Comprehensive Plan For The Town of Greene, Chenango County, New York

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For Public Review prior to the public hearing
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1 Introduction

1.1 What is a Comprehensive Plan?

A comprehensive plan is a document developed by a municipality to describe a shared vision for the community’s future. It is the culmination of a process of gathering information, soliciting public opinion via surveys and public meetings and distilling it all into a plan which sets out objectives, policies and standards to guide future growth and development. A comprehensive plan is a tool to be used by municipal boards and agencies when making decisions about land use and setting priorities for public investment and the extension of public services.

A comprehensive plan is not a law. The Town Board must enact an ordinance adopting the comprehensive plan in order to make the guidelines and recommendations it contains official. Once that has been done, New York State statute [Town Law § 272-a] requires that “all municipal land use regulations must be in accordance with the comprehensive plan and also that all plans for capital projects of another government agency on land included in the comprehensive plan shall take the plan into consideration”.

In order to bring about the future envisioned in the Comprehensive Plan, municipal leaders must be familiar with the Plan, use the implementation section and enact the regulations needed to bring the goals about.

1.2 Benefits of a Comprehensive Plan

Having a legally adopted Comprehensive Plan:

1. Strengthens local control – according to New York State law, other government agencies must defer to the community goals and standards for local development set forth in a legally adopted Comprehensive Plan. The Comprehensive Plan can help a community to resist the imposition of unwanted uses and facilities on the Town by outside authorities.

2. Is proactive, rather than reactive – a Comprehensive Plan provides a road map to a desirable future and helps communities identify and resolve issues early, before they become intractable problems.

3. Saves money – a Comprehensive Plan promotes more efficient development and makes coordination between municipal departments and sharing of services between jurisdictions easier.

4. Promotes economic development – a legally adopted Comprehensive Plan helps communities attract business and support and retain existing businesses, as well as making the community eligible for many federal and state grants.

5. Protects community character – a Comprehensive Plan provides a tool to help preserve the things residents value most about their community, even as it promotes growth and development.
### 1.3 Comprehensive Planning in the Town of Greene

In December of 1974, the Town and the Village of Greene together published a “Future Land Use Plan”, which encompassed both the Town of Greene and the Village of Greene. Although this plan was referred to in subsequent years, it was never formally adopted. Additional planning documents which have covered some aspects of the Town of Greene have been Chenango County’s *Land Use Goals, Policies, and Standards*, 1972; *2020 Vision*, 1992; and *Economic Development Strategy and Action Plan*, 1997. Chenango County issued a Draft Comprehensive Plan, in June 2002. The Town and the Village together commissioned a Joint Facilities Expansion Study in 1997 and worked with Nutter Associates on a draft of proposed updates to the 1974 Future Land Use Plan.

In February of 2002, the Town Board requested that the Planning Board create a Comprehensive Plan as a better way to address the need for local planning. Also at this time, the Village of Greene embarked upon the task of updating their Comprehensive Plan. The Village of Greene Comprehensive Plan was submitted in draft form for review but has not been adopted by the Village Board.

The Chenango County Comprehensive Plan has been adopted in July 2016.

In June of 2007, The Comprehensive Plan For The Town of Greene, Chenango County, New York was adopted by the Town Board. Since that time various reviews of the Comprehensive Plan have been made and suggested changes gathered. In 2015, updates were started for the official revision in 2016.
2 About this Plan

2.1 Goals of the Town of Greene Comprehensive Plan

1) To provide a sense of how the Town has developed over time, with the intent that information about the past be used to help guide planning decisions in the future.

2) To identify features and resources of the present community which are desirable and should be preserved. Through sound planning, the things about the Town of Greene that residents love can be preserved even as we work to attract desirable growth and development.

3) To provide guidance of future growth by encouraging areas of expansion that take advantage of existing infrastructure, as well as being on lands suitable for the type of development proposed

2.2 Organization of this Plan

Following the Introduction in Section 1 and Section 2: ‘About This Plan’, Section 3 of this document provides a profile of the Town of Greene, describing the Town, its location, its natural and man-made resources and the challenges and opportunities they offer as of the year 2016.

Section 4 sets forth the vision the residents have for the desired future conditions of the Town, distilled into a set of eight goals. The goals are each followed by a number of objectives – attainable, quantifiable steps toward realizing that broader goal. After each goal and its objectives is a list of possible strategies for realizing them.

Section 5 is comprised of the Action Plan, which breaks down the plan into a chart showing how elements of the comprehensive plan will be implemented. Each proposed action towards implementing the plan is listed, with a description, a target time for its completion and the body or bodies responsible for undertaking that action.
2.3 Development of this Plan

2.3.1 Comprehensive Planning in the Town of Greene
The Comprehensive Plan for the Town of Greene was adopted in June of 2007.

2.3.2 Surveys
The Town-wide survey used as one of the bases for this Plan was done in 1992. In that effort, 2000 surveys were mailed to residents of the Town with an exceptionally good response rate of 51%. The survey and its assembled results are included in their entirety in Appendix A of the 2007 Comprehensive Plan. A summary of the survey results are included in Appendix A of this update of the Comprehensive Plan.

2.3.3 Public meetings
A public hearing meeting was held on February xx, 2017 at the Town Hall to receive public comment on the Comprehensive Plan. xxx people attended. The process of creating and adopting the comprehensive plan was explained. Report what happened.

2.3.4 Plan Review and Update Schedule
Under New York State law, a comprehensive plan must specify the maximum intervals at which the plan will be reviewed and updated. The Comprehensive Plan for the Town of Greene should be reviewed by the planning board every five years, with a maximum interval of ten years allowable between formal reviews. The review must result in a report issued to the Town Board, which notes any needed updates or changes and evaluates the progress the Town has made toward implementing the strategies and realizing the goals and objectives. The review should include a summary of changes in demographics, land use patterns, the economy, housing, the environment and public opinion. This will not only keep the plan more relevant and useful, but will also serve to refresh Board members’ knowledge of and familiarity with the plan.

2.3.5 Plan Revision History
June 12, 2007 – Initial Version adopted by the Town Board
January 23, 2008 – Land Use Law Update Plan submitted to Town Board
July 21, 2008 – Meeting with Town Board to review the Land Use Law report from NYPF.
July 2016 – Updated Comprehensive Plan submitted to Town Board for review
3 A Profile of the Town Of Greene: Challenges and Opportunities

3.1 Location

The Town of Greene is comprised of 76 square miles in the southwest corner of rural Chenango County, New York, twenty miles north of Binghamton and twenty miles south of Norwich, as shown in Figure 1. At the heart of the Town is the Village of Greene. The Town of Greene has close physical ties to Binghamton and Norwich. Many residents of the town work, shop or have other business in Binghamton and Norwich. Route 12 is a major highway in the Town of Greene and provides direct access to both Binghamton and Norwich. Route 12 and Route 206 provide direct access to the major highway systems of the state by connecting to Routes 17 (I86), I 81, I 88 and I90.

Figure 1 Location of the Town of Greene
3.1.1 Challenges:
The Town of Greene is in a rural area of upstate New York and faces challenges similar to other rural areas in the State.

3.1.2 Opportunities:
The Town of Greene is located in a beautiful rural setting, with a low crime rate, clean air and water and almost no congestion. The Town of Greene is centered near several major metropolitan areas and tourism destinations. It is located a short driving distance from the cities of Binghamton, Cortland, Ithaca, Syracuse and Oneonta. The main highway through Greene, Route 12, goes directly into the Adirondack Region. The Finger Lakes are a one hour drive from Greene. The trout fishing of the Delaware River and the resorts of the Catskills, Poconos and Hudson Valley are within a few hours drive of Greene.

3.2 History
The first European settlement in the Town of Greene was initiated by Stephen Ketchum in 1792 on the bank of the Chenango River. The settlement was viable and grew due to the fertile fields along the river and ease of access to markets using water transportation. Captain Joseph Juliant arrived in 1797 and purchased 300 acres along the Chenango River. The house he built in 1810 is the oldest house in Greene.

The settlement consisted of thirteen log cabins when the Town of Greene held its first Town meeting in 1798. At that first meeting, the settlement was given the name "Hornby", but in 1806 the US government renamed the settlement in honor of General Nathaniel Greene. Also in 1806, the Village of Greene was laid out to be one square mile. Important to the economic development of the area was the establishment of the Catskill turnpike running through the Town. Also of importance was the opening of the Chenango Canal from Utica to Binghamton in 1837.

Early manufacturing companies such as The Lyon Iron Works, The Page Seed Company and L.A. Najarian, Inc. (known popularly as The Ribbon Mill) have contributed to the stability and growth of the Greene Community over time. George Lyon began an iron works in 1840 that attracted George Raymond, Sr. in the early 1900s. The Raymond Corporation began when Raymond bought out Lyon in 1922. The Raymond Corporation is the leading global provider of lift trucks, forklifts and material handling solutions for warehousing and productivity. The Page Seed Company was started in 1896. It offers its customers a wide range of vegetable, flower and herb seeds, plus a complete line of turf seed products. L.A. Najarian, Inc. is a manufacturer of ribbon products and narrow fabrics for apparel, craft and packaging application. It is one of two mills in the United States that still makes ribbons.

The following is a partial list of existing historic resources of significance to the history and development of the area. These historic sites and structures provide irreplaceable connections to the Village and Town of Greene’s past and should be preserved to enrich its future.

Town of Greene Comprehensive Plan
It should be noted that this list does not include all the buildings of attractive, old-fashioned character in the Town, but is rather a list of those with documented historic significance. Many other village homes, commercial buildings, farmhouses and outbuildings also contribute to the quaint appearance of the Town.

Archaeological Sites
- There are sites of known archaeological significance in the Town of Greene, especially in the river valley. Locations of known specific sites can be obtained from the NYS Department of Parks and Recreation.

Barns
- Two relatively rare Round Barns south of the village on Route 12.
- Many historical barns including the Stone ruins of the freezing plant mainly for poultry and eggs on County Route 2 near Route 206.

Chenango Canal
- Remnants of the Chenango Canal run the entire length of the Town Of Greene from north to south, paralleling Route 12 north of the Village and Route 32 south of the Village.
- Ruins of a Chenango Canal Aqueduct remain, behind the Great American Store in the Village of Greene.
- Cameron Stone Quarry, west of the Raymond Corporation, where stone for the Canal was cut.
- Bridge Tender’s house for the Canal swing bridge at Matteson Street.
- Ruins of Lock 104 – 1.7 miles south of the County Road 32, Route 206 intersection.
- Ruins of Lock 105 – 5.4 miles south of the County Road 32, Route 206 intersection.
- Remains of the Stone Culvert that carried a creek under the Canal and also wooden framework in the creek at the time to keep the creek in its riverbed – 2.8 miles south of the County Road 32, Route 206 intersection.

Commercial
- Business district of the Village of Greene
- Sherwood Hotel in the Village
- Old Lyon - Raymond Corporation buildings on Canal Street between Genesee Street and the Post Office.
- Page Seed Corporation
- Najarian Ribbon Mill
- Beardsley Sawmill on Route 206 west
- Brisben Tavern on Route 12 in the Hamlet of Brisben
- Stone House Tavern (1838) on Route 12 north of the village near Harbor Road.
- Yellow Tavern on Route 12 just south of Route 2.
- Old Creamery on Water Street near the Village line.
- Old GLF/Agway on Cherry Street in the Village.
Churches
• Episcopal Church on North Chenango Street
• Former Catholic Church on North Chenango Street
• Baptist Church on South Chenango Street
• Methodist Church on South Chenango Street
• Rebuilt Congregational Church on North Chenango Street

Community Institutions
• Moore Memorial Library in the Village Of Greene
• Hospital on North Canal Street in the Village

Railroads
• Railroad Depot at the intersection of Route 206 and County Road 32.

Schoolhouses
• Brisben, between the railroad and the river.
• Harbor Road on left before Bunt Road
• Brick schoolhouse on East side of Stillwater Road
• Route 41 near Spring Valley Road
• Route 206 near Hogsback Road
• Lower Page Brook Road
• Lower Genegantslet on Foster Hill Road
• Upper Genegantslet South of Route 206 on County Route 2
• Upper Genegantslet at County Route 2 and Leon Cumber Road
• South section of the Brisben Fire Station
• Indian Brook Road near Route 206

Cemeteries
• Sylvan Lawn
• Tillotson
• Willards
• Brisben
• Jackson
• North Canal Street
• Whitmarsh
• Horton
• Kenyon Plot
• Lower Page Brook
• Upper Page Brook
• Lower Genegantslet
• Upper Genegantslet
• Cummings
• Tremain Burying Ground
• William English Farm
• Birdsall Cemetery
• Watson Farm
- Van Ness Farm
- Eliot Farm
- Morse
- Winston Farm
- Oak Grove Cemetery
- Jackson (or Barnes) Cemetery

**Houses**
- Many historic houses line the streets of the Town and Village of Greene, such as the Juliand and Harrington houses.
- Historic homes in the hamlet of Brisben
- Historic farmhouses on outlying roads
- The Town of Greene Historian has a complete listing with specific addresses of the historic houses in the Town and Village of Greene.

The old Bartlett place west side of Quinn Road-after Ray Road only house on left-brick
A.B. Robinson home west side of Route 2 on the Genegantslet Road - 114 West Clark Road
The Cumber place south side of Echo Lake Road - 710 West Clark Road
Beckwith house west side of Route 2 north of Genegantslet - 979 County Rd. 2
Jackson house Route 2, Box 769, Greene, NY - 229 County Rd. 2
Jackson house in front Route 2, Box 768, Greene, NY - 229 County Rd. 2
The Yellow Tavern west side of Route 12 - 989 State Hwy. 12
Harrington house east side of Route 12 - 954 State Hwy. 12
The Marcy house west side of Route 12 - 799 State Hwy. 12
Copeland residence Copeland Road, west side - 195 Fox Rd.
The Birdsall Homestead north side of Route 41 - 4276 State Hwy. 41
Hollenbeck Residence/school East River Road, Rte. 32, east side - 486 County Rd. 32
Baron residence Rte 9, northwest side, Page Brook - 245 County Rd. 9
The Conner barn northwest side of Rte 9 - 251 County Rd. 9
Fichtel house east side of Page Brook Road, Rte. 9 - 546 County Rd. 9
Hakman Residence (Hurlbut) Rte 9, northwest side, north of Page Brook - 569 County Rd. 9
Adams Residence Box 163, Page Brook - 711 County Rd. 9
Price Residence Donald Wiley Road, east side - 308 Wiley Rd.
Swift Residence Hartman Road, east side - 330 Harman Rd.
The Jonas Kelley Homestead east side of Hartman Hill-154 Hartman Hill
Wightman Residence north side of Rte 206, across from Stein Road - 1421 State Hwy 206
Barton Residence Rte 12, north of Greene - 1856 State Hwy 12
Whitaker Residence Rte. 12, west side north of Greene - 1723 State Hwy 12
Allen Residence south side of Rte. - 4221 State Hwy 41
Craft Residence west side of Elmer Smith Road - 125 Elmer smith Rd.
Tillotson House west side of Elmer Smith Road, north of Greene-gone-razed ca. 2014
Randall Residence southwest side of Fical's Corners, Rte 1 - 109 County Rd. 1
Brisben Hotel Route 12, west side in Brisben - 2699 State Hwy 12. Oxford, NY
Wilcox Homestead/Stone Tavern west side of Route 12 - 2 miles north of Greene - 2065 State Hwy 12
Davis Residence - 177 Elmer Smith Rd.
3.2.1 Challenges:
Many parts of the Town of Greene retain a quaint historic appearance, which residents and visitors alike consider part of its special character. The elements that create this character are historic buildings, sites and structures, many of which are listed above. The Town currently has few laws in place that apply to the preservation, maintenance and enhancement of these historic resources. Some of the possible threats to them include:
- Loss of historic structures to development
- Loss of historic structures to decay due to lack of proper maintenance
- Ill-considered new development which detracts from, rather than adding to the historic character of the Town.
- Loss of significance due to lack of public knowledge of their place in the Town of Greene’s history.

3.2.2 Opportunities:
The Town has the authority to adopt strategies to preserve the structures and places that contribute to its historic and coveted rural character and to guide and shape future development so as to harmonize with that character and further enhance it. The Town and Village need to support and work with local organizations that promote historic preservation and compatible development
### 3.3 Geology and Soils

Development in the Town of Greene is constrained by the town’s geology. The Town of Greene is located in the Glaciated Allegheny Plateau and is underlain by sedimentary shales, siltstones and sandstones of the Devonian age, the result of thousands of years of sedimentary deposition on the floor of an ancient sea. The source of the sediments was to the east, in the area of what are today the Catskill Mountains. The heavier sands were deposited closer to the eastern shore of the sea and formed the material for today’s bluestone industry. Finer silts and clays were carried further out into the sea and deposited over the area of present day Town of Greene, to be compressed into more easily erodible shales and siltstones that make up the bedrock types which lie under much of the Town.

#### Bedrock

The Town of Greene is home to several major bedrock formations, listed in Table 1, below.

<table>
<thead>
<tr>
<th>Name</th>
<th>Composition</th>
<th>Family</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ithaca Formation</td>
<td>Shale, Siltstone and Sherburne Sandstone</td>
<td>Genesee Group and Tully Limestone Group</td>
</tr>
<tr>
<td>Kattel Formation</td>
<td>Shale, Siltstone and Sandstone</td>
<td>Sonyea Group</td>
</tr>
<tr>
<td>Upper Sonyea Group Formation</td>
<td>Shale, Siltstone and Sandstone</td>
<td>Sonyea Group</td>
</tr>
</tbody>
</table>

#### Table 1  Major Bedrock Formations in the Town of Greene

Years after the sediments were deposited, then buried and compressed into rock, the sedimentary layers were uplifted and exposed by erosion. The Town of Greene’s bedrock is also extensively fractured with vertical cracks, a result of the ancient collision of the North American land mass with a group of islands to the east.

The Town of Greene’s bedrock formations result in a landscape in which:

- The sedimentary bedrock is layered and essentially flat, making the elevation of the hilltops roughly equal and giving the landscape a flat look when viewed from the air.
- The sandstone, siltstone and shale bedrock, interrupted by many vertical joints, is relatively easily erodible by water and ice.
- Because the bedrock is weakest along the vertical joints, streams, rivers and gaps and passes in the ridges tend to run parallel to each other, along these joints.
- The pH of the native stone is slightly acidic, resulting in naturally acidic groundwater, except in some locations where it is buffered by limestone.
- Local bedrock is weak and undesirable for construction, roadwork and cut stone.
**Glaciation**

The bedrock was uplifted and then eroded into channels and valleys by water action, but the rolling hills and broad valleys in the Town and Village of Greene owe most of their appearance to the glaciers.

Glaciers advanced on the area four times, with the last one receding about 24,000 years ago. Glaciers sculpted the hills, scraping away rock, smearing silt and clay over the landscape and compressing everything left underneath them with immense power, estimated to have been as much as 2.75 billion tons per square mile in this region. In the periods when the glaciers were in retreat, torrents of meltwater were released, carving passes in the ridgelines called ‘wind gaps’ and rearranging and rounding the rocks released from the ice. Huge deposits formed hills and ridges called ‘kames’, ‘eskers’ and ‘crevasse fillings’. Large lakes formed along the shrinking edges of the glaciers and sediment deposits created terraces at different levels along the sides of the valleys gouged out by the different lobes of the glacier. Rock laden ice bergs drifted down the lakes, melted and dropped boulders onto the future valley floors. The bare soil and rock of the hillsides eroded quickly during rainstorms, creating gulleys and channels and forming alluvial fans in the valleys below. Sometimes huge chunks of ice were carried down and buried in the sediment, leaving depressions called ‘kettles’ when the ice chunk finally melted.

Examples of glacial features still visible in the Town of Greene include:

**Eskers**
- Hogsback Road
- North Brisben, east of Route 12
- Brisben, west of the landfill

**Kames**
- Brisben, east of River Road
- Route 12 south of the Genegantslet Golf Course

**Kame Terraces**
- East Juliand area, from Lions Club Park to the Primary School
- West of the southern round barn on Route 12

**Kettle**
- Petonia Lake

**Pitted Outwash Plain**
- (numerous kettle and kames in close proximity)
- Genegantslet Valley from Petonia Lake to north of Route 206

By 16,000 years ago, the last glacier was retreating north across the area. However, the glacier’s legacy is still very much with us and will continue to shape many of the environmental challenges we face.
Soils
Soils and their associated characteristics affect the development potential of an area and are a reflection of the geologic past as well. The major soil association in the Town of Greene, forming about 20% of the area, is Mardin-Volusia. It is found on hillsides and has development limitations due to poor drainage and steep slopes and is rated as only poor to fair for agricultural purposes. Many of the other soil types found in the Town have similar characteristics. The best soils for agriculture and the ones most suitable for development because they drain well, are easily excavated, are free of large rocks, bedrock and are located in the valley plains and terraces. For further information, the USDA Soil Survey for Chenango County may be consulted or contact the Chenango County Soil and Water department.
Figure 2  Soils Most Suitable for Agriculture in the Town of Greene
In all, there are 18 soil associations found in the Town of Greene. Five of these offer characteristics considered suitable for community development: Chenango-Tunkhannock, Howard-Phelps, Howard Association, Chenango-Tunkhannock and Valois-Bath. Limitations for development are based upon such factors as the level of the water table, seasonal wetness of the ground, bearing capacity of the soils, flood susceptibility, drainage, permeability of soils and so forth. Figure 2 delineates the areas with soils of the best type for agriculture.

3.3.1 Challenges
Upstate New York today is a divided landscape. The hillsides still bear the imprint of the glaciers in the impermeable clay hardpan, which underlies their thin skin of topsoil. The glacial melt waters left the valleys filled with fast-draining sand and gravel-rich sediments containing extensive aquifers. It is hardly a coincidence that early inhabitants, from Native Americans to the early European immigrants, settled along the river valleys, leaving the less productive, steep, rocky and poorly-drained hillsides to the latecomers. However, the promise of the valleys is also their curse, making them subject to the most intensive and often conflicting development pressures. For example:

- The valleys offer the best agricultural soils, accumulated topsoil carried down from the hillsides above, underlain with well-drained sand and gravel.
- The valleys make up the only large expanses of level land in the Town, making them the most efficient to farm and to build on.
- The valleys are underlain by sand and gravel deposits, valuable resources which can be mined and sold for construction materials.
- The deep sand and gravel deposits in the valleys also host extensive freshwater aquifers and both private and municipal wells in the Town of Greene depend on valley-floor aquifers for drinking water. Unfortunately, the free-draining sand and gravel also allows contaminants to easily be carried down into the aquifer.

Because the valley areas in the Town of Greene are limited, any development must be carefully evaluated and its potential benefit considered in the context of the loss of prime agricultural land and the risk of contamination of the aquifer.

The thin, impermeable soils on the hillsides limit development, requiring more expensive septic systems for buildings outside the sanitary sewer district. They are most suitable for low- or no-till agricultural practices such as woodlots and pasture and for recreation. However, their impermeability and poor drainage have attracted inquiries as to another, less desirable use. Modern waste disposal methods demand encapsulation in impermeable materials in order to protect local water supplies. Newer landfills are often located at the tops of hills where they can use the clays and hardpan to keep contaminated runoff from percolating down into the water table. When government agencies look to locate special
waste facilities, our area is often on their list of potential locations. The hillside soils are suitable, the population is relatively low and the highway system puts the Town of Greene in relatively close proximity to large urban populations. When New York State decided to look for a low level nuclear waste site years ago, several sites in this part of the state were considered.

3.3.2 Opportunities:
The Town has extensive authority to protect its aquifers from pollution and to ensure that stormwater management measures on new development are effective so that runoff will be clean and allowed to infiltrate into the ground to recharge the aquifer. The Town can use the State Environmental Quality Review Act (SEQRA) process to impose mitigating conditions on any new development that will adversely affect an aquifer. It can adopt land use laws to prevent siting of certain kinds of uses over the aquifer and can provide incentives such as transfer of development rights to encourage the location of new development on sites other than those with the best agricultural potential. The Town also has the authority to regulate, or to prohibit completely the operation of any type of solid or toxic waste management facility within the municipality.

3.4 Topography
The Town of Greene is comprised of relatively flat valley plains, moderate to steeply sloping hillsides and broad hilltops. The shaded areas in Figure 3 represent parcels of land not suitable for development due to slopes greater than 15%. Approximately one third of the land area in the Town of Greene slopes at 15% or more.

3.4.1 Challenges:
Slopes with gradients of 25% or more are highly erodible and prone to serious gullying, slope failure and sedimentation of downstream water bodies once cleared of trees and vegetation. It may be in the interest of the Town to discourage clearing and/or regrading of such extremely steep slopes.

Even somewhat less steeply sloping areas are not likely to be targeted for development as long as some more level areas remain open. Development of slopes of 10% or greater is generally expensive and often involves large scale excavation, extensive drainage systems, retaining walls and added engineering costs to avoid failure of steep cut and/or fill slopes. Development on steep slopes is generally more expensive to the Town as well. Roads and utility extensions will be more costly to build and steeply sloping roads require more intensive road maintenance due to sustaining greater damage from the erosive effects of stormwater, as well as demanding more frequent snow and ice removal. While development may be most convenient and least expensive on the flat land of the valleys, the town may wish to encourage placement of some development away from the most level lands and toward use of some more moderately sloping areas (slopes of 5-15%) in order to protect the aquifers, preserve farmland and maintain access to sand and gravel resources of the valleys.
Figure 3  Slopes in the Town of Greene
3.4.2 Opportunities:
There are many tools available to the Town to identify areas where development is most desirable and encourage it to happen in those areas. This can be done by restricting development in areas where it is likely to lead to undesirable environmental consequences such as aquifer contamination and slope failures, as well as higher infrastructure and maintenance costs to the Town. In steeply sloping areas, requirements might be imposed to limit the amount of land that may be disturbed or cleared at any one time, thereby protecting the lands and waterways down slope from excessive runoff, erosion and sedimentation.

3.5 Floodplains
Floodplains or flood prone areas serve as an escape valve to accommodate excess water which the main water channel cannot handle during periods of high water runoff. Development within the 100-year floodplain is restricted by state and federal law, because filling in or restricting the natural floodplain of a waterway increases the potential for more extensive flooding elsewhere. However, flooding can extend even beyond the 100 year flood zone, as occurred in both June and November of 2006 and September of 2011.
Approximately 7 percent of the Village and Town of Greene’s land area is within a 100-year floodplain. Most of the floodplains are along the Chenango River and Genegantslet Creek, with a small area along Page Brook. Figure 4 shows the latest FEMA map of the flood prone areas in the Town of Greene. However, after the floods of 2006, FEMA and NYSDEC decided that a revision of the flood maps was called for.

Land is no longer denoted as 100 year or 500 hundred year flood prone, it is by zones and percentage such as 1% for 100 year floodplain as is reflected in the maps that the Town received in 2010. Preliminary maps were provided for public comment during the summer and new maps were adopted in November 2010. The FEMA mapping center which is on the FEMA website has all the most current maps and allows searches by address.

3.5.1 Challenges
Town of Greene building code currently requires all new structures built within the 100-year floodplain to be constructed in such a way that all living spaces and utilities are at least 2 feet above the 100-year flood elevation. The portions of a structure which are below that must be constructed and secured in such a way to allow flood waters to flow through. Still, the Town has an interest in limiting development even in the 500-year flood zone, in order to avoid incurring costs from flood damage to public access roads and utility lines.

The best land uses within a floodplain are low intensity ones, such as recreation areas, green space and agricultural activities such as pasture which require minimal investment or infrastructure which might be damaged or lost and do not leave large areas bare and easily eroded during a flood. While imposing more strict regulations and restricting development on floodplains may seem to be a hardship to landowners, it actually prevents the landowner and the community from having to suffer loss and hardships.
Figure 4 Flood-prone Areas in the Town of Greene
(Note: map accurate as of printing but subject to FEMA update)
The floods of 2006 and 2011 caused serious damage to some Town roads, stripping off the pavement and carrying away much of the road base as well. The Town may wish to consider abandoning or moving some of these low-lying roads rather than rebuilding them in the same location.

Sand and gravel mining often occurs in the floodplains and a number of nearby communities have been subjected to the large-scale environmental damage that can occur when mine excavations come too close to a river and the river breaks through to create a new channel. Not only are new areas flooded, but the natural channel may be left dry. Mining permit requirements are supposed to prevent this, but lack of enforcement by the State means that towns need to be vigilant on their own behalf and notify NYSDEC if a problem is developing.

### 3.5.2 Opportunities

The Town may wish to adopt land use laws that require all new construction to be outside floodplains wherever possible and to include a stormwater management plan. One way to compensate owners for the loss of developable area on their property might be to provide internally transferable density credits that would allow them to develop the remaining land to a higher density.

### 3.6 Water Resources

#### 3.6.1 Streams

The Chenango River nearly bisects the town into northwestern and southeastern halves and all the named streams in the Town are tributaries to it. The Chenango River flows south to join the Susquehanna River at Binghamton. Most of the northeast portion of the Town is drained by Genegantslet Creek that empties into the Chenango about two miles south of the Village. Much of the town’s southeast is drained by Page Brook that drains into the Chenango River south of the town of Greene, near Chenango Valley State Park in the town of Fenton.

#### 3.6.2 Wetlands

There are a number of NYSDEC designated wetlands in the Town of Greene, as shown in Figure 5. (See NYSDEC website for current maps.) There are also Federally recognized wetlands that are included in the Wetlands Inventory Map maintained by the U.S. Fish and Wildlife Service. Wetlands provide flood protection by serving as natural storm water retention and detention basins, holding excess runoff and filtering out pollutants by letting rainwater percolate slowly back into the ground. They also provide critical wildlife habitat and recreational opportunities. Because of these benefits, wetlands are protected under the Federal Clean Water Act and the New York State Freshwater Wetlands Act and many land use activities affecting a wetland cannot be undertaken without a permit.
Figure 5  NYS DEC Wetlands in the Town of Greene
3.6.3 Aquifers

The Town enjoys extensive underground aquifers, principally concentrated under the major waterways and at the base of the valley walls. (The locations of the major aquifers are shown in Figure 5.) Aquifers are the main source of drinking water for the residents of the Town of Greene.

The general characteristics of the aquifers in the Town of Greene are described below using information from the Chenango County Planning Board, Land Use Inventory and Policy Guidelines, June 1972.

Aquifer 50 to 200 Feet Deep, Less Than 10 Feet Thick
This type of aquifer consists of a thin sand and gravel deposit located in the center of the valley areas and in the terraces along the hillsides. Generally the water is of good quality with a sustained flow, but is subject to fluctuation due to seasonal changes in rainfall.

Aquifer 50 to 200 Feet Deep, 10 to 40 Feet Thick
This type of aquifer consists of a thick sand and gravel deposit, generally located in the center of the Chenango Valley. It is a deep continuous deposit which cuts into underlying strata, has generally good water quality and is reasonably productive. It may be somewhat difficult to tap due to the depth of the water level.

Variable Aquifer
The depth and thickness of this type of aquifer is variable due to the mixture of the subsurface materials, commonly morainic formations of glacial origin. The quality and quantity of the water is also variable but generally of good quality. Depth and thickness are unpredictable.
3.6.4 Challenges

Rural Water Supply
The depth to a sufficient flow of potable water puts a limit on the amount and density of development that may be possible outside the municipal water service area. In general, the higher the elevation of the property, the lower the well yield and the greater the depth of well required to reach water. New wells and even deep road cuts have been known to cause nearby wells at higher elevations to go dry. Before any large-scale development of housing outside the water service area is approved, a study may need to be required to determine how much development can take place without adverse impacts to the water supply of existing homes and businesses.

Susquehanna River Basin Commission
Because the Chenango River is a tributary to the Susquehanna River, the Chenango River watershed has been designated to be within the jurisdiction of the Susquehanna River Basin Commission (SRBC), an agency based in Harrisburg, PA and created by the federal government to coordinate management of the interstate water resources of the Susquehanna River basin. Within the basin and therefore, within the Town of Greene, the SRBC has the power to:

- review and approve flood control projects
- establish flood warning systems
- inventory and manage water resources
- monitor water quality.
- develop water supply storage and release programs
- regulate water consumptive uses
- regulate releases of water to protect fisheries and recreational uses and to ensure future availability of flows to Chesapeake Bay.

Many in the Town of Greene feel that the SRBC exercises unjustified outside control of a natural resource which is found on and owned by local landowners and constitutes a regulatory taking of private property rights. Through this Comprehensive Plan and other land use laws, the Town intends to regulate and manage local waters for the local good.

Streams
Streams are valuable to the Town not only as necessary waterways, but also as scenic and recreational resources. Streams can be contaminated by a wide variety of point and non-point pollution sources. Just a few examples: runoff from roads and parking lots carries oil, gas and salts into waterways, runoff from farm fields can carry pesticides, herbicides and fertilizers, runoff from industries can carry metals, synthetic compounds, petroleum products and other toxic substances into waterways. Water quality and health of the streams are degraded, affecting wildlife, recreational users and finally, reaching the underground aquifers and wells that are the drinking water sources for Town residents.
Wetlands
Wetlands are already protected by both the state and the federal governments. If a local government wishes, they can adopt their own regulations and replace NYSDEC as the regulator of wetlands within the municipality, but only if their regulations are at least as restrictive as the state’s.

Aquifers and Wells
Aquifers are recharged by surface water percolating downward through the soil. Too much extraction of groundwater, or too much improper development reduce the amount of available water in the aquifers, while improper disposal of wastes could pollute them. Careful planning is necessary to preserve the resource value of these critical areas.
Figure 6  Location of Aquifers in the Town of Greene
3.6.5 Opportunities

Stream Protection
The Town can protect important streams or the river by creating a stream bank conservation district to prohibit uses which are more appropriately located elsewhere because they degrade water quality and to require a continuous green buffer along the stream bank to prevent erosion, filter runoff and provide wildlife habitat and a scenic setting. Such buffers must be a minimum of 100 feet wide to effectively filter fertilizers and other pollutants and prevent them from reaching the stream. The green buffer also slows runoff to the stream, reducing stormwater volume peaks which can cause flooding. Wooded buffers along a stream also serve to shade the water during the hot months, improving the health of many sport fish species.

The Town may also wish to acquire riverfront property to ensure greater public access to the river, creating a riverfront park and additional public access points.

Water Source Protection
The Town has extensive authority to protect its aquifers from pollution and to ensure that stormwater management measures on new development are effective so that runoff will be clean and allowed to infiltrate into the ground to recharge the aquifer. The Town can use the environmental review (SEQRA) process to impose mitigating conditions on any new development that will adversely affect an aquifer. It can adopt land use laws to prevent siting of certain kinds of uses over the aquifer and can use overlay zoning to require special measures to protect water quality in especially sensitive watersheds. Development of the land within a drainage basin has an affect on the streams and aquifers, as almost all development results in an increase in impermeable surface area. Parking lots, roofs, roads and driveways shed rainfall, rather than absorbing it, increasing the quantity of water which will run off a given area when it rains and reducing the amount of water which soaks in to recharge the aquifers. Gutters, ditches, storm sewers and drainage pipes speed up the travel time of the runoff so that it reaches streams more quickly, resulting in a higher peak runoff amounts and increasing the potential for flooding.

3.7 Visual Resources
The idealized picture of the Town of Greene held by residents and visitors is that of wooded hillsides interrupted by open pastures, farmsteads and small villages. Some of the elements that create and support this image are:
- the winding river
- the wooded hills
- farms
- old barns
- old houses with neat green yards
- neat downtown district with late 19th century commercial buildings
These positive attributes can often be countered by a certain amount of strip development, generic commercial box architecture, visual clutter of signage, advertising and utility wires, poorly kept properties and lack of screening for necessary but unattractive land uses such as junkyards.

In both surveys and at public meetings, residents have stated that the Town of Greene’s small town and rural atmosphere is part of its special character. In 1992, the Town conducted a survey of residents. 990 surveys were returned and the following answers were given to the question, in order of most responses to least:

1. “What do you like about living in the Town of Greene?”
   - 77% - Small town living
   - 72% - Rural atmosphere
   - 63% - Clean water
   - 60% - Low noise
   - 59% - Lack of air pollution
   - 54% - Respect for the past/ rural character
   - 53% - Abundant wildlife
   - 53% - Visible night skies
   - 45% - Agricultural identity/ working farms

### 3.7.1 Rural Character
The rural character of the Town so valued by its residents is made up of several main elements:

- Pristine wooded hills
- Unspoiled streams and rivers
- Farms
- Tree-lined roads
- Quiet
- Clear air and clean water
- Dark skies at night, allowing the stars to be visible
- Roadside views unscarred by urban blight, billboards, lighted or animated signs.
- Distant views unscarred by large-scale clear-cutting, communication towers, unrestrained or improperly reclaimed mining.
- Outdoor recreation opportunities

### 3.7.2 Scenic Views
Modern life has ensured that the image of most places is shaped almost entirely by views seen from cars. Residents may see the Town from a variety of perspectives, but casual visitors are either enticed to stop and explore further, or prompted to move on, based entirely on what they see as they drive through the Town. Views from main roads such as Route 12 and Route 206 create that critical first impression of the Town of Greene. What they see should reinforce the Town’s positive image in their minds. Unobstructed views of the Town of Greene’s rural, natural, pastoral, historical and other scenic areas should be protected.
3.7.3 Classic Small Town Living

The Village of Greene and parts of the Town retain many attractive qualities of the traditional American small town. Some of these elements are:

- Well-kept older wood clapboard houses with yards
- Tree-lined streets, with landscaped parkways and sidewalks on the major streets
- A clearly recognizable village center
- Brick or cast iron buildings with traditional proportions of glass storefront, upper facade and decorative cornice.
- Vehicular traffic moving slowly enough to defer to pedestrians
- Restrained exterior lighting and signage

3.7.4 Challenges:

The beauties of the rural countryside and old-fashioned charm of the village attract visitors and newcomers and are loved by residents. How can the best elements be preserved and the residents’ property values protected from visual blight even while the Town pursues needed economic growth and development? Some of the possible threats are:

- loss of attractive structures, farmland and open spaces to development
- ill-considered new development which detracts from, rather than adds to, the desired character of the Town
- degradation of the natural environment due to careless use or over-use
- too much development for the area to support, causing over-crowding, congestion and loss of rural character
- placement of unattractive but necessary uses in highly visible areas such as hilltops and riverbanks.
- clear cutting woodlands, especially high on hillsides, instead of selective harvesting
- location of new structures on the crests of the hills, rather than just below the brow, where they are less obtrusive but still have good views.

The rural nature of the Town can be threatened by poorly designed and developed infrastructure.

This could include but is not limited to:

- Roadways
- Gas / oil wells
- Pipelines
- Solar Farms
- Wind Farms
- Transmission Lines
- Communication Towers

The historic small town character of all American towns is threatened by the bullying tactics of franchise developers and their ‘lowest common denominator, one design fits all’ buildings. Town officials worry that imposing requirements on a franchise or
developers might scare them away and indeed the developer will tell you that they ‘cannot’ modify the franchise design. This is not true. For example, Lake Placid required Wal-Mart to build an Adirondack lodge-style store in their village and Rensselaer imposed a classic wood clapboard design on Dunkin Donuts before allowing them to build in their historic downtown area. Franchise businesses do exhaustive market analyses and know they can make significant profits in a community before they even begin planning a building there. A few additional one-time costs and requirements will not scare them off. Franchise businesses can adapt to Village and Town of Greene’s standards and become harmonious additions to the Town’s visual character, rather than blemishes on it.

Attractive shopping zones attract more shoppers and requiring developers to invest a bit more in the amenities and appearance of their store not only improves the appearance of the area, it also increases their level of pride in and commitment to that location and makes it more likely that the building will attract another tenant if the original one decides to move on.

3.7.5 Opportunities:

Towns in the State of New York, under Municipal Home Rule Law, may enact land use regulations “for the protection and enhancement of its physical and visual environment.” General Municipal Law authorizes local governments to adopt land use laws for the purposes of historic preservation, tree preservation and aesthetics, because such laws protect the public welfare by increasing civic pride, enhancing property values and promoting economic development.

3.8 Wildlife Habitat

The Town of Greene is home to many previously rare species of wildlife such as the Bald Eagle, Black Bear and Fisher. The abandoned farm land from previous decades and centuries has created a larger percentage of forested land that provides habitat to a large number of species. At this time, there are no unique or protected wildlife habitat areas known in the Town of Greene.

3.8.1 Challenges:

The presence of wildlife in the woods and fields attracts visitors and newcomers and is enjoyed by residents. How can the wildlife habitat be preserved even while the Town pursues needed economic growth and development? Some possible threats are:

• loss of habitat to development
• degradation of the natural environment due to careless use or over-use

3.8.2 Opportunities:

Some wildlife habitat areas in the Town of Greene are naturally protected from development by the steepness of the slopes. Other areas, such as the stream and river valleys, are not only valuable wildlife habitat, but are highly desirable for development as well. The Town can protect important habitat along streams or the river by creating a streambank conservation district as discussed under Water Resources, Opportunities in...
Section 3.6.5. The Town of Greene can also preserve wildlife corridors within and around developments by providing incentives for the creation or retention of green areas.

### 3.9 Land Use in the Town of Greene

The 48,640 acres (76 square miles) of land in Town of Greene are still primarily rural in character, but among the hills and valleys there is one village and several hamlets. The Village of Greene is the largest of these and is the population center of the Town. There are a few much smaller clusters of residences which form the hamlets of Brisben, Lower Genegantslet Corners, Quinneville, Page Brook and Sacketts Harbor. The remainder of the population live in a large lot/rural residential situation, with residences distributed along the Town’s roadways. Over the course of the last century, the family farming operations that covered most of the Town have gradually been abandoned. In 1974 Farms were being abandoned and “the character of the countryside is becoming one of rural residential development on large lots” as was noted in the “Future Land Use Plan” produced for the Town and Village of Greene by Planning/Environmental Research Consultants.

Commercial and industrial uses are concentrated in the Village of Greene and along NYS Route 12, especially between Lower Genegantslet Corners and Route 206. This strip-type development forms the visual gateway to the Village for travelers from the south.

The Village of Greene is mostly residential, with a commercial center along Genesee Street between Chenango and Canal Streets and some additional commercial development along NYS Route 12. Industrial uses are concentrated in the Village of Greene with a majority of the new development.

#### 3.9.1 Challenges:

The Town of Greene currently has Site Plan and Subdivision laws but no zoning and therefore, has no direct means to dictate to landowners what uses are allowed for their property. Future development could happen inefficiently and without consideration of the long-term good of the Town if the land use laws are not used in accordance to the goals of the Comprehensive Plan.

#### 3.9.2 Opportunities:

Currently there is only one town in Chenango County that has adopted zoning ordinances. A majority of the more densely populated Villages have zoning. For the Rural settings of the Towns, it is more feasible to have good planning than to try to create and maintain extensive zoning laws.

Consistent application of good land use planning practices can help a community promote economic stability and development by protecting land values from unpredictable development; direct growth to areas most efficiently served by existing infrastructure; protect the community’s quality of life and prevent visual blight. Land Use regulations are the main way in which the Comprehensive Plan can be deployed and given the force of law.
3.10 Current Population and Demographic Trends

According to the U.S. Census, the population in the Town of Greene has been relatively stable in the years between 1980 and 2010, as is shown in Table 2 (these population numbers exclude the Village of Greene, which has had a stable population of approximately 1800 over this same period). The most significant increase in the Town’s population occurred between 1970 and 1980.

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Change</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>1970</td>
<td>3493</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>1980</td>
<td>4039</td>
<td>+546</td>
<td>+13.5%</td>
</tr>
<tr>
<td>1990</td>
<td>4241</td>
<td>+202</td>
<td>+ 4.8%</td>
</tr>
<tr>
<td>2000</td>
<td>4171</td>
<td>-70</td>
<td>- 1.7%</td>
</tr>
<tr>
<td>2010</td>
<td>4024</td>
<td>-147</td>
<td>-3.6%</td>
</tr>
</tbody>
</table>

Table 2 Population of the Town of Greene
(not including the population of the Village of Greene)

From the year 1980 to 2000, the population in the Town of Greene has been aging, with a definite reduction in the number of people under 35. The Village of Greene has similar population distribution. Data from the U.S. Census Bureau Population Projection Program makes it clear that the median age will continue to increase. (See Appendix B for more detailed demographic information from the 2010 Census.)

3.10.1 Challenges:
The median age of Town residents is increasing as resident’s age and young people grow up and move away, mostly in search of work. The Town needs more job opportunities for the young and better services to help families support their elderly.

3.10.2 Opportunities:
Some Town assets which can be promoted to young people starting families are low housing costs, access to outdoor recreation and low crime rate. The walkable, compact center of the Village of Greene is potentially attractive for retirees, if there was some low-maintenance housing and a grocery store in the Village center.

3.11 Employment
For its size, the Town of Greene area has a large and varied manufacturing base. Some of the products manufactured in the Village and Town of Greene include: electric lift trucks and computerized material handling equipment, wire products, packaged seeds and gardening supplies, ribbon and garment trims, specialty brass and aluminum castings, industrial robot vehicle systems, precision parts and industrial machining.

The Town is also home to trucking companies, stores, restaurants, farms and other businesses. The largest employer in the Village and Town of Greene (and the largest in Chenango County) is the Raymond Corporation, which in 2015 employs over fifteen
hundred people. The Greene Central School District is the second largest employer, with about 250 employees.

Many Greene residents work outside the Town in nearby cities such as Binghamton, Norwich and Ithaca, with most residents commuting to jobs in Binghamton. This creates a very diverse cross section of people and interests within the Town. (See Appendix B for more detailed demographic information from the 2010 Census.)

<table>
<thead>
<tr>
<th>Industry</th>
<th>Year 2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Number of Workers</td>
<td>2,113</td>
</tr>
<tr>
<td>Educational, Health, Social Services</td>
<td>457</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>467</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>208</td>
</tr>
<tr>
<td>Arts, Entertainment, Food Service</td>
<td>178</td>
</tr>
<tr>
<td>Transportation, Warehousing, Utilities</td>
<td>7</td>
</tr>
<tr>
<td>Professional, Scientific, Administration, Waste Mgt</td>
<td>147</td>
</tr>
<tr>
<td>Construction</td>
<td>215</td>
</tr>
<tr>
<td>Other Services</td>
<td>111</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>29</td>
</tr>
<tr>
<td>Finance, Insurance, Real Estate, Rental / Leasing</td>
<td>73</td>
</tr>
<tr>
<td>Agricultural, Forestry, Fishing, Hunting, Mining</td>
<td>55</td>
</tr>
<tr>
<td>Information</td>
<td>8</td>
</tr>
<tr>
<td>Public Administration</td>
<td>47</td>
</tr>
</tbody>
</table>

Table 3 Employment by Industry

The level of education that residents have achieved correlates with earning capacity, employment levels and the types of jobs held. In the year 2010, the estimates for the levels of education achieved for 3,820 people age 25 or older are in Table 4.

<table>
<thead>
<tr>
<th>Less Than 9th Grade</th>
<th>9th to 12th Grade (No Diploma)</th>
<th>High School (GED also)</th>
<th>Some College (No Degree)</th>
<th>Associate Degree</th>
<th>Bachelor Degree</th>
<th>Graduate or Professional Degree</th>
<th>Unknown or Not Applicable</th>
</tr>
</thead>
<tbody>
<tr>
<td>95 (2.5%)</td>
<td>336 (8.8%)</td>
<td>1,337 (35%)</td>
<td>752 (19.7%)</td>
<td>462 (12.1%)</td>
<td>378 (9.9%)</td>
<td>458 (12%)</td>
<td>0 (0%)</td>
</tr>
</tbody>
</table>

Table 4 Levels of Education in the Town of Greene, Year 2010

3.11.1 Challenges:
It has been a challenge to retain young people in the Town of Greene. With more jobs, higher wages, lower taxes, more training and advancement opportunities, especially for the young, the better the quality of life will be in the Town.
3.11.2 **Opportunities:**

To promote growth, the Chenango County Planning Department is working with local businesses and schools to improve job skills and readiness to enter the workforce among high school graduates. There are also activities that promote economic development in the Town of Greene, as described in Section 3.12 below. These represent opportunities to improve employment.

3.12 **Household Income and Economic Trends**

The median household income in the Town of Greene in 2010 was $48,257. The median income for New York State in 2010 was $55,712. (US Census Bureau – Household Income for States: 2010 and 2011.)

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Year 2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less Than $10,000</td>
<td>29</td>
</tr>
<tr>
<td>$10,000 to $25,000</td>
<td>138</td>
</tr>
<tr>
<td>$25,000 to $50,000</td>
<td>450</td>
</tr>
<tr>
<td>$50,000 to $100,000</td>
<td>553</td>
</tr>
<tr>
<td>$100,000 to $200,000</td>
<td>218</td>
</tr>
<tr>
<td>Over $200,000</td>
<td>9</td>
</tr>
</tbody>
</table>

*Table 5 Household Income*

The expansion of the workforce at Raymond Corp. has benefited the economy in the Village and Town of Greene directly and indicates the continued strength of the Town’s largest employer.

The [Chenango County Economic Development Strategic Plan](#) identifies a number of resources and conditions that positively contribute to economic strength and development in the County. The Town of Greene shares many of these, including:

- a strong sense of community and history
- low crime rate
- accessibility to arts, recreation and culture
- affordable housing
- accessibility to major markets
- economic development programs
- government and business leadership
- natural resources
- good education system
- strong work ethic
3.12.1 Challenges:
The Chenango County Economic Development Strategic Plan identifies some weaknesses that hinder economic development in Chenango County, many of which are shared by the Town of Greene, including:

- problems retaining young and highly-skilled workers, due to overall lack of opportunities
- a perceived resistance to change and lack of global thinking
- some deteriorated housing stock
- political parochialism and lack of cooperation
- lack of ‘shovel-ready’ development sites
- high energy costs
- high healthcare costs
- high taxes
- high transportation costs and lack of public transport

3.12.2 Opportunities:
The new Chenango County Economic Development Strategic Plan describes a number of initiatives for strengthening the economic status of Chenango County which the Town of Greene can participate in and benefit from. Also, the 1997 Joint Facilities Expansion Study identified the areas within the Village and Town of Greene most suitable for industrial development and recommended redevelopment and service upgrades for those areas. These can be pursued in order to provide the kind of ‘shovel ready’ industrial development sites the town needs.

3.13 Housing
According to the Census, there were 1,855 dwelling units in the Town of Greene in 2010. Of these, 68% were single family detached dwellings, ranging widely in size, age and quality. Apartment buildings and converted houses incorporating three or more dwelling units made up 16% of the housing stock in the Town and mobile homes comprised 16%. Rental housing is available as apartments in older renovated homes and in some newer apartment complexes, as well as single family rental homes and duplexes. (See Appendix B for more detailed housing information from the 2010 Census.)

3.13.1 Challenges:
The Chenango County Economic Development Strategic Plan identifies ‘deteriorated housing stock’ as one of the weaknesses of the county which should be addressed to improve the economy. The Town of Greene specifically needs more affordable rental and starter housing for young people starting out and for the elderly.
3.13.2 **Opportunities**

The Town of Greene should encourage development centered around the Village by extending utility services to nearby areas that are appropriate for concentrated development.

3.14 **Public Utilities**

3.14.1 **Municipal Water, Sanitary Sewer and Electric Service**

Municipal water, sanitary sewer and electric service are provided in the Village of Greene. The water comes from wells. The Village’s electric service is attractive due to its relatively low rates.

The Town and the Village together commissioned a Joint Facilities Expansion Study in 1997, which provides an exploration of methods and options for the expansion of the existing water, sanitary sewer and electrical services. It makes recommendations for specific locations and potential residential, commercial and light industrial development sites to which services might be extended. Issues of ownership, operations and maintenance, financing and recovery of service costs are also discussed. This report promotes creation of a joint Water and Sewer Advisory Board by the Town and the Village, in order to deal most efficiently with the provision of public utilities which originate within the Village but extend outside it into the Town. Expansion of these utilities may also require investment in upgrades to the existing systems as they serve a greater area.

The Town of Greene also maintains a limited area of storm sewers near the village and provides road maintenance and snow removal services throughout the town. Solid waste pickup is provided by private operators and taken to a Chenango County transfer station for trucking to the County landfill, which is located outside the Town of Greene.

3.14.2 **Challenges:**

The Town of Greene needs to expand the extent of public utilities in order to attract development that is centered around the Village and not scattered throughout the Town, as discussed in Section 3.9.2.

3.14.3 **Opportunities:**

The Town should support and encourage the expansion of public utilities to improve industrial development.
3.15 Transportation

3.15.1 Airports
The Town of Greene is near several public airports, which are in Norwich, Binghamton and Syracuse. The drives to Norwich’s Warren Eaton Airport or the Greater Binghamton Airport take approximately 30 minutes and the drive to Syracuse’s Hancock International Airport takes about 90 minutes.

The Greene Airport is a Public Use Airport for General Aviation and is located 2 miles south of the Village. It is a privately owned airstrip with a grass runway. The Greene Airport identifier 4N7 is listed in the New York State Airport Directory – NYS Department of Transportation. Full aircraft inspection and repairs for General Aircraft are done there. A Certified Flight Instructor (CFII) gives flight lessons at the Greene Airport. The Greene Airport Weather Station reports the weather every ten minutes (24 hours a day, 7 days a week) to the National Weather Service (http://forecast.weather.gov)

3.15.2 Railroads
A railroad line runs parallel to the Chenango River through the Town and Village of Greene. It was heavily damaged in the flooding in 2006 and was unusable. In 2015 the rail line through the County was approved to be rebuilt and reopened. In 2016 the rebuilding of the railway was started. Land occupied by the railroad in Greene is limited to a 100-150 feet wide right-of-way which runs north/south, bisecting both the Town and the Village. In the Village, directly north of Washington Street, the railroad lands widen to 200 feet for a distance of 550 feet. The Town of Greene should encourage the use of the railroad by local businesses.

3.15.3 Bus Service
Bus service connects the Town and Village of Greene to Binghamton and Norwich.

3.15.4 Roads
The major roads in the Town and Village of Greene include New York State Routes 12, 41 and 206 and Chenango County Roads 1, 2, 3A, 9 and 32. Interstate Highways 81 and 88 are within 15 miles to the west and east of the Town of Greene and Interstate 86 runs through Binghamton, about 25 miles to the south.

In addition, to the State and County highways, the area is criss-crossed by many Town roads. Some of these local roads are blacktop while others are gravel. Topography has greatly affected the alignment of roads in the Town with east-west accessibility being limited due to the north-south orientation of the terrain and the limited river crossings. Presently there are three bridges in the Town over the Chenango River. These are located...
at the Hamlet of Brisben connecting Route 12 and Route 32, in the Village of Greene on Route 206 and on Hogsback Road north of the Village and south of Brisben.

Six *functional classifications* for roads are established in Chenango County. These include Interstate, Principal Arterial, Minor Arterial, Major Collector, Minor Collector and Local Road. There are no roads rated as Interstates or Major Arterials in the Town of Greene.

In the Town of Greene, State Routes 12 and 206 have been designated Minor Arterials, State Route 41 and Chenango County Roads 2 and 32 are classified as Major Collectors and Chenango County Roads 1, 3A and 9 as Minor Collectors. All other roads in the Town were classified as Local Roads.

**Minor Arterials**

*Route 12* is the most important north-south highway in this part of the state, as well as in the Town. It connects the Town and Village of Greene with Binghamton to the south, a distance of approximately 15 miles, with Norwich, approximately 20 miles to the northeast and with Utica, approximately 70 miles to the north. Route 12 carries the greatest volume of traffic of any highway in the Town. Route 12 is rated in excellent condition in the Town.

A NYSDOT reconditioning and improvement project was recently completed for all of Route 12 between Binghamton and Utica.

*Route 206* is the principal east-west highway in the Town, connecting Greene to Whitney Point / Interstate 81 and Bainbridge / Interstate 88. Route 206 intersects Routes 12 and 41 in the Village; east of the Village, Routes 41 and 206 follow the same alignment until they split in the Town of Coventry.

In the Village of Greene, Route 206/41/Genesee Street is the main business street. In the central business district the road splits and there are two rows of diagonal parking along a median strip. This parking arrangement is convenient for downtown shoppers and helps create a safety zone by forcing through traffic on Route 206 to slow down.

Route 206 has a functional classification as a minor arterial. Given this classification, Route 206 east of the Village is in excellent condition and, west of the Village, it is rated in good condition.

**Major Collectors**

*Route 41* serves as a direct connection from the Town of Greene to the City of Cortland. West of the Village, Route 41 is classified as a Major Collector. Given this classification the road is rated in good condition. NYSDOT has given Route 41 a ‘D’ for level of service.

*County Road 2* is located in the northwest quadrant of the Town of Greene, intersecting Route 12 south of the Village and continuing northerly to intersect Route 206 in the Town of Greene and eventually, Route 41 in the Town of Smithville. This section of the
road is commonly referred to as Genegantslet Road. County Route 2 has a functional classification as a major collector.

**County Road 32** runs parallel to the east bank of the Chenango River. It carries the most traffic among the county roads in the Town of Greene. It begins to the south in the Town of Fenton, as an offshoot of Route 79, continuing north through the Villages of Greene and Oxford and the City of Norwich, until it intersects with Route 12 at North Norwich.

**Minor Collectors**

**County Road 1**
County Road 1 is located in the southwest corner of the Town and intersects Route 12 at Fickles Corners. County Route 1 has a functional classification as a minor collector and appears adequate for the volume of traffic served.

**County Road 3A**
County Road 3A is located in the northeast quadrant of the Town connecting County Road 3 at Smithville Center to Route 12 at the Hamlet of Sacketts Harbor. This road is commonly referred to as Harbor Road.

**County Route 9**
County Route 9 is located in the southwestern section of the Town, running along Page Brook Valley. County Road 9 connects route 206, in the Town of Coventry, with route 79 in the Town of Fenton in Broome County.

**Town Roads**
In 2016, the Town of Greene had 85 miles of town roads. The breakdown of road surface types is as follows: Asphalt - 45 miles; Oil and Stone - 19 miles; Gravel - 21 miles.

Maintenance and repair of Town roads is the responsibility of the Town highway department. New York State, however, has a program called the CHIP (Consolidated Highway Improvement Program) which assists in the improvement of Town roads. This plan helps provide funds for improvement, repair, or reconstruction of Town Highways. The Town has a policy of upgrading as many miles of dirt road to oil and stone as possible each year.

**Village Streets**
The Village Streets are repaired and maintained by the Village Department of Public Works. Most traffic congestion occurs on South Canal Street and its intersecting streets at peak traffic hours.

**Key Traffic Generators**
Key traffic generators are those activities which result in large amounts of traffic converging on or dispersing from an area. In the Village of Greene there are several key traffic generators including the Raymond Corporation, the central school complex and the central business district. In the Town, the commercial business cluster at Lower Genegantslet Corners and the school complex off of county road 32 are the major traffic
generators. Regional traffic generators which directly affect the flow of traffic to and from the Town of Greene include the economic centers of Binghamton and Norwich.

### 3.15.5 Challenges:
The existing road system in the Town of Greene appears adequate for the needs of the present and the near future.

The town of Greene Subdivision law has requirements for the standards that must be met for road construction to ensure that those standards have been met, before taking over roads from developers of new subdivisions.

### 3.15.6 Opportunities:
The Town needs to adopt design standards for roads and infrastructure built by developers and create a protocol for required inspections to verify that they adhere to those standards, before adopting roads or utility infrastructure built by others.

### 3.16 Schools
The Greene Central School District was organized in 1949, covers approximately 130 square miles and extends into nine townships, primarily in rural Chenango County.

Student Population – The District serves approximately 1,070 students and is organized on a K-2, 3-5, 6-8 and 9-12 plan. The District graduates an average of 85 students per year with approximately 84% continuing on to college.

Staff – The District employs approximately 115 instructional staff and 100 support staff with a Superintendent and three principals overseeing the District’s educational programs.

Programs – The District has developed an array of outstanding student programs and consistently views curriculum and staff development from a K-12 district-wide perspective. Instructional technology is a priority. Each school has well-equipped laboratories and each classroom is connected through a fiber optic wide area network. The District’s students consistently score above State and local averages on NYS Assessments. Primary School students participate in the Morning Program. Intermediate and Primary School students participate in an award-winning Arts In Education program. They have expanded the Arts In Education program into the Middle and High School. Greene High School offers 33 college credit hours, a strong academic program, as well as career and technical education programs through the local BOCES. Extra curricular activities are important at all schools. Students participate in interscholastic athletics, music and drama.
The Board of Cooperative Educational Services (BOCES) maintains facilities nearby, providing continuing education in skills and educational fields. There are several two and four year colleges within an hours driving time that offer undergraduate, masters and doctorate programs. These include Broome Community College, SUNY Morrisville, SUNY Cortland, SUNY Oneonta, Binghamton University, Syracuse University, Cornell, Ithaca College and Colgate University.

### 3.16.1 Challenges:
The Chenango County Economic Development Strategic Plan identifies a need for students to be better prepared to enter the workforce.

### 3.16.2 Opportunities:
The Chenango County Economic Development Strategic Plan suggests that local businesses and the schools strengthen their relationships, to help develop educational goals for graduates.

### 3.17 Recreation
The Village and Town of Greene collaborate on managing the recreation programs and facilities of the area through the Joint Recreation Committee (JRC). In 1994, the Joint Recreation Commission worked with the Greene Central School District and outside consultants to produce the Greene Recreation Study and Master Plan, which reviewed recreational facilities and opportunities in the Town and Village of Greene and laid out an implementation strategy for long-term improvement. This effort led to a successful campaign to raise funds and build a town pool and athletic fields in cooperation with the Greene Central School District.

The following public recreational facilities are available to Town residents:
- Baseball fields
- Basketball courts
- Football fields
- Indoor swimming pool
- Soccer fields
- Softball fields
- Tennis courts

Other recreational opportunities available in the Town:
- Archery
- Bicycling
- Boating / canoeing / kayaking
- Bowling
- Cross country skiing
- Fishing
- Fitness centers
- Golf
- Hiking / horse trails
Hunting
Snowmobiling
Target shooting for Shotgun, Rifle and Handgun

Other recreational opportunities nearby:
  Downhill skiing

Also available in the Town are aerobics classes, a dance studio and martial arts classes, ceramics, theater productions, art gallery, art classes, museum and library programs.

3.17.1 Challenges:
The Joint Recreation Committee currently works well as a means of managing and promoting recreational opportunities in the Town of Greene.

3.17.2 Opportunities:
Future opportunities for recreational activities are being explored.

3.18 Parks
The Ball Flats, located next to the Chenango River within the Village of Greene, is jointly owned and maintained by the Town and Village of Greene, under the title of "Greene Inter-municipal Parks Commission". The Ball Flats offer playground equipment as well as ball fields that are open for public use. The Ball Flats is used by the public for family reunions and community events.

Lion’s Park, just off Washington Street, is an ongoing service project of the Lion’s Club of Greene. The 41-acre park offers three Little League baseball diamonds, space for soccer or field hockey; a horseshoe pit located near the pavilion and plenty of open space and parking. The fields are used by the Greene Lion's Club Little League program and the Joint Recreation Soccer Program. A covered and lighted pavilion (capacity 500) with kitchen facilities and rest rooms are available for rent for weddings and other events. There is also a smaller pavilion located near the far Little League field.

Public access sites for canoeing and fishing include the Chenango River in Brisben and at the Ball Flats, the Genegantslet Creek at Smithville Flats, the pond at Cook Park, 3 miles east of the Village of Greene on the south side of Rt. 206; Long Pond located in the Town of Smithville off Rt. 41; and Round Pond, 1 mile west of Smithville Flats. Camping is also available at Cook Park which is operated and maintained by Chenango County.

3.18.1 Challenges:
The Town should look at ways to improve recreational opportunities and improvements.
3.18.2 **Opportunities:**
The new inter-municipal Parks authority has become the appropriate body to manage existing parks and perhaps pursue the development of other Town parks.

3.19 **Health Services**
The Town of Greene offers different health clinics. The nearest hospitals are in Norwich and in Binghamton. Counseling services are also available. For pets, there is a veterinary clinic.

3.19.1 **Challenges:**
The aging of the population, in the Town and Village of Greene will intensify the need for care and support services for the elderly.

3.19.2 **Opportunities:**
Encourage and promote provision of health care and services for the elderly in the Town now, before the need becomes greater.

3.20 **Fire, Ambulance and Emergency Services**
The Town of Greene has no police force of its own and relies upon police services from the New York State Police Troop C. Troop C is headquartered in Sidney, with a satellite station located in the Village of Greene. The Village of Greene has a police force of full time officers and part time officers. The Chenango County Sheriff department serves as the backup for both the Town and the Village.

The Chenango County 911 emergency telephone service covers the Town of Greene area. The Greene Emergency Squad, Inc. and Fire Department EMTs provide state-of-the-art emergency service and equipment to the Greater Greene community.

The Town of Greene is served by volunteer fire companies dispatched through the Chenango County 911 emergency system. Two of these companies are located in the Town: Brisben Fire Company, Inc. and the Greene Volunteer Fire Department. Local employers have traditionally been very generous in providing release time to their employees who volunteer in the fire department and EMS services. Typically, the Brisben Fire Company has approximately 15 members and the Greene Volunteer Fire Department has around 50 members including a chief, firefighters and Auxiliary members. The Greene Volunteer Fire Department is housed in a new Firehouse Facility that was built in 2005.
3.20.1 Challenges:
It is becoming increasingly more difficult to attract and maintain volunteer emergency response personnel due to pressures from careers and families. The Greene Fire Department is all volunteer and the Greene Emergency Squad, Inc. have some volunteer services with some paid positions. The squad and department require more volunteers in order to maintain the level of service provided to the community.

The response to fires, floods and other emergencies has demonstrated the competence and dedication of emergency services and personnel in the Town.

3.20.2 Opportunities:
Information and experience gained during the 2006 and 2011 flooding was assembled and used in the updating of the Town’s Disaster Plan which includes the school, Town, Village, Council of Churches, Red Cross, the Village Electrical Department, the Police, Emergency Squad, Fire Department and other community groups.

3.21 Shared Municipal Services
Consolidation of municipal services and operations is an issue increasingly in the forefront in the region, as taxpayers and officials seek ways to reduce the tax burden by increasing government efficiency. The Town and Village of Greene already cooperate in several ways:

- The Town and Village of Greene share highway department equipment.
- The Village and Town of Greene collaborate on managing the recreation programs and facilities of the area through the Joint Recreation Committee.
- The Town of Greene handles code enforcement and tax assessment for the Village.
- The Village of Greene provides and installs water mains where municipal water extends outside the village boundary into the Town.
- The Village of Greene’s electrical service extends outside the village boundary into the Town in some areas.

3.21.1 Challenges:
If the Village consolidated into the Town, the Volunteer Fire Department would have to be incorporated as a private fire company with a board of fire commissioners, because current New York State law will not allow Town’s to own a fire company. The private fire company would then contract services back to the Town. Although this is a common practice, it does remove control of the department from the voters and into the hands of the commissioners.

3.21.2 Opportunities:
Further coordination and consolidation of municipal services and operations between the Town of Greene, Village and adjoining towns may be developed.
An intermunicipal parks authority consisting of the Town and Village of Greene has been developed for the Ball Flats and could be extended to operate other parks and facilities.

### 3.22 Energy Extraction or Conversion Sites

There have been various trends over the years to develop sites for either the extraction of energy products such as natural gas by drilling or for the conversion of energy like wind turbines, hydro-electric generators or solar panels.

#### 3.22.1 Challenges:

There are several aspects of energy extraction or conversion that need to be considered during the planning of these facilities in order to properly mitigate the impact to the town. The visual impact needs to be known and minimized in order to maintain the scenic views and preserve the rural character of the town. The long term operational noise, air quality and water quality of the site needs to be considered and properly controlled. The proper decommissioning, disposal of equipment and land reclamation when the useful life of the facility is completed needs to be accounted for. Sites need to be designed to allow for the proper maintenance of the site.

#### 3.22.2 Opportunities:

If electric generation or conversion facilities could be built and operated in the Town and provide economical energy to the town it would be a large step in producing a sustainable economy. The ability to produce your own electricity would allow the town to attract businesses and reduce the cost of living of the residents.
4 Goals, Objectives and Strategies

The purpose of collecting and reviewing the information set out in Section 3, A Profile of the Town of Greene, is to help identify both the critical land use-related issues the Town is facing and the unique strengths and opportunities available to the community at this time. Section 4 provides guidance on how issues can be mitigated and opportunities utilized.

4.1 Goal 1 - Preserve Historic and Rural Character

Objective 1.1: Protect and preserve the elements that contribute to the Town’s historic and rural character, including
- Small town living
- Rural atmosphere
- Clean water
- Low noise
- Lack of air pollution
- Respect for the past
- Abundant wildlife
- Visible night skies
- Agricultural identity
- Security

Objective 1.2: Encourage preservation and maintenance of historic structures in the Town.

Objective 1.3: Promote new development which is harmonious with the Town’s special character.

Objective 1.4: Provide support and incentives for the preservation of farmlands.

Objective 1.5: Support the Village of Greene and the various hamlets to help them preserve the town’s attractive small town quality, as described in Section 3.7.3 of this Plan.

Objective 1.6: Encourage new commercial development to locate in or near the Village center.
4.1.1 *Strategies*

In order to protect its historic and rural character, the Town can:

- Encourage maintenance and improvement of properties through home and commercial structure improvement programs such as state and federal grants and loan funds.
- Regulate the quantity, size and placement of billboards.
- Strictly limit or prohibit the use of illuminated signs.
- Adopt tree preservation ordinances.
- Regulate extent and location of any clearcutting of woodlands.
- Undertake a visual assessment to identify critical views and view corridors to be protected in order to maintain the Town’s visual quality. These areas can then be taken into consideration when new development comes under environmental review.
- Require a review of visual impact as part of the site plan approval process for properties above a certain elevation. Standards addressed may include the setback of buildings from the ridgeline, the extent of tree clearing and the color and reflectivity of building materials.
- Include agriculture in local development plans.
- Raise funds to purchase development rights on agricultural lands.
- Provide property tax relief to farmers.
- Raise funds to install service roads where appropriate.
- Enact local design review laws in order to encourage design of commercial buildings that harmonize with and reinforce the desired community character. This requires the creation of an architectural review board, but will allow the Town to require developers to modify ‘cookie cutter’ franchise designs to fit local design review regulations.
- Consider the creation of a commercial structure loan program to encourage and assist businesses in the preservation and creative use of buildings with historic character and to encourage and assist them in enhancing new structures with compatible detailing and character.
- Utilize the existing Site Plan Review to regulate signs to maintain the Town’s character.
- Require larger lot sizes when parcels are subdivided.
4.2 Goal 2 - Respond to Changing Demographics

Objective 2.1: Provide support services needed by the elderly, or assistance with travel to support services available in nearby communities.

Objective 2.2: Encourage development of housing types desired by the elderly, especially in the Village of Greene.

Objective 2.3: Encourage development and/or retention of a grocery and a pharmacy near the Village.

Objective 2.4: Ensure that the Village center remains walkable for elderly residents by slowing traffic, providing crosswalks and benches and keeping sidewalks clear.

Objective 2.5: Foster economic development and jobs creation by lowering taxes.

Objective 2.7: Encourage the development of housing types attractive to young adults.

Objective 2.8: Work with and support the local school system.

4.2.1 Strategies
In order to respond to its changing demographics, the Town can:
• Explore shared services for the elderly, including transportation, with nearby municipalities.
• Build on the existing cooperation between the schools and the Town regarding recreational programs and facilities and explore additional opportunities to share services and equipment.
• Support a mixed use district with varied housing types in the Village center.
• Encourage the Village to maintain slower traffic flows and provide crosswalks, benches and other amenities in the commercial center.
• Consider providing a wireless network serving part of the Town.
• Create incentive zones to encourage developers to build affordable housing for seniors and starter homes for young adults by offering the opportunity to build at a higher density than would otherwise be allowed in that zone.
• Craft land use laws that allow appropriate home-based businesses in residential areas.
4.3 Goal 3 - Concentrate New Development in Areas Where Public Utilities are Available, or Can Be Efficiently Extended

Objective 3.1: Concentrate denser development in and around existing utility service areas in the Village of Greene and maintain rural densities outside that area.

Objective 3.2: Create a joint service system with the Village, with new utility districts adjacent to areas of existing utilities.

4.3.1 Strategies
In order to concentrate development in areas where public services can be provided most efficiently and at the least cost, the Town can:

- Adopt land use laws which allow denser development in and around the Village of Greene and maintain rural densities outside that area.
- Create design standards for road construction and a system of inspection to ensure that any roads built by developers and adopted by the Town have been properly built.
- Analyze the full cost of utility extensions and have developers pay for the connections or provide compensating benefits to the community such as donating parkland or providing a certain percentage of low-income units in their development.
4.4 **Goal 4 - Protect the Environment**

*Objective 4.1:* Protect sensitive environmental areas such as aquifers, streams, wetlands, floodplains, steep slopes, mature woodlands, special wildlife habitats, prehistoric and geologic features and prime agricultural lands from pollution and degradation.

*Objective 4.2:* Minimize the negative environmental impacts of new development on existing residences, scenic views, farmlands and recreational open spaces.

*Objective 4.3:* Protect air quality.

### 4.4.1 Strategies

In order to protect the natural environment of the Town from degradation, the Town can:

- Use the SEQRA process, the Stormwater Phase II regulations and the Town’s authority of site plan review to their full potential to determine whether development plans will have adverse environmental effects and impose mitigating conditions on projects. This will involve the proper training of all Town and Planning Board members and educating the public, developers and contractors about these laws and their proper application.
- Require wetland delineation as part of the site plan review process.
- Expand the list of required elements to be submitted for subdivision or site development approval to include an Existing Resources or Site Analysis map, which would show sensitive environmental areas such as mature woodlands, large trees, prime agricultural soils, special wildlife areas, historic or cultural features, unusual geologic formations and scenic views.
- Explore ways to discourage or regulate trash burning while still allowing use of clean-burning wood stoves and furnaces.
- Where appropriate, encourage the use of pervious pavements that increase stormwater infiltration and reduce runoff.
- Encourage and facilitate the use of bicycle transportation by including bicycle trails, bicycle lanes and bicycle parking in development projects.
- Encourage and facilitate the use of public bus service.
- Adopt a land use law to create a conservation district, or special overlay zones to protect sensitive environmental areas.
- Form a Town Conservation Advisory Council to inventory and map sensitive environmental areas and then review and make recommendations to the Town and Planning Boards regarding the impact of development proposals on those areas.
- Develop a number of measures for the Town Board to protect sensitive environmental areas, such as: sensitive environmental area designation with added site development requirements, conservation subdivision development options, buffer requirements, design guidelines, tree ordinances, transfers of development...
rights, donation or purchase of conservation easements, tax abatement programs and municipal purchase of especially important properties.

- Include a conservation subdivision category in any zoning code, so that developments can receive density credits for setting aside environmentally sensitive areas as public green space.
4.5 Goal 5 - Maintain and Promote Public Health and Safety

Objective 5.1: Maintain or increase the number of both volunteer and paid emergency services in the Town.

Objective 5.2: Improve emergency management and communication.

Objective 5.3: Maintain and update the Town’s disaster plan.

Objective 5.4: Encourage and promote provision of health care in the Town.

4.5.1 Strategies

In order to maintain and promote public health and safety, the Town can:

• Educate residents about the need for more volunteers and the costs of paid services
• Educate employers about the importance of providing release time to employees who are volunteers and provide public recognition of those employers
• Provide recognition and rewards to volunteers
• Pay volunteers a stipend.
4.6  **Goal 6 - Promote Economic Development**

*Objective 6.1:* Encourage and support the maintenance and expansion of existing industry and business in the Town.

*Objective 6.2:* Encourage the maintenance and expansion of the existing commercial center in the Village of Greene.

*Objective 6.3:* Encourage and support recreation and tourism in the Town.

*Objective 6.4:* Encourage and support agriculture in the Town.

*Objective 6.5:* Encourage people who wish to live in the Town and telecommute.

*Objective 6.6:* Maintain and improve transportation efficiency and continue to improve road quality.

### 4.6.1 Strategies

In order to promote more economic development, the Town can:

- Assist business and industry to locate on suitable land with the necessary public utilities.
- Explore the provision of a wireless network and support services for telecommuting.
- Include agriculture in local development plans.
- Promote locally grown foods.
- Promote regional cooperatives, farmer’s markets, farm tourism and marketing programs for local products.
- Promote outdoor recreation and tourism opportunities in the Town.
4.7 Goal 7 – Maintain and Improve the Appearance of the Town

**Objective 7.1:** Stop unauthorized dumping along Town roads.

**Objective 7.2:** Provide alternatives to generic strip development.

**Objective 7.3:** Prevent the visual clutter of excessive, garish or illuminated signage, advertising and overly bright lighting.

**Objective 7.4:** Encourage good maintenance of private properties and screening for necessary but unattractive land uses such as junkyards, repair shops, landfills and mining operations.

4.7.1 Strategies

In order to maintain and improve the town’s appearance, the Town can:

- Enforce existing regulations.
- Include ‘nuisance prevention’ provisions in a land use laws
- Utilize the existing Site Plan Review to regulate signs to maintain the Town’s character.
- Regulate the quantity, size and placement of billboards
- Undertake a community character visual assessment to establish clear guidelines and standards for what future development should look like
- Enact local design review laws in order to encourage design of commercial buildings that harmonize with and reinforce the desired community character.
- Create an architectural review board
- Education for Best Use Management
4.8 Goal 8 – Maintain and Improve Recreational Opportunities in the Town

**Objective 8.1:** Pursue the development of recreational facilities.

**Objective 8.2:** Facilitate recreational opportunities as well as more formal programs and facilities.

4.8.1 Strategies

In order to maintain and improve recreational opportunities in the Town, the Town can:

- Improve public access to the Chenango River
- Explore the development of a recreational trail network
- Support the maintenance and improvement of existing facilities and continued cooperation with the Greene Central School District
- Update the Greene Recreation Study and Master Plan.
5 Implementation of the Comprehensive Plan

5.1 Adoption of the Plan
The first step toward making the Comprehensive Plan active and effective is for the Town Board to formally adopt it. Once that has been done, New York State statute [Town Law § 272-a] requires that “all municipal land use regulations must be in accordance with the comprehensive plan and also that all plans for capital projects of another government agency on land included in the comprehensive plan shall take the plan into consideration”. This necessitates a review of existing land use law for consistency with the adopted Comprehensive Plan.

5.2 Implementing the Plan
The next step is the drafting and enactment of additional land use provisions needed to aid in the achievement of the Comprehensive Plan Goals and Objectives.

As the Town of Greene currently has only limited land use regulations in place, the Town Board may wish to consider organizing all land-use regulations into a single chapter of code. Traditionally, many municipalities deal with items such as subdivision and site plan review, erosion and sedimentation control, aquifer protection, solid waste disposal, historic preservation, wetlands protection and mining in separate chapters of their code. Combining all land use-related regulations into one land use chapter simplifies the establishment of a coordinated and consistent set of land use regulations, makes Town requirements more quickly and easily understood by property owners and prospective developers and makes enforcement and interpretation of land use regulations easier for boards and code departments. (See Appendix C for a list of items which might be included in a comprehensive land use code.)
## 5.3 Action Plan

<table>
<thead>
<tr>
<th>Action</th>
<th>Time Frame</th>
<th>Responsible Parties</th>
</tr>
</thead>
<tbody>
<tr>
<td>Update Comprehensive Plan.</td>
<td>2016</td>
<td>Town Board</td>
</tr>
<tr>
<td>Establish special committee charged with review of existing land use regulations, evaluation of them for consistency with the Comprehensive Plan and consolidation of existing land use regulation into a single code chapter.</td>
<td>2018</td>
<td>Town Board</td>
</tr>
<tr>
<td>Amend code as necessary to make regulation consistent with the Comprehensive Plan and consolidate existing land use regulations into one land use chapter of the Town Code.</td>
<td>2018</td>
<td>Town Board</td>
</tr>
<tr>
<td>Develop prioritized list of additional regulations needed to achieve the goals of the Comprehensive Plan.</td>
<td>2019</td>
<td>Planning Board</td>
</tr>
<tr>
<td>Charge a committee or board to develop draft regulations needed to achieve the goals of the Comprehensive Plan.</td>
<td>2019</td>
<td>Town Board</td>
</tr>
<tr>
<td>Develop draft regulations needed to achieve the goals of the Comprehensive Plan.</td>
<td>2020</td>
<td>Special Committee or Board</td>
</tr>
<tr>
<td>Update the Comprehensive Plan.</td>
<td>2021-2025</td>
<td>Planning Board</td>
</tr>
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Table 6 Action Plan
APPENDIX A

1992 Resident Survey and Results

Town of Greene
Genesee Street
Greene, NY 13778

There are a number of important issues facing us today, Social, Economic and Environmental. How we deal with these issues affects each of us deeply. What we do today may permanently shape our generation's future as well as those of generations to come.

In order to properly address these issues and concerns, we need a well-informed Government. Before any decision is made, it is the duty of the Governmental council to study each issue thoroughly and consider all possible actions and their ramifications upon the people. Of utmost importance is a Government which responds to the wants and needs of the people.

As a part of our effort to provide responsible and creative leadership, your Town Board and Town Planning Board are asking for your participation. Please help us by completing the enclosed survey and returning it by November 6, 1992, in the envelope provided. Your timely response will provide us with the input we need to better serve you. All answers are strictly confidential, so please be open and sincere.

Thank you for your cooperation.

Blaine MacCrabie
Town Supervisor

Philip Kresge
Planning Board Chairman
1992 Town of Greene Survey Results

2000 surveys sent out; 45 surveys returned unopened.
990 surveys returned answered; 51% response rate

1) What do you like about living in Greene?
   1. 77% (760) Small town living
   2. 72% (709) Rural atmosphere
   3. 63% (621) Clean water
   4. 60% (591) Low noise
   5. 59% (580) Lack of air pollution
   6. 54% (534) Respect for the past/Rural Character
   7. 53% (527) Abundant wildlife
   8. 53% (524) Visible night skies
   9. 45% (446) Agricultural identity/working farms

Other:
The people are:
- friendly
- concerned for each other
- honest & sincere
- dedicated & respectful of each other
- caring for their property
- know each other
- sharing
- accepting
- sense of belonging - of community
- neighborly
- live & let live attitude
- not intrusive
- hard working

Other opinions:
- attractive community
- historic community
- preserving of best of historic structures
- terrain- open land, woods, river
- community pride & spirit
- convenient to larger cities, yet just far enough away
- slower pace of living
- picturesque & quaint
- safe
- agricultural
- many churches
- good place to raise a family
- many interest groups & clubs - Garden Club
- convenient to airports
- affordable homes & land
- not much traffic
- parking easier
- good library
- good restaurants
- cared for properties
- good schools
- hard working government & service groups
- changing seasons
- quiet
- community identity
- easy walking community
- responsive government for the most part
- chance to make a difference
- parking without meters
- available workforce
- lots to do
- low crime rate
- low village electric rate
- clean & respective
- minimal government meddling in private affairs
- large volunteer fire/squad department
- small town activities, JRC Labor Day - volunteers
- privacy
- available workforce
- bluebirds
- no neighbors
- excellent school district
- antique shops
- nothing, shitty little town - hope it becomes a ghost town

2) As Greene continues to grow, how important is planning for the future?

1. 66% (654) Very important
2. 30% (297) Important
3. 2% (17) Not important

3) Do you believe the growth in the Town of Greene should be...

1. 51% (500) At present rate
2. 30% (300) Faster
3. 11% (112) Slower

Comments:
- growth rate should relate closely to availability of natural resources
- open spaces should be preserved and not destroyed
- keep Greene as it is...don't lose what's right about Greene
- need more growth in businesses, not in mobile homes
- need more jobs & more small non-polluting industries
- dangerous to depend on one industry
- like it as it is...why change?
- too fast growth may bring higher taxes
- rules and regulations needed, but must be fair
- young people need faster community growth
- limit development outside of village...keep it rural
- if I wanted urban atmosphere, I'd move to the city
- don't kill growth...just guide it
- no malls
- don't need land development by out of area land companies
- 5 acre homesites are too big...1-2 acres may be too small in the country
- minimum lot size should be determined by soil conditions & terrain to protect our water
- growth should not exceed ability to provide water, sewer, police, etc.
- town & village should consolidate, expand services, in order to increase tax base
- preserve agriculture & good farm land
- too fast growth means loss of Greene...& we'll never get it back
- don't let Greene become like the Triple Cities
- if it's growth that will reduce present tax burden it can't be fast enough
- emphasize working together - industry, retail & private sectors
- quality rather than quantity
- don't let it become too crowded
- control growth that produces high demand for services and low tax base
- don't cut up farms into small pieces
- there is too much government interference
- growth shouldn't be stifled so as to keep up with times; however if we grow too fast we will take away the "small town living" that appeals to residents as well as visitors
- recognize manufacturers and their needs, other retail businesses in the area
- need more business competition - ie: supermarket, drugstore
- I don't believe that any government agency can dictate the rate of growth, just monitor, and do what is best for the local people and/or taxpayers
- the board has done everything to slow things down
- as Greene grows, it's important to make sure it keeps its rural charm
- quality, single family houses; small & medium businesses which will create jobs
- feel town is progressing nicely with the exception of competitive grocery stores
- everything new built in Greene should be monitored in some way to fit in
- what is so magic about growth, is the world getting bigger?
- it would be wonderful to have the plaza built at the Great American site
- planned controlled growth is essential - strict enforcement of local & state laws; the sewer, junkyard, subdivision laws;
- we should enact land use laws, enforce existing local laws or repeal them - example: "junkyard law"
- faster, but with more consideration about where and how it should grow; more residents should be involved
- doesn't matter
- need to attract some additional business industry to expand tax base
- as it happens, don't hinder it

Town of Greene Comprehensive Plan  

p 63
- I can't say at the present rate; the planning board hasn't been doing much of anything. If they have, what?
- the speed isn't important if land use laws are in effect
- should be focusing on attracting companies for additional jobs - less dependent on Raymond
- whatever rate is best for the economy
- I think Green [sic] is a cute little town and I like it
- to grow that would be nice
- moderate growth with reasonable control
- speed is less important than control and care
- hate to see overpopulation and the destruction of wide open spaces that results
- maybe it's just me, why don't all people interested in the purchase of
  businesses changing hands (new owners) know of the facts that it's up for sale so they can bid on it (ie: Miller Shoes, Briggs Lumber, etc.)
- the larger town gets the more problems there will be: crime, corruption, etc.
- keep what's here and not chase out what's here with ridiculous taxes
- apartment complexes should be limited as well as mobile home parks
- Greene should be kept a small town without a lot of industrial growth
- no more business on edge of town or "shopping plazas" - more thought put into placement of new businesses, ie:
  - post office is in a terrible location
- too much potential growth is stymied by self-interest groups and restrictive zoning to prevent growth
- as dairy declined it is important to restrict development of all the land; we should keep some natural habitat
- little current protection for our present character; secondary roads reveal abusive lifestyles - deteriorating environment
- planning should identify areas or zones for growth; problems with "strip building" along roads
- improve what we already have
- tighter control on mobile homes
- slow down and consider what is best for all instead of rushing into what just a few decide is right
- as the town grows, the village center should also develop
- people stay away due to our high taxes
- more than 2 acres for mobile homes
- no planning board needed
4) What types of growth would you like to see in the Town of Greene?

1. 53% (526) Grocery store
2. 51% (505) Industry
3. 48% (471) Retail stores
4. 40% (398) Medical facilities
5. 39% (384) Single family housing
6. 30% (296) Campgrounds/Recreational areas
7. 21% (207) Fast food restaurants
8. 18% (182) Plazas & malls
9. 18% (177) Private educational institutions
10. 16% (161) Automotive service
11. 15% (144) Multi-family housing
12. 8% (84) Convenience stores
13. 6% (62) Restaurants
14. 5% (49) Mobile home parks
15. 4% (43) Mobile homes
16. 3% (28) Storage malls
17. 2% (21) Prisons/Jails
18. 2% (20) Bars
19. 2% (17) Gravel pits

Other:
-critical that we have a competitive grocery store & drug store...residents shop in Binghamton instead of Greene to get lower prices and better quality....need to keep buyer money here
-need a discount department store
-need a clothing store for all ages
-need low impact industry
-need jobs
-like a small plaza - one only
-need more recreation for all ages, but especially young people
-suggest the school be open for recreational use year round..taxpayers should get more for their money
-need indoor pool, fitness center, movies, etc.
-develop an industrial park to attract industries
-need a family physician who lives in Greene like Dr. Gilroy and Dr. Centerwall
-need larger medical building
-need more small family owned businesses
-need more retail stores selling general merchandise
-need more parking
-need curfew to keep young people off the streets
-need more single family houses in all price ranges
-need a well maintained mobile home park with village services
-need more senior citizen housing/nursing home
-need areas set aside for mobile homes
-need to widen Rt. 12 - too narrow for traffic moving at 65 mph..dangerous
-commercial development along Rt. 12 is dangerous..keep it off Rt. 12
-phase out existing mobile home parks
-growth must reflect strict building codes
-growth of any kind should contribute to the tax base in proportion to services required
-need new car wash
-need a good bakery
-specialty stores
-appliance repair
-public hanging for officials
-bed & breakfast type lodgings
-jewelry store
-more antique stores
-athletic club
-motel/hotel
-shelter for battered women
-movie theater
-parks
-commuter service to Binghamton & Norwich
-boat launch
-allow for home base business technology
-adult education at high school
-blacksmith shop
-roller rink
-good video store

5) Do you feel that commercial strip (gas stations, car dealers, restaurants, etc.) development along major corridors takes away from overall attractiveness of a town?

1. 51% (513) Yes
2. 39% (383) No

If yes, what are your suggestions for implementation of controls?

1. 42% (417) Should the development be limited in extent and location to the ability of roads, sewer, water to handle growth.
2. 29% (290) Should the development be directed by environmental performance condition (i.e. building heights, parking lot sizes, etc.)

Comments:
-don't create a Vestal Parkway in Greene
-stripe development creates a poor impression of community
-look at how ugly Norwich is with Rt. 12 going thru center of the city
-zoning should control strip development by providing a place designated for such growth
-new buildings should relate well to the existing buildings in Greene...plan growth for continuity
-developers should willingly plan for or be made to do what's best for Greene
-hillside development should not occur along Rt. 12...keep it rural and scenic
-finish plaza at end of village
-if property maintained

6) Where do you think growth should occur?

1. 52% (513) In specific designated areas
2. 39% (383) In general areas or districts
3. 8% (79) Anywhere the developer chooses
7) If growth occurs in those areas designated, should it be done:
   1. 81% (805) In a manner that would not detract from the town's character
   2. 6% (63) In a manner consistent with what the developer/owner sees fit
   3. 1% (12) It doesn't matter

Comments:
-zoning is important and should have been done long ago
-growth, yes...but provide for it
-finish Victory development
-keep small town atmosphere...business near center of town
-upgrade existing mobile home parks along Rt. 12
-plan for safety..protect residential areas
-town should have zoning like Village..Why don't we? Is the planning board or town board holding back?
-leave village area as is - develop route 12 N & S
-some are unable to build because they are unable to meet all the specifications
-the only restrictions should be for health & pollution safety
-regulations and guidelines should be set for both commercial and residential areas; existing rural residents should definitely have a chance to protect their rural setting; I've lived in a log cabin 13 years in Greene and I would be extremely upset if a McDonalds was built next door
-we need a zoning ordinance now!
-the historical nature of our town should remain
-I think that the community should vote on it
-keep our rural community character intact
-compromise between A & B; do not implement zoning laws such as was attempted a few years ago - be flexible
-clean industries
-small town (rural) atmosphere maintained
-this is the hard part but must be attended to while each developer has his own ideas we have a wonderful community in which they can be encouraged to integrate their businesses
-don't believe in too much government regulation
-businesses need better method of garbage removal
-alot of attention needs to be given to increase of traffic in area and traffic flow
-control look & character of this town
-use existing structures whenever possible
-close to business district as possible
-keep character and uniqueness of Greene
-be fair with controls and consider the rights of all parties concerned and not be one-sided
-it should not detract within reason
-development should be done if absolutely needed to protect against strip plazas & empty stores & buildings caused by overbuilding
-town officials should have better manners
-don't like the way Key Bank was remodeled
-major corridors introduce Greene as a community
-keep Greene unique
-don't discourage a developer but regulate need for controlled growth
-leave
8) Which of the following types of growth do you think should be regulated by law?

1. 60% (563) Prisons/Jails
2. 58% (578) Mobile home parks
3. 53% (526) Bars
4. 51% (506) Gravel pits
5. 48% (475) Industry
6. 46% (459) Mobile homes
7. 45% (442) Plazas & malls
8. 41% (405) Fast food restaurants
9. 38% (374) Multi-family housing
10. 31% (311) Campgrounds/Recreational areas
11. 28% (275) Storage malls
12. 27% (265) Convenience stores
13. 25% (246) Restaurants
14. 25% (243) Automotive service
15. 23% (228) Private educational institutions
16. 23% (226) Retail stores
17. 22% (219) Medical facilities
18. 21% (205) Grocery store
19. 19% (193) Single family housing

Other:
- Need zoned growth for protection of community and to help lower taxes
- Growth for growth sake is not good
- Enforce existing laws equally for all
- Need zones for different uses
- Keep the enforcement here...not with the County
- Signs should be regulated
- Noise regulation is important
- Anti-dust regulation...! May have only a mobile home, but I don't think I should have to deal with dust and smells
- Can't believe the town doesn't have regulations
- All growth should come under some sort of design criteria, as long as there are qualified people setting forth the criteria
- All types should be regulated because unregulated growth leads to abuse
- Adult video outlet
9) How long have you lived in Greene?
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10) Do you work in Greene?
   1. 62% (612) No
   2. 35% (347) Yes

If no, in which town do you work?

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   Fenton  | New Jersey  | Sidney  | Chenango Bridge  | Cortland  |

11) Are you a Village or Town resident?
   1. 67% (668) Town
   2. 27% (269) Village

12) Do you favor consolidation of services between the County, Town and Village?
   1. 63% (627) Yes
   2. 24% (236) No Comments:
      -consolidation between town & village only - YES
      -if it will help lower taxes - YES
      -if it will improve government & services - YES
      -necessary to control taxes - YES
      -not sure - need more information
      -waste to pay both a mayor and town supervisor
      -need full time government
13) Would you favor annexation of Town lands by the Village?
   1. 38% (381) No
   2. 33% (331) Yes

Comments:
- if the town & village governments are consolidated - YES
- taxes must be reduced..if this would help - YES
- if it will improve services & government - YES
- not sure - need more information

14) If you could change one thing about Greene what would it be?
- high taxes are forcing me to sell my home
- can’t afford the taxes on a fixed income
- taxes are out of line with other communities similar in size
- competitive grocery store
- competitive drug store
- more retail stores
- more clothing stores
- small plaza at Great American
- recreation for young people
- zoning like village already has
- low pollution creating industries
- zoning to keep Greene rural
- zoning to keep Greene historic
- zoning to keep Greene safe
- zoning to keep Greene clean & pretty
- zoning to keep Greene from becoming a hodge-podge
- cable extended into the town
- village utilities extended into the town
- expand phone coverage
- increase parking
- keep kids off the streets - dangerous to older people
- need a curfew
- more single family homes
- protect our water
- improve roads - especially dirt roads
- no street lights in country
- no sidewalks in country
- protect our water & land
- more senior citizen housing
- no school taxes for senior citizens
- protect good agricultural land
- stop division of farms into small parcels
- YMCA with indoor pool
- need zoning to do away with planning board having to review everything
- keep the county out of decisions regarding the town
- K-Mart type store
- limit terms of town board - need new faces & young people
- make town board members learn what the citizens want - they are out of touch with newcomers
- develop water front for recreation
- make village government more responsive to citizens
- move Post Office back where it was...why did the Planning Board let this happen?
- why did the town & planning boards stop Victory from doing a plaza?
- more control of schools by community and not NYS
- do away with center street parking
- keep center street parking - Greene is known by it
- more parking at the Post Office
- extend police coverage - better & longer hours
- do something with this survey...it's costing the taxpayers money
- night lights at the ball flats
- consolidate vilage & town governments..pay the people & expect better service
- expand the library
- enforcement of existing laws with no exceptions because of politics
- build grandstand at ball flats
- eliminate security lights & night lights
- close bowling alley
- large building sites required for country
- running track for school
- health/fitness center
- have some controls on commercial development
- need more competition in Rx and supermarkets
- more teachers in elementary school
- indoor pool & track
- better grocery store
- need a mall down by the Hyway Meet Market
- enhance village but keep its present character of rural Americana
- attract new industries
- enhance the schools, the education level is below what is required for job mkt.
- people's attitudes - need community pride & a new progressive outlook and stop saying "it's always been this way"
- having the taxpayer more intuned and involved with his/her local gvt. - this is a good start
- put some sort of store on that big parking lot in front of the Great Amer. store
- taxes but not at the expense of services. We need to attract clean industries to broaden our tax base.
- keeping the center of town as is - I'd like to see more small business move in
- the unfair way we tax some land owners versus other landowners - I have personally looked at the tax book - what a joke
- more retail stores to provide clothes, appliances
- enact strong land use laws and enforce them - we are so close to the triple cities we must match their controls or we will receive much of their undesirables
- employment for more of its residents
- entertainment for adults, teens -recreation park (adult teen) bicycle paths, year round swimming
- expand village electric so that others can benefit from reduced rates
- carry out law to prohibit accumulation of unlicensed vehicles on property
- cable tv service to the entire town
- elimination of 2 side parking on Chenango St. N & S
- poor road service
- little competition in store prices
- less harassment by town police - this could be consolidated through sheriff’s and state police - no need for so many cops in town
- complete the plaza started by the Great American
- need more industry to help the homeowner with the tax burden
- except for a few standout teachers and their efforts the educational system is lacking
- have village & town officials remain open minded about Greene's growth
- it would be nice to have some stores like Ames or K Mart and another drugstore so we could have a better place to shop
- more activities for youth, ex: recreation center for teenagers
- keep businesses open 2 hours longer
- it would be nice if we had a theater so our young people would not have to go to a city in order to go out for the evening
- taxes on older people
- the desire leaders seem to have to restrict others from coming in and sharing our blessings
- the ugliest buildings in town - the Great American - maybe some gardens in front & refacing it.
- stop cutting beautiful trees in village
- make natural gas available to residents
- oppressive county taxes - stop the growth of social services, particularly to immigrants from other states
- extension of village electric into town
- control of the upkeep of residential property - elimination of unsightly slum conditions such as discarded appliances, bathtubs, old cars, etc.
- code enforcement of present laws - zoning regulations
- expand village limits by 1/2 mile
- adjustment in tax rates according to services provided by town ie: paved roads vs. dirt roads
- I would like to see legitimate members on your so called Planning Board - you have a real estate developer on your board - this is a conflict - the fox is in the chicken house
- better care & paving of roads
- another grocery chain; reliable plumbers & electricians
- our taxes are much too high - control spending, lower taxes
- no neon lights on Genesee St.
- have all roads macadamized or oil & stoned
- the post office parking should be diagonal - perhaps make Canal St. one-way thoroughfare - it's hard getting back on the street
- the intersection near the Village Variety
- more retail shopping available - not so many gift shops
- stricter control of pets (dogs especially) with an eye toward respecting the rights of all people involved
- the tractor trailers going by my house from 3:30 am until 12:00 am
- fewer restaurants - take away all drugs & loitering places
- diversity in retailing - too many restaurants - need daily communication
- regulate speed on rte 12 as it goes through Greene
- equalize school & town taxes over all residents - mobile homes need higher taxes
- control by 1 party - cliques of control so other can’t get in - handing out of jobs to insiders
- more cooperation between village & town - a great grocery store - a better developed tax base
- bigger & better supermarket
- radical change of the police dept.
- expand village limits to promote growth
- review govt agencies, eliminate all unnecessary, excess medlers
- bus to Oakdale Mall 2 times/month
- too much traffic
- too many convenience stores
- get rid of "old boy" govt.
- get rid of town board
- get rid of planning board
- too much govt.
- needed stores/mall
- lower taxes on part time properties (ie: summer property with very few town provided services
- more open minded planning board & town board with regard to existing business & business interested in starting up in town
- all places open too late and close too early
- keep businesses small, not bought by people not from this area who do not have the best interest of Greene in mind only, the $ to be made, not the impact the new buildings have on environment, economy & culture. Need to have more than one meeting date to decide issues. Advertise more before meeting
- need to update signs entering the village
- less restrictions or divisions, of land and more open forum for decisions by the public in development
- have fireworks a little earlier on Labor Day
- a different cable company offering more stations and better prices
- municipal garbage pickup
- different phone service and cable tv
- access to Binghamton on rte. 12 is terrible
- more grocery & drugstores, also auto repair
- increase cooperation between business & village/town officials
- establish a foundation for designing, building and monitoring a community center for arts, music, theater
- no Webb's on rte 12, better cable company
- exclude mobile homes, zone mobile homes
- turn central parking area into green strip with trees
- better control of handicap parking areas
- strictly enforce dog leash law
- another supermarket, movie theater, nice multi-apartment dwelling
- bigger retailer to give competitive prices
- need clothing store in town
- why do we need 3 town cops when we have state police & sherrif's dept?
- have elected people serve the people instead of what a few people think is best or doing what they think is best
- parking on Genesee St.
- regret that we need to do large shopping in Binghamton
- expansion of police jurisdiction and availability at night
- fix sidewalks
- more advantages to get kids off streets, indoor pool, community gym
- adults should be transported to BOCES

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-would like a facade code to retain architectural flavor of village
-improve parking, travel too for the medical services
-stop bulldozers on Cherry St. - start @ 6 a.m., 7 days/wk
-need restrictions but growth should be encouraged
-need large dept. stores
-external village sewer as far as village water & electric
-enlarge village to match population
-elect Greene highway supervisor, not appointed
-address the drug problem at bowling alley
-no discharging firearms in town of Greene
-fewer old mobile homes
-narrow minded people who mind everyone else's business
-school board members, in regards to how matters are attended to buildings, taxes, etc.
-restore village to historic look
-affordable place to shop (K Mart, Wallmart, etc.)
-new bridge over Chenango, improve rte 41 & 206 intersection
-clean up drug problem and clean up schools
-send welfare people elsewhere
-more competitive grocery
-decent housing for the poor
-curfew-village for all school age children during school term
-help restore old homes
-dangerous intersection - Canal & Genessee St
-keep Greene small
-reduce taxes on farm land
-provide middle class housing
-parents should keep better watch of their children
-lack of town's awareness of what unplanned for growth creates
-get rid of the political assholes who run the town
-extend municipal parking & electric
-more lights on roads without higher taxes
-police protection for town & village
-like to do more family shopping, have more people support the school stronger
-prices
-downtown parking
-I would put all mobile homes on concrete foundations
-less orange street lights
-carry out plan Victory started and stopped
-a better grocery store; tighten up slum lords
-tigher supervision over loitering, skateboarding, etc. in downtown
-wonderful the way it is
-more young families with children
15) Any other comments that you might have regarding Greene and planning for its future?
-Greene is special...keep it that way
-growth should mean lower taxes if planned
-too fast growth will increase taxes
-High taxes are keeping Greene from growing
-taxes are not fair for everyone...especially newcomers
-improve existing dirt roads instead of opening up new ones
-encourage growth of residential areas
-build industrial park
-don't depend on one industry to support the town...dangerous
-eliminate duplication of services
-do away with property taxes to support education
-less antique shops & more functional stores
-promote antique shops, etc., as it brings people into town
-must have competitive grocery & drug stores...it's killing us
-pass a zoning ordinance before it's too late
-reduce salaries of school & government...we can't pay more
-clean up airport area...stop racing
-print police reports in the paper...we need to know
-cap on growth
-garbage collection should be paid out of tax money
-more prudent spending of tax monies
-stop noise pollution
-do not let new buildings look like Key Bank...keep them like the rest of the buildings
-involve more people in town government
-protect taxpayers interest first
-need physicians like Dr. Gilroy
-adopt a fair zoning plan that promotes good growth & protects Greene
-town board should zone...planning board should plan
-elect highway supervisors in the town & village
-taxes are terrible - cannot upgrade property due to fear of reassessment
-more recreation needed for kids - police force should grow along with no. of people living here
-survey is a good idea
-lower taxes on agricultural land of 50 acres or more
-if the state and county were run as well as Greene, we would be in pretty good shape
-maybe rte 12 4 lanes; widen, straighten rte 206
-please no more restaurants, beauty shops, antique stores or insurance offices
-need clothing store and theater
-develop near Great American: bigger, sub shop, drugstore - would provide more choices and make prices competitive - lots of times we go to Binghamton (Upper Front)
-several years ago planning board suggested regulate mobile homes and min. size of a home (950 sq ft) - opposed both - suggest regulating used mobile homes only; some new mobile homes are of high quality and offer affordable housing
-entice business to locate here: create jobs, housing & taxpayers
-keep Greene beautiful, peaceful, small town; don't get bigger just for the sake of its being the way to go; bring in necessities so residents don't travel to Binghamton & Norwich
-extend sewer beyond village limits; would like to see residents keep property better, free of junk vehicles
-no mobile homes or mobile home parks; property should be monitored more and more local gov't. support for people services
-if you're going to plan for the future, include high density dwellings as well as more spread (ie. 2 acre minimum) don't scare the people by making it difficult to live; but do make it safe to live; use common sense; could be difficult

-more positive action to assure future parking space available; increase water supply for surrounding areas

-we need more taxable property to support the school and services and a better grocery store; expanded water service and consolidated local govt.

-if there were more jobs people would move or retire in Greene

-enjoy quaintness of village and quiet ruralness of outskirts; wildlife is abundant and must be protected; I hope we never let any large developers come in and ruin our beautiful & peaceful small town

-open your minds & eyes

-several road hazards; Stillwater Rd. - too many "s" turns; improve intersection of rte 12 & 206

-Greene is rich in history and would love to see it focussed on, as well as keeping it separate from progress

-need more jobs

-be very careful and watchful that we don't end up with street gangs; perhaps a well regulated youth center

-needs local phone service to Binghamton

-are they ever going to build the mini-mall at Great American; need competition; it would add jobs and more people would utilize Greene for shopping; half of Greene goes to the Giant at Northgate Plaze because grocery stores, drugs, clothes are cheaper there

-make it easier for those in housing areas just outside village line to have some electric poles in neighborhoods for security and safety (ie. Turner/Crestmont Street area)

-stay as sweet as you are

-I don't think Greene should become an industrial town; if you do that we will lose some of our natural hometown; more crime will move in; clean up empty buildings like the old church at ball flats.

-look for more service oriented businesses and clean industry to try to soften effects of any closing down of major industry in Greene (ie. Norwich); diversification of business base is essential for economic future

-design new buildings to fit older architecture; Key Bank & Sidney Federal are blemishes; antigue stores are great because they attract people to Greene to shop & eat; need more unique shops

-town board/planning board has rural mindset

-planning board should develop visual character and then require development/ signage etc. to meet visual impact requirements per SEQR; land development law should be performance oriented and not criteria zoning; improve system of approval; give ordinance officer more control

-coordinate planning with surrounding towns & counties

-availability of bus transportation

-glad that planning is seeking people's input

-plan and supervise attractive & creative activities for young people; involving the young people in planning & implementing

-enjoy small town atmosphere, restaurants and antique stores; walking tour was a brilliant idea; protect the character of this town

-build a YMCA; indoor pool for community; ice skating rink

-future of Greene depends on young people and what they want to be

-more police presence; allowing industry should depend on nature of business

-biggest concern is over control

-zoning is important to control growth so that it occurs in acceptable ways

-we shouldn't be afraid of growth

-get NYSEG to provide natural gas to village and outlying areas

-need progress on land use contro, another small industry, more housing for elderly, competitive grocery store
-more stores with competitive prices, less bars
-minimum of 5 acres for new single home construction
-need a new fire station
-more aggressive and teachers’ genuine concern of students and language they use
-regulate any outside builders that come in to develop tracts of land for malls & housing for thier own monetary benefit as end result
-more tourism and advertising for it, ouside cafes in village center, inside swimming pool & ice skating rink
-better grocery store and prices, FAYES, Chuck E Cheese
-we support the planning department; keep up the good work
-Greene is lovely but needs more growth, planning should be kept within small town idea; don't ruin beauty and charm
-police force was more understanding in Moe's era
-clothing store, also clean up eyesore properties; keep up the good work
-stay the course
-need more retail stores to provide visitors and jobs, especially for kids
-restore Genesee St. - retain historic look
-reduce noise level on Cherry St.; establish commercial/residential zones
-reduce gov't. at highest levels
-reduce taxes- had to move to Broome Co.
-protect environment
-need small industry to increase tax base
-institute a cost/benefit study of any new growth that requires extension of town services - roads, fire, school
-minimize lot size needed
-adequate parking seems to be a problem when shopping downtown
-lands around village should be incorporated into village producing tax dollars
-incentives for industrial development
-more parking in village of Greene
-improve school
-ice skating rink
-I hope the center of town never changes
-rezone land around our only water well - something other than industrial as it is now
-we need to develop more than a tourism business
-planning board & town board must NOT contain members which will influence decisions to realize personal gain/profit; ie: realtors, civil engineers, large property owners, special interest groups, lobbyists
-I favor splitting the high school district from 206 South to Chenango Forks -North to Oxford; grade school stays in Greene
-one of the beauties of this town is its old country charm; keeping it an arts & crafts town would be great (ie. Woodstock, NY)
-finding better qualified people to appointed jobs
-lower income housing
-Greene planning board has done an excellent job to date; elected officials are responsive to people's needs; continue to encourage growth, but in a planned controlled and quality way
-some people don't drive and we sometimes need transportation to Binghamton. for specialists etc.; it would be nice to have some organization to help out
-I think that planning for our garbage and recycling is always necessary; getting people to see the importance of not polluting to keep people in the area schools and jobs are very important also

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-the community would have alot more money if we stop the favoritism shown to certain people on their property assessments
-as other communities are doing, try to attract industry diversity from current types - create jobs - this creates housing demand - this creates need for more labor and services all in turn creates a greater stable tax base
-I feel that skateboarding on roads is dangerous and should be controlled
-Greene is a charming town and an attraction for newcomers; it should carry on that thought for future growth and should not strive to emulate the larger cities north and south of us
-increase community events ie. Labor Day
-acknowledge and encourage neatness & general appearance of both businesses (commercial area) and residences
-mark and preserve old buildings
-we enjoy character and quaintness of Greene
-we feel that Greene has many wonderful activities throughout the year that benefit all
-outside businesses should be encouraged to locate in Greene - the small shops/merchants should not discourage larger retail stores from locating in Greene
-we need something besides antique stores to keep people shopping in Greene
-do not like the idea of having to go through a planning board/commission -it somehow infringes on freedom; but rampant growth needs to be controlled by present residents
-you must plan for the future by getting more people and industry (jobs) to come to the area to increase the tax base; people are leaving because the taxes are way too high because you people don’t encourage growth
-limited employment opportunity
-parking rules
-curfew needed
-need rail service
-roads needing attention
-controlled development
-get rid of Mr. Blake in police dept; he's a poor example; assistance where needed in cleaning up trashy, rundown properties to improve appearances
-should complete plaza - new grocery store, drugstore chain (would encourage lower prices of drugs
-ordinance requiring more noise control on race track and dog kennels
-don't neglect planning for capital projects; too many planners get bogged down in zoning problems, worrying too much about what a property owner might want to do; and neglecting to plan for the expensive and truly important projects necessary to a town’s future health
-taxes - not just property owners (school taxes when you have no kids, it stinks)
-Greene has done well and with planning can do well in the future; this is not to say that many real changes do not occur; they do and should; the secret is to save the best of the past while adapting to new needs of a growing and changing populace
-the gov’t should be less interested in preventing people from doing things and more interested in encouraging growth
-lets keep our rural and quaint atmosphere; prevent downtown merchants from redoing exteriors except to repair and refurbish
-concentration of a communing theme - antiques has a good start
-give control to the taxpayer
-continue to have craft shows, plays, concerts, etc. to bring trade back to Greene
-2 hour parking in business district should be at least 3 hrs.
-we need a drugstore in Greene like Fay's or Carl's in the mall area of the Great American; also would like to see a deli & video store
-recently read about building for low income or subsidized housing; it seems a bit unfair to the local people that have so many apartments for rent
I would like to see growth in the town but zoning would be the only way to maintain the rural atmosphere.

Industry brings growth; low interest improvement loans through the town

Drugstore chain/grocery store/K Mart would be nice

Planning is vital; thanks to all who have worked for it; lots of raising of awareness ie: history of the communities who did it well

Restrict animals, junk on people's lawns; limit trailer parks and require neatness with those in existence

How can you expect any growth when property taxes are so high? Who can afford to build or buy a house? You will end up with a town full of mobile homes, or an area where only the rich reside

Build more and have more industries; pay more of the tax burden and have more than Great American for food supply

Need more regulations on amount of mobile homes for area

Encourage small business development rather than industrial development

Keep up the good work! Greene has a lot of wonderful people volunteering their time to make it what it is & hopefully make it the best it can be; I appreciate your efforts

Have more fast restaurants and more malls

We need some control of the growth of our township so that we will not exceed the limit of our natural resources

Resident input is so valuable in both administration and planning; continued efforts such as this questionnaire is energy well spent for Greene's future

Planning is a MUST - otherwise there will be disarray and ugliness in what happens

My neighborhood has gone from slightly commercial (Raymond's) to totally commercial, thanks to David Sonn's poor attempt to build a shopping complex; also the post office was better suited where it was

Town should adopt zoning laws

Rural roads are not well maintained

Hate the new post office location, would have been better by Great American/NBT

Purge town government; road super, who cleans ditches out when friends need fill to improve their roadside stand area

Town of Greene Comprehensive Plan
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<td>100.0</td>
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</tr>
</tbody>
</table>

Town of Greene Comprehensive Plan

n 83
17) You are:
   1. 62% (618) Male
   2. 33% (327) Female

18) Number of people in your family?
   337 two people
   178 four people
   138 three people
   114 one person
   94 five people
   29 six people
   7 seven people
   5 eight people
   2 nine people
   1 ten people
   1 seventeen people

19) Your present marital status is:
   1. 64% (636) married
   2. 8% (75) widowed
   3. 5% (46) single
   4. 5% (46) divorced
   5. 1% (12) separated
   6. (1) life partner

20) What is the highest level of education you have completed?
   1. 38% (372) High school
   2. 31% (311) College degree
   3. 11% (112) Graduate degree
   4. 3% (28) Grade school
   5. 0% (0) No formal education
# APPENDIX B
## US Census 2010 Data, Town of Greene

DP-1-Geography-Greene town, Chenango County, New York: Profile of General Population and Housing Characteristics: 2010

2010 Demographic Profile Data

NOTE: For more information on confidentiality protection, nonsampling error, and definitions, see http://www.census.gov/prod/cen2010/dp2dec.pdf

### Table: US Census 2010 Data, Town of Greene

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<tr>
<th>Subject</th>
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<th>Percent</th>
<th>Subject</th>
<th>Number</th>
<th>Percent</th>
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<td>Average household size of renter-occupied housing units</td>
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</tbody>
</table>

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Town of Greene Comprehensive Plan

n 85
X Not applicable.

1. Other Asian alone, or two or more Asian categories.
2. Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.
3. One of the four most commonly reported multiple-race combinations nationwide in Census 2000.
4. In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race.
5. This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South American countries. It also includes general origin responses such as "Latino" or "Hispanic."
6. "Spouse" represents spouse of the household. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."
7. "Family households" consist of a household and one or more other people related to the household by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there present at tabulation in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the household in at least one additional person related to the household by birth or adoption. Same-sex couple households with no relatives of the household.
8. The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied, and then multiplying by 100.
9. The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied, and then multiplying by 100.

Source: U.S. Census Bureau, 2010 Census.
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<th>Subject</th>
<th>Estimate</th>
<th>Percent</th>
<th>Subject</th>
<th>Estimate</th>
<th>Percent</th>
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<td>Population 5 years and over</td>
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<td>Native</td>
<td>28,648</td>
<td>93.9%</td>
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<td>Non-Hispanic</td>
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<td>Foreign-born</td>
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<td>Hispanic, US citizen, parent of citizen</td>
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<td>Hispanic, US citizen, parent of US citizen</td>
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<td>6.9%</td>
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<td>7.6%</td>
<td>Hispanic, not US citizen, parent of citizen</td>
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<td>6.9%</td>
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<tr>
<td>Native, not citizen</td>
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<td>79.0%</td>
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<td><strong>HISPANIC ORIGIN</strong></td>
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<td>Population 25 years and over</td>
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<td>Hispanic, any origin</td>
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<td>High school graduate or more</td>
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<td>College or graduate school</td>
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<td>Married</td>
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<td>Never married</td>
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<td>Divorced</td>
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<td>Number of grandparents living with own</td>
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<td>American</td>
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<td>Responsible for grandchildren</td>
<td>76</td>
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<td>English</td>
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<td>116</td>
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An "*" means that the estimate is not applicable or not available.
Source: U.S. Census Bureau, 2000-2009 American Community Survey.
## Employment Status

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<tr>
<th>Subject</th>
<th>Estimate</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population 16 years and over</td>
<td>3565</td>
<td>3555</td>
</tr>
<tr>
<td>Labor force</td>
<td>2113</td>
<td>63.1</td>
</tr>
<tr>
<td>Civilian labor force</td>
<td>2113</td>
<td>63.1</td>
</tr>
<tr>
<td>Employed</td>
<td>2002</td>
<td>52.8</td>
</tr>
<tr>
<td>Unemployed</td>
<td>111</td>
<td>3.3</td>
</tr>
<tr>
<td>Armed Forces</td>
<td>0</td>
<td>0.0</td>
</tr>
<tr>
<td>Not in labor force</td>
<td>1237</td>
<td>36.9</td>
</tr>
<tr>
<td>Civilian labor force</td>
<td>2113</td>
<td>63.1</td>
</tr>
<tr>
<td>Per cent Unemployed</td>
<td>9</td>
<td>0.0</td>
</tr>
<tr>
<td>Families 16 years and over</td>
<td>1703</td>
<td>1703</td>
</tr>
<tr>
<td>In labor force</td>
<td>1054</td>
<td>61.3</td>
</tr>
<tr>
<td>Civilian labor force</td>
<td>1054</td>
<td>61.3</td>
</tr>
<tr>
<td>Employed</td>
<td>934</td>
<td>59.4</td>
</tr>
<tr>
<td>Mean earnings</td>
<td>1200</td>
<td>80.8</td>
</tr>
<tr>
<td>Mean earnings (dollars)</td>
<td>71,912</td>
<td>80.8</td>
</tr>
<tr>
<td>Mean Social Security income</td>
<td>5,152</td>
<td>43.7</td>
</tr>
<tr>
<td>Mean Social Security income</td>
<td>5,152</td>
<td>43.7</td>
</tr>
<tr>
<td>Mean retirement income</td>
<td>15,247</td>
<td>15,247</td>
</tr>
<tr>
<td>Mean retirement income (dollars)</td>
<td>15,247</td>
<td>15,247</td>
</tr>
</tbody>
</table>

## Commuting to Work

| Workers 16 years and over   | 1906     | 0.0     |
| Car, truck, or van -- drove alone | 1547     | 81.9    |
| Car, truck, or van -- carpooled | 211      | 11.4    |
| Public transportation (excluding taxicab) | 0        | 0.0     |
| Walked                       | 16       | 0.9     |
| Less than $10,000            | 0        | 0.0     |
| Mean travel time to work (minutes) | 23   | 11.7    |

## Occupation

| Civilian employed population 16 years | 2002     | 37.6    |
| Management, business, science, and arts occupations | 752 | 11.1 |
| Service occupations             | 748      | 11.1    |
| Sales and office occupations     | 457      | 22.4    |
| Natural resources, construction, and maintenance | 207 | 10.3 |
| Production, transportation, and material moving | 238 | 11.9 |
| Per capita income (dollars)      | 348      | 10.9    |
| Per capita income (dollars)      | 348      | 10.9    |
| Median family income (dollars)   | 57,572   | 10.9    |
| Median family income (dollars)   | 57,572   | 10.9    |

## Industry

| Agriculture, forestry, fishing and hunting, and mining | 55 | 2.7 |
| Construction                                      | 215 | 10.1 |
| Manufacturing                                     | 467 | 23.3 |
| Wholesale trade                                   | 23   | 1.4 |
| Retail trade                                      | 208 | 10.4 |
| Transportation and warehousing, and utilities      | 7   | 0.4 |
| Information                                       | 8   | 0.4 |
| Finance and insurance, and real estate and rental and insurance | 73 | 3.4 |
| Professional, scientific, and management and educational services, and health-care and social services | 147 | 7.3 |
| Arts, entertainment, and recreation, and           | 178 | 8.3 |
| Other services, except public administration       | 117 | 5.8 |
| Public administration                             | 47  | 2.3 |

## Class of Worker

| Civilian employed population 16 years | 2002     | 37.6    |
| Private wage and salary workers       | 1350     | 67.4    |
| Government workers                   | 234      | 11.1    |
| Self-employed in own incorporated business | 315 | 15.5 |
| Unpaid family workers                | 0        | 0.0     |
| Wholly supervised by others           | 41,422   | 80.8    |
| Partially supervised by others        | 11,414   | 21.5    |

## Percentage of Families and People

<table>
<thead>
<tr>
<th>Whose income in the past 12 months is below the poverty level</th>
<th>Number</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>All families</td>
<td>40,836</td>
<td>4.7</td>
</tr>
<tr>
<td>Married couple families</td>
<td>40,836</td>
<td>4.7</td>
</tr>
<tr>
<td>Wholly supervised by others</td>
<td>41,422</td>
<td>4.7</td>
</tr>
<tr>
<td>Partially supervised by others</td>
<td>11,414</td>
<td>4.7</td>
</tr>
<tr>
<td>All people</td>
<td>40,836</td>
<td>4.7</td>
</tr>
<tr>
<td>Under 18 years</td>
<td>40,836</td>
<td>4.7</td>
</tr>
</tbody>
</table>

## Source

U.S. Census Bureau, 2005-2010 American Community Survey
### Town of Greene Comprehensive Plan

#### Occupants per Room

<table>
<thead>
<tr>
<th>Subject</th>
<th>Estimate Percent</th>
<th>Subject</th>
<th>Estimate Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Occupied housing units</td>
<td>1046</td>
<td>1044</td>
<td>Occupied housing units</td>
</tr>
<tr>
<td>Vacant housing units</td>
<td>1697</td>
<td>1697</td>
<td>Vacant housing units</td>
</tr>
<tr>
<td>Homeowner vacancy rate</td>
<td>0.2</td>
<td>0.2</td>
<td>Homeowner vacancy rate</td>
</tr>
<tr>
<td>Renter vacancy rate</td>
<td>4.6</td>
<td>4.6</td>
<td>Renter vacancy rate</td>
</tr>
</tbody>
</table>

### Units in Structure

<table>
<thead>
<tr>
<th>Total housing units</th>
<th>1046</th>
<th>1044</th>
<th>Owner-occupied units</th>
<th>1347</th>
<th>1347</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-room, detached</td>
<td>1620</td>
<td>76</td>
<td>Less than $25,000</td>
<td>201</td>
<td>14.9</td>
</tr>
<tr>
<td>2-room, detached</td>
<td>250</td>
<td>12</td>
<td>$25,000 to $29,999</td>
<td>450</td>
<td>32.4</td>
</tr>
<tr>
<td>3-room, detached</td>
<td>130</td>
<td>7</td>
<td>$30,000 to $39,999</td>
<td>387</td>
<td>26.3</td>
</tr>
<tr>
<td>4 or more rooms</td>
<td>90</td>
<td>5</td>
<td>$40,000 to $49,999</td>
<td>107</td>
<td>7.5</td>
</tr>
<tr>
<td>5 to 6 rooms</td>
<td>22</td>
<td>2</td>
<td>$50,000 to $59,999</td>
<td>69</td>
<td>4.9</td>
</tr>
<tr>
<td>7 or more rooms</td>
<td>17</td>
<td>1</td>
<td>$60,000 to $69,999</td>
<td>57</td>
<td>4.2</td>
</tr>
<tr>
<td>Total 1-room units</td>
<td>0</td>
<td>0</td>
<td>$70,000 to $79,999</td>
<td>26</td>
<td>1.9</td>
</tr>
<tr>
<td>Total 2-room units</td>
<td>0</td>
<td>0</td>
<td>$80,000 to $89,999</td>
<td>3</td>
<td>0.2</td>
</tr>
<tr>
<td>Total 3-room units</td>
<td>0</td>
<td>0</td>
<td>$90,000 to $99,999</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total 4 or more rooms</td>
<td>0</td>
<td>0</td>
<td>$100,000 or more</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Mobile homes</td>
<td>397</td>
<td>21.3</td>
<td>Mobile homes</td>
<td>552</td>
<td>37.9</td>
</tr>
<tr>
<td>Boat, RV, van, etc.</td>
<td>0</td>
<td>0</td>
<td>Boat, RV, van, etc.</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

#### Mortgage Status

<table>
<thead>
<tr>
<th>Owner-occupied units</th>
<th>1347</th>
<th>1347</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2,000 or more</td>
<td>552</td>
<td>37.9</td>
</tr>
<tr>
<td>$1,000 to $1,999</td>
<td>412</td>
<td>28.2</td>
</tr>
<tr>
<td>$600 to $999</td>
<td>5</td>
<td>0.3</td>
</tr>
<tr>
<td>$300 to $599</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>$100 to $299</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>$50 to $99</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>$25 to $49</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>$10 to $24</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>$5 to $9</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>$1 to $4</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>$0 to $1</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### Rooms

<table>
<thead>
<tr>
<th>Total housing units</th>
<th>1046</th>
<th>1044</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-room</td>
<td>54</td>
<td>2.4</td>
</tr>
<tr>
<td>2-room</td>
<td>52</td>
<td>2.4</td>
</tr>
<tr>
<td>3-room</td>
<td>46</td>
<td>2.2</td>
</tr>
<tr>
<td>4-room</td>
<td>194</td>
<td>9.0</td>
</tr>
<tr>
<td>5-room</td>
<td>267</td>
<td>12.1</td>
</tr>
<tr>
<td>6-room</td>
<td>366</td>
<td>17.5</td>
</tr>
<tr>
<td>7-room</td>
<td>223</td>
<td>10.8</td>
</tr>
<tr>
<td>8-room</td>
<td>264</td>
<td>12.9</td>
</tr>
<tr>
<td>9-room or more</td>
<td>211</td>
<td>10.7</td>
</tr>
<tr>
<td>Mobile homes</td>
<td>6.1</td>
<td>0.6</td>
</tr>
</tbody>
</table>

### Bedrooms

<table>
<thead>
<tr>
<th>Total housing units</th>
<th>1046</th>
<th>1044</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-bdrm</td>
<td>66</td>
<td>3.2</td>
</tr>
<tr>
<td>2-bdrm</td>
<td>42</td>
<td>2.1</td>
</tr>
<tr>
<td>3-bdrm</td>
<td>302</td>
<td>14.8</td>
</tr>
<tr>
<td>4-bdrm</td>
<td>165</td>
<td>8.0</td>
</tr>
<tr>
<td>5 or more b-rooms</td>
<td>104</td>
<td>5.0</td>
</tr>
</tbody>
</table>

### Housing Tenure

<table>
<thead>
<tr>
<th>Owner-occupied units</th>
<th>1347</th>
<th>1347</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2,000 or more</td>
<td>552</td>
<td>37.9</td>
</tr>
<tr>
<td>$1,000 to $1,999</td>
<td>412</td>
<td>28.2</td>
</tr>
<tr>
<td>$600 to $999</td>
<td>5</td>
<td>0.3</td>
</tr>
<tr>
<td>$300 to $599</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>$100 to $299</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>$50 to $99</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>$25 to $49</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>$10 to $24</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>$5 to $9</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>$1 to $4</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>$0 to $1</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### Year Householder Moved into Unit

<table>
<thead>
<tr>
<th>Occupied housing units</th>
<th>1497</th>
<th>1497</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mobile home</td>
<td>64</td>
<td>3.2</td>
</tr>
<tr>
<td>1-bdrm</td>
<td>42</td>
<td>2.1</td>
</tr>
<tr>
<td>2-bdrm</td>
<td>302</td>
<td>14.8</td>
</tr>
<tr>
<td>3-bdrm</td>
<td>165</td>
<td>8.0</td>
</tr>
<tr>
<td>5 or more b-rooms</td>
<td>104</td>
<td>5.0</td>
</tr>
</tbody>
</table>

### Vehicles Available

<table>
<thead>
<tr>
<th>Occupied housing units</th>
<th>1497</th>
<th>1497</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loose storage</td>
<td>72</td>
<td>3.5</td>
</tr>
<tr>
<td>Truck or van available</td>
<td>270</td>
<td>13.2</td>
</tr>
<tr>
<td>Number of vehicles</td>
<td>600</td>
<td>45.3</td>
</tr>
<tr>
<td>Other vehicles</td>
<td>464</td>
<td>21.2</td>
</tr>
</tbody>
</table>

### House Heating Fuel

<table>
<thead>
<tr>
<th>Occupied housing units</th>
<th>1497</th>
<th>1497</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utility gas</td>
<td>68</td>
<td>3.3</td>
</tr>
<tr>
<td>Bottled fuel, LP gas</td>
<td>158</td>
<td>7.7</td>
</tr>
<tr>
<td>Electricity</td>
<td>159</td>
<td>7.7</td>
</tr>
<tr>
<td>Fuel oil, kerosene, etc.</td>
<td>323</td>
<td>16.9</td>
</tr>
<tr>
<td>Coal or coke</td>
<td>12</td>
<td>0.6</td>
</tr>
<tr>
<td>Wood</td>
<td>57</td>
<td>2.9</td>
</tr>
<tr>
<td>Other energy</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Natural gas</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### Selected Characteristics

<table>
<thead>
<tr>
<th>Occupied housing units</th>
<th>1497</th>
<th>1497</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lacking complete plumbing</td>
<td>13</td>
<td>0.6</td>
</tr>
<tr>
<td>Lacking complete kitchen facilities</td>
<td>12</td>
<td>0.6</td>
</tr>
</tbody>
</table>

An "(E)" means the estimate is not applicable or not available.
Source: U.S. Census Bureau, 2006-2010 American Community Survey
APPENDIX C

Land Use Laws

In New York State, the state legislature has given municipalities – Towns, Villages and Cities – the authority to:

- Adopt environmental regulations,
- Adopt regulations governing subdivision of parcels of property,
- Adopt regulations governing site plans for development
- Adopt zoning laws,
- Create planning, zoning and environmental boards,
- Adopt comprehensive plans.

This authority is invested in the municipality to serve ‘the purpose of providing for future growth and development of the municipality and affording adequate facilities for the housing, transportation, distribution, comfort, convenience, safety, health and welfare of the population’.

A comprehensive, integrated land use code might include some or all of the following:

1) Resource Protection Regulations
   a) regulations to protect against development in environmentally sensitive areas such as floodplains and wetlands
   b) tree preservation regulations
   c) scenic and historic resource protections

2) Site Plan Review regulations
   a) Sets forth submission requirements and processes, board requirements, expiration of approval, a process for dealing with plan modifications made after approval, performance guarantees, etc.

3) Subdivision Review regulations
   a) Sets forth submission requirements and processes (which may involve different standards for major and minor subdivisions as defined under the regulations), review requirements, preliminary and final plat submissions and public hearing requirements, expiration of final plat approval, performance guarantees, etc.

4) Provisions for Special Use Permitting

5) Planning Board –
   a) establishment, powers, duties, procedures

6) Zoning
   a) Maps
   b) District Descriptions
   c) District Regulations
      i) List of permitted uses
      ii) Area and bulk requirements (setbacks, etc)
      iii) Off-street parking and loading requirements
7) Land Activities Regulations  
   a) regulations that govern subsidiary uses, activities and structures  
   b) regulations governing special uses such as places of worship, cemeteries, kennels,  
       landfills, home businesses, mobile homes, swimming pools, etc.  
   c) Planned Unit Developments  
   d) Design guidelines  
8) Regulations to deal with Nonconforming Uses and Structures  
9) Zoning Board of Appeals  
   a) establishment, powers, duties, procedures  
10) Other Agencies – might include establishment, powers, duties, procedures for:  
     a) Architectural Review board  
     b) Conservation Advisory Commission  
     c) Historic Preservation commission  
     d) Agricultural Preservation Commission
APPENDIX D

References

Chenango County Economic Development Strategic Plan, 2006 Labarge Group

Chenango County Comprehensive Plan Goals and Policies, Draft, June 2002

Joint Facilities Expansion Study, Village/Town of Greene, Chenango County, New York State; Hawk Engineering with Nutter Associates, April 1997


Greene Recreation Study and Master Plan, Haas Landscape Architects and Costello Architects, 1994

Town of Greene Survey Results, Town of Greene, 1992
