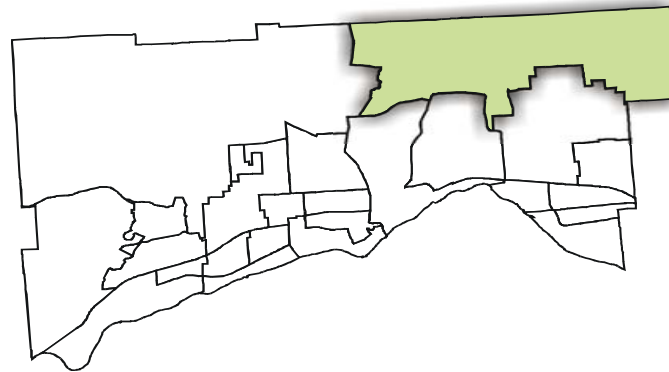


TOWN OF UNION

COMPREHENSIVE
PLAN

DEMOGRAPHIC
PROFILE



Town of Union Unified Comprehensive Plan

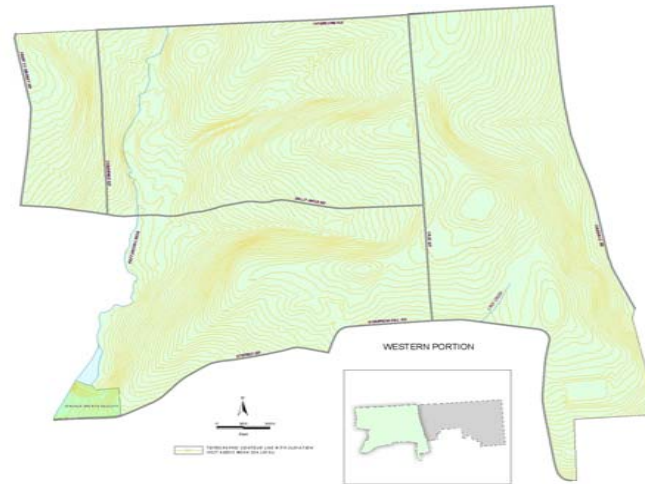
NEIGHBORHOOD SETTING

Choconut Center is the second largest neighborhood, occupying 3,688 acres, or 16% of the total area of the town. It is located in the northeast portion of the town, directly north of, and sharing a boundary with, the Village of Johnson City. Oakdale and Reynolds Roads connect the neighborhood to Johnson City, Farm to Market and Struble Roads provide access from the west, and Robinson Hill Road provides access from the south. Airport and Stella Ireland Roads run north to south through the eastern margin of the neighborhood.

LANDSCAPE FEATURES

Three creeks flow across the northern border of the neighborhood to the south: Patterson Creek flows through the western portion, Finch Hollow Creek flows through the center, and Little Choconut Creek flows through the eastern portion of the neighborhood. Robinson Hill, one of the highest elevations in the town at over 1,500 feet, is located between Patterson and Finch Hollow Creeks. A pair of ridges extends from the crest of Robinson Hill to the west, on each side and parallel to Sally Piper Road. Patterson Creek flows along the terminus of both ridges. East of Robinson Hill Road, a series of steep slopes descend to Finch Hollow Creek. East of Finch Hollow Creek, at the northern boundary of the Town, several hilltops exceed 1,400 feet in elevation. At the northeast corner of the neighborhood, the surface steeply slopes to Little Choconut Creek. Two streams flow through deeply incised valleys, one to Finch Hollow Creek, and the other along the steep north face of Deyo Hill to Little Choconut Creek. East of Little Choconut Creek, a series of steep slopes ascend to the eastern boundary of the

Map 1 ~ Eastern Portion of Neighborhood 25



Map 2 ~ Western Portion of Neighborhood 25



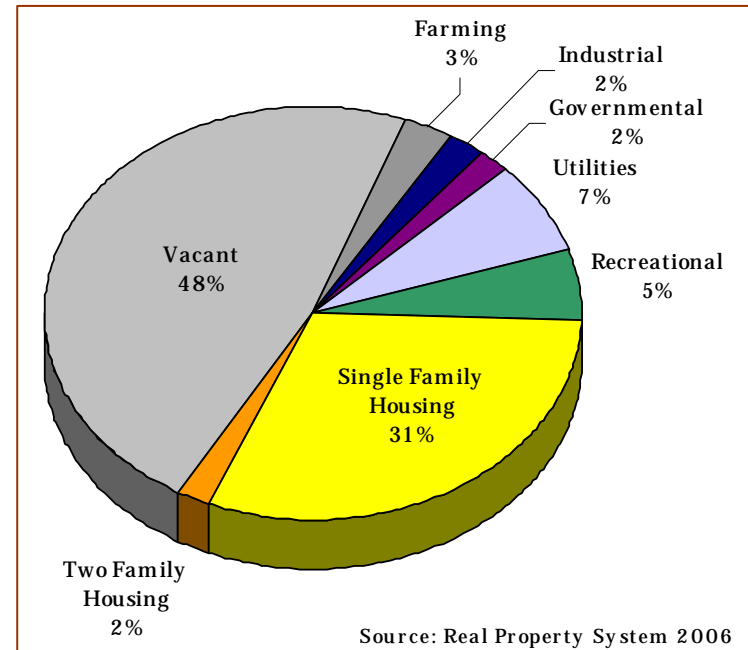
Town of Union Unified Comprehensive Plan

neighborhood.

EXISTING LAND USE

Figure 1 shows parcel acreage by land use. Choconut Center has primarily rural single-family housing. By acreage, thirty-one percent of the parcels are used for single-family housing, and forty-eight percent is vacant. Five percent of the land is recreational; the Endwell Greens Golf Course occupies 177 acres in the western portion of the neighborhood. The Greater Binghamton Sports Complex is a recent addition to the area and is located between Airport Road and Dimmock Hill Road. Electrical transmission lines extend from the northwest corner to a large distribution facility in the south central portion of the neighborhood. The Rockwell Collins (formerly NLX) facility, involved in flight simulation for commercial and military aircraft, is located on Lewis Road in the southwest corner of the neighborhood. Choconut Center Park lies on Lewis Road between Stella Ireland Road and the Rockwell Collins facility.

 Figure 1 ~ Existing Land Use By Acreage



 Photograph 1 ~ Greater Binghamton Sports Complex



Neighborhood Profile Choconut Center

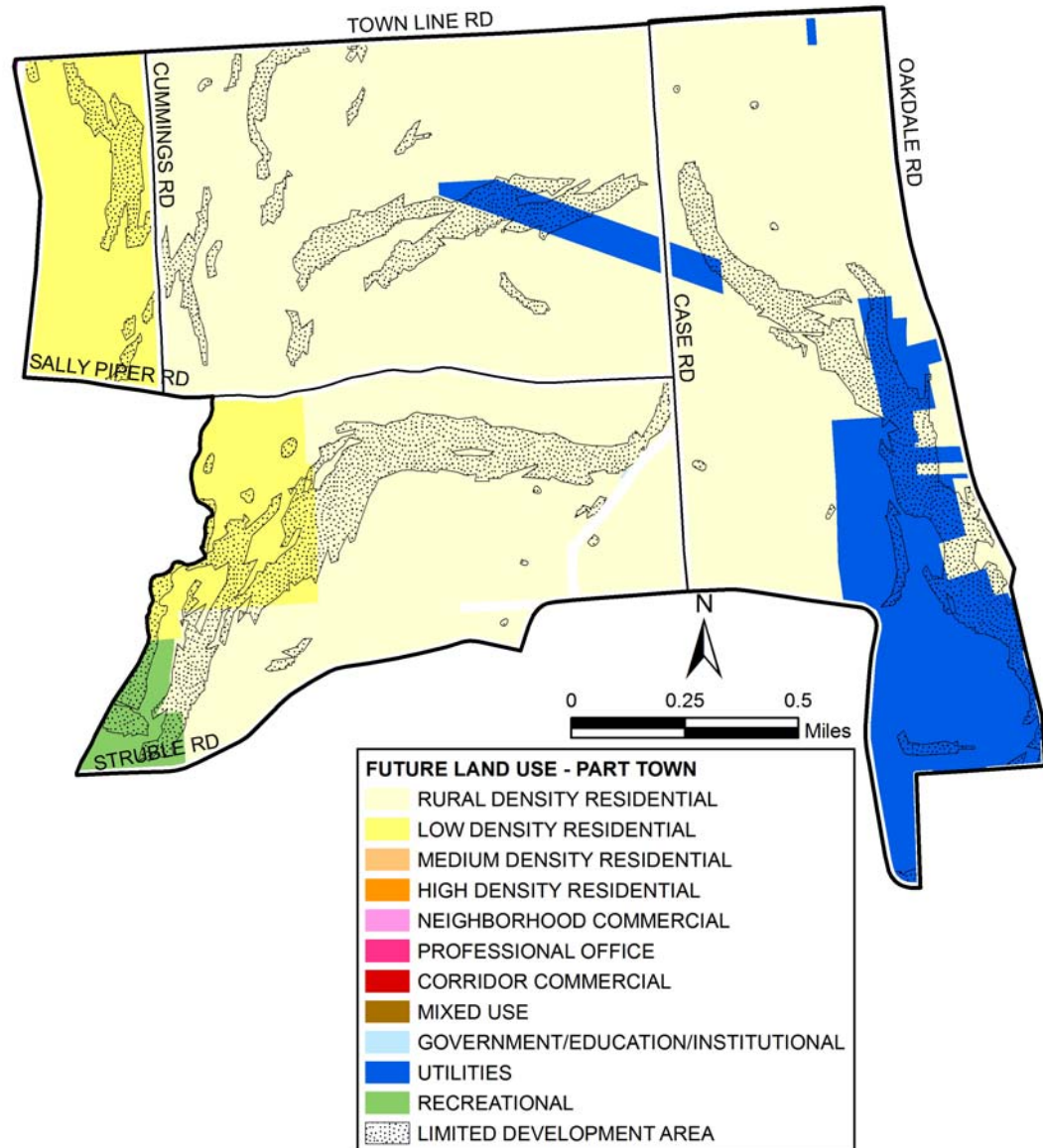
Town of Union Unified Comprehensive Plan

FUTURE LAND USE WESTERN PORTION

Map 3 ~ Proposed Future Land Use, Western Portion Of Neighborhood 25

Map 3 shows the suggested Future Land Use of the Western Portion of Neighborhood 25. Within this geographical area, there are five proposed Future Land Use categories. A large portion of this land is proposed to fall under the Rural Density Residential category. As stated earlier, this category was created as part of a recommendation to change all of the Agricultural zoning in the Town to Rural Residential with provisions that would still allow and encourage farming. The lack of sewer and water in many parts of this area drastically reduces the ability to develop this land beyond anything other than low-density housing. Even then, the lots have to be large enough to support private wells and septic systems (typically 40,000 square feet by County Health Department regulations).

The only other recommended residential category in this area is Low Density Residential, which has a recommended density of less than 4 dwelling units per acre, as



Town of Union Unified Comprehensive Plan

designated along Cummings Road and Patterson Creek,. The area bounded by Farm To Market Road, Cummings Road, and Sally Piper Road is also the location of an approved Planned Unit Development (PUD) known as the Good Shepherd Village at Endwell. This fee for service retirement community extends west from Cummings Road to Farm to Market Road.

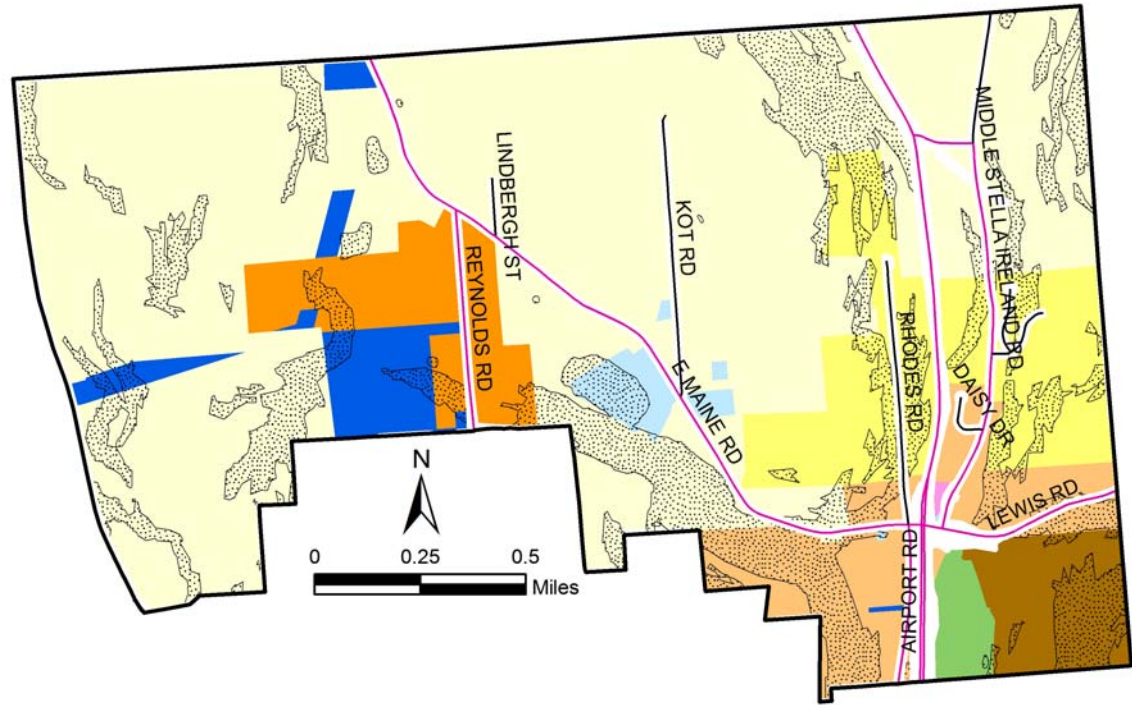
The remaining three recommended land uses are Recreational, Utilities, and Limited Development Area. The Recreational area in the southwest corner of the western portion is part of the Struble Sports Facility owned by Broome County and operated by the Town of Union. The large Utilities area, colored in blue, represents facilities owned by New York State Electric and Gas. This property represents the largest designation of land in the Town with a Future Land Use category of Utilities, due to the existence of a substantial power distribution facility. The last category, Limited Development Area, includes areas that are both difficult and expensive to develop because of the steep slopes over twenty percent. However, there is a small section of this category near the Struble Sports Facility that is sensitive because it is part of a designated federal wetland.












Town of Union Unified Comprehensive Plan

FUTURE LAND USE EASTERN PORTION

 Map 4 ~ Proposed Future Land Use, Eastern Portion Of Neighborhood 25

Map 4 shows the proposed Future Land Use of the Eastern Portion of Neighborhood 25. As with the Western Portion, and for the same reasons, most of the land in this area is recommended for Rural Density Residential. However, due to an approved Planned Unit Development between Rhodes Road and Kot Road known as Southerly Hills, it is possible that some of this land could become suitable for higher density development because the project will bring water lines from Reynolds Road along East Maine Road to the site. It is also proposed that the properties located at and around the intersection of Kot Road and East Maine Road, currently zoned Light Industrial, be rezoned to residential categories. With an approved residential PUD nearby, the introduction of truck traffic along local streets to access industrial

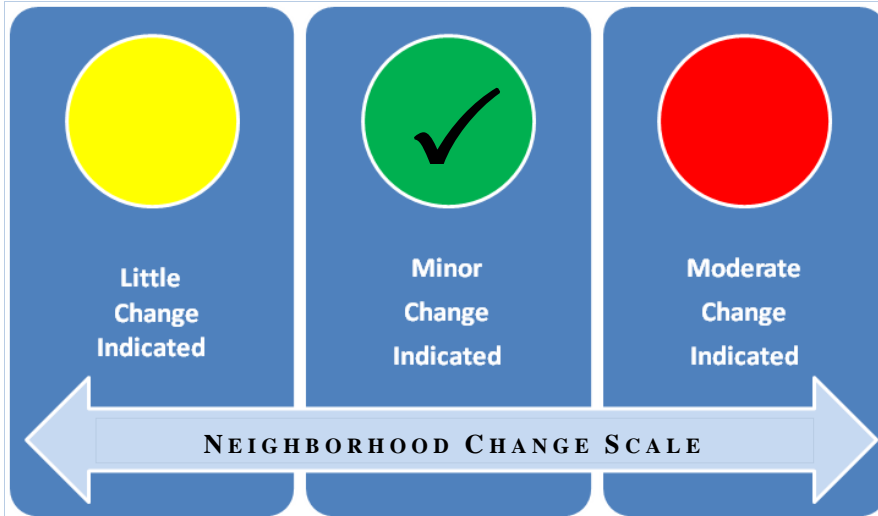


FUTURE LAND USE - PART TOWN	
	RURAL DENSITY RESIDENTIAL
	LOW DENSITY RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL
	HIGH DENSITY RESIDENTIAL
	NEIGHBORHOOD COMMERCIAL
	PROFESSIONAL OFFICE
	CORRIDOR COMMERCIAL
	MIXED USE
	GOVERNMENT/EDUCATION/INSTITUTIONAL
	UTILITIES
	RECREATIONAL
	LIMITED DEVELOPMENT AREA

Town of Union Unified Comprehensive Plan

parcels would be inappropriate. The other three residential categories are also present in this portion. Recommended Low Density Residential land uses are located in the eastern section of the map and were so designated because of the majority of existing single-family houses in the area. In the southeastern section, medium density has been recommended because of the presence of a significant number of two-family dwelling units and apartment complexes. Medium Density Residential has a recommended density of $\geq 4 < 7$ dwelling units per acre. High Density Residential land uses have been recommended along Reynolds Road, with a suggested density of $\geq 7 < 15$ dwelling units per acre. This area can support additional multifamily housing and was so designated because of the current zoning and presence of existing multifamily apartments.

Other recommended land uses in this area include non-residential uses such as Mixed Use. Mixed uses that include Office/Research/Light Industrial are compatible with existing development at the southeast corner of the intersection of Airport and Lewis Roads. Another non-residential use is located at the northeast intersection of Lewis Road and Middle Stella Ireland Road and is recommended for Neighborhood Commercial. It is a small area that is currently home to a florist and canine training and boarding facility. The green Recreational land use is home to Choconut Center Park owned by Broome County and operated by the Town of Union Parks Department. As in the Western Portion, New York State Electric and Gas owns the blue utility land uses in this area. The light blue coded areas to the east of the utilities have a variety of uses such as a flood control and water storage project, and is also the location of two cemeteries. Most of the Limited Development Area in this portion is also sensitive to development because of steep slopes. A small area near the intersection of Kot Road and East Maine Road is sensitive because it part of a wetland designated by the New York State Department of Environmental Conservation. Most of the other small wetlands in this portion are considered wetlands only because of the presence of natural or manmade ponds.



CHANGE INDICATOR

Based upon the proposed Future Land Use recommendations, it is anticipated that there is potential for minor change in Neighborhood 25. As the work on the Southerly Hills Planned Unit Development project gets underway a larger water tank will be constructed at Reynolds Road and water mains will be extended along East Maine Road to service the project. These improvements may lead to future development of some of the large vacant parcels along East Maine Road. However, the density of any such new development would be limited by a lack of access to public sewers.

Town of Union Unified Comprehensive Plan

MINORITY POPULATION

Table 1 shows the racial/ethnic composition of the neighborhood. Between the years 1990 and 2000, the minority population in this neighborhood increased from 1.9% to 3.8%. 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%). Choconut Center ranks 24th out of 25 neighborhoods in percentage of minority population.

 Table 1 ~ Racial/Ethnic Composition

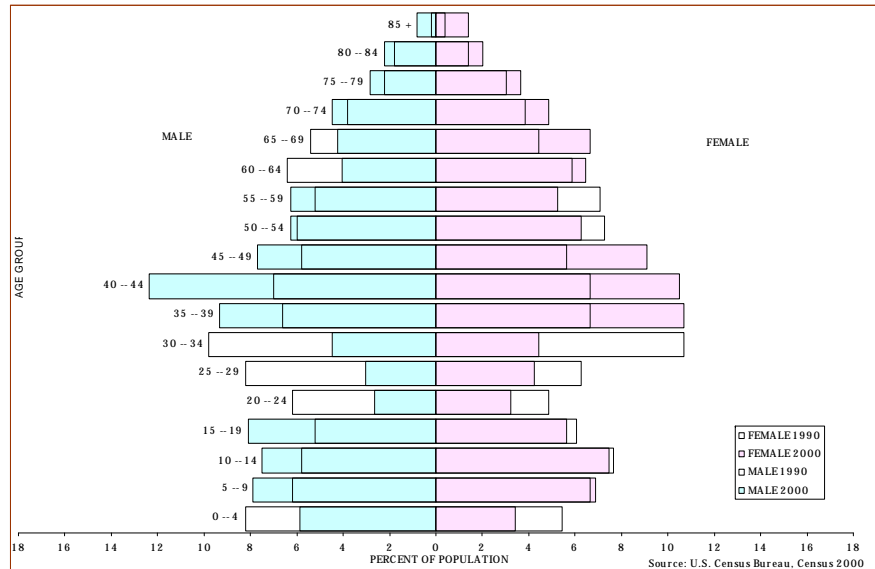
	NH 25 1990	%	NH 25 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Population	995		1,000		56,298		18,976,457		281,421,906	
Hispanic or Latino	5	0.5	2	0.2	863	1.5	2,867,583	15.1	35,305,818	12.5
Not Hispanic or Latino	990	99.5	998	99.8	55,435	98.5	16,108,874	84.9	246,116,088	87.5
White	979	98.4	963	96.3	52,198	92.7	12,893,689	67.9	211,460,626	75.1
Black	5	0.5	6	0.6	1,377	2.4	3,014,385	15.9	34,658,190	12.3
American Indian	1	0.1	0	0.0	96	0.2	82,461	0.4	2,475,956	0.9
Asian and Pacific Islander	8	0.8	15	1.5	1,528	2.7	1,053,794	5.6	10,641,833	3.8
Other Race	2	0.2	0	0.0	324	0.6	1,341,946	7.1	15,359,073	5.5
Two or More Races			16	1.6	775	1.4	590,182	3.1	6,826,228	2.4
Minority	19	1.9	38	3.8	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 percentages of the population aged 0 to 4, 20 to 34, and 50 to 64 decreased, while the percentages of the population aged 5 to 19, 35 to 49, and over 70 increased, with the largest change in the 40 to 44 age group. Choconut Center ranks 6th out of 25 neighborhoods in percentage of population aged 17 and under, and 12th in percentage of population aged 62 and over.

 Figure 2 ~ Population Pyramid



Source: U.S. Census Bureau, Census 2000

Town of Union Unified Comprehensive Plan

EDUCATIONAL ATTAINMENT

Table 2 shows the 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 75.7% in 1990 to 89.0% in 2000, and in 2000 was larger than that of the Town of Union (84.8%), New York State (79.1%), and the Nation (80.4%). The percentage of the population aged 25 and over that earned Associate's Degrees as their highest level of education increased from 11.4% in 1990 to 13.4% in 2000, and in 2000 was larger than that of the Town of Union (10.5%), New York State (7.2%), and the Nation (6.3%). The percentage of the population aged 25 and over that earned Bachelor's Degrees as their highest level of education increased from 11.8% in 1990 to 15.5% in 2000, and in 2000 was larger than that of the Town of Union (13.7%), but approximately equal to that of 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 4.4% in 1990 to 7.7% 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

	NH25 1990	%	NH 25 2000	%	of Union	%	New York 2000	%	United States 2000	%
Less than 9th grade	58	7.7	37	4.8	1,952	5.0	1,005,805	8.0	13,755,477	7.5
9th to 12th no diploma	125	16.6	48	6.2	4,022	10.2	1,620,519	12.9	21,960,148	12.1
High school grad (incl. equiv.)	274	36.4	211	27.2	12,613	32.0	3,480,768	27.8	52,168,981	28.6
Some college, no degree	87	11.6	195	25.2	7,404	18.8	2,103,404	16.8	38,351,595	21.0
Associate's degree	86	11.4	104	13.4	4,135	10.5	898,828	7.2	11,512,833	6.3
Bachelor's degree	89	11.8	120	15.5	5,414	13.7	1,954,242	15.6	28,317,792	15.5
Grad. or prof. degree	33	4.4	60	7.7	3,850	9.8	1,478,970	11.8	16,144,813	8.9
High school grad (college/no coll.)	569	75.7	690	89.0	33,416	84.8	9,916,212	79.1	146,496,014	80.4
Total	752	100	775	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 82.9% in 1990 to 73.3% in 2000. The percentage of family households in Choconut Center was larger than that of the Town of Union (59.3%), New York State (65.7%), and the Nation (68.1%). Choconut Center ranks 5th out of 25 neighborhoods in percentage of family households.

 Table 3 ~ Household Type

	NH 25 1990	%	NH 25 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Households	363		386		24,538		7,056,860		105,480,101	
Family households	301	82.9	283	73.3	14,556	59.3	4,639,387	65.7	71,787,347	68.1
Nonfamily households	62	17.1	103	26.7	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 2.9 % in 1990 to 4.7 % in 2000. The housing vacancy rate in 2000 was smaller than that of the Town of Union (7.4%), New York State (8.1%), and the Nation (9.0%). Choconut Center ranks 19th out of 25 neighborhoods in percentage of vacant housing units.

 Table 4 ~ Housing Occupancy

	NH 25 1990	%	NH 25 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Housing Units	374		405		26,507		7,679,307		115,904,641	
Occupied	363	97.1	386	95.3	24,538	92.6	7,056,860	91.9	105,480,101	91.0
Vacant	11	2.9	19	4.7	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 from 90.1% in 1990 to 89.6% in 2000, and in 2000, was larger than that of the Town of Union (60.1%), New York State (63.0%), and the Nation (66.2%). Choconut Center ranks 4th out of 25 neighborhoods in percentage of owner-occupied housing units.

 Table 5 ~ Housing Tenure

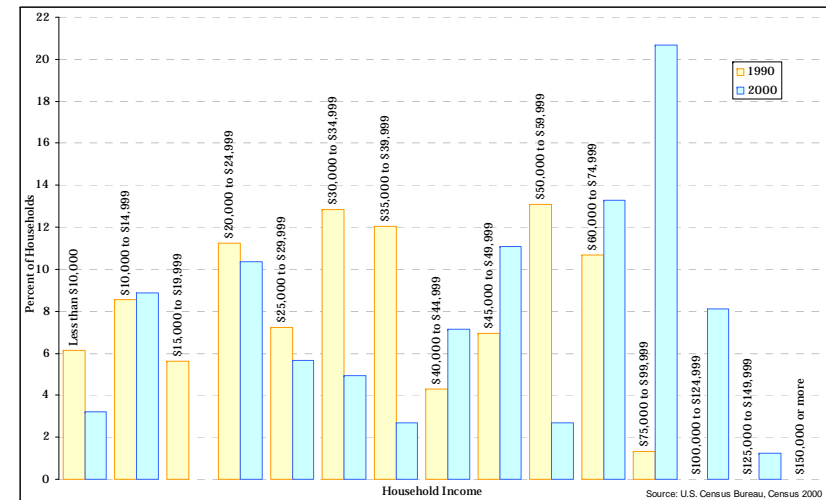
	NH 25 1990	%	NH 25 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Housing Units	363		386		24,538		7,056,860		105,480,101	
Owner occupied	327	90.1	346	89.6	14,747	60.1	3,739,166	53.0	69,815,753	66.2
Renter occupied	36	9.9	40	10.4	9,791	39.9	3,317,694	47.0	35,664,348	33.8

Source: U.S. Census Bureau, Census 2000

HOUSEHOLD INCOME

Figure 3 shows the change in household income from 1990 to 2000. Overall, there was a decrease in the percentage of households that earned less than \$39,999, and an increase in the percentage of households that earned over \$40,000, with the largest gains being made in the \$75,000 to \$125,000 income range.

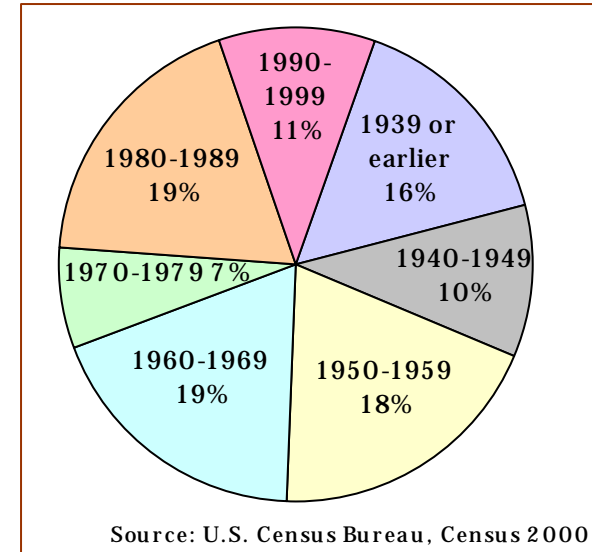
 Figure 3 ~ Household Income Change, 1990-2000



AGE OF HOUSING STRUCTURES

Figure 4 shows housing age. Sixteen percent of the housing structures were built prior to 1940. Twenty-eight percent were built between 1940 and 1959. Twenty-six percent were built between 1960 and 1979, and the remaining thirty percent of the structures in this neighborhood were built after 1979.

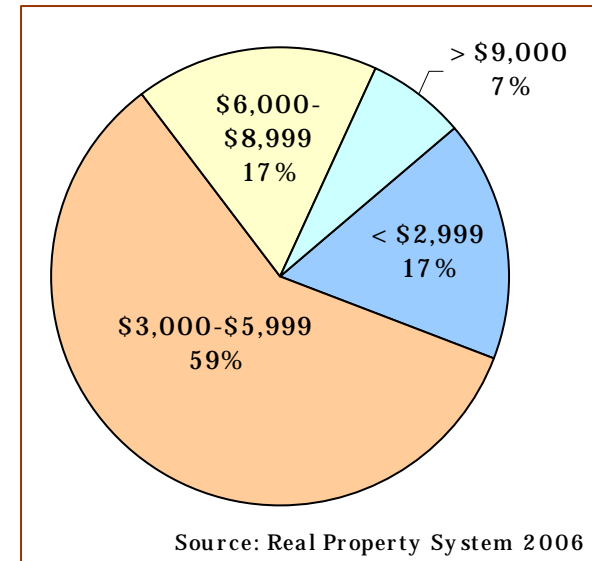
 **Figure 4 ~ Age of Housing**



ASSESSED VALUE

Figure 5 illustrates the assessed value percentages of residential property. Seventeen percent of the residential properties have assessed values of less than \$2,999, fifty-nine percent have assessed values of between \$3,000 and \$5,999, and seventeen percent have assessed values of between \$6,000 and \$8,999. Seven percent of the residential properties have assessments of greater than \$9,000.

 **Figure 5 ~ Assessed Value**



REAL PROPERTY VALUE

Figure 6 shows the residential property Full Market Values (FMVs). Eight percent of the residential properties have FMVs of less than \$49,999, fifty-four percent have FMVs of between \$50,000 and \$99,999, thirty-four percent have FMVs of between \$100,000 and \$199,999, and four percent have FMVs of greater than \$200,000.

 **Figure 6 ~ Full Market Value**

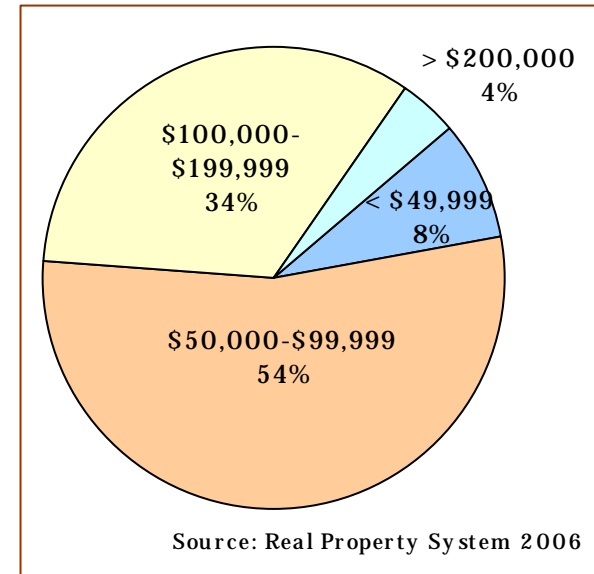


Table 6 Shows the Median Housing Value by block group within the neighborhood, as well as the average Median Housing Value across the neighborhood.

 **Table 6 ~ Median Housing Value, By Block Group**

Block Group 9, Census Tract 129	Neighborhood Average
\$85,700	\$85,700

Source: U.S. Census Bureau, Census 2000

Town of Union Unified Comprehensive Plan

OCCUPATIONAL STRUCTURE

The occupational structure shows that nearly forty-two percent of the residents in this neighborhood are employed in Management, Professional, and Related Occupations. Twenty-five percent work in Sales and Office Occupations, fifteen percent work in Construction, Extraction, and Material Moving Occupations, and ten percent are employed in Production, Transportation, and Material Moving Occupations. Service Occupations account for almost nine percent of the labor force. No residents in this neighborhood were 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
133	26.4	77	15.3	23	4.6	21	4.2	28	5.6	98	19.5	0	0.0	0	0.0	70	13.9	5	1.0	48	9.5	0	0.0

Source: U.S. Census Bureau, Census 2000

COMMUTE TIME

Nearly sixty-two percent of the residents in this neighborhood travel less than twenty minutes each day to reach their place of employment, while twenty-eight percent spend between twenty to forty-five minutes commuting. A little over six percent spend more than forty-five minutes to reach their workplace, and close to four percent of the residents in this neighborhood work from their homes.

 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	%
18	3.7	300	61.6	138	28.3	31	6.4

Source: U.S. Census Bureau, Census 2000