

**Trumansburg Comprehensive Plan**  
*Draft Inventory of Existing Conditions*

*December 1, 2006*

**Prepared for the Village of Trumansburg**

**By**

**The Tompkins County Planning Department**

**Table of Contents**

**Introduction..... 1**  
    Trumansburg Planning – Past and Present..... 1  
    Demographic Profile..... 1

**Environment..... 3**  
    Green Space ..... 3  
    Renewable Energy ..... 5

**Recreation..... 7**  
    Creek-side Recreation..... 7  
    Indoor Recreation and Exercise Facilities ..... 8  
    Youth Activities ..... 8

**Community ..... 10**  
    Aesthetics and Streetscapes ..... 10  
    Walkability..... 11  
    Historic Preservation..... 11

**Economic Development ..... 13**  
    Basic Economic Data ..... 13  
    Commercial Development Patterns ..... 13  
    Home-Based Business ..... 15  
    Tourism..... 16  
    Farmers Market..... 17

**Housing ..... 18**  
    General Housing Characteristics..... 18  
    Existing Housing Stock..... 19  
    Housing Growth and Infrastructure Capacity ..... 19  
    Housing Affordability..... 20  
    Housing for Seniors ..... 20

**Land Use ..... 22**

**APPENDIX A: Poverty Thresholds 1999 ..... 24**

## Introduction

### **A Note about this Inventory**

The process of developing a comprehensive plan starts with a careful analysis of existing conditions and trends regarding the physical, environmental, social, and economic aspects of the Village. This inventory is broken down into six major sections: Environment, Recreation, Community, Economic Development, and Land Use. These sections, and the major issues addressed under each section, were selected by the Comprehensive Plan Committee based on the results of the 2006 resident survey.

### ***TRUMANSBURG PLANNING – PAST AND PRESENT***

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Two Comprehensive Plans for the Village were written in the past but ultimately not adopted. In January 1977, the first General Plan for the Village was prepared by the Planning Board in collaboration with graduate planning students from Cornell University. In 1992 the Planning Board completed a second plan with assistance from a private consultant. Work on this plan began in 1986, and included an assessment of land use, population trends, traffic, natural features and utilities.

More recently, planning has focused on Main Street. The Village adopted planning and design guidelines for Main Street outlined in its Main Street Design Guide (1995). This document, funded by the Village and the NYS Council of the Arts was completed by a team including a professional landscape architect, planner, and preservation architect. The Village also submitted several grant applications for a Main Street Corridor Enhancement Project, and was ultimately awarded funding. Construction has begun, which, when completed, will dramatically improve the visual appeal and pedestrian accessibility of Main Street.

Several surveys have been conducted in Trumansburg over the years in support of the various planning projects. These surveys include a shopper survey and a merchant survey conducted in 1992, and business interviews, a youth survey, and a Main Street survey conducted in 2002. Most recently, a survey of village residents was conducted in 2006 to kick-off the Comprehensive Plan process.

Future steps in the current planning process will include holding community workshops to help define a future vision and land use plan for the village, establishing goals and objectives associated with this vision, and identifying key action steps to implement the plan.

### ***DEMOGRAPHIC PROFILE***

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Population trends set the stage for many aspects of the village. Like many small rural villages, Trumansburg's population has gradually declined over the past 20 years, from a population of

1,722 in 1980 to a population of 1,581 in 2000<sup>1</sup>. During this same time period, the Town of Ulysses has steadily grown, from a population of 4,666 in 1980 to 4,775 in 2000. As a result, the village population is gradually becoming a smaller portion of the overall Town population. This trend is highlighted further by a look at historical census data, which indicates that in 1940 the village made up about 44 percent of the total town population, whereas in 2000 the village accounted for a third of the town population. This population trend has had visual as well as economic impacts on the village. Whereas the village was once the center of housing, commerce, and social activity, these aspects of village life have gradually spread out into the rural areas.

The village has also experienced a dramatic shift in the age of its residents. In 1980, the population under the age of 5 was 123. In 2000, there were only 70 people under the age of 5 – a decline of 40 percent. The school age population (6 to 19) also declined during this time period, although only by 14%, and in fact the middle school (10 to 14) and high school (15 to 19) actually increased between 1990 and 2000 (11 percent and 47 percent respectively). As is the general trend in the United States, the population age 45 to 59 increased between 1980 and 1990, from 255 to 393. The largest percent increase in population during this time period, however, occurred in the senior population (75 and over), which doubled from 71 people to 140 during the twenty-year period.

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<sup>1</sup> The U.S. Census population estimates shows this trend continuing, with the Village of Trumansburg population holding steady and the Town of Ulysses Population increasing by 3% between 2000 and 2005.

## Environment

### *GREEN SPACE*

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#### **Land Cover**

There is approximately 83 acres of active and inactive agriculture, 216 acres of forest and brushland, and 16 acres of wetlands and ponds in the Village of Trumansburg (2002 aerial photos).

#### **Open Space Inventory**

There are approximately 47 acres of designated open space in the village. This includes open owned by the village, the school grounds, the golf course, and two small cemeteries (see map 1).

#### **Frontenac Creek Glen Unique Natural Area**

This Unique Natural (UNA) is located just north of Main Street, between Union Street and Lake Street. Most of the UNA is privately owned, although the village owns a  $\frac{3}{4}$  acre parcel in the western portion of the site. The UNA includes a forested glen, waterfalls, and a large section of Trumansburg Creek. The floodplain forest has flooded in the past and is in early successional stage. Erosion from the steep section near the creek has been identified as a major threat in this area. Other issues include flooding and encroachment of landscaped backyards into the natural area.

#### **Other Key Forested Areas**

A grove of trees on private property at the intersection of Camp and South Streets is another attractive natural feature in the Village. This grove has been the focal point of a quiet residential street for many years. (From 1992 Draft Village Plan)

#### **Wetlands**

The National Wetlands Inventory identifies 23 acres of wetlands (including ponds) within the Village. The largest wetlands complex (originally 18 acres according to the National Wetlands Inventory) is located in the north portion of the village along Prospect Street. Although the road frontage portion of this wetland has been developed, the back portions of the wetland on either side of the road remain relatively intact. The undeveloped portion of the wetland is largely wooded and is part of several large residential parcels. The woods extend beyond the identified wetland boundaries.

#### **Stream Corridor**

Trumansburg Creek traverses the Village from west to east on its route to Cayuga Lake. Trumansburg Creek passes behind Main Street business in the center of the business district. As it flows between Cayuga Street and Main Street, the creek creates a steep-sided natural feature that is in sharp contrast with the urban development patterns of the Village. Under normal runoff conditions water flow in Trumansburg Creek is not high. However, heavy rainfall in the upstream drainage area of Trumansburg Creek, and its large tributary, Boardman Creek, can produce periods of significant flows through the Village. (From 1992 Draft Village Plan) The creek side area throughout the village is identified as a 100-year flood plain.

Forested stream buffers provide a variety of benefits:

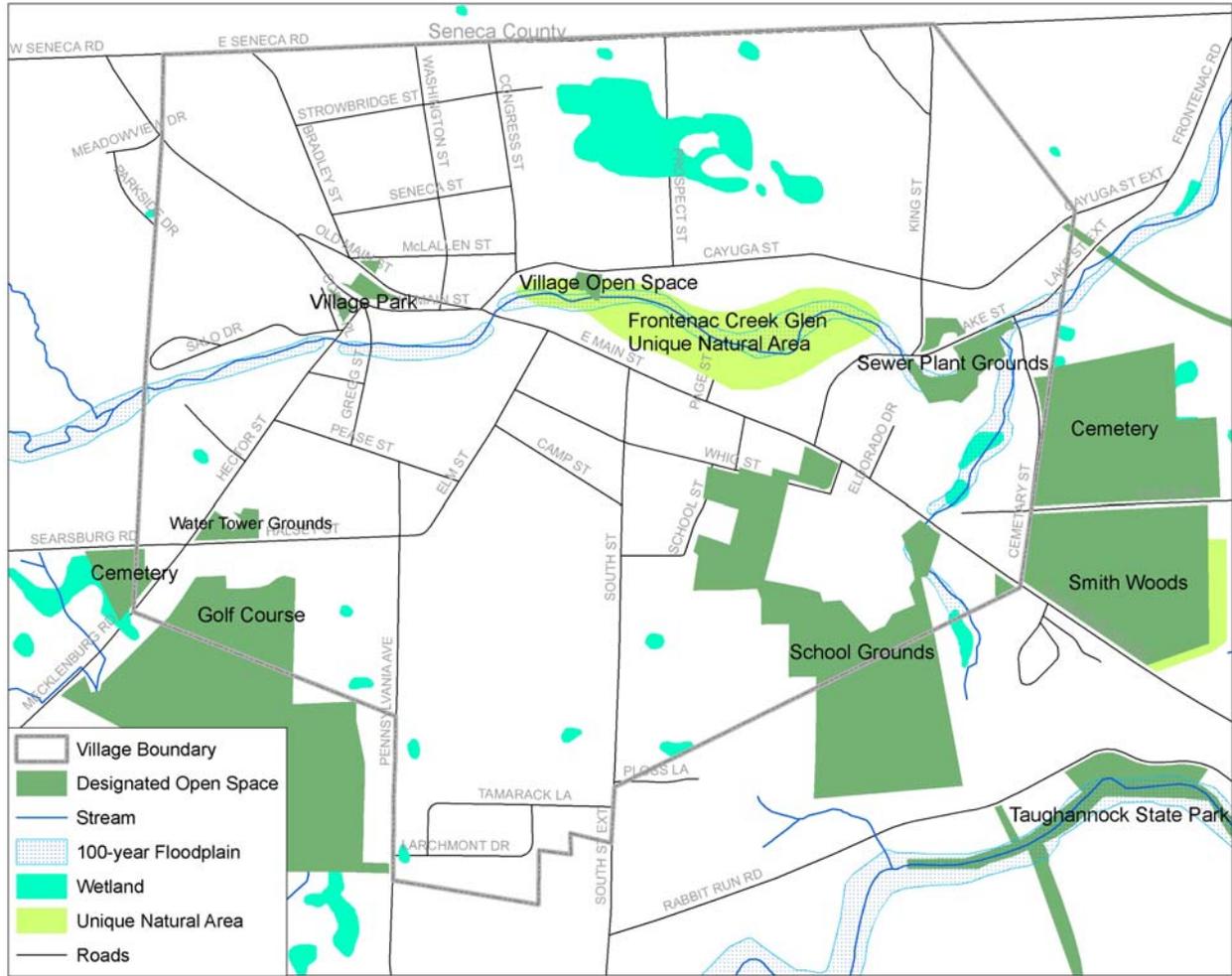
- *Habitat and Biodiversity.* Stream buffers enhance habitat and biodiversity by providing terrestrial wildlife habitat and travel corridors, and food and habitat in aquatic ecosystems;
- *Stream Stability.* Buffers attenuate flooding, stabilize stream banks and prevent erosion of streambanks and streambeds;
- *Water Quality.* Buffers protect water quality by removing pollutants and moderating temperatures; and
- *Financial Savings.* Buffers prevent property damage, reduce public investment and enhance property values.

In order to achieve these benefits, a forested stream buffer of at least 100 feet from the stream bank is recommended. Currently, there are several sections along Trumansburg Creek that do not have adequate buffers. Areas of particular concern include west of Union Street, where several buildings and lawn areas are located within the 100-foot buffer, and along the ponds and intermittent creek at the eastern edge of the Village where several residential lawn areas extend right up to the pond edge.

### **Outside of Village**

Two natural features of note lie just outside the Village boundaries to the southeast. Smith Woods, a 32-acre heavily wooded area bounded by Rt. 96, Cemetery Street and Jacksonville Road, is a unique old-growth preserve that is prevented by covenant from any type of development. Smith Woods has over 1,000 feet of frontage on Rt. 96. It is directly across the highway from the fairgrounds, which has magnificent old trees along the road. Smith Woods and the fairgrounds create an extremely attractive and sharply defined natural gateway to the more intensively developed Village of Trumansburg. They also provide an effective physical interruption in the development patterns along Rt. 96. (From 1992 Draft Village Plan)

Taughannock Creek lies less than ½ mile south of the Village boundary. This natural feature is most visible from Rabbit Run Road and Taughannock Park Road. The banks of Taughannock Creek are owned by the State of New York for a distance of about 4,000 feet upstream from the Rt. 96 bridge and downstream to Cayuga Lake. (From 1992 Draft Village Plan.) Taughannock Falls State Park provides outstanding recreational opportunities for residents of Tompkins County and visitors from throughout the region. The namesake waterfall is noted as one of the outstanding natural attractions in the Northeast.



Map 1. Open Space and Natural Features in Trumansburg

## ***RENEWABLE ENERGY***

Throughout the country there is a growing movement to conserve energy costs at the local level and increasingly more interest in switching to renewable energy sources. In a recent survey of Trumansburg residents, more than two-thirds of respondents indicated that they support the village pursuing renewable municipal energy options.

### **Conservation**

The Village is responsible for energy costs for 13 buildings. Annual electricity costs between 2003 and 2005 averaged \$48,000. Spending on energy varied widely from year to year, suggesting that the Village may benefit from an energy audit to get a better understanding of its total usage.

### **Choosing an Energy Supplier**

In 1999, the Public Service Commission deregulated the electric power industry in New York State. This meant that utility companies such as NYSEG no longer enjoyed monopoly status in the sale of electricity to customers. Municipalities, businesses, and individuals are now able to shop around for the best energy prices. As a result, Tompkins and Tioga Counties formed an energy alliance, the Municipal Electric and Gas Alliance (MEGA), to achieve the best terms and the lowest and most stable rates for electricity and gas commodities for its members. Approximately 77 municipalities and school districts are MEGA participants including the Village of Trumansburg. According to MEGA, the average savings to Village participants ranges from \$250 to \$13,500 per year.

### **Investing in Renewable Energy**

State and local governments throughout the country are taking a leadership role by investing in renewable energy and adopting renewable portfolio standards for electricity purchases. Executive Order 111 was issued by New York State Governor Pataki in 2001 requiring all state agencies to purchase 10 percent of their electricity needs from renewable sources by 2005, rising to 20 percent by 2020. In 2004, Tompkins County adopted a renewable portfolio standard, pledging to increase its proportion of non-polluting, renewable energy so that 5% of its annual electricity use will be from renewable sources by 2008.

### **Renewable Energy Credits**

One of the most popular short term methods of investing in renewable energy is purchasing renewable energy credits, or green tags, that offset the polluting effects of a users' regular energy use by supporting the development of clean renewable energy. Purchasers pay a premium equal to a percentage of their average electricity usage to finance renewable energy development such as wind. Renewable energy is still a little more expensive than buying traditional power so green tags are purchased in addition to the electricity that you are now using. More than 24 municipalities in New York State are currently purchasing renewable energy certificates ranging from 5 percent to 100 percent of their total energy usage. Locally, the Town of Caroline purchases wind attributes equal to 27 percent of its energy annual energy usage. Renewable energy credits are available through MEGA and many other energy suppliers.

### **On-Site Generation**

Longer-term options to invest in renewable energy include installing solar panels and small, on-site wind turbines to generate electricity as well as adopting green vehicle fleet policies. In 2000, Tompkins County installed a solar array on the roof at the County's central library facility. The system produces almost 2 percent of the County's total energy needs annually and avoids an estimated 57 tons of carbon dioxide (CO<sub>2</sub>) emissions. The panels also reduce heating and air conditioning bills and reduce roof maintenance. The Town of Caroline is currently assessing whether the Town could install its on wind turbine to generate all, or a portion of its municipal energy needs.

### **Vehicle Fleets**

Maintaining a vehicle fleet is a key component of a local government's operations. The Village currently owns 16 vehicles. Fuel costs between 2003 and 2005 averaged \$22,454 per year. Beyond the monetary cost, fleet vehicles represent a significant source of air pollution. Every gallon of fuel burned releases about 22 pounds of CO<sub>2</sub>. Older vehicles require more fiscal outlays for maintenance and emit larger emissions.

## Recreation

### *CREEK-SIDE RECREATION*

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#### **Length of Stream**

Total length of T-burg Creek in the village = 7,987 feet

Length from downtown bridge (at Union Street) to eastern village boundary = 5,058 feet

Length from downtown bridge to western village boundary = 2,929 feet

#### **Topography**

From the west boundary to the east boundary, the stream drops about 120 feet, indicating an overall gradual gradient.

#### **Ownership and Existing Development**

*Downtown (from Main Street bridge) to the eastern village boundary.*

This section of the creek has opportunities for a recreational trail corridor on both the north and south banks. There are only two buildings located within 50 feet of the stream, and otherwise there is adequate room for a trail corridor along the entire stretch. There are multiple property owners along the south side of the creek downtown, but otherwise ownership is relatively unfragmented. The Village owns about 25 percent of this section of the creek on both sides. More than 60 percent of the remaining creek (about 3,800 feet) is owned by a single property owner.

In the downtown area, the north side of the creek is relatively undeveloped while the south side is heavily developed and has been split into multiple parcels. On both sides, however, development is generally set back from the creek allowing room for a trail corridor. The notable exceptions to this is one property on the north side of the creek across from the core downtown area where the house is located less than 50 feet from the stream bank.

The Village owns a  $\frac{3}{4}$  acre property along the creek in the downtown area. The property extends along both sides of the creek for about 60 feet, with the majority located on the north side.

Just east of the downtown core (east of South St), the residential properties along Main Street and Cayuga Street generally do not extend back to the creek. Instead, most of the land adjacent to the creek is part of one large (16-acre) property that is undeveloped except for a single-family home and outbuildings set well back from the creek. This property extends approximately 2,400 feet on both sides of the creek. Of the remaining three creek-side properties, the two residential properties along the north side of the creek have houses set back more than 100 feet, while the property on the south side has a house within 50 feet of the stream bank.

East of where Lake Street crosses Trumansburg Creek, the Village owns property along both sides of the creek for the sewage treatment plant. The property extends approximately 1,200 feet on both sides of the creek. Although this property is used for sewage treatment, the facility and associated parking takes up less than a quarter of the property, leaving ample room for a trail corridor. Beyond the Village property, a privately owned vacant parcel is located on both sides of the creek up to the village boundary.

*Downtown (from Main Street bridge) to the western village boundary.*

Along the north side of the creek, housing and commercial development occurs along the entire stretch where Main Street crosses the creek to the village boundary. Many of these buildings are located within 50 or 60 feet of the creek, which generally does not provide enough space for a trail corridor without seriously infringing on people's backyards and privacy.

The south side of the creek offers a better opportunity for trail development. East Main Street to Hector Street has relatively few property owners, and all of the buildings, except three, are located away from the creek. The senior citizen home is located along this section of the creek. From Hector Street to the village boundary, there are no buildings within 100 feet of the creek and most of the land remains in large parcels.

### **Connections to Future Black Diamond Trail**

The future Black Diamond Trail corridor crosses the Trumansburg Creek just east of Lake Street Extension at the village edge. Although this trail is still in the planning phase, it will ultimately connect the three State Parks in Tompkins County. A village link to this trail would greatly enhance recreation opportunities for village residents and visitors.

### ***INDOOR RECREATION AND EXERCISE FACILITIES***

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Currently there are only limited facilities and opportunities for indoor recreation and exercise in the village. Although there is one commercial workout facility, most of the indoor recreation opportunities are provided at the High School. The High School provides a series of community indoor sports and exercise activities through their Community Education Program, including basketball, volleyball, and dance aerobics.

### ***YOUTH ACTIVITIES***

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The Village and Town have a joint agreement to provide youth programs to all youth who attend the Trumansburg School, including some out of county youth. The community works collaboratively to offer a wide range of activities for free or for the lowest possible cost to families. The details of programs offered through Village and Town joint agreement are outlined in Table 1. Additional programs and activities for youth include:

- After school and weekend programs at the Conservatory for music and dance.
- Scouting both Boy and Girl
- Church activities
- Youth sports leagues
- Soccer - local play and a travel team
- Lacrosse - new and growing local teams

**Table 1. Trumansburg Youth Programs, 2006.**

<b>Program</b>	<b>Ages</b>	<b>Participants</b>
<b>Summer Recreation</b>		<b>438</b>
Morning playschool	0 to 4	16
Field trips and sports	5 to 9	264
Afternoon Swim Bus	10 to 15	158
<b>Open Gym</b>		<b>61</b>
	10 to 15	16
	16-20	45
<b>Summer Reading Program</b>		<b>183</b>
	0-4	31
	5 to 9	90
	10 to 15	62
<b>Youth Services<sup>1</sup></b>		<b>227</b>
Middle School		154
High School		73
<b>Youth Employment<sup>2</sup></b>		<b>40</b>
Job skills and casual employment		20
Subsidized employment		20
<b>Total Youth Development</b>		<b>949</b>
<b>Recreation Partnership</b>		<b>124</b>
<b>Total Participation</b>		<b>1073</b>

<sup>1</sup> The Youth Services programs offer activities year round, for middle and high school youth. A wide range of activities are offered, and all activities must meet youth development standards.

<sup>2</sup> A Youth Employment project employs or prepares about 40 youth for employment -most of this is local , and serves Camps and local not for profits.

## Community

### *AESTHETICS AND STREETSCAPES*

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#### **Downtown**

Although the village core has charming characteristics, its aesthetics have deteriorated over time. Downtown has lost buildings, a village green, a war memorial, and the smaller physical scale of roadways that once gave it an intimate charm and identity. This pattern of eroding and fragmenting public space and pedestrian scale has been exacerbated in the larger downtown area by years of neglect and deterioration. Today Main Street is generally considered visually and aesthetically degraded. The Main Street Project (currently underway) aims to both recapture and recast its identity. The Project will make Main Street attractive to passers-through as well as pedestrian friendly to those who stop, live, shop, or visit there. (Main Street Grant Proposal).

The village downtown has three distinct sections, as identified in the Main Street Design Guide:

- 1) Lower Village from Route 227 to Main Street Gateway – This section of downtown provides a green entrance to the commercial district.
- 2) Lower Village from Washington Street to Union Street Hub – This area is characterized by historic buildings and provides a compact, pedestrian scale shopping and restaurant district.
- 3) Upper Village - Historic churches and civic buildings dominate this section of town. Unlike the Lower Village, shade trees and front lawns are present.

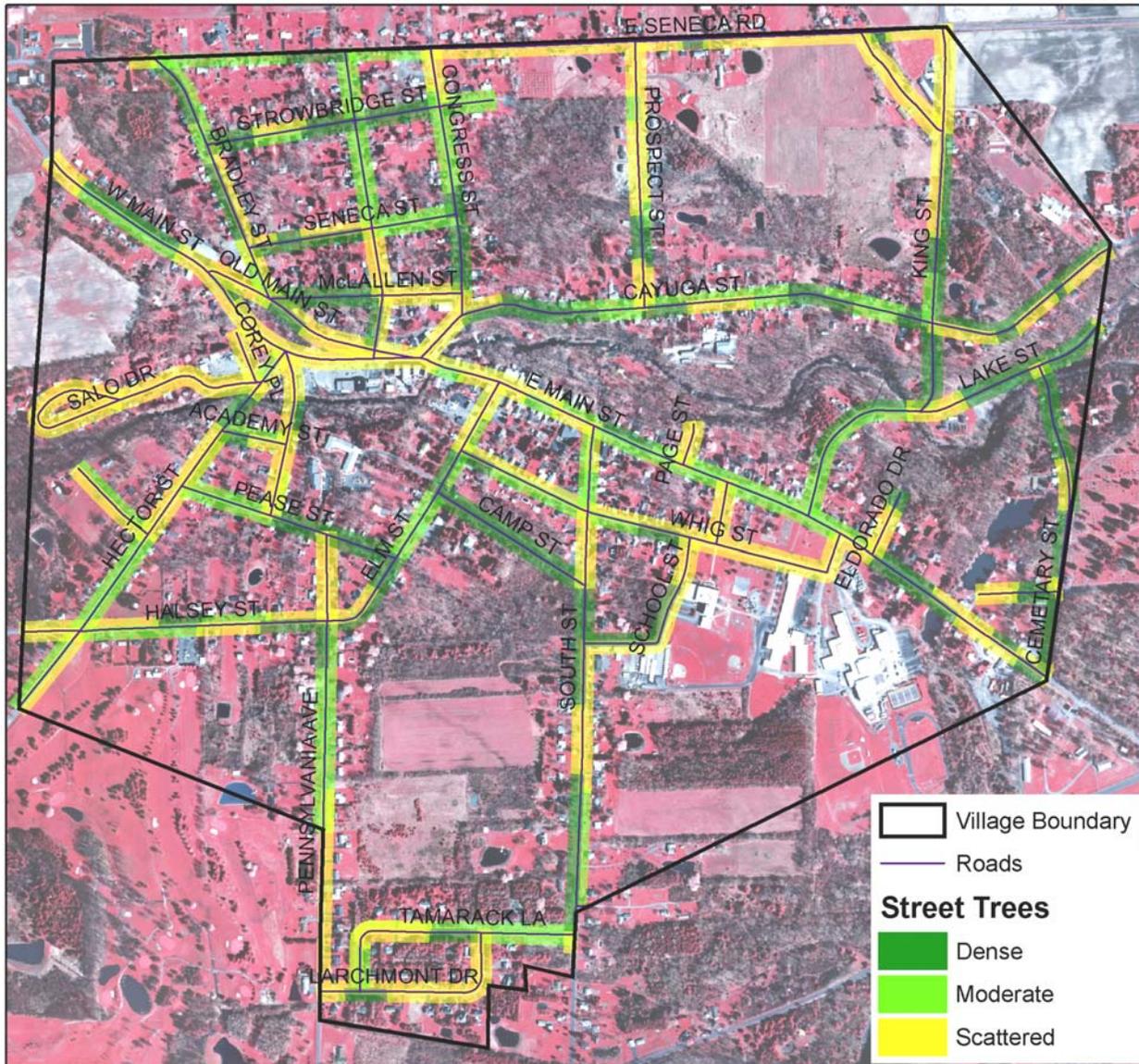
#### **Eastern Gateway**

Smith Woods on the north side of the street and the Fairground on the south side create a green entrance into the village and mark the transition from the rural farmland to the village.

#### **Residential Neighborhoods**

Residential neighborhoods throughout the village have various features and amenities that make them aesthetically pleasing places to live. Some of the common features that many of the neighborhoods share include:

- Historic homes
- Variety of housing styles (i.e. not “cookie cutter homes”)
- Tree lined streets: Although many residential streets in Trumansburg are tree-lined, some streets have only scattered street trees or no trees at all (see map 2). In all, about 55% of the street edge in the Village has moderate or dense tree coverage. The remaining area includes the downtown, open farmland in the northeastern portion of the town, and some residential streets.



Map 1. Tree Lined Streets in the Village of Trumansburg, 2002

**WALKABILITY**

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Walkability will be done as a separate study, which will be incorporated into the Comprehensive Plan.

**HISTORIC PRESERVATION**

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**Overview**

Buildings from the 19<sup>th</sup> and early 20<sup>th</sup> century are an important component Trumansburg visual character. These buildings reflect a wide range of architectural styles, including late 19<sup>th</sup> century brick commercial buildings with cast iron details, and gothic revival, greek revival, and Queen

Ann period homes. This variety of building styles marks the rich history of growth and development in Trumansburg.

### **Downtown**

The original wood-framed buildings of downtown Trumansburg were destroyed in two major fires, one in 1864 and a second in 1871. The 1871 fire destroyed eleven buildings on the south side of the street between Trumansburg Creek and Hectors Street, and five buildings on the north side between Union and Washington streets (*A History of Trumansburg, New York, 1792-1967*). Brick and cast iron were used in the reconstruction. Many of these brick buildings remain and help define the character of downtown. “Two and three story brick buildings dominate the built landscape, complete with cast iron details, intricate cornice work, high ceilings, and large display windows. The majority of these buildings have been preserved, but several have been tampered with, creating a visual gap along Main Street.” (*Trumansburg 1978: Revitalization Guidelines*).

The greek revival Conservatory for Fine Arts building, once the Baptist Church, is a defining architectural feature of downtown and is listed on the National Register of Historic Places. The Rongovian Embassy, another important music highlight in Trumansburg, also occupies an historic building downtown. Built after the 1871 fire, this building was used as a blacksmith shop, butcher shop and five-and-dime until 1973 when the Rongovian Embassy opened its doors in 1973 as a bar, restaurant, and music venue. Nearby, an historic brick building currently occupied by the Little Venice Restaurante also played an important role in the music history of Trumansburg. From 1963 to 1971 this building housed the R.A. Moog Company Factory, where the first musical electric synthesizer was produced.

Further east along Main Street, the Upper Village is characterized by historic churches and civic buildings, including the First Presbyterian Church of Ulysses, which is listed on the National Register of Historic Places, and the Masonic Temple.

### **North of Downtown**

Northwest of downtown, heading up old Main Street, stands the residential neighborhood historically known as McLallen Hill. McLallen farm once occupied this hill, along with some of the earliest and most distinguished houses, including the William Austin House, which is listed on the National Register of Historic Places. Heading away from town on Congress or Washington Street, the style of housing gets progressively later, reflecting the gradual progression of development away from downtown. The result is a rich collection of mid-nineteenth to early twentieth-century architecture.

### **South of Downtown**

The architectural and cultural highlights of the neighborhood south of downtown are the Camp House, which is on the National Register of Historic Places, and Biggs House on Elm Street. Several Gothic Revival cottages near the Camp House are also noteworthy and have retained their original detailing.

### **East of Downtown**

The residential corridor east of downtown, from Cemetary Street to South Street, is dominated by historic buildings from the 19<sup>th</sup> century. A wide variety of 19<sup>th</sup> century architectural styles are found here “from the restrained Greek Revival structures and the Gothic cottages to the houses with fanciful Queen Ann porches.” (*An Architectural Sampler from the Village of Trumansburg, Trumansburg Bicentennial 1792-1992*).

## Economic Development

### ***BASIC ECONOMIC DATA***

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*Note: The most recent detailed economic information available on the Village of Trumansburg was collected as part of the 2000 Census of U.S. Population. Some of the key statistics are summarized in Table 2. Table 2 also provides economic statistics for Tompkins County as a whole, Seneca County, the Town of Ulysses, and the Village of Dryden in order to allow for comparisons. Some of the highlights from the Table 2 are discussed below.*

Overall, the Village of Trumansburg compares favorably with the other communities:

- income levels are equal to, if not higher;
- poverty levels are lower (see appendix A for poverty thresholds);
- unemployment is generally lower; and
- workforce participation rates are equivalent.

Employment patterns are not surprising, given the character of the County's economy. The education/health/social employment sector is by far the strongest sector, accounting for nearly half of all jobs held by Village residents. This is to be expected with three institutions of higher education in the County, employment in the school districts, and the proximity of the Cayuga Medical Center. Remaining employment is scattered among a number of other economic sectors.

### ***COMMERCIAL DEVELOPMENT PATTERNS***

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Commercial development in the Village is largely found in four areas.

#### **Main Street**

Main Street, between South Street and Hector Street, is a traditional village downtown with a mix of numerous retail, service, government, and community buildings and facilities. It is an active, compact and pedestrian-oriented commercial district. Trumansburg has rightfully focused on improvements to this center of community life.

#### **Village Entrance**

At the eastern entrance to the village on Route 96 is a cluster of businesses that includes two restaurant. It is physically separated from the Main Street area and is more oriented to vehicular traffic than pedestrians in this area.

#### **King Street Industrial Area**

Located in the northeastern portion of the village is a collection of industrial and similar development. Including outdoor storage areas of supplies, this area has a different character than the Main Street and Village Entrance areas. This area does not attract numerous clients or customers and is, therefore, more self-contained. Further development in this area is possible.

### Historic Lumber Yard

Located in the heart of the residential areas in the village is the MillsPaugh Lumber Yard, which has long been a member of the community. Its location in the center of the Village helps to provide for historic context for development of the Village and the economic and historic development of the Village and surrounding town.

**Table 2. Village of Trumansburg  
Basic Economic Data (2000 Census of US Population)**

<b>Income</b>	<b>Village</b>	<b>Tompkins Co</b>	<b>Seneca Co</b>	<b>Ulysses</b>	<b>Vill of Dryden</b>
Median Household Income	\$39,423	\$37,272	\$37,140	\$45,066	\$43,977
Median Family Income	<b>\$58,194</b>	\$53,041	\$45,454	\$54,167	\$54,489
Per Capita Income	<b>\$22,773</b>	\$19,659	\$17,630	\$22,516	\$20,613
<b>Poverty Status</b>					
Individuals (Number)	101				
Individuals (Poverty Rate)	<b>6.5%</b>	17.6%	11.5%	7.0%	9.9%
<b>Employment Status</b>					
Population 16+	1,190				
In Labor Force	815				
Labor Force Participation Rate	68.5%	63.6%	60.2%	68.6%	71.7%
Employed	798				
Unemployed	17				
Unemployment Rate	2.1%	5.8%	6.0%	4.8%	1.7%
<b>Industry</b>		<b>Class of Worker</b>			
Educational/Health/Social	365	Private Wage and Salary		542	
Retail Trade	73	Government		165	
Manufacturing	62	Self-Employed		88	
Arts/Recreation/Food	56	Unpaid Family		3	
Professional/Scientific	53	<b>Occupation</b>			
Other Services	38	Management/Professional		385	
Public Administration	35	Sales and Office		180	
Information	30	Service		121	
Construction	27	Construction/Maintenance		56	
Finance/Insurance/Real Estate	21	Production/Transportation		54	
Wholesale Trade	15	Farming/Fishing/Forestry		2	
Agriculture/Forestry/Fishing	13				
Transportation/Warehousing	10				

## ***HOME-BASED BUSINESS***

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Home-based businesses or home occupations are often an unseen part of our economy. Such businesses have been in decline over the past decades as corporations grow larger to compete on a broadening economic stage. However, with the advent of much improved communication and information technologies, home-based businesses are on the upswing. Whether as part of a larger business venture or as a small entrepreneurial effort, people are, more and more, working from home. One important benefit of home-based businesses is their support of the downtown area. These businesses will need access to supplies and services that are provided in the Main Street area.

Home-based businesses can run the gamut. Some of the more common types are listed below.

- *Administrative Services* – such as, computer data entry, secretarial services, telephone answering services, word processing, paralegal services, and medical secretarial services.
- *Arts* – such as, artist studios, art appraising, graphic arts consulting and designing, clothes designing, medical illustration, photography, and interior designing.
- *Computer Services* – such as, computer consulting, data processing, web site design, internet service providers, and computer support services.
- *Consulting Services* – in fields such as, education, hotel management, residential counseling, employee relations, travel, and wedding planning.
- *Financial Services* – such as, accounting, auditing, account collection, insurance claims processing, and tax preparation.
- *Instruction* – in areas such as, art, dance, drama, music, cooking, yoga, and tutoring.
- *Light Manufacturing* – such as, baking, candle making, ceramics, gift baskets, and printing.
- *Medical Services* – such as, doctors, nursing services, dieticians, massage therapy, physical therapy, and speech therapy.
- *Offsite Construction/Maintenance* – such as, plumbing, electrician, gardening, carpet cleaning, and janitorial services.
- *Personal Services* – such as, barbers, hairstyling, manicurists, child care, tailoring, and sewing.
- *Professional Offices* – such as, architects, engineers, surveyors, and lawyers.
- *Sales* – such as, antique dealing, computer sales, mail order sales, and real estate sales.
- *Small Repair* – for items such as, furniture, watches, jewelry, and bicycles.
- *Writing Services* – such as, desktop publishing, book editing, newsletter services, and technical writing.
- *Other Services* – such as, marketing and public relations, animal and pet care, translation services, private detectives, and messenger service.

**TOURISM**

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**A Regional Approach – Strategic Plan**

The Tompkins County Convention and Visitors Bureau has a long success story in promoting tourism throughout Tompkins County. In 2005, the Tompkins County Strategic Tourism Planning Board completed the *Strategic Tourism Plan* for Tompkins County covering 2005-2010. The contents of that *Strategic Tourism Plan* can be used to fashion an approach to tourism-related activities in the Village of Trumansburg. Select portions of that strategic plan are:

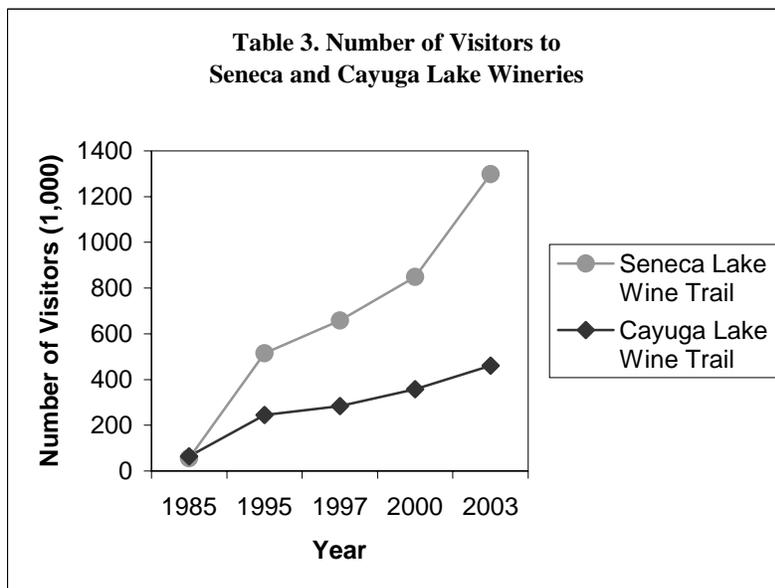
One of the overarching strategies of the Strategic Tourism Plan is to focus on expanding weekday, shoulder season, and winter tourism. Current winter tourism promotions in the county include the “Light in Winter Festival” and “Winter is Hot”, which Trumansburg could tie into to promote tourism in the village.

Of the four action steps identified in the Strategic Tourism Plan, the one most directly related to Trumansburg is the step to provide gateways. Specifically identified objectives include:

- Beautify Tompkins County, especially our gateways, downtown, and village centers.
- Actively coordinate with . . . village “main street” development efforts.
- Improve signage countywide, including . . . kiosks . . . .

**Wine Trail**

The New York wine industry has grown explosively over the past 15 years and sparked significant growth in other sectors of the State’s economy, according to recently released statistics. The Seneca Lake Wine Trail attracted 1,298,000 visitors in 2003 and the Cayuga Wine Trail attracted 460,000 visitors. The number of visitors to the wine trails has steadily increased since 1985 (see table 3). Wine country tourism is particularly important in that it brings visitors to predominantly rural parts of the State, and feeds many other businesses like service stations, lodging facilities, restaurants and gift shops.



Source: National Agricultural Statistics Service

The Cayuga Wine Trail has 16 winery members surrounding Cayuga Lake and offers a unique blend of fine wines. Located within a 30-minute drive of 12 of these vineyards, Trumansburg is strategically located for winery tourism. The nearby Seneca Lake Wine Trail offers additional winery options for visitors. Eleven of the 30 wineries on the Seneca Lake Wine Trail are within a 30-minute drive of Trumansburg.

### **Local Amenities and Niche Opportunities**

According to the 2005 Tompkins County Travel Guide, there are three Bed and Breakfasts and eight restaurants located in the Village of Trumansburg. In addition, Simply Red, The Poorhouse, The Rongovian Embassy, and Little Venice offer music and entertainment to visitors and residents.

Existing tourism opportunities that could be enhanced in Trumansburg include:

- Antiquing and antique restoration
- Proximity to the Cayuga Wine Trail, the Cayuga Lake Scenic Byway, Taughannock Falls State Park and the terminus of the Black Diamond Trail
- Home of the Grassroots Festival of music and dance.
- Music venues and music history
- Greater Ithaca Art Trail – several artisans live and work in Trumansburg.

### ***FARMERS MARKET***

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Farmers markets can play an important role in economic development, farm preservation, and community vitality. They provide an opportunity for local farmers, food vendors, and artisans to sell their goods. They encourage community gathering and socializing, and provide healthy food for residents. Farmers markets can also enhance tourism by providing an enjoyable activity for people visiting the village, and a way for visitors to buy local products.

The Trumansburg Farmers market operates from mid-June to end of October on Wednesday, 4-7 PM at the Village Park. It is operated by a steering committee with a manager (Jill Swenson), and is not incorporated yet. Cornell Cooperative Extension Tompkins County (CCETC) started the market and has a role on the steering committee. CCETC also operates a youth-run consignment stand as part of the market, where youth involved with the Ulysses Rural Youth Program sell product from area farms on consignment. The market is in its 4<sup>th</sup> season of operation. There are 45 members - 30 regulars and 12-20 at each market depending on the season. All products must be locally grown or made. Food, crafts, baked goods, processed items and produce are allowed at the market. The market received a grant from NYS Dept of Ag & Markets for improvements in 2005. Improvements implemented under this grant include picnic tables, signage, shed for storage, electric service, and a site design for locating a more permanent structure in the park.

## Housing

### *GENERAL HOUSING CHARACTERISTICS*

In 1999, there were 715 dwelling units in the Village, 95.4 percent of which were occupied. Of these, 417 or about 61 percent, were owner-occupied. This is higher than the Tompkins County average of 54 percent owner occupied units and about the same as the national average of 66 percent. Rental units numbered 265 or 38.9 percent of the occupied housing units. The median rent increased 14.2 percent from \$410 in 1989 to \$458 in 1999. The rental vacancy rate of 6.4 percent was slightly higher than the county rate of 4.6 percent. As a general rule, a vacancy rate of about 5 percent or more suggests there are ample rental units to meet housing needs and keep rental costs at a healthy, competitive level. A number of these rental units are located on the upper floors in buildings along Main Street. While these apartments offer good access to services and are critical to maintaining a mixture of uses in the downtown area, some units are less attractive to rent because they are above, or next to, bars that are loud at night. In addition, several units are in need of maintenance and restoration work.

**Table 4. Housing Data, Village of Trumansburg, 2000**

Housing Units		705
Occupied Housing Units	(95.4%)	682
Owner Occupied	(61.1%)	417
Renter Occupied	(38.9%)	265
Rental Vacancy Rate		6.4%
Units in Structure	Number of Units	
1 unit	(64.3%)	453
2 units		72
3- 4 units		71
5-9 units		31
10-19 units		4
20 or more units		61
Mobile Homes		13
Median Housing Value		\$112,200
Median Gross Rent		\$458

Source: U.S. Census

**Table 5. Housing Data, Village of Trumansburg, 2006**

Units on Parcel	Number of Units
1 unit	466
2 units	98
3-4 units	93
5-9 units	28
10-19 units	0
20 or more units	24

Source: Tompkins County Solid Waste Permits

**Table 6. Gross Rent, Village of Trumansburg, 2000**

<b>Specified renter-occupied units</b>	<b>261</b>	<b>100%</b>
<b>GROSS RENT</b>		
Less than \$200	24	9%
\$200 to \$299	39	15%
\$300 to \$499	83	32%
\$500 to \$749	78	30%
\$750 to \$999	27	10%
\$1,000 to \$1,499	6	2%
\$1,500 or more	0	0%
No cash rent	4	2%

Source: U.S. Census

### ***EXISTING HOUSING STOCK***

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Similar to most rural communities in New York State, Trumansburg has a high percentage of older homes. As housing units in the Village continue to age, they require greater maintenance and upkeep than newer homes. Approximately 59 percent of all residential housing in Trumansburg was built before 1940 (416 homes) and 23 percent was built between 1940 and 1979 (167 homes). The remaining 18% of homes were built since 1980.

As the housing stock ages, upkeep and maintenance becomes more difficult. Costly and labor-intensive repairs such as flooring, insulation, windows and roofs are deferred for many lower income and elderly residents because they lack sufficient resources or assistance to complete the needed repairs. When maintenance projects are deferred and homes start to visibly decline, the desirability of a neighborhood and local character can be negatively impacted, leading to diminished property values. Ensuring that the aging housing stock is maintained and reducing barriers to rehabilitation can revitalize neighborhoods and strengthen community character. There are programs offered by Tompkins Community Action for low-income and elderly residents to complete needed repairs. Federal funds are also available to local governments to assist with needed repairs. Better Housing for Tompkins County has worked with a number of local municipalities to secure federal funding and implement repair programs.

### ***HOUSING GROWTH AND INFRASTRUCTURE CAPACITY***

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The Village experienced strong housing growth during the 1970s when total housing units increased by more than 35 percent. The 1980s was marked by a reduction of 10 housing units. The 1990s saw moderate growth of 6.1 percent, or 41 units. Building permits issued in the Village from 2000 to 2004 shows an increase in housing growth of 5.4 percent. Fourteen single-family homes, four two-family homes, and 20 multi-family units were developed in that time period.

The Villages sewer and water infrastructure can accommodate substantial new housing growth within the village. The water treatment plant has the capacity to treat up to 1 million gallons per day, with the current demand at only .25 million gallons per day. The sewage treatment plant has the capacity to treat up to .72 million gallons per day, with the current demand at only .25 million gallons per day. Sewage treatment capacity is limited in some portions of the village because of pumping capacity, which could be addressed by upgrading the pumping system.

### ***HOUSING AFFORDABILITY***

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Housing is becoming more expensive in the Village, reflecting the growing issue of housing affordability in Tompkins County. The median sales price of single-family homes sold in the Village between 1995 and 1997 was \$93,500. The median sales price of homes sold between 2003 and 2005 was \$151,000, an increase of 61.5 percent. Median sales prices rose 62.2 percent over the same time period in the County as a whole.

The generally accepted definition of “affordable” is that a household should pay no more than 30 percent of its annual income on housing. At least one in three households in Tompkins County has housing affordability problems. According to the U.S. Department of Housing and Urban Development, 25 percent of homeowners and 37 percent of renters in Trumansburg have affordability problems. Families at the lowest end of the income spectrum had the greatest difficulty affording housing. Approximately 61 percent of families earning between 30 percent and 50 percent of the Village Median family income (154 families) spent more than one third of their income on housing. When households spend more than they can afford on housing they may not have enough left over for other necessities such as food, clothing, and transportation.

The Tompkins County Affordable Housing Needs Assessment, sponsored by the Tompkins County Planning Department, identifies a current lack of affordable housing in Tompkins County and forecasts that the need for such housing will increase over the next decade. The study found a shortfall of 871 units (325 owner-occupied and 550 rental units) as of 2005, when the data was collected. Housing unit demand is forecast to increase at a rate of approximately 300 units per year, or by a total of just over 3,000 units, between now and 2014. Communities in Tompkins County will need to mobilize resources over the next ten years to facilitate development of more than 2,500 units of housing affordable to households with incomes at or below the county’s household median income. Given recent trends in the housing market and increasing construction costs, the market simply will not provide units that are affordable to these households without some assistance from the public sector, community organizations and local institutions.

### ***HOUSING FOR SENIORS***

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In the coming decade, the United States will embark upon significant demographic changes, as the Baby Boom generation becomes the Elder Boom generation. This population will place demands on government, service systems, and the community-at-large in a multitude of ways. Tompkins County is no exception to these trends.

In 1999, about one-tenth (9,257) of county residents were over age 65, an increase of 10 percent in the last decade. The County is expected to add a total of 5,600 net new residents over the next 10 years at an average annual population growth rate of 0.6%. According to these projections, the age group making the largest contribution to the county's overall population growth is the 45-64 years age category. The second greatest increase is in the 65 and older age group. Not surprisingly, these household projections follow the same age profile as the overall population projections with the older age categories providing the greatest household growth.

As people age, their incomes tend to decline. Low and low-moderate income seniors will need affordable housing options. Most seniors want to stay in their homes, or "age in place," as long as they can. Coordinated services such as meals on wheels, grocery delivery, snow removal and home repairs will allow seniors to stay in their homes longer. Many seniors may also wish to move into smaller homes to reduce costs and regular upkeep.

As the oldest group ages, its members are showing a strong preference for receiving personal care services in a residential environment rather than a health care setting. Assisted living is the fastest growing and fastest changing sector of senior housing. Private-pay assisted living units have been added to the market, but there is a lack of subsidized units for seniors needing high levels of personal care. Affordability of assisted living facilities and services is a major issue for many seniors. Currently, all of the facilities in Tompkins County that provide high levels of care are high-end options.

## Land Use

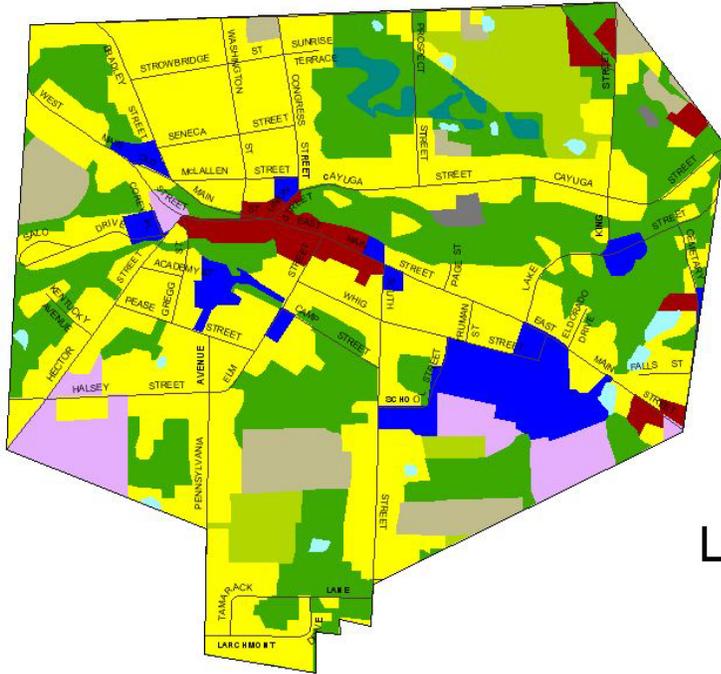
Between 1995 and 2002 there was relatively little change in land use and land cover in the village (see table 5). Changes that did occur included new residential development on land that was previously wetlands and woodlands, and previously inactive agricultural land either being put back into production or reverting to brush. These changes are highlighted in the map below.

Conversion of open land to residential development primarily occurred in two areas: 1) In the northern portion of the village along Prospect street on land that was previously wetland and forest; and 2) in the southern portion of the village along Tamarack Lane on land that was previously forest. The agricultural land use change occurred in the northwestern portion of the village, where a field was put back into active agriculture, and in the southern portion of the town where a small field reverted to brush. In addition, there were two small properties that went from residential land use in 1995 to commercial land use in 2002. These are located in the central portion of the town.

**Table 6. Village of Trumansburg Land Use Land Cover, 1995-2002**

Land Use Land Cover	Acres		
	1995	2002	Change
Agriculture	42.0	55.2	13.2
Commercial	26.0	27.2	1.1
Inactive Agriculture	45.1	27.7	-17.4
Industrial	3.3	3.3	0.0
Forest and Brush	223.2	215.7	-7.5
Public/Institutional	47.2	47.2	0.0
Recreation	38.3	38.3	0.0
Residential	355.0	362.5	7.4
Wetland/Open Water	16.6	15.8	-0.9

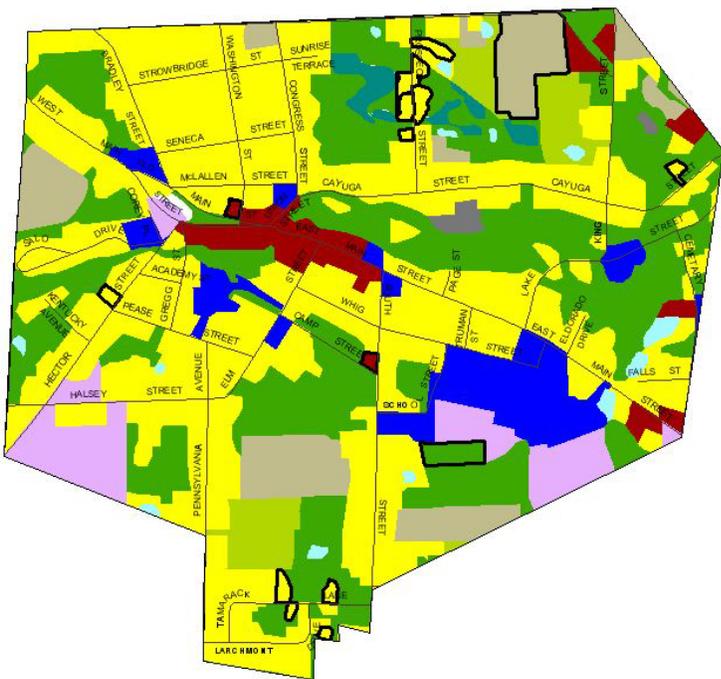
1995



### Village of Trumansburg Land Use and Land Cover

- Land Use Land Cover
- Agriculture
- Inactive Agriculture
- Commercial
- Disturbed/Other
- Forested/Undeveloped
- Industrial
- Recreational
- Public/Institutional
- Residential
- Open Water
- Wetland
- Land Use and Land Cover Change

2002



## APPENDIX A: Poverty Thresholds 1999

Poverty Thresholds in 1999, by Size of Family and Number of Related Children Under 18 Years

Size of family unit	Weighted average threshold	Related children under 18 years								
		None	One	Two	Three	Four	Five	Six	Seven	Eight or more
One person (unrelated individual).	8,501									
Under 65 years.....	8,667	8,667								
65 years and over.....	7,990	7,990								
Two people.....	10,869									
Householder under 65 years.....	11,214	11,156	11,483							
Householder 65 years and over...	10,075	10,070	11,440							
Three people.....	13,290	13,032	13,410	13,423						
Four people.....	17,029	17,184	17,465	16,895	16,954					
Five people.....	20,127	20,723	21,024	20,380	19,882	19,578				
Six people.....	22,727	23,835	23,930	23,436	22,964	22,261	21,845			
Seven people.....	25,912	27,425	27,596	27,006	26,595	25,828	24,934	23,953		
Eight people.....	28,967	30,673	30,944	30,387	29,899	29,206	28,327	27,412	27,180	
Nine people or more.....	34,417	36,897	37,076	36,583	36,169	35,489	34,554	33,708	33,499	32,208

Source: U.S. Census Bureau, Housing and Household Economic Statistics Division