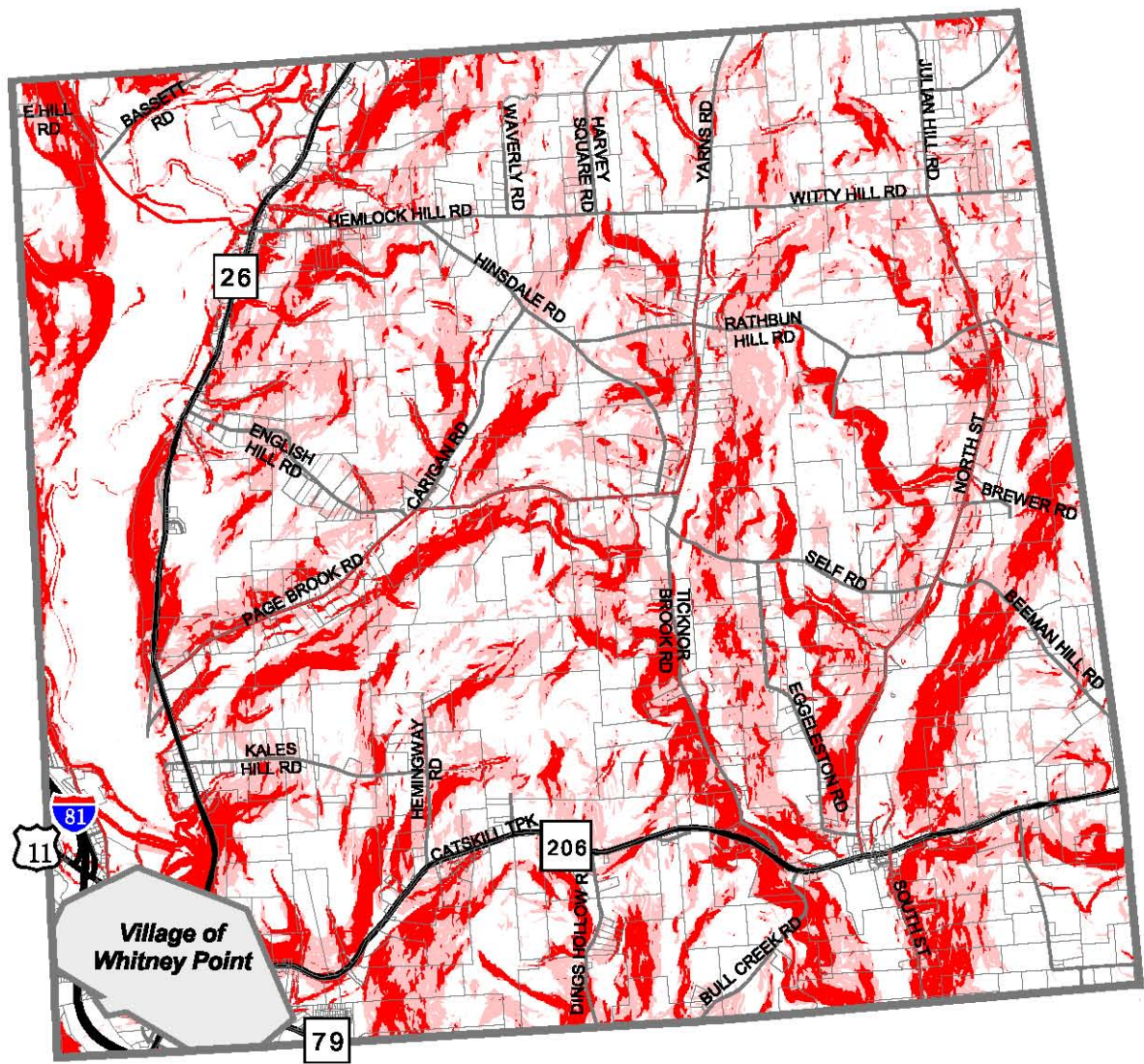
Existing Land Use

- Residential Vacant Land Over 10 Acres in Rural Areas
- Other Residential Vacant Land
- Vacant Land in Commercial Areas
- Other Vacant Land

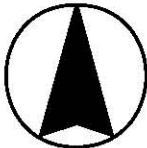




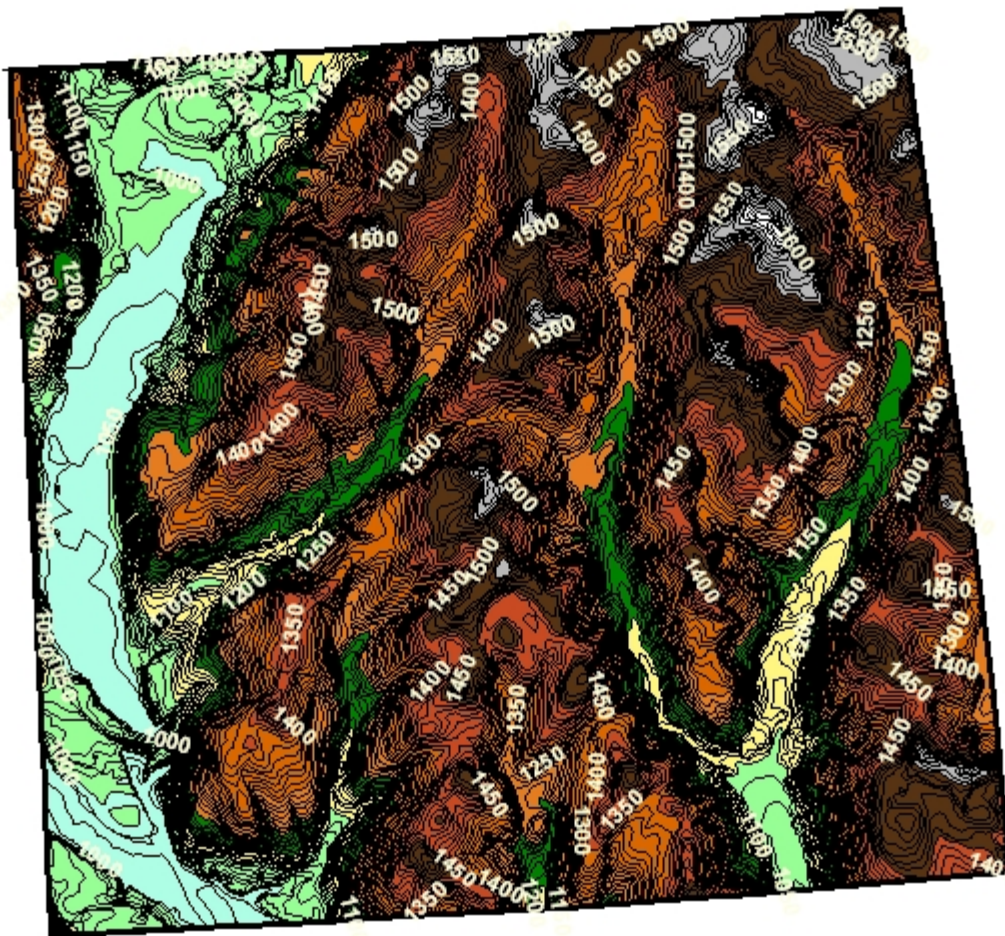
Triangle Comprehensive Plan  
Map 8-1  
Slope



Slope  
Under 10 percent  
10 - 15 percent  
Over 15 percent



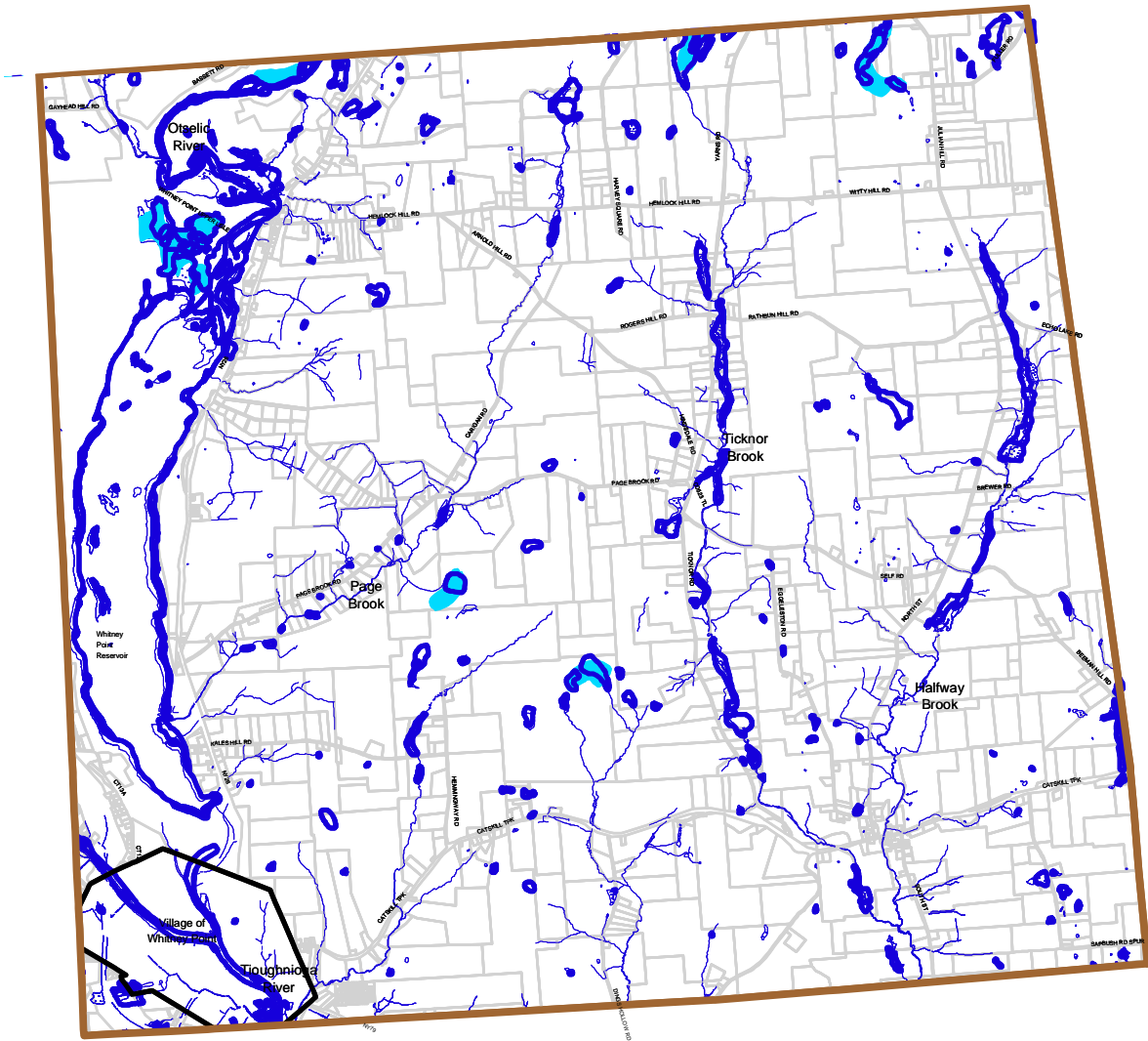
Triangle Comprehensive Plan  
Map 8-2  
Topography






0 2,500 5,000 10,000 15,000 20,000  
Feet

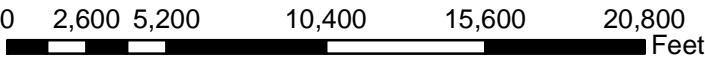






**Legend**

-  Federally Designated Wetlands
-  NYS Designated Wetlands
-  Streams

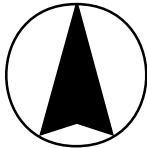


Triangle Comprehensive Plan  
Map 8-4  
Aquifers



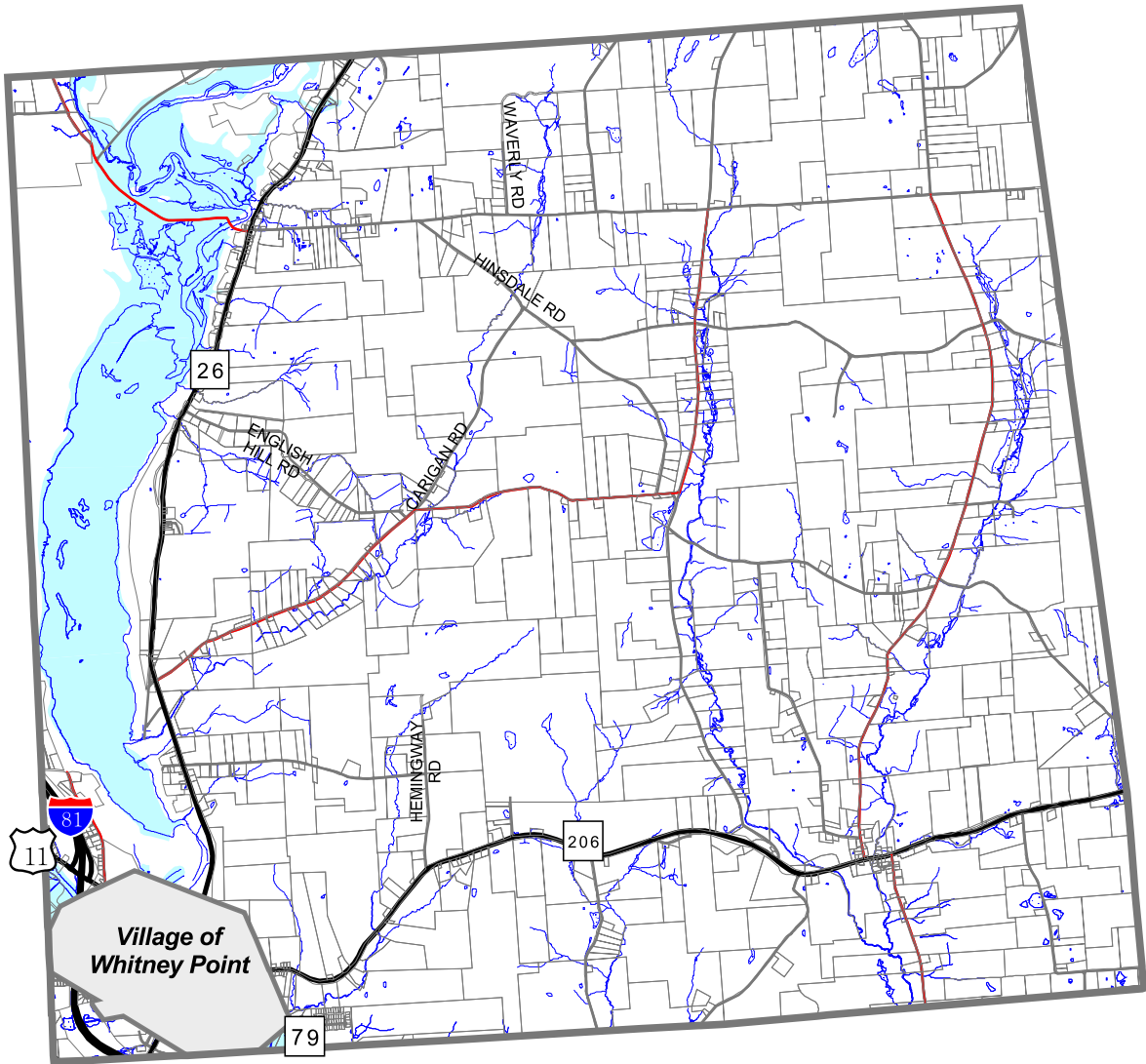
Aquifers

5000 0 5000 10000 Feet

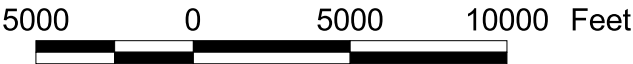




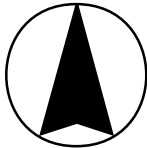
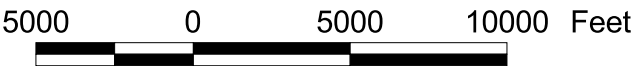
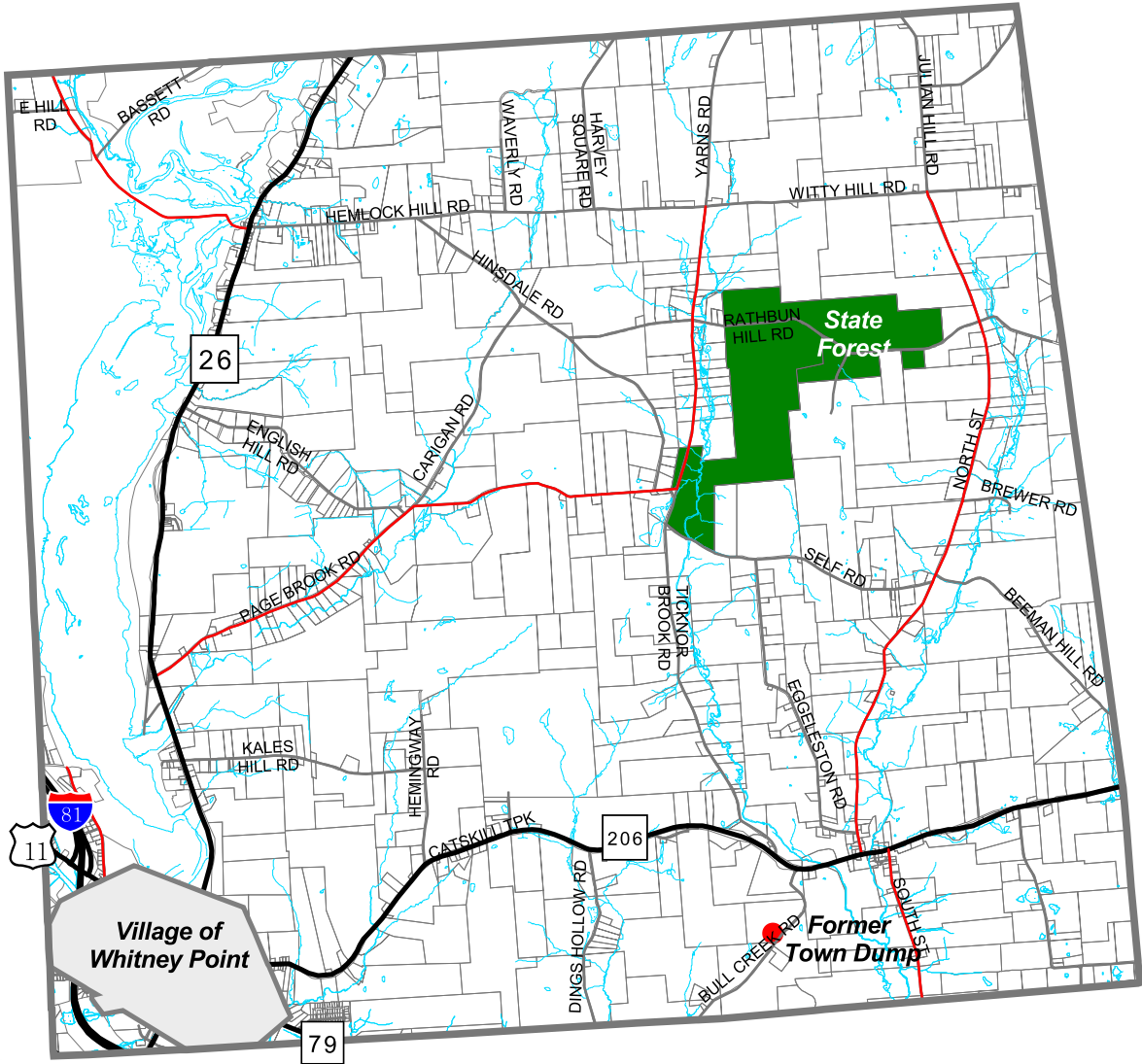
Triangle Comprehensive Plan  
Map 8-5  
Floodplain



Floodplain  
100-year Floodplain



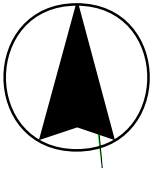
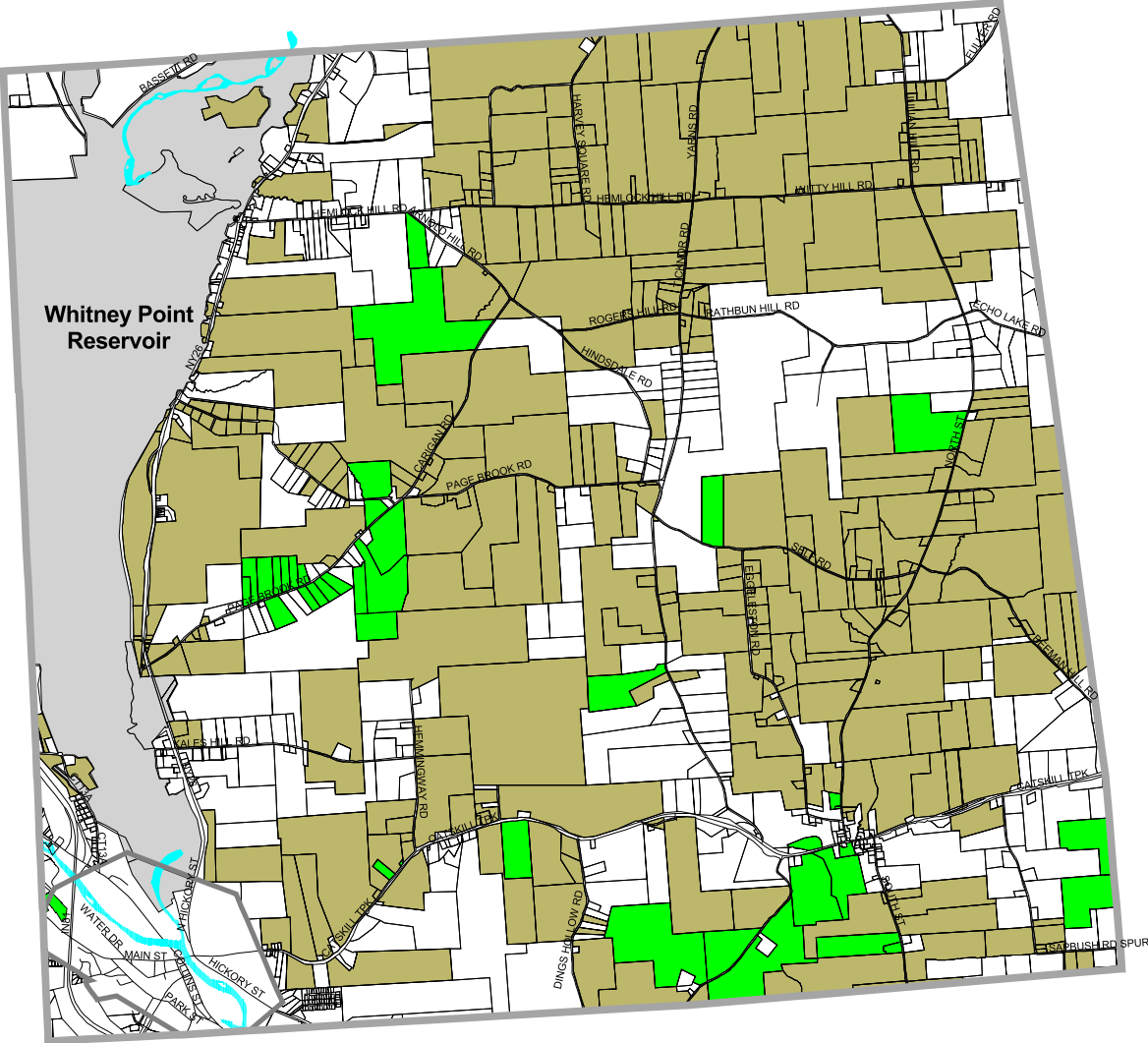
Triangle Comprehensive Plan  
Map 8-6  
Woodlands and Other Environmental Considerations



Triangle Comprehensive Plan  
Map 9-1  
Land in an Agricultural District



Triangle Comprehensive Plan  
Map 9-2  
Current and Proposed Agricultural District 5



Agricultural District 5



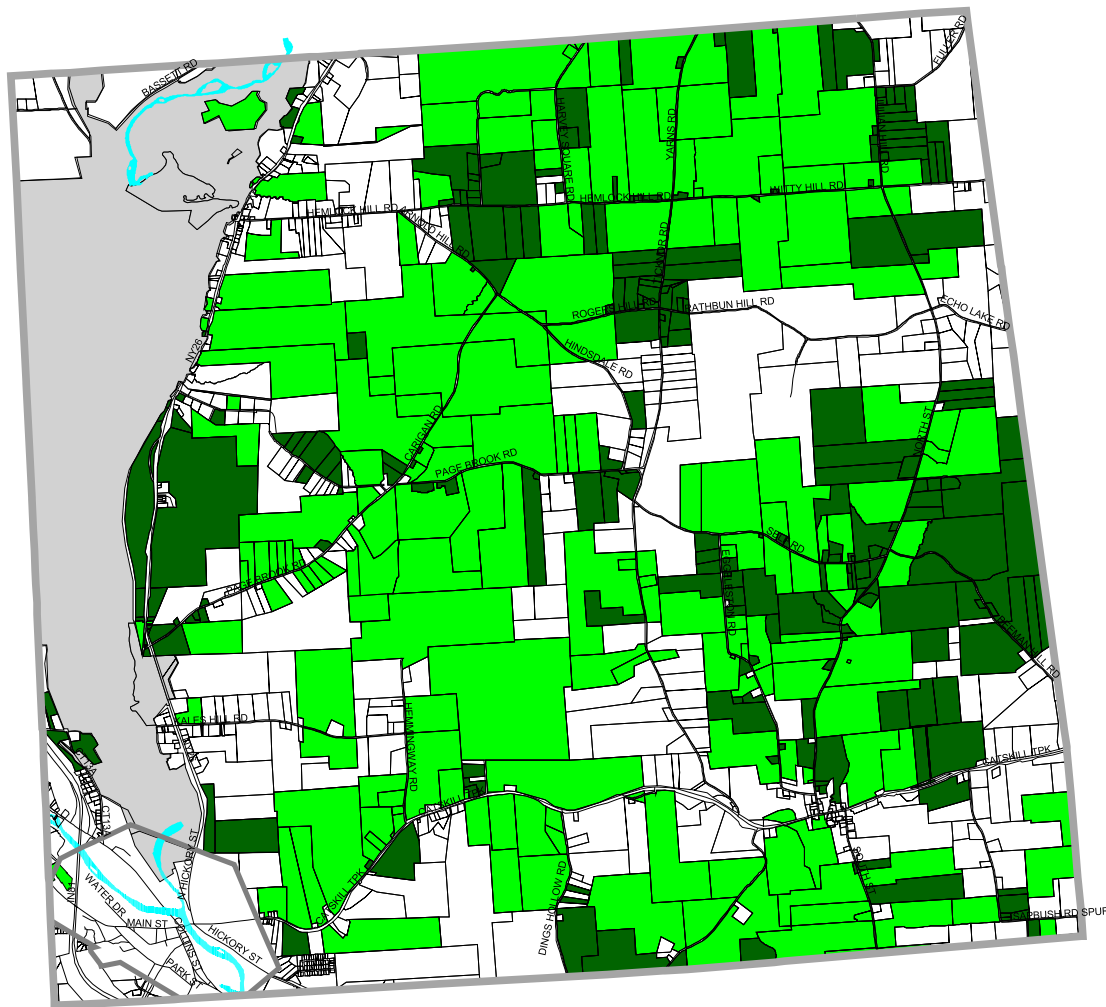
Agricultural District 5



2004 Additions to Agricultural District 5

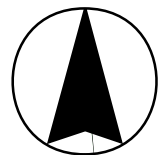


Triangle Comprehensive Plan  
Map 9-3  
Active and Inactive Land in Agricultural District 5



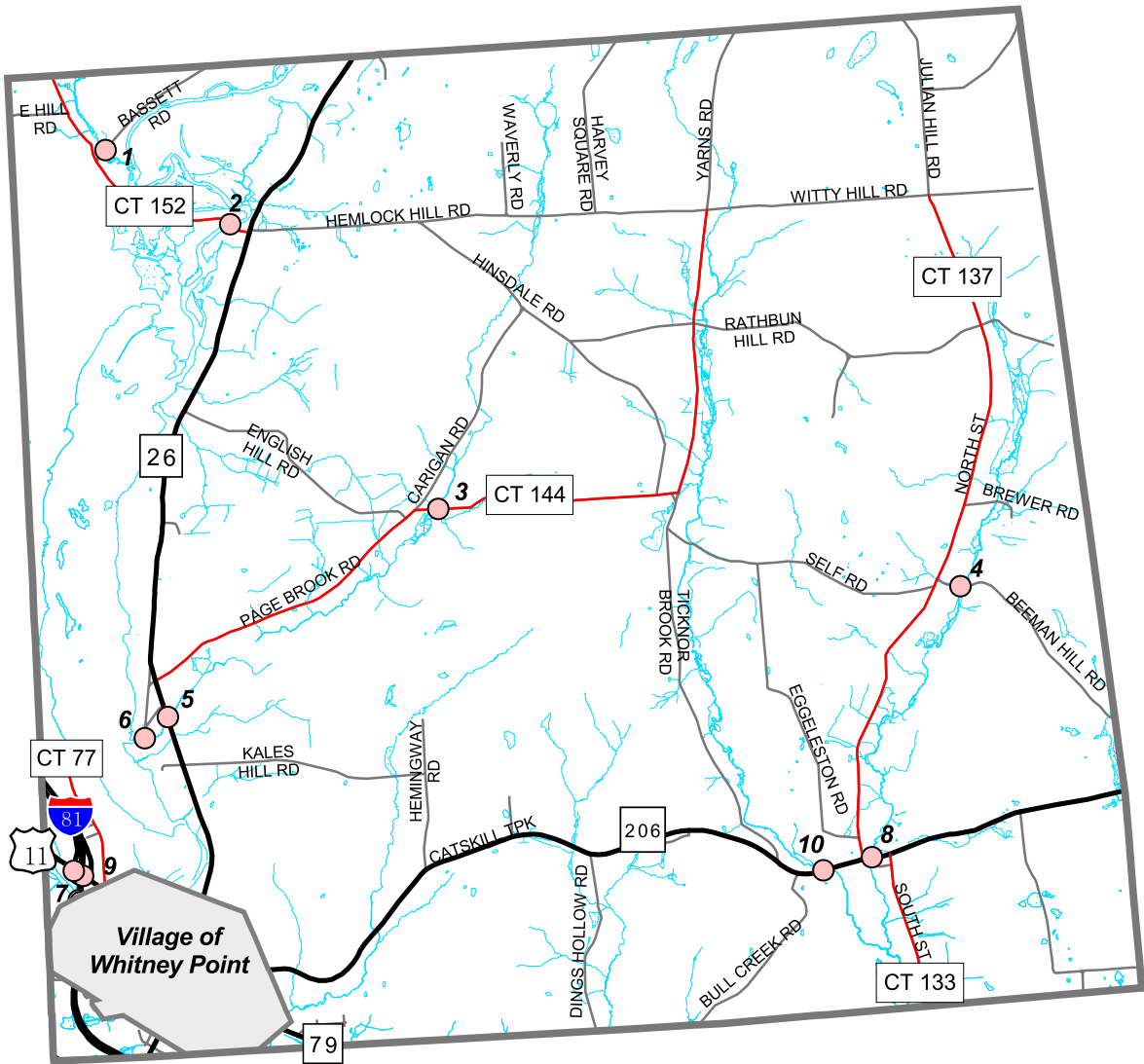
Agricultural District 5 (Proposed)

- Inactive
- Active

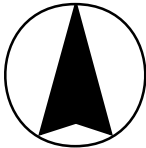
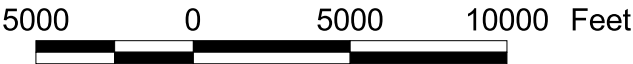


5000 0 5000 10000 Feet

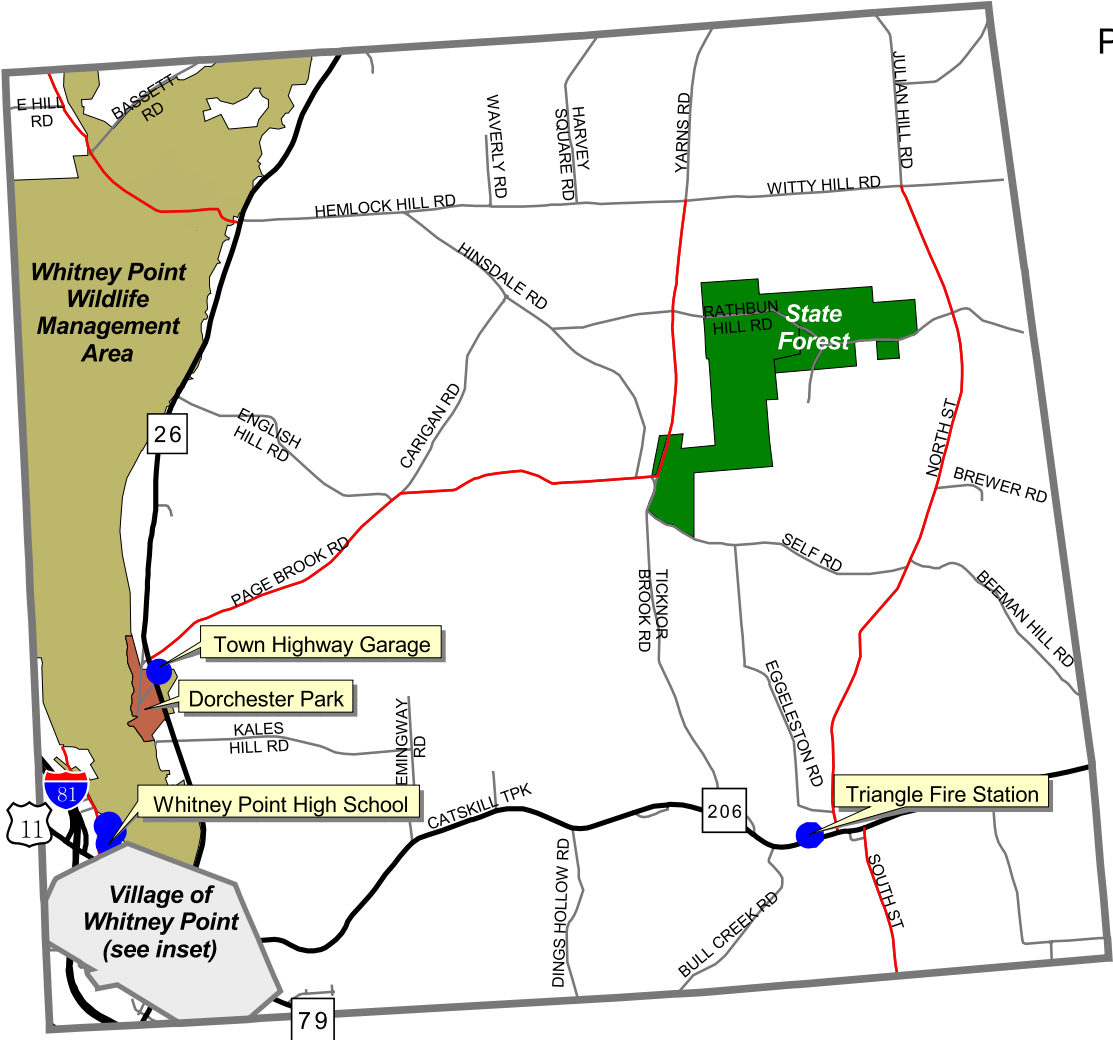
Triangle Comprehensive Plan  
Map 10-1  
Transportation



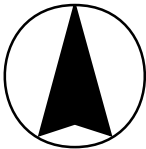
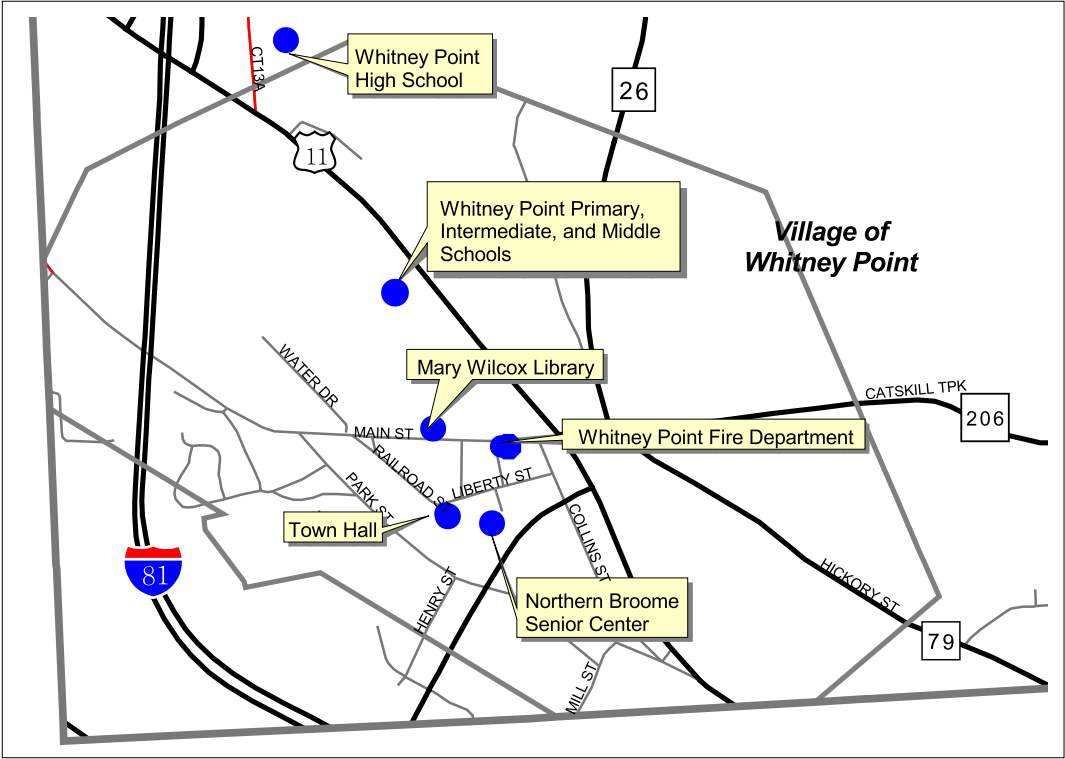
● Bridge Locations



Triangle Comprehensive Plan  
 Map 11-1  
 Public Facilities

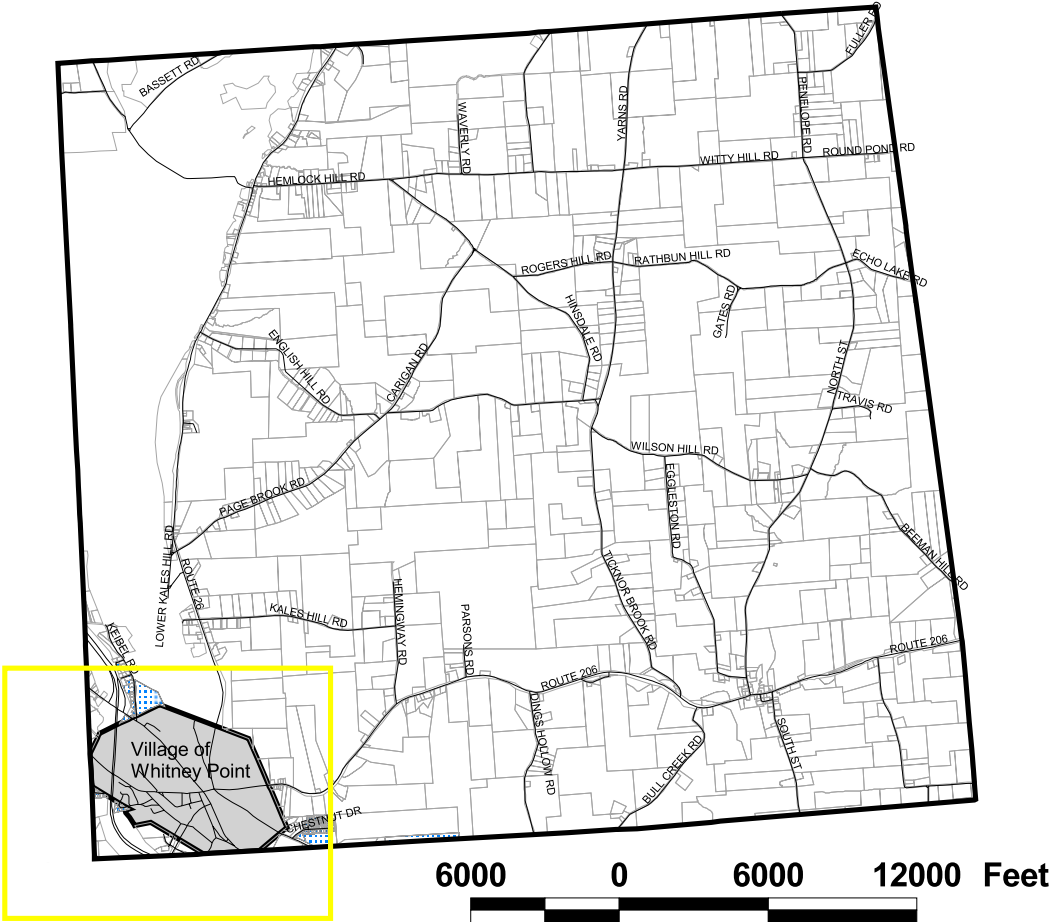


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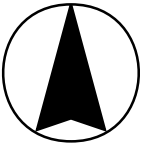




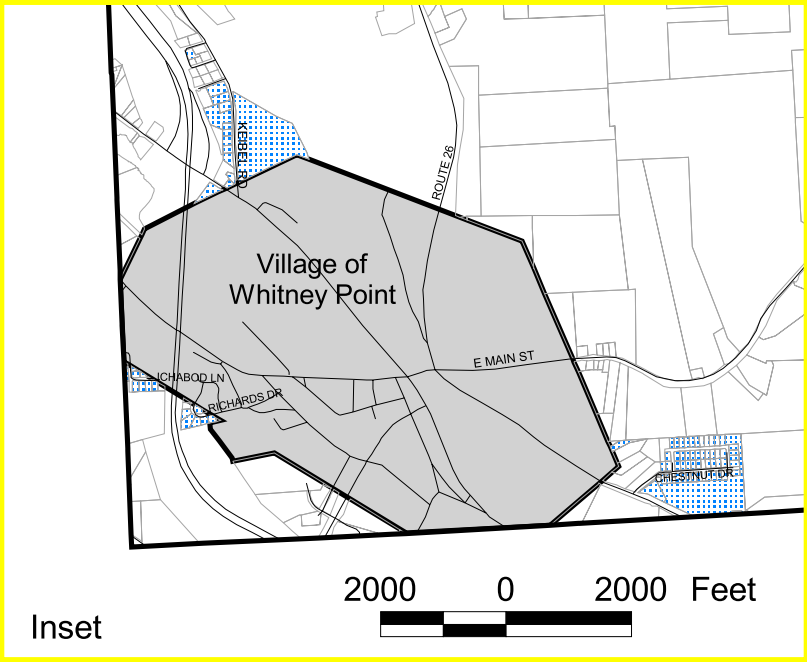
Triangle Comprehensive Plan  
Map 12-1  
Public Water Supply



See Inset



**Water Source**  
 **Public Water Supply**



Inset



## **SURVEY RESULTS**

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**1. The Town of Triangle's 3 major assets are:**

| <b>Major Assets</b>        | <b>1</b>   |             | <b>2</b>   | <b>3</b>   | <b>Total</b> |             |
|----------------------------|------------|-------------|------------|------------|--------------|-------------|
| Beauty/Wildlife/Rivers     | 16         | 11.8%       | 11         | 6          | 28           | 8.2%        |
| Fair Grounds               | 4          | 2.9%        | 5          | 8          | 14           | 4.1%        |
| Fire/Ambulance Departments | 2          | 1.5%        | 2          | 4          | 8            | 2.3%        |
| Location                   | 15         | 11.0%       | 15         | 16         | 44           | 12.8%       |
| Low Taxes                  | 2          | 1.5%        | 3          | 2          | 7            | 2.0%        |
| Miscellaneous              | 8          | 5.9%        | 14         | 13         | 32           | 9.3%        |
| Parks/Recreation           | 21         | 15.4%       | 29         | 12         | 60           | 17.5%       |
| People                     | 6          | 4.4%        | 6          | 2          | 14           | 4.1%        |
| Restaurants                | 2          | 1.5%        | 4          | 6          | 12           | 3.5%        |
| Roads Quality/Maintenance  | 7          | 5.1%        | 3          | 5          | 14           | 4.1%        |
| Rural Character            | 39         | 28.7%       | 16         | 13         | 65           | 19.0%       |
| Safety                     | 2          | 1.5%        | 4          | 9          | 14           | 4.1%        |
| Schools                    | 12         | 8.8%        | 8          | 10         | 28           | 8.2%        |
| Inexpensive Land           | 0          | 0.0%        | 3          | 0          | 3            | 0.9%        |
| <b>Total</b>               | <b>136</b> | <b>100%</b> | <b>123</b> | <b>106</b> | <b>343</b>   | <b>100%</b> |
| <i>No Response</i>         | 32         |             | 45         | 62         | 139          |             |

**2. The Town of Triangle's major shortcomings are:**

| <b>Major Shortcomings</b>     | <b>1</b>   | <b>%</b> | <b>2</b>  | <b>3</b>  | <b>Total</b> | <b>%</b> |
|-------------------------------|------------|----------|-----------|-----------|--------------|----------|
| Bus Service                   | 2          | 1.7%     | 0         | 3         | 5            | 1.8%     |
| Electric Service              | 3          | 2.5%     | 1         | 0         | 4            | 1.5%     |
| High Taxes                    | 5          | 4.1%     | 2         | 1         | 8            | 2.9%     |
| Insufficient Employment       | 11         | 9.1%     | 7         | 2         | 20           | 7.3%     |
| Junk/Appearance               | 6          | 5.0%     | 8         | 3         | 17           | 6.2%     |
| Lack Codes/Zoning/Planning    | 21         | 17.4%    | 12        | 7         | 40           | 14.7%    |
| Lack Entertainment/Recreation | 11         | 9.1%     | 3         | 7         | 21           | 7.7%     |
| Lack Grocery                  | 16         | 13.2%    | 3         | 1         | 20           | 7.3%     |
| Lack Services                 | 1          | 0.8%     | 1         | 0         | 2            | 0.7%     |
| Lack Sewer                    | 5          | 4.1%     | 2         | 3         | 10           | 3.7%     |
| Limited Businesses            | 14         | 11.6%    | 9         | 4         | 27           | 9.9%     |
| Misc                          | 20         | 16.5%    | 35        | 22        | 77           | 28.2%    |
| Mobile Homes                  | 4          | 3.3%     | 5         | 2         | 11           | 4.0%     |
| Police                        | 1          | 0.8%     | 1         | 4         | 6            | 2.2%     |
| Traffic                       | 1          | 0.8%     | 1         | 1         | 3            | 1.1%     |
| Roads                         | 0          | 0.0%     | 2         | 0         | 2            | 0.7%     |
| <b>Total</b>                  | <b>121</b> |          | <b>92</b> | <b>60</b> | <b>273</b>   |          |
| <i>No Response</i>            | 47         |          | 76        | 108       |              |          |

### 3. What do you believe the population of the town SHOULD be in 20 years?

|                             |    |       |
|-----------------------------|----|-------|
| Don't know                  | 11 | 7.0%  |
| Less than now               | 10 | 6.4%  |
| The same                    | 23 | 14.6% |
| Slightly more than now      | 80 | 51.0% |
| Significantly more than now | 33 | 21.0% |

Total responses: 157

No response 11

### 4. How would you rate the town as a place to live:

|            |     |       |
|------------|-----|-------|
| Excellent  | 28  | 17.4% |
| Good       | 109 | 67.7% |
| Fair       | 21  | 13.0% |
| Poor       | 1   | 0.6%  |
| don't know | 2   | 1.2%  |

Total responses: 161

No response 7

### 5. Is the town a safe place to live?

|        |     |       |
|--------|-----|-------|
| Yes    | 141 | 87.6% |
| No     | 5   | 3.1%  |
| Unsure | 15  | 9.3%  |

Total responses: 161

No response 7

### 6. Would you like to see more or less of the following in the town?

|                           | More | %     | Less | %    | Same | %     | Don't Know | %    | Total Responses | No Response |
|---------------------------|------|-------|------|------|------|-------|------------|------|-----------------|-------------|
| Residential               | 76   | 48.4% | 7    | 4.5% | 70   | 44.6% | 4          | 2.5% | 157             | 11          |
| Commercial Establishments | 93   | 60.4% | 6    | 3.9% | 48   | 31.2% | 7          | 4.5% | 154             | 14          |
| Industrial Establishments | 63   | 42.6% | 14   | 9.5% | 57   | 38.5% | 14         | 9.5% | 148             | 20          |
| Agriculture               | 99   | 64.7% | 1    | 0.7% | 50   | 32.7% | 3          | 2.0% | 153             | 15          |

### 7. Is the extent of business in the town...

|            |    |       |
|------------|----|-------|
| Too much   | 3  | 1.9%  |
| Just right | 45 | 29.2% |
| Too little | 98 | 63.6% |
| Don't know | 8  | 5.2%  |

Total responses: 154

No response 14

**8. What type of business would you like to see in the Town of Triangle?**

|                          | 1   |       | 2  | 3   | Total |       |
|--------------------------|-----|-------|----|-----|-------|-------|
| Agriculture              | 2   | 1.5%  | 4  | 1   | 7     | 2.9%  |
| Any/Jobs                 | 6   | 4.5%  | 2  | 1   | 9     | 3.7%  |
| Crafts                   | 2   | 1.5%  | 2  | 1   | 5     | 2.1%  |
| Drug Store               | 4   | 3.0%  | 5  | 1   | 10    | 4.1%  |
| Environmentally Safe     | 3   | 2.3%  | 1  | 0   | 4     | 1.7%  |
| Farmers Market           | 2   | 1.5%  | 1  | 1   | 4     | 1.7%  |
| Grocery                  | 37  | 28.0% | 10 | 2   | 49    | 20.3% |
| Industrial               | 13  | 9.8%  | 8  | 3   | 24    | 10.0% |
| Medical                  | 3   | 2.3%  | 3  | 0   | 6     | 2.5%  |
| Misc                     | 15  | 11.4% | 8  | 7   | 30    | 12.4% |
| None                     | 2   | 1.5%  | 0  | 0   | 2     | 0.8%  |
| Recreation/Entertainment | 7   | 5.3%  | 9  | 10  | 26    | 10.8% |
| Restaurant               | 8   | 6.1%  | 8  | 3   | 19    | 7.9%  |
| Retail                   | 19  | 14.4% | 9  | 5   | 33    | 13.7% |
| Services                 | 1   | 0.8%  | 0  | 1   | 2     | 0.8%  |
| Small                    | 8   | 6.1%  | 3  | 0   | 11    | 4.6%  |
| Total                    | 132 |       | 73 | 36  | 241   |       |
| No response              | 36  |       | 36 | 132 |       |       |

**9. What types of businesses would you NOT like to see in the Town of Triangle?**

|                                    | 1   |       | 2   | 3   | Total |       |
|------------------------------------|-----|-------|-----|-----|-------|-------|
| Adult Entertainment/Strip Clubs    | 13  | 10.2% | 10  | 7   | 30    | 13.3% |
| Bars                               | 17  | 13.3% | 4   | 3   | 24    | 10.6% |
| Environmentally Unsafe/High Impact | 13  | 10.2% | 7   | 1   | 21    | 9.3%  |
| Fast food                          | 7   | 5.5%  | 2   | 0   | 9     | 4.0%  |
| Gas Station/Convenience Store      | 2   | 1.6%  | 5   | 0   | 7     | 3.1%  |
| Industrial                         | 26  | 20.3% | 4   | 1   | 31    | 13.7% |
| Junk Yard                          | 12  | 9.4%  | 4   | 1   | 17    | 7.5%  |
| Landfill                           | 7   | 5.5%  | 7   | 5   | 19    | 8.4%  |
| Major Retail                       | 7   | 5.5%  | 3   | 0   | 10    | 4.4%  |
| Mining                             | 3   | 2.3%  | 1   | 1   | 5     | 2.2%  |
| Miscellaneous                      | 15  | 11.7% | 13  | 6   | 34    | 15.0% |
| Race Track                         | 1   | 0.8%  | 4   | 2   | 7     | 3.1%  |
| Trailer Parks                      | 5   | 3.9%  | 2   | 5   | 12    | 5.3%  |
| Total                              | 128 |       | 66  | 32  | 226   | 100%  |
| No response                        | 40  |       | 102 | 134 | 276   |       |

**10. Where do you go for the following activities?**

|                           | Groceries |     | Major Shopping |     | Medical Services |     | Recreation/ Entertainment |     |
|---------------------------|-----------|-----|----------------|-----|------------------|-----|---------------------------|-----|
| Triangle/Whitney Point    | 118       | 39% | 8              | 3%  | 40               | 18% | 69                        | 21% |
| Lisle                     | 0         | 0%  | 0              | 0%  | 21               | 10% | 7                         | 2%  |
| Marathon                  | 4         | 1%  | 1              | 0%  | 0                | 0%  | 7                         | 2%  |
| Bing/Vestal/J.C./Endicott | 121       | 40% | 153            | 67% | 120              | 55% | 106                       | 33% |
| Syracuse Area             | 1         | 0%  | 14             | 6%  | 5                | 2%  | 21                        | 7%  |
| Ithaca Area               | 4         | 1%  | 8              | 3%  | 1                | 0%  | 25                        | 8%  |
| Pennsylvania              | 0         | 0%  | 2              | 1%  | 2                | 1%  | 10                        | 3%  |
| Cortland Area             | 27        | 9%  | 31             | 13% | 5                | 2%  | 21                        | 7%  |
| Greene                    | 26        | 9%  | 7              | 3%  | 18               | 8%  | 23                        | 7%  |
| Other                     | 4         | 1%  | 6              | 3%  | 7                | 3%  | 34                        | 11% |
| Total                     | 305       |     | 230            |     | 219              |     | 323                       |     |

**11. If you travel outside of the Town of Triangle for the above listed activities, please check the following applicable reasons:**

**Responses**

|   |     |     |
|---|-----|-----|
| Convenience/closeness to other daily activities | 61  | 14% |
| Prices  | 123 | 28% |
| Selection/variety of products or services       | 137 | 31% |
| Availability of products or services            | 120 | 27% |
| Total   | 441 |     |

**12. What type(s) of housing (if any) should be permitted in undeveloped areas of the Town of Triangle?**

**Responses**

|                         |     |     |
|-------------------------|-----|-----|
| Single family           | 151 | 40% |
| Two family              | 64  | 17% |
| Multiple family         | 24  | 6%  |
| Individual mobile homes | 69  | 18% |
| Mobile home parks       | 18  | 5%  |
| Townhouses              | 46  | 12% |
| Don't Know              | 5   | 1%  |
| None                    | 5   | 1%  |
| Total                   | 382 |     |

**13. Should the Town of Triangle regulate certain types of housing?**

|             |     |     |
|-------------|-----|-----|
| Yes         | 114 | 72% |
| No          | 27  | 17% |
| Unsure      | 18  | 11% |
| Total       | 159 |     |
| No Response | 9   |     |

**14. Are the current land use controls in Triangle:**

|                        |     |     |
|------------------------|-----|-----|
| Too restrictive        | 10  | 6%  |
| Just right             | 35  | 22% |
| Not restrictive enough | 60  | 38% |
| don't know             | 54  | 34% |
| Total                  | 159 |     |
| No response            | 9   |     |

**15. Should a minimum lot size be established for new housing construction in the Town?**

|             |     |     |
|-------------|-----|-----|
| Yes         | 120 | 75% |
| No          | 23  | 14% |
| Unsure      | 18  | 11% |
| Total       | 161 |     |
| No response | 7   |     |

**16. If "yes," what should the minimum size be?**

|             |     |     |
|-------------|-----|-----|
| 1/2 acre    | 21  | 17% |
| 1 acre      | 44  | 36% |
| 2 acres     | 31  | 25% |
| 5 acres     | 18  | 15% |
| Other       | 9   | 7%  |
| Total       | 123 |     |
| No response | 45  |     |

**17. Should a minimum setback be established for new housing construction in the town?**

|             |     |     |
|-------------|-----|-----|
| Yes         | 111 | 69% |
| No          | 18  | 11% |
| Unsure      | 32  | 20% |
| Total       | 161 |     |
| No response | 7   |     |

**18. If "yes," what should the minimum setback be?**

|              |     |     |
|--------------|-----|-----|
| 10 feet      | 5   | 5%  |
| 25 feet      | 36  | 32% |
| 50 feet      | 38  | 34% |
| Over 50 feet | 25  | 23% |
| Other        | 7   | 6%  |
| Total        | 111 |     |
| No response  | 57  |     |

**19. Should communication towers/cellular towers be regulated?**

|             |     |     |
|-------------|-----|-----|
| Yes         | 129 | 81% |
| No          | 14  | 9%  |
| Unsure      | 16  | 10% |
| Total       | 159 |     |
| No Response | 9   |     |

**20. If "yes," how should they be regulated?  
(you may circle more than one)**

|                |     |     |
|----------------|-----|-----|
| Limited height | 61  | 22% |
| Appearance     | 81  | 29% |
| Location       | 114 | 41% |
| Other          | 20  | 7%  |
| Total          | 276 |     |

## 21. How important is it to...

(1=very important, 2=important, 3=somewhat important, 4=not important, 5=don't know)

(1=very important, 2=important, 3=somewhat important, 4=not important, 5=don't know)

|  | 1   | 2   | 3  | 4   | 5  | Total Responses |    |     |   |    |     |
|--|-----|-----|----|-----|----|-----------------|----|-----|---|----|-----|
| Restrict junkyards to specific areas ONLY                        | 129 | 82% | 13 | 8%  | 11 | 7%              | 4  | 3%  | 0 | 0% | 157 |
| Allow mobile home parks in specific areas ONLY                   | 102 | 65% | 24 | 15% | 19 | 12%             | 10 | 6%  | 2 | 1% | 157 |
| Allow individual mobile homes in specific areas ONLY             | 48  | 31% | 24 | 15% | 40 | 26%             | 38 | 25% | 5 | 3% | 155 |
| Permit commercial development in specific areas ONLY             | 73  | 48% | 31 | 20% | 34 | 22%             | 13 | 9%  | 1 | 1% | 152 |
| Permit industrial development in specific areas ONLY             | 87  | 56% | 31 | 20% | 23 | 15%             | 11 | 7%  | 2 | 1% | 154 |
| Permit adult entertainment/bookstores in specific areas ONLY     | 117 | 76% | 8  | 5%  | 14 | 9%              | 13 | 8%  | 1 | 1% | 153 |
| Permit gravel and other mining operations in specific areas ONLY | 90  | 57% | 36 | 23% | 18 | 11%             | 13 | 8%  | 0 | 0% | 157 |
| Control illegal dumping  | 144 | 92% | 11 | 7%  | 0  | 0%              | 0  | 0%  | 1 | 1% | 156 |
| Control noise  | 81  | 51% | 33 | 21% | 33 | 21%             | 11 | 7%  | 0 | 0% | 158 |
| Protect air quality  | 113 | 73% | 28 | 18% | 10 | 6%              | 4  | 3%  | 0 | 0% | 155 |
| Protect groundwater  | 123 | 79% | 21 | 14% | 8  | 5%              | 2  | 1%  | 1 | 1% | 155 |
| Protect streams and wetlands                                     | 116 | 74% | 25 | 16% | 11 | 7%              | 2  | 1%  | 2 | 1% | 156 |
| Improve the appearance of buildings/property                     | 62  | 39% | 58 | 37% | 28 | 18%             | 7  | 4%  | 2 | 1% | 157 |
| Preserve open space  | 73  | 47% | 43 | 28% | 30 | 19%             | 9  | 6%  | 1 | 1% | 156 |
| Preserve agriculture   | 102 | 64% | 36 | 23% | 15 | 9%              | 6  | 4%  | 0 | 0% | 159 |
| Establish subdivision regulations for new housing developments   | 69  | 45% | 52 | 34% | 22 | 14%             | 9  | 6%  | 2 | 1% | 154 |
| Limit the number of unregistered vehicles stored on a property   | 82  | 53% | 34 | 22% | 23 | 15%             | 15 | 10% | 1 | 1% | 155 |
| Provide senior housing   | 76  | 48% | 48 | 30% | 27 | 17%             | 5  | 3%  | 2 | 1% | 158 |
| Provide additional recreational activities                       | 49  | 32% | 43 | 28% | 35 | 23%             | 23 | 15% | 4 | 3% | 154 |

## 22. How would you rate the following in Town of Triangle?

|   | Excellent |     |    | Good | Fair | Poor | Don't Know | Total Responses |    |     |     |
|---|-----------|-----|----|------|------|------|------------|-----------------|----|-----|-----|
| Ambulance services                                      | 42        | 26% | 66 | 41%  | 14   | 9%   | 7          | 4%              | 31 | 19% | 160 |
| Volunteer fire departments                              | 59        | 37% | 71 | 44%  | 11   | 7%   | 3          | 2%              | 16 | 10% | 160 |
| Police protection                                       | 18        | 12% | 60 | 38%  | 42   | 27%  | 14         | 9%              | 22 | 14% | 156 |
| Condition of town roads                                 | 26        | 16% | 92 | 58%  | 30   | 19%  | 8          | 5%              | 3  | 2%  | 159 |
| The town's snow plowing efforts                         | 61        | 38% | 77 | 48%  | 13   | 8%   | 3          | 2%              | 6  | 4%  | 160 |
| Code enforcement efforts                                | 5         | 3%  | 46 | 29%  | 25   | 16%  | 32         | 20%             | 49 | 31% | 157 |
| Public transportation                                   | 5         | 3%  | 8  | 5%   | 28   | 18%  | 68         | 44%             | 44 | 29% | 153 |
| The town's overall appearance (buildings, litter, etc.) | 2         | 1%  | 58 | 37%  | 72   | 46%  | 20         | 13%             | 5  | 3%  | 157 |
| Senior housing  | 11        | 7%  | 63 | 40%  | 38   | 24%  | 8          | 5%              | 38 | 24% | 158 |
| Recreational opportunities                              | 11        | 7%  | 61 | 39%  | 43   | 27%  | 27         | 17%             | 15 | 10% | 157 |

### 23. Comments

- More community activities such as dance halls for all ages, pool halls, places to keep kids off the streets. Younger kids, teens, senior citizens all interacting together.
- Its time the town becomes more progressive, future generations will expect and require better services and incentive to live an raise families here.
- The run off from Chestnut Dr. onto my land and the clean up required. No dumps, sewage plants, gravel operations.
- We need more control of mobile homes(ones without foundations) and the general appearance of existing properties. Unsafe structures should be torn down.
- Limit trailer parks. Don't support the tax base, but put a load on our school district which raises the home owners taxes
- The road should be improved!
- You guys deserve a raise!
- I would appreciate better law enforcement on Rt. 26 north of the village-speeding , vehicle noise levels and right of way violations. Also property appearance codes appear to be non existing
- I have a concern about a track on Bull Creek Rd. at present there are no problems, but could this be turned into a regular race track? Could a regular race track be grandfathered in?
- I feel that the town should be a lot stricter when it comes to conditions of houses and property in the area. There are so many "junk" properties--HO/MHO and landlords that are a real problem.



### 23. Comments

- The town needs limited land use regulations to preserve the overall quality we have enjoyed.
- We will become what we allow. As a tax payer, property owner, and parent of two school age children, I am opposed to any 'development' that I consider to be counter to my family's best interest.
- We really need to get something for the kids to do besides hang out at the Mobil
- Response time for emergency personnel is slow but they are good at the job and know what they are doing
- Clean up the "Bennett Farm" on Rt. 206. It is an environmental disaster.
- don't think the town should be telling someone what they can & can't do with their property, unless it is an eyesore or harmful to the town. Businesses - small-med. in size, bringing in more jobs without affecting country atmosphere
- Not enough senior housing
- more sheriff patrols needed, a town park needed, more mobile home parks needed
- thank you for the opportunity to this survey and for your efforts in addressing our concerns
- Response time for Fire Department is bad!

### 23. Comments

- Develop Dorchester Park. Develop fairgrounds. Develop commercial/industrial property.
- Existing codes need to be enforced, i.e. junk car ordinances(?)
- Promote recreational facilities, local museum, computer facilities for family use--best way to prevent youth problems
- We desire that Triangle keep its spacious, farm, quiet orientation
- Although I don't reside in the town of Triangle presently, I've owned acreage off Rt. 26 between the WP reservoir and upper Lisle Rd. since early 1970s. I fell "in love" with my land and the surrounding countryside at first sight. Quiet, serene, natural.
- Community needs a plan for the future. Area is a dying community, we need a vision. Whitney Point is rundown. Greene is beautiful. Get rid of Chuck's Tank and the fair. Burning of personal trash should not happen. How about a leash law?
- Limit the trailer parks please. WP area has plenty at this time. Need to attract young middle income to high income people The tax burden is very high on those who pay their fair share.
- I appreciate the emotion that goes with the word "zoning" no matter what we call it, but this town is in serious danger without land ordinances. This will be a challenging, difficult, emotional task- probably thankless. But it is necessary.
- Greene has "history, character" a friendly spot. As does Oxford, etc. Triangle/Whitney Point many businesses are a strip mall, many with no smile for tourists or newcomers.
- more senior housing with appropriate services & shopping would be a big plus

## 23. Comments

- Assessment fairness
- keep integrity of community if changes listed above must be made or added.
- Is a trailer on a tiny lot with 5 children a plus or a negative to the community? I think the later.
- Enforce Local Laws. Do something about dangerous sections of Town Roads
- Job creation, new housing and property improvement need to be encouraged
- 1. I would like to see dog control; 2. Have State or Sheriff use radar on the State and town roads, RT 26 N and Page Brook Rd plus others; 3. Need tight control of mobile home conditions before moved into area
- Garbage collection seriously considered.
- Garbage collection provided by Whitney Point, why not Triangle?
- We chose this area for its beauty, rural nature, quiet. We don't want to see development of the town or lake.
- Code enforcement ie: junk cars, dogs chasing and running loose

### 23. Comments

- we need Big time performers at the Broome County Fair to boost the entertainment part of the fair.
- Where is this information available to see?
- WE DON'T WANT ZONING IN THE TOWN OF TRIANGLE
- We come up to our property to fish the area lakes almost every weekend. We will be building our retirement, log home , in two years
- My own home in town of Barker is 75 feet, yet the trailer beside me is only about 20'. This is an example of how things are not equal.
- The amount of mobile home sites by land developers(brokers) seems to be on a dramatic rise. Lot size is of no concern. Town of Barker is much more restrictive mobile home communities are in abundance. Are more needed? NO!!
- Yes I am out of town resident. I live in New York City. I buy some land in the Whitney Point area.
- I've owned property for 13yrs in Triangle & have a home there. Pride is missing from a lot of people when it comes to property appearances. Junk is thrown about, vehicles are abandoned, animals run loose. People should be proud of what they have.
- My sense is that the people of the town are afraid of change, especially something like zoning. But if we drift along our town will become rural slum.
- Please do something with the info you receive from this survey.

### 23. Comments

- Enforce laws we already have.
- Expand municipal water to all residents
- The town is making more of an effort to correct some of our town's shortcomings.
- Homes should be fixed up instead of mobile homes being put next to falling down houses. Better stores to buy clothing etc.
- The old Town Hall / Police station should provide a community teen center/ billards,snack bar, juke box, games, dances etc. This town needs to provide a place for our "bored"teens to do on a weekly basis. It should providde leadership, awareness.
- There is a real need to help elderly get medical care(rehab, therapy, appts) Need transportation. Too much drug activity along main st. and other areas, kids need something to do.
- It should remain a town and not turned into a city with all kinds of high standards imposed on the tax payers.
- I currently live in Colorado. I own 583 acres in the town and would hope to put a home on it in 5-10years when my kids go off to college. I've also thought of putting a business on the property but don't have any specifics at this time.
- There are some places that are worse than mine. They should get after them.
- Who is the "liberal" (deleted) who wrote up this form

### 23. Comments

- Triangle should not become Vestal. People live here to avoid excessive regulation and to enjoy a country lifestyle. Let's just tighten up a little bit while preserving this lifestyle. Also remember that most land use controls essentially discriminate
- We live in New Jersey and visit our cabin in triangle on weekends
- Considering that the village of Whitney Point is an entity of itself within the town, I have taken the assumption that the town's comprehensive plan would exclude the village and have responded herein accordingly.
- When I bought my land 30 years ago, I thought it was a beautiful place and still hope it is. I learned to sail on the lake for \$0.75 and I cherish all the memories I had camping on my land.
- Own land, but do not reside in Town of Triangle at this time.
- Like to see a dog ordinance law.
- Unfair assessing! Better enforcement of present laws! No city laws in the COUNTRY!
- Haven't lived in the area long enough to try everything, yet.
- Snow Plowing OK, but hitting mail boxes not OK. 3 times in one year.
- We need more residents and small industry to increase the tax base. I feel strongly that land use planning will accomplish this.

### **23. Comments**

- Very poor road department
- Need to get junky places cleaned up faster and drug growers out and arrested.
- More and more undesirable people are moving to Triangle. Can't afford to clean up their trailer or clean up their garbage, but can afford \$5K four wheelers.

**24. Are you a resident of the Town of Triangle?**

|             |     | %   |
|-------------|-----|-----|
| Yes         | 146 | 87% |
| No          | 22  | 13% |
| Total       | 168 |     |
| No Response | 0   |     |

**25. How many people of each age group are in you home?**

| Age   | Responses | %   |
|-------|-----------|-----|
| 0-17  | 88        | 22% |
| 18-44 | 116       | 29% |
| 45-61 | 104       | 26% |
| 62-84 | 83        | 21% |
| 85+   | 5         | 1%  |
| Total | 396       |     |

**26. Do you own or rent your home**

|             |     | %   |
|-------------|-----|-----|
| Own         | 143 | 95% |
| Rent        | 7   | 5%  |
| Total       | 150 |     |
| No Response | 18  |     |

**27. How long have you lived in the Town of Triangle?**

|         | Less than<br>5 years |     | 5 - 15<br>years |     | More than<br>15 years |     | No<br>Response |
|---------|----------------------|-----|-----------------|-----|-----------------------|-----|----------------|
| Adult 1 | 23                   | 16% | 41              | 28% | 80                    | 56% | 24             |
| Adult 2 | 21                   | 18% | 35              | 30% | 61                    | 52% | 51             |

**28. Are you a year-round resident?**

|             | Adult 1 |     | Adult 2 |     |
|-------------|---------|-----|---------|-----|
| Yes         | 136     | 81% | 109     | 88% |
| No          | 32      | 19% | 15      | 12% |
| Total       | 168     |     | 124     |     |
| No Response | 0       |     | 0       |     |

**29. If you are not a year round resident are you:**

|         | Seasonal | Weekends | Summer &<br>Vacation | No<br>Response |
|---------|----------|----------|----------------------|----------------|
| Adult 1 | 5        | 3        | 1                    | 23             |
| Adult 2 | 5        | 3        | 1                    | 6              |



**30. Are you currently employed?**

|             | Adult 1 |     | Adult 2 |     |
|-------------|---------|-----|---------|-----|
| Yes         | 87      | 52% | 66      | 53% |
| No          | 81      | 48% | 58      | 47% |
| Total       | 168     |     | 124     |     |
| No Response | 0       |     | 0       |     |

**31. What is your occupation?**

|                          | Adult 1 |     | Adult 2 |     |
|--------------------------|---------|-----|---------|-----|
| Manager/Professional     | 35      | 22% | 19      | 15% |
| Technical/Administrative | 9       | 6%  | 9       | 7%  |
| Retired                  | 51      | 32% | 35      | 28% |
| Service                  | 19      | 12% | 11      | 9%  |
| Farming                  | 3       | 2%  | 4       | 3%  |
| Homemaker                | 3       | 2%  | 17      | 14% |
| Fabricator/Laborer       | 10      | 6%  | 7       | 6%  |
| Sales                    | 2       | 1%  | 3       | 2%  |
| Other                    | 27      | 17% | 19      | 15% |
| Total                    | 159     |     | 124     |     |
| No Response              | 9       |     | 44      |     |

**32. Do you work at home?**

|             | Adult 1 |     | Adult 2 |     |
|-------------|---------|-----|---------|-----|
| Yes         | 10      | 6%  | 8       | 6%  |
| No          | 158     | 94% | 116     | 94% |
| Total       | 168     |     | 124     |     |
| No Response | 0       |     | 0       |     |

**33. How far do you travel to work?\***

|                | Adult 1 | Adult 2 |
|----------------|---------|---------|
| Average Miles  | 33.6    | 18.3    |
| Under 10 miles | 19.8%   | 25.5%   |
| 10 to 19 miles | 19.8%   | 15.5%   |
| 20 to 29 miles | 33.3%   | 43.1%   |
| 30 to 39 miles | 12.3%   | 12.1%   |
| 40 to 49 miles | 6.2%    | 3.4%    |
| Over 50 Miles  | 8.6%    | -       |

\*6,000 miles discounted

**34. Do you work in:**

|                           | Adult 1 |     | Adult 2 |     |
|---------------------------|---------|-----|---------|-----|
| Triangle                  | 17      | 20% | 15      | 24% |
| ome County (not Triangle) | 43      | 51% | 32      | 51% |
| Another County            | 25      | 29% | 16      | 25% |
| Total                     | 85      |     | 63      |     |
| No Response               | 2       |     | 3       |     |

35. Using the map provided, please indicate in which area you live:

| Response    |    |       |
|-------------|----|-------|
| 1           | 34 | 23.4% |
| 2           | 9  | 6.2%  |
| 3           | 4  | 2.8%  |
| 4           | 10 | 6.9%  |
| 5           | 34 | 23.4% |
| 6           | 20 | 13.8% |
| 7           | 34 | 23.4% |
| Total       |    |       |
| 145         |    |       |
| No Response |    |       |
| 23          |    |       |

