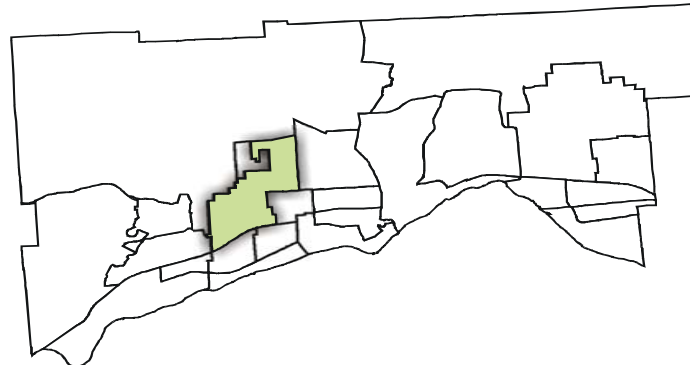


# TOWN OF UNION

## COMPREHENSIVE PLAN

### DEMOGRAPHIC PROFILE



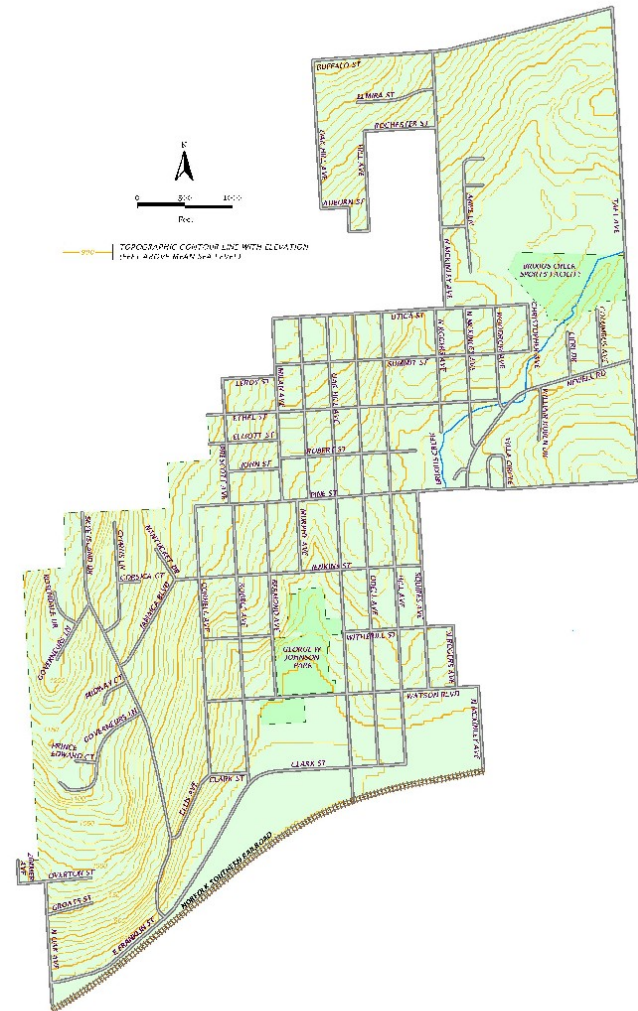
## NEIGHBORHOOD SETTING

Northside West Endicott occupies 735 acres or 3% of the total area of the Town and ranks 8<sup>th</sup> of 25 neighborhoods by size. It has an irregular shape, occupying a large part of the Village of Endicott, north of the Norfolk Southern Railroad. A portion of the neighborhood lies north of the village, extending to the northeast between adjacent neighborhoods. The northwestern extent of the neighborhood surrounds the North Endicott neighborhood on three sides. Taft Avenue, North McKinley Avenue, Buffalo Street, and Newell Road provide access to the northern portion of the neighborhood. Watson Blvd. and a series of parallel streets including, Pine, Jenkins, and Witherill Streets provide access from the east. East Franklin Street, entering at the southwest corner, is the only access from the west.

## LANDSCAPE FEATURES

Northside West Endicott lies on a southeast-facing slope, part of a north-northeast trending ridge that terminates at East Franklin Street in the southwestern corner of the neighborhood. The southeast corner of the neighborhood is flat. Several small knolls rise east of the ridge. In the northern portion of the neighborhood, a flood control reservoir, fed by Brixius Creek, lies at the eastern boundary of the neighborhood. Brixius Creek flows from the reservoir to the south. The 100-year flood zone extends from the reservoir to the base of the hillside to the west. There is also a wetland area between the reservoir and the base of the hill.

Map 1 ~ Neighborhood 8

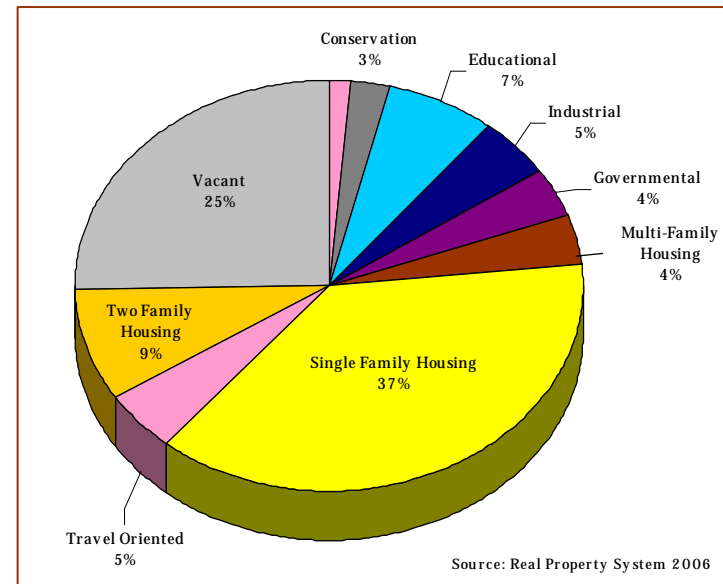


### EXISTING LAND USE

Figure 1 shows parcel acreage by land use. Thirty-seven percent of the parcel acreage is used for single-family housing, while twenty-five percent is vacant. Nine percent of the parcel acreage is occupied by two-family housing, and four percent is occupied by multi-family housing. Seven percent of the parcel acreage is used for educational purposes, and five percent is used for industrial purposes. The portion of the neighborhood north of the Village of Endicott is the location of the George F. Johnson Elementary School, the Brixius Creek Sports Complex, a flood control reservoir, and vacant land. A cemetery is located between Newell Road and the Village of Endicott boundary. Single-family residences occupy the remainder of the northern portion of this neighborhood.

The portion of the neighborhood within the Village of Endicott is primarily residential, mainly older housing stock. George W. Johnson Park is located in the center of this residential area. An area of newer homes, the only site of significant new residential development within the village, lies west of Robble Avenue. An industrial area, including former IBM buildings, occupies the southern portion of the neighborhood.

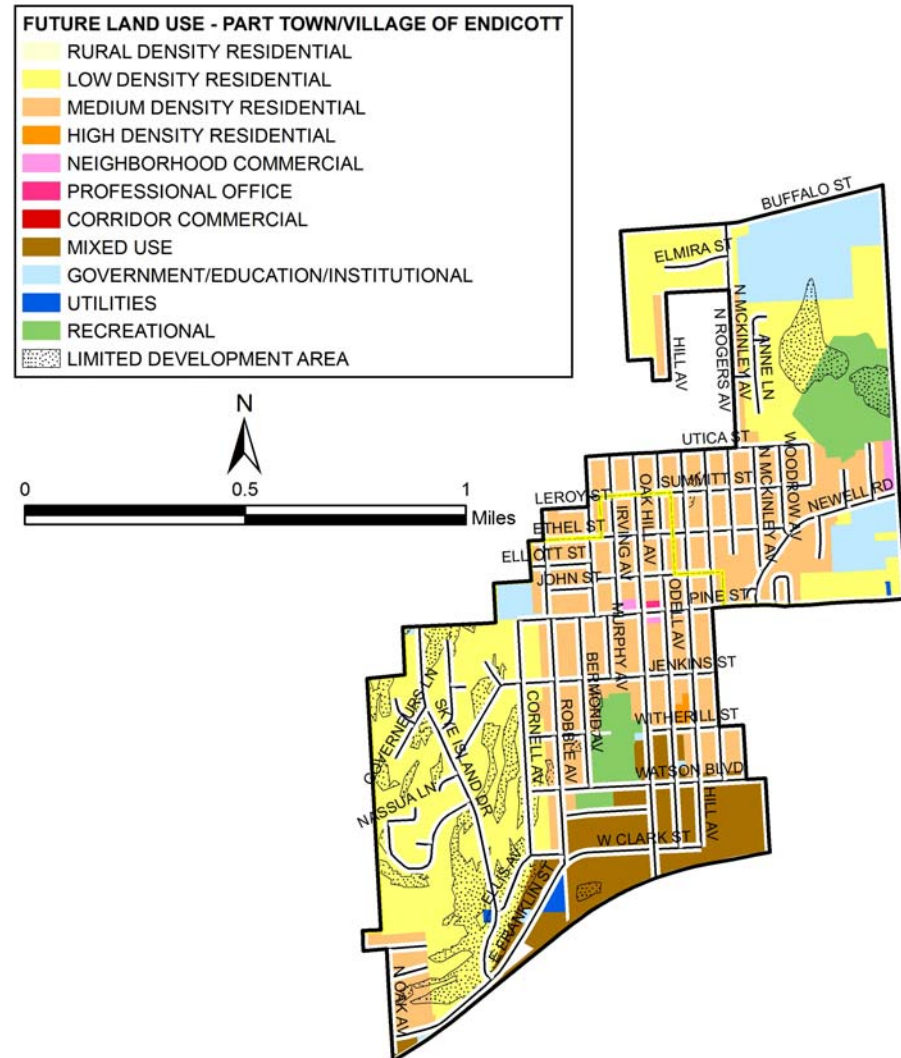
 **Figure 1 ~ Existing Land Use By Acreage**



Map 2 ~ Proposed Future Land Use, Neighborhood 8

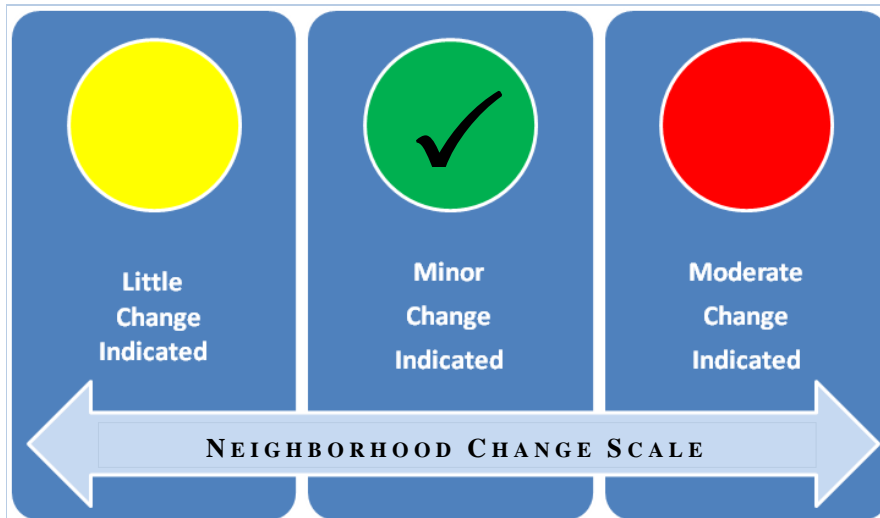
## FUTURE LAND USE

Map 2 shows the proposed Future Land Use of Neighborhood 8. Within this geographical area, there are nine separate proposed land use categories that cut across the Part-Town area and Village of Endicott. As this neighborhood is in one of the most populous areas in the Town, it has already been built out to near full capacity. Low Density Residential (single-family housing on lots of 15,000 to 40,000 square feet in size) is proposed for those areas that are not already built at the higher urban densities that were common in the 1940s and 1950s. However, even areas designated for Low Density Residential, for example in and around Skye Island Drive, have further constraints to development because of steep slopes. Medium Density Residential has been proposed for the areas that have been previously developed with single and two-family units on relatively small lots. Rounding off the residential land uses in this neighborhood is one small area near Witherill Street that has been proposed as High Density Residential. It is currently a church, but with the declining populations resulting in decreases in parishioner enrollment and subsequent closings at many churches throughout the United States, the configuration of the building (a former school) lends itself for conversion to high-density residential development.



Other proposed land uses in this neighborhood include non-residential uses such as Mixed Use. Two types of Mixed Use have been proposed. A portion of the street frontage along the north side of Watson Boulevard is proposed for Office/Commercial uses supporting existing residential, professional office, and neighborhood commercial type uses. The area south of Watson has been proposed as Office/Research/Industrial, and is a natural fit for this area because of the existing land uses here. Neighborhood Commercial is proposed in two small locations. At the corner of Oak Hill Avenue and Pine Street current land uses include a small scale restaurant and an automotive repair shop. A small area along Pine Street is also proposed for Professional Office. Neighborhood Commercial is also present near the corner of Newell Road and Taft Avenue where a restaurant and small strip center are located. This neighborhood is also home to two parks. The northern Recreational land use is the Brixius Creek Sports facility owned by Broome County and leased to the Town of Union, while the southern is the location of G. W. Johnson Park. The Town of Union has coordinated a number of public improvements at this facility utilizing federal Community Development Block Grant (CDBG) funding. These improvements included a new parking lot, fencing, entryway improvements, and ADA compliant playground equipment.

The final two land uses present in this area are Utilities and Government/Education/Institutional. New York State Electric and Gas (NYSEG) owns the dark blue Utilities designation in this locale and uses the land as a substation. The light blue coded areas throughout this neighborhood consist of various different uses. The George F. Johnson Union Endicott Elementary School represents the light blue coded area in the northern section of the map, while cemeteries make up the land to the south of Newell Road. The Village of Endicott owns the remainder of the Government/Education/Institutional land uses, each with its own different type of use.



### **CHANGE INDICATOR**

**B**ased upon the proposed Future Land Use recommendations, absent any significant change in the status of the Huron Campus, it is not anticipated that there will be a significant amount of change in Neighborhood 8. A small area of Professional Office space has been suggested by village officials along Pine Street to



## Town of Union Unified Comprehensive Plan

complement the existing small scale Neighborhood Commercial properties as well as a similar professional office use.

### MINORITY POPULATION

Table 1 shows the racial/ethnic composition for the neighborhood. Between the years 1990 and 2000, the minority population increased from 4.6% to 6.5%. In the year 2000, the percentage of minority population was smaller than that of the Town of Union (6.9%), New York State (37.0%), and the Nation (29.5%). Northside West Endicott ranks 12<sup>th</sup> out of 25 neighborhoods in percentage of minority population.

 Table 1 ~ Racial/Ethnic Composition

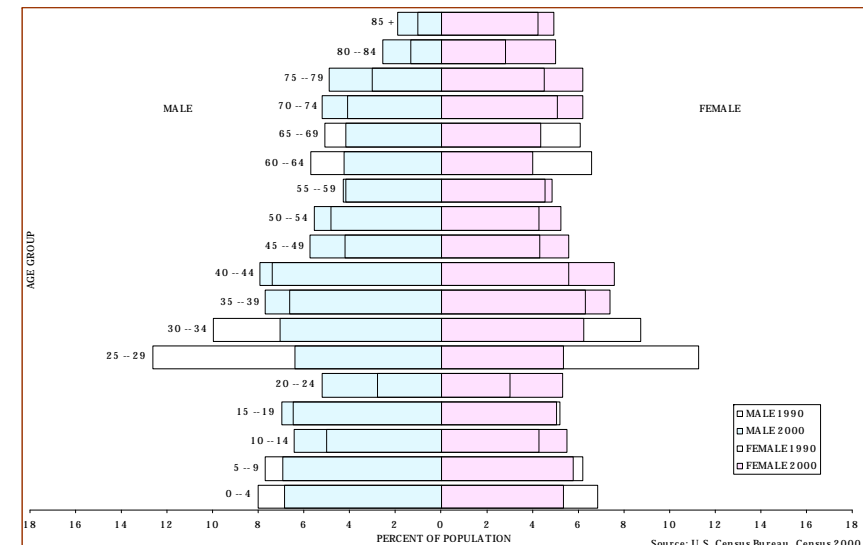
	Nh 8 1990	%	Nh 8 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Population	4,331		4,068		56,298		18,976,457		281,421,906	
Hispanic or Latino	42	1.0	32	0.8	863	1.5	2,867,583	15.1	35,305,818	12.5
Not Hispanic or Latino	4,289	99.0	4,036	99.2	55,435	98.5	16,108,874	84.9	246,116,088	87.5
White	4,166	96.2	3,823	94.0	52,198	92.7	12,893,689	67.9	211,460,626	75.1
Black	75	1.7	108	2.7	1,377	2.4	3,014,385	15.9	34,658,190	12.3
American Indian	1	0.0	2	0.0	96	0.2	82,461	0.4	2,475,956	0.9
Asian and Pacific Islander	74	1.7	72	1.8	1,528	2.7	1,053,794	5.6	10,641,833	3.8
Other Race	15	0.3	16	0.4	324	0.6	1,341,946	7.1	15,359,073	5.5
Two or More Races			47	1.2	775	1.4	590,182	3.1	6,826,228	2.4
Minority	199	4.6	263	6.5	3,864	6.9	7,018,223	37.0	83,081,797	29.5

Source: U.S. Census Bureau, Census 2000

### AGE

Figure 2 shows age distribution by gender. The percentage of the population 9 years of age and under, aged 25 to 34, and aged 60 to 69 saw a decrease from 1990 to 2000. The most dramatic loss was in the 25 to 29 years of age group, where the population decreased by nearly half. The percentage of the population aged 10 to 24, 35 to 59, and 70 years and over has increased in the 10-year period. Northside West Endicott ranks 15<sup>th</sup> out of 25 neighborhoods in the percentage of population aged 17 and under and 7<sup>th</sup> in percentage of population aged 62 and over.

 Figure 2 ~ Population Pyramid



## Town of Union Unified Comprehensive Plan

### EDUCATIONAL ATTAINMENT

Table 2 shows educational attainment for the population aged 25 and over. The percentage of the population aged 25 and over that graduated from high school increased from 76.0% in 1990 to 77.2% in 2000, and in 2000 was smaller than that of the Town of Union (84.8%), New York State (79.1%), and Nation (80.4%). The percentage of the population aged 25 and over that earned Associate's Degrees as their highest level of education decreased from 11.0% in 1990 to 9.1% in 2000, and in 2000 was smaller than that of the Town of Union (10.5%), but was larger than that of New York State (7.2%), and of the Nation (6.3%). The percentage of the population aged 25 and over that earned Bachelor's Degrees as their highest level of education decreased from 12.3% in 1990 to 10.9% in 2000, and in 2000 was smaller than that of the Town of Union (13.7%), New York State (15.6%), and the Nation (15.5%). The percentage of the population aged 25 and over that earned Graduate or professional degrees as their highest level of education increased from 5.0% in 1990 to 6.6% in 2000 and in 2000 was smaller than that of the Town of Union (9.8%), New York State (11.8%), and the Nation (8.9%).

 Table 2 ~ Educational Attainment

	NH8 1990	%	NH 8 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Less than 9th grade	411	13.8	332	11.6	1,952	5.0	1,005,805	8.0	13,755,477	7.5
9th to 12th no diploma	302	10.2	323	11.3	4,022	10.2	1,620,519	12.9	21,960,148	12.1
High school grad (incl. equiv.)	998	33.6	845	29.4	12,613	32.0	3,480,768	27.8	52,168,981	28.6
Some college, no degree	420	14.1	608	21.2	7,404	18.8	2,103,404	16.8	38,351,595	21.0
Associate's degree	326	11.0	260	9.1	4,135	10.5	898,828	7.2	11,512,833	6.3
Bachelor's degree	364	12.3	313	10.9	5,414	13.7	1,954,242	15.6	28,317,792	15.5
Grad. or prof. degree	149	5.0	189	6.6	3,850	9.8	1,478,970	11.8	16,144,813	8.9
High school grad (college/no coll.)	2,257	76.0	2,215	77.2	33,416	84.8	9,916,212	79.1	146,496,014	80.4
Total	2,970	100	2,870	100	39,390	100	12,542,536	100	182,211,639	100

Source: U.S. Census Bureau, Census 2000

## Town of Union Unified Comprehensive Plan

### HOUSEHOLDS

Table 3 shows household type. The percentage of family households decreased from 67.6% in 1990 to 60.3% in 2000. The percentage of family households in Northside West Endicott was slightly larger than that of the Town of Union (59.3%), but was smaller than that of New York State (65.7%), and the Nation (68.1%). Northside West Endicott ranks 20<sup>th</sup> out of 25 neighborhoods in percentage of family households.

 Table 3 ~ Household Type

	NH 8 1990	%	NH 8 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Households	1,732		1,751		24,538		7,056,860		105,480,101	
Family households	1,170	67.6	1,056	60.3	14,556	59.3	4,639,387	65.7	71,787,347	68.1
Nonfamily households	562	32.4	695	39.7	9,982	40.7	2,417,473	34.3	33,692,754	31.9

Source: U.S. Census Bureau, Census 2000

### HOUSING

Table 4 shows housing occupancy. The percentage of vacant housing units increased from 6.5% in 1990 to 7.6% in 2000. The housing vacancy rate in 2000 was slightly larger than that of the Town of Union (7.4%), but was smaller than that of New York State (8.1%), and the Nation (9.0%). Northside West Endicott ranks 9<sup>th</sup> out of 25 neighborhoods in percentage of vacant housing units.

 Table 4 ~ Housing Occupancy

	NH 8 1990	%	NH 8 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Housing Units	1,852		1,895		26,507		7,679,307		115,904,641	
Occupied	1,732	93.5	1,751	92.4	24,538	92.6	7,056,860	91.9	105,480,101	91.0
Vacant	120	6.5	144	7.6	1,969	7.4	622,447	8.1	10,424,540	9.0

Source: U.S. Census Bureau, Census 2000



## Town of Union Unified Comprehensive Plan

Table 5 shows housing tenure. The percentage of owner-occupied housing units decreased slightly from 57.8% in 1990 to 56.3% in 2000, and in 2000, was smaller than that of the Town of Union (60.1%), and of the Nation (66.2%), but was larger than that of New York State (53.0%). Northside West Endicott ranks 12<sup>th</sup> out of 25 neighborhoods in percentage of owner-occupied housing units.

 Table 5 ~ Housing Tenure

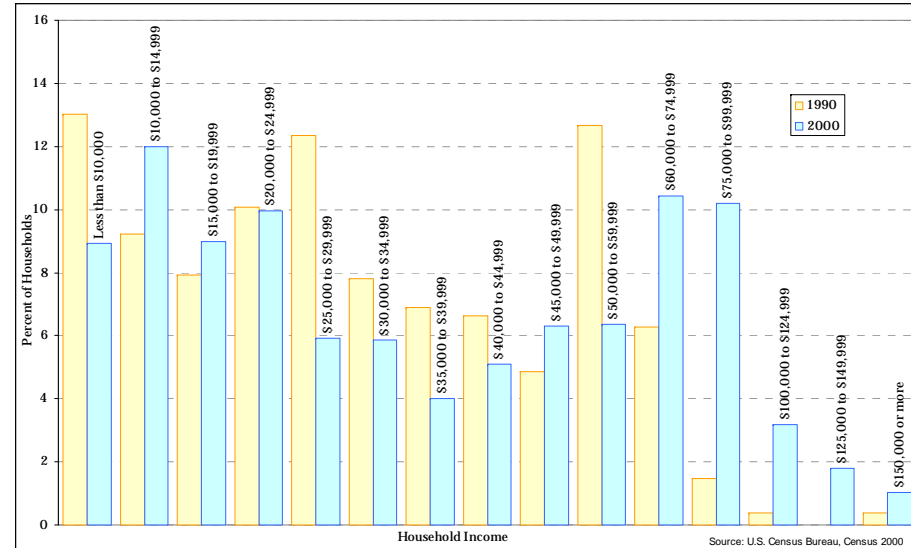
	NH 8 1990	%	NH 8 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Housing Units	1,732		1,751		24,538		7,056,860		105,480,101	
Owner occupied	1,001	57.8	986	56.3	14,747	60.1	3,739,166	53.0	69,815,753	66.2
Renter occupied	731	42.2	765	43.7	9,791	39.9	3,317,694	47.0	35,664,348	33.8

Source: U.S. Census Bureau, Census 2000

## HOUSEHOLD INCOME

Figure 3 shows the change in household income from 1990 to 2000. The percentage of households with incomes of below \$30,000 decreased from 52.5% in 1990 to 45.7% in 2000, and the percentage of households with incomes of between \$30,000 and \$60,000 decreased from 45.2% in 1990 to 38.1% in 2000. The percentage of households with incomes of above \$60,000 increased dramatically from 8.6% in 1990 to 26.6% in 2000.

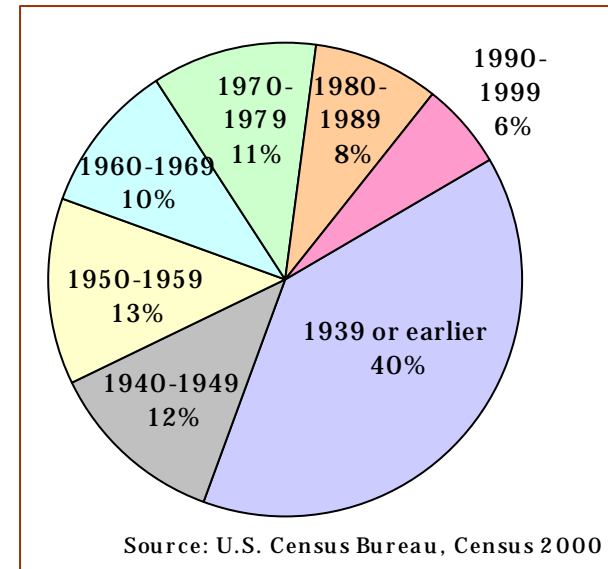
 Figure 3 ~ Household Income Change, 1990-2000



### AGE OF HOUSING STRUCTURES

Figure 4 shows housing age. Forty percent of structures were built prior to 1940. Twenty-five percent of the housing was built between 1940 and 1959. Roughly twenty percent were built between 1960 and 1979. The remaining fourteen percent were built in 1980 or later.

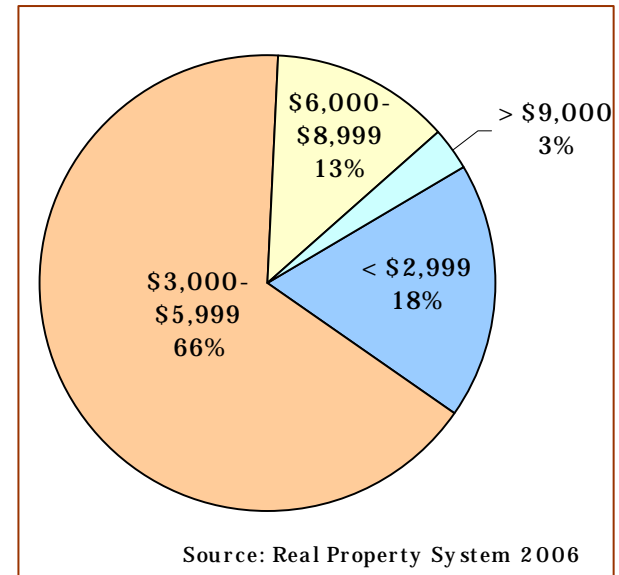
 Figure 4 ~ Age of Housing



### ASSESSED VALUE

Figure 5 illustrates the assessed value percentages of residential property. Eighteen percent of the residential properties have assessed values of less than \$2,999, sixty-six percent have assessed values of between \$3,000 and \$5,999, and thirteen percent have assessed values of between \$6,000 and \$8,999. Only three percent of the residential properties have assessed values of greater than \$9,000.

 Figure 5 ~ Assessed Value



## REAL PROPERTY VALUE

Figure 6 shows residential property Full Market Values (FMVs). Seven percent of the residential properties have FMVs of less than \$49,999, sixty-four percent have FMVs of between \$50,000 and \$99,999, twenty-seven percent have FMVs of between \$100,000 and \$199,999, while only two percent have FMVs of greater than \$200,000.

 Figure 6 ~ Full Market Value

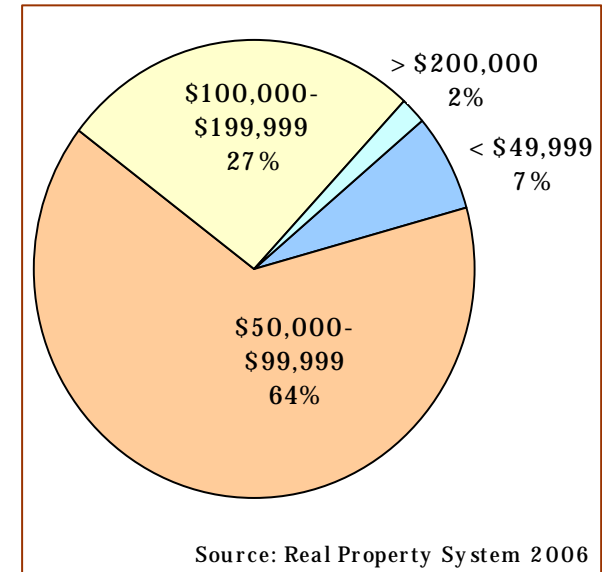


Table 6 Shows the Median Housing Value by block group within the neighborhood, as well as the average Median Housing Value across the neighborhood.

 Table 6 ~ Median Housing Value, By Block Group

Block Group 4, Census Tract 133.04	Block Group 1, Census Tract 134	Block Group 4, Census Tract 134	Block Group 5, Census Tract 134	Block Group 6, Census Tract 134	Neighborhood Average
\$81,000	\$67,800	\$64,500	\$56,900	\$79,700	\$69,980

Source: U.S. Census Bureau, Census 2000

## OCCUPATIONAL STRUCTURE

The occupation structure shows that the majority of the residents in the neighborhood, slightly over thirty-two percent, are employed in Sales and Office Occupations. Almost another thirty-one percent work in Management, Professional, or Related Occupations. Just under nineteen percent work in Service Occupations and thirteen percent have jobs in Production, Transportation, or Material Moving Occupations. Only a little more than five percent of the residents are employed in Construction, Extraction, or Maintenance Occupations. There are no residents employed in Farming, Fishing, or Forestry Occupations.

 Table 7 ~ Occupational Structure, By Percentage Of Labor Force (LF)

Management, Professional, and Related Occupations				Service Occupations				Sales and Office Occupations				Farming, Fishing, and Forestry Occupations				Construction, Extraction, and Maintenance Occupations				Production, Transportation, and Material Moving Occupations			
# Male	% of LF	# Female	% of LF	# Male	% of LF	# Female	% of LF	# Male	% of LF	# Female	% of LF	# Male	% of LF	# Female	% of LF	# Male	% of LF	# Female	% of LF	# Male	% of LF	# Female	% of LF
268	15.6	260	15.1	142	8.3	179	10.4	189	11.0	362	21.1	0	0.0	0	0.0	92	5.4	0	0.0	156	9.1	71	4.1

Source: U.S. Census Bureau, Census 2000

## COMMUTE TIME

A high percentage of residents in this neighborhood, almost sixty-two percent, travel less than twenty minutes to work each day. A little over thirty-one percent travel between twenty and forty-five minutes, almost five percent travel more than forty-five minutes, and slightly less than two percent work at home.

 Table 8 ~ Commute Time To Place Of Employment

Amount of Time Spent Getting to Work							
Worked at Home	%	Less than 20 minutes	%	20 to 45 minutes	%	More than 45 minutes	%
31	1.8	1,050	61.8	536	31.5	82	4.8

Source: U.S. Census Bureau, Census 2000