

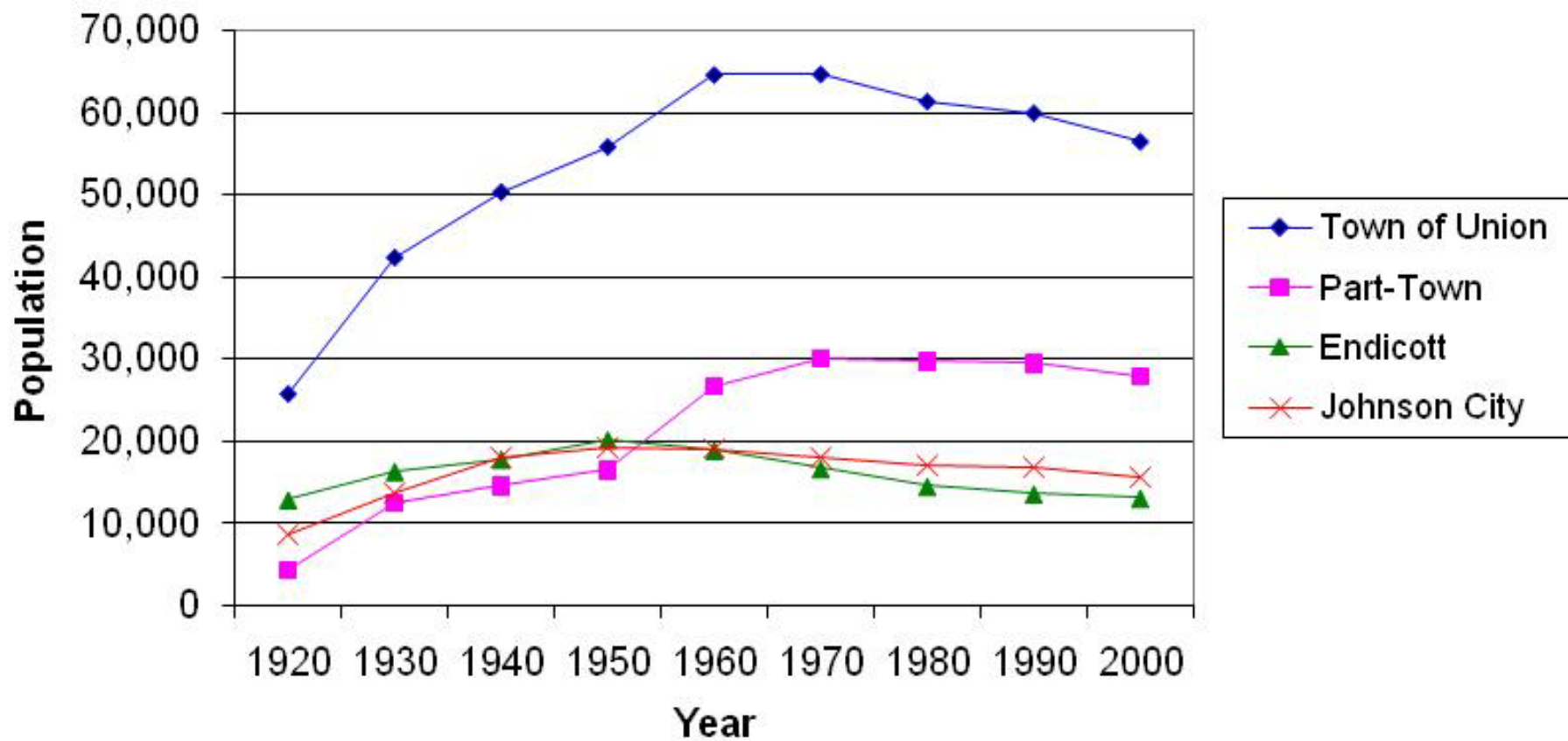
An Overview Of The  
Town Of Union  
Unified Comprehensive Plan  
And Unified Zoning  
Ordinance Projects

# Community Profile

- General Issues:

- Town is 18<sup>th</sup> largest in NYS, Village of Johnson City is 19<sup>th</sup>, Village of Endicott is 22<sup>nd</sup>.
- Declining population (Since 1970 Town -13%, Endicott -16%, Johnson City -9%)
- Aging population (% of population over 62 is higher than state and national averages
  - Town =21.5%, Endicott = 21%, Johnson City = 23.9%
  - Broome County = 19%, New York State = 15.2%
- Brownfield redevelopment
- Unattractive gateways and business districts
- Need for proactive code enforcement
- Limited development areas due to steep slopes, flood zones, wetlands, and lack of adequate utilities

## Town And Village Population Trend 1920-2000



# The Comprehensive Plan Process





# Problem Identification

- A summary of all the neighborhood meetings was drafted for the following categories:
  - Homeowner issues
  - Tenant issues
  - Public Safety (police, fire, etc.)
  - Schools
  - Community services
  - Environment, open space, recreation
  - Transportation
  - Land use and zoning
  - Commercial
  - Industrial
  - Government services

## **Absolute Majorities For Strongly Agree (Majority Response = or > 51%)**

High Quality mixed-use redevelopment of vacant/abandoned sites. **64%** (**28% Somewhat Agree**)

Require commercial development to be compatible with surrounding areas. Design Standards. **58%** (**30% Somewhat Agree**)

Amortization of non-conforming properties. **54%** (**30% Somewhat Agree**)

Governments should be required to maintain properties to same standards as businesses. **67%** (**26% Somewhat Agree**)

Appearance of buildings/grounds factors of decision where to buy goods/services. **51%** (**31% Somewhat Agree**)

Town/Villages should be proactive in dealing with code violations, not wait for complaint. **53%** (**33% Somewhat Agree**)

Fines for code violations should increase for repeat offenders. **69%** (**22% Somewhat Agree**)

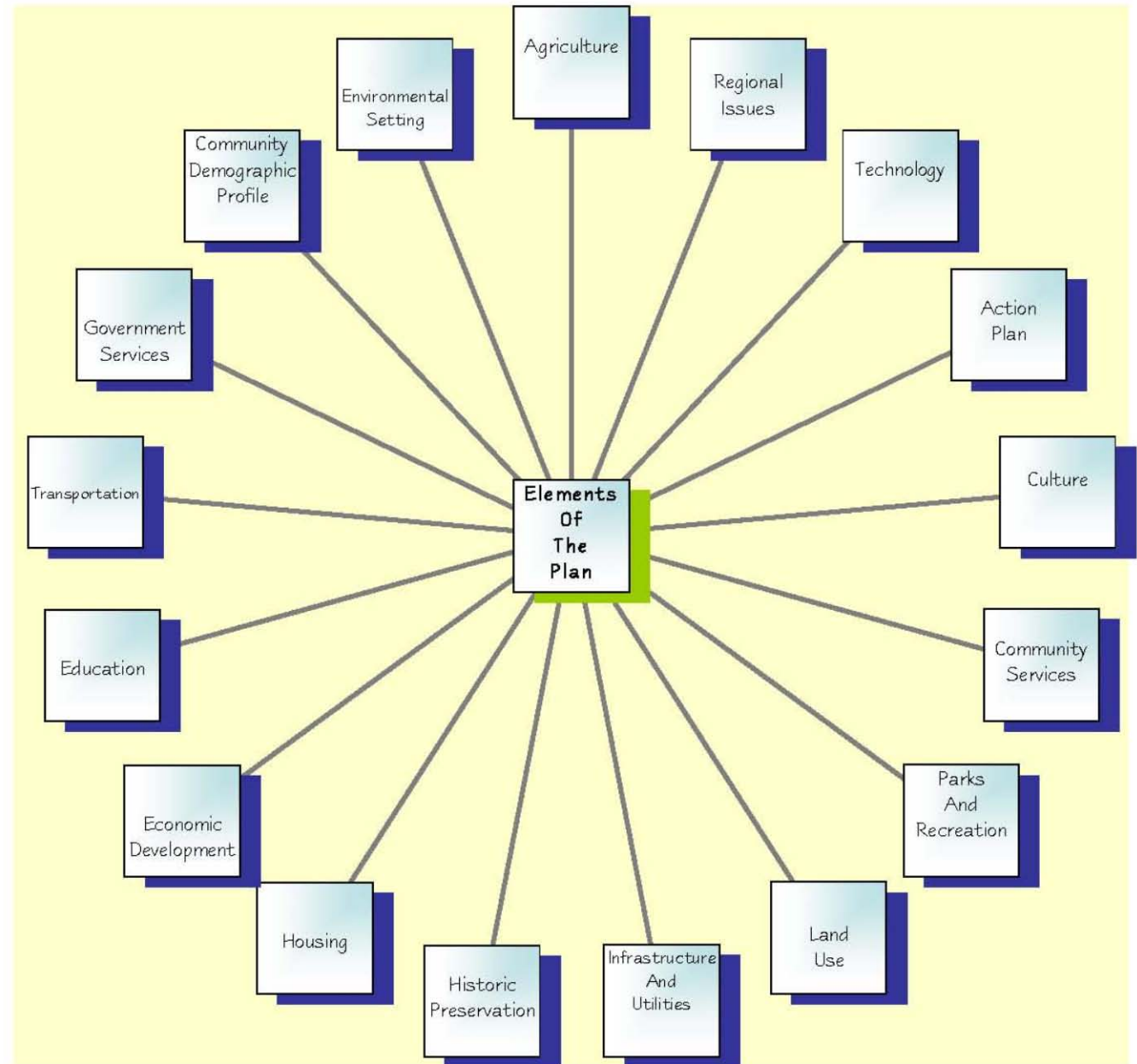
The quality of neighborhoods and business districts would improve if code/zoning ordinances were strictly enforced. **54%** (**29% Somewhat Agree**)

# Comprehensive Plan Survey Results

**19. AS THE COST OF PROVIDING BASIC GOVERNMENT SERVICES RISES, IN YOUR OPINION, WHICH OF THE FOLLOWING SERVICES DO YOU THINK IT MAKES SENSE FOR LOCAL GOVERNMENTS TO INVESTIGATE FOR POSSIBLE CONSOLIDATION OR SHARING OF SERVICES?**

		3	2	1
	Activity/Service	Favor	Oppose	No Opinion
A.	Have one zoning ordinance for all three municipalities.	71%	9%	20%
B.	The Town/Villages should adopt property maintenance codes that are more strict than the generic standards under state law.	52%	18%	31%
C.	Have one sign ordinance for all three municipalities.	71%	7%	22%
D.	Have one set of design guidelines for all three municipalities.	71%	7%	22%
E.	Refuse/Recycling.	79%	13%	9%
F.	Parks/Recreation.	75%	11%	13%
G.	Highway/Street Maintenance.	77%	15%	9%
H.	Water.	69%	18%	13%
I.	Sewer.	70%	17%	13%
J.	Police.	66%	26%	8%
K.	Fire.	62%	31%	8%
L.	Ambulance.	67%	25%	9%
M.	Courts.	75%	10%	14%
N.	Code enforcement.	76%	10%	14%
O.	Planning/Zoning.	72%	11%	17%
P.	Libraries.	74%	12%	13%
Q.	911 Emergency Dispatch.	79%	14%	7%
R.	Schools.	57%	31%	13%

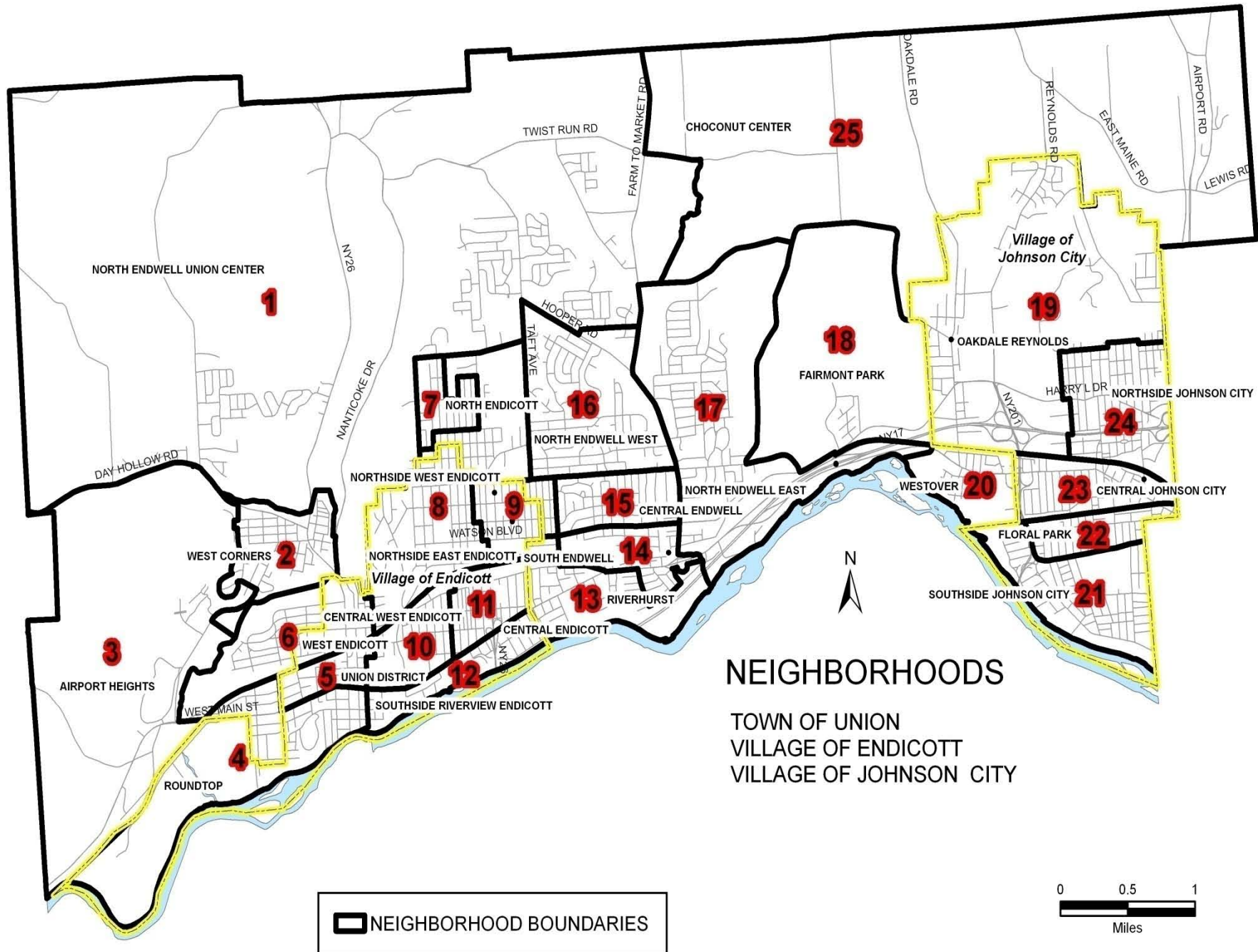
# Elements Of The Plan



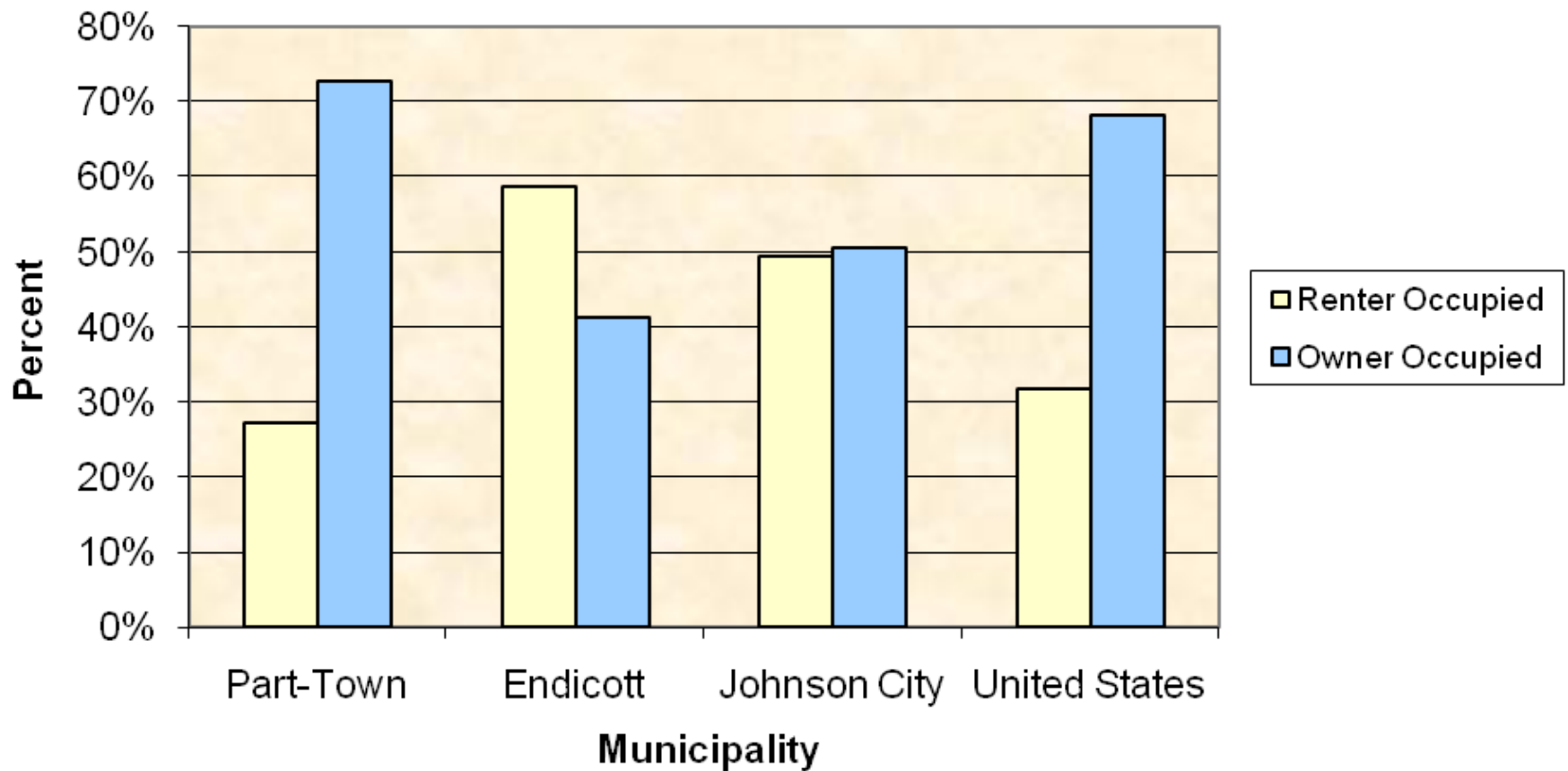
# Neighborhood Profiles

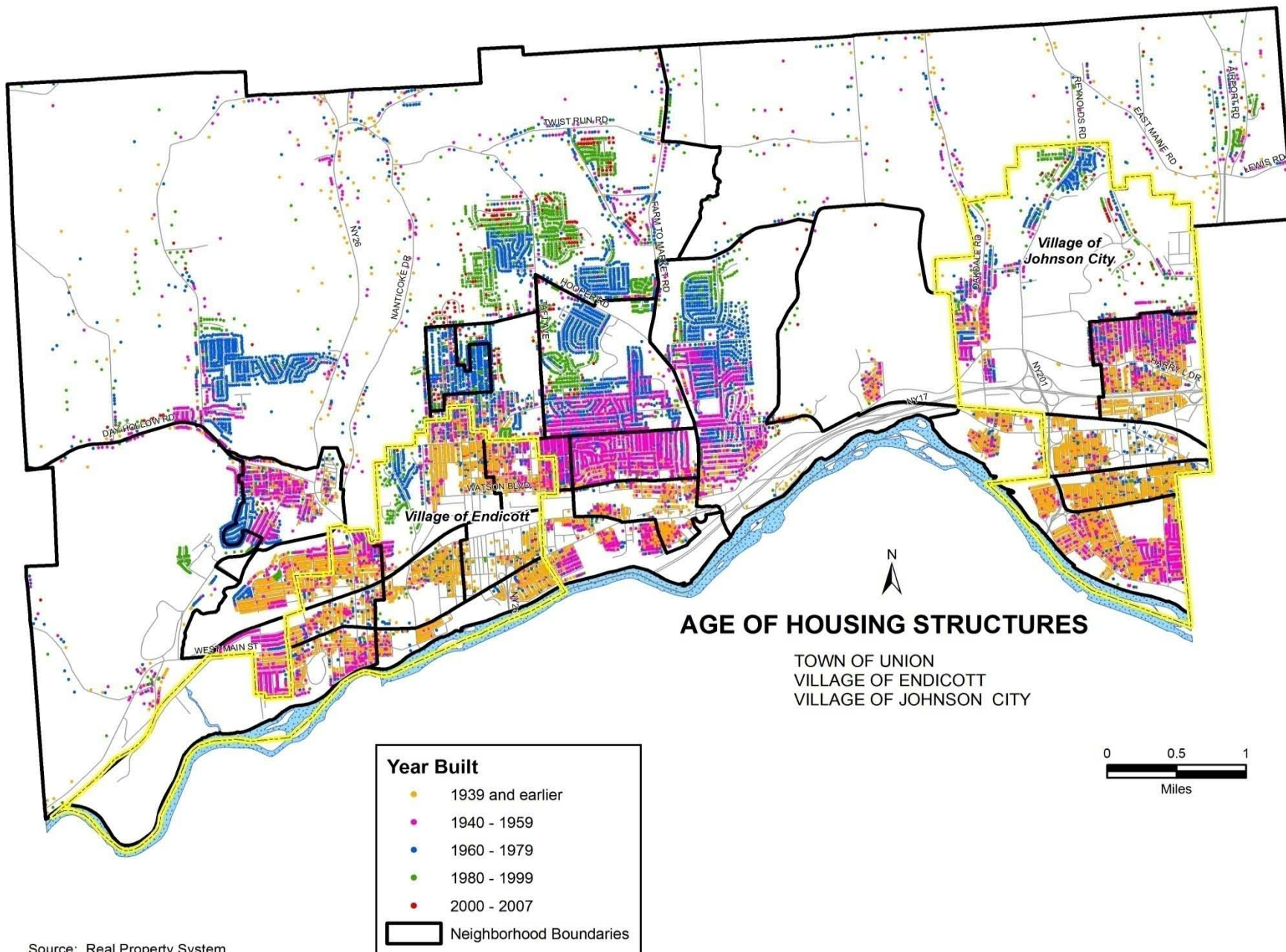
- As part of the planning process, each one of the 25 neighborhoods has a complete demographic summary which shows how the neighborhood fares against Town, State, and Federal profiles. The summary illustrates the changes that occurred between 1990 and 2000. Each profile discusses existing and proposed land uses.





## Housing Tenure in the Town of Union





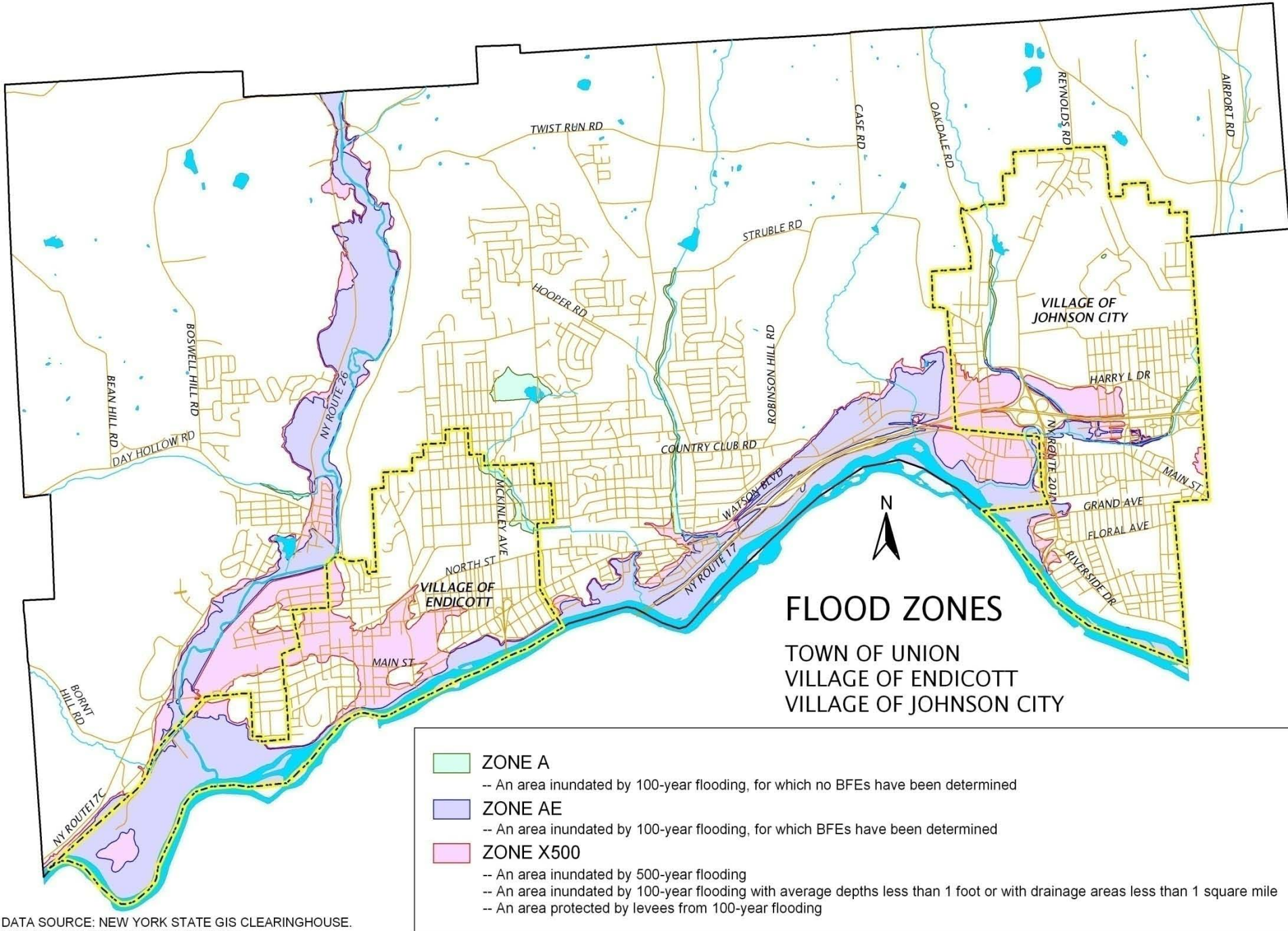


# Inventory and Analysis

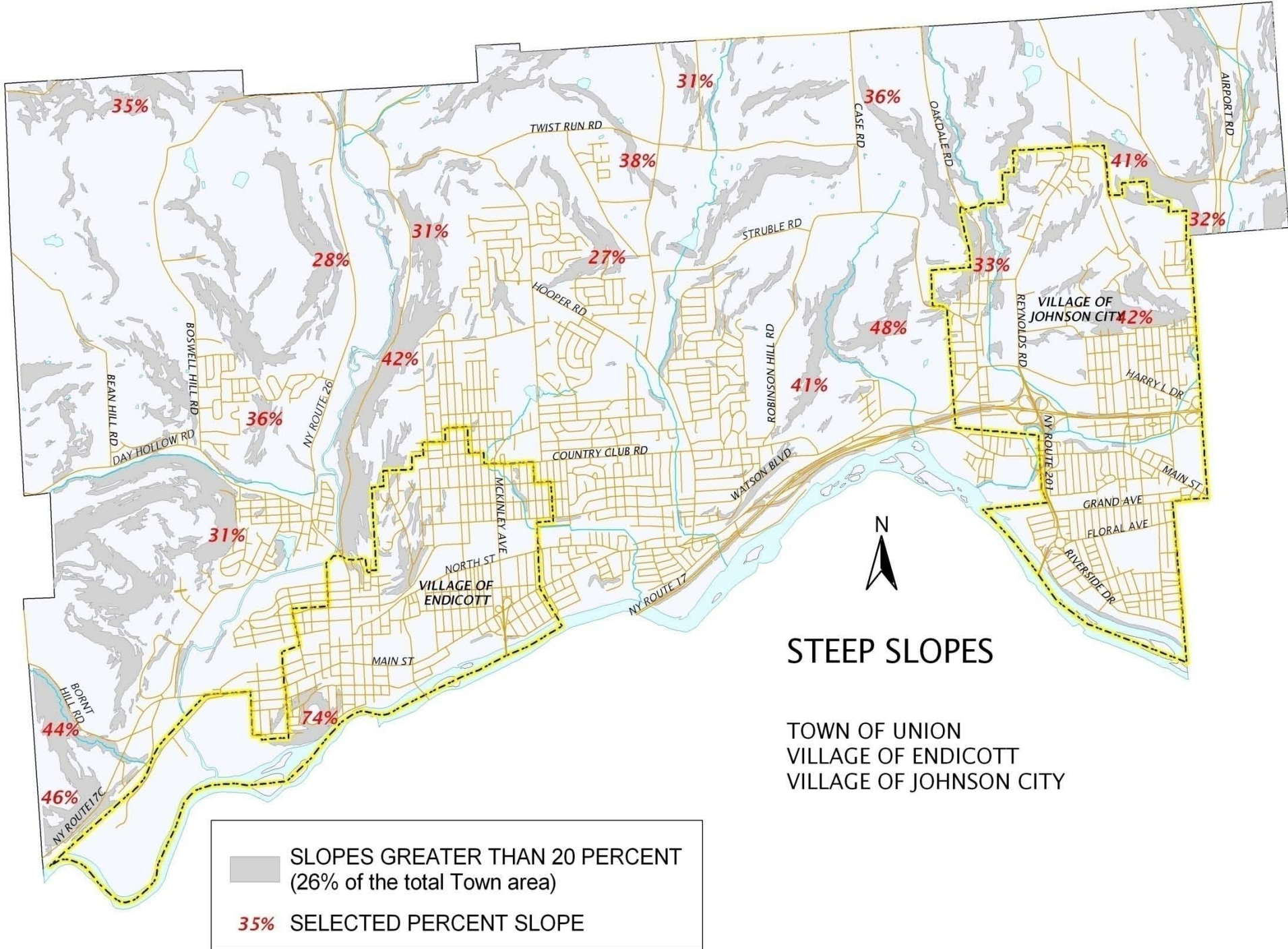
- Historic and cultural resources
- Population and Housing (Town population down 5% from 1990 to 2000)
- Land use and zoning
  - Residential
  - Agricultural
  - Commercial
  - Industrial
  - Public and community service
  - Recreation and entertainment

# Inventory and Analysis *(continued)*

- Vacant land/areas
  - Agricultural resources (tree farms in Town)
- Water resources
  - Ground and surface water
  - Floodplain/storm drainage (EPA MS4)
- Ecology
  - Vegetation
  - Wildlife
  - Wetlands



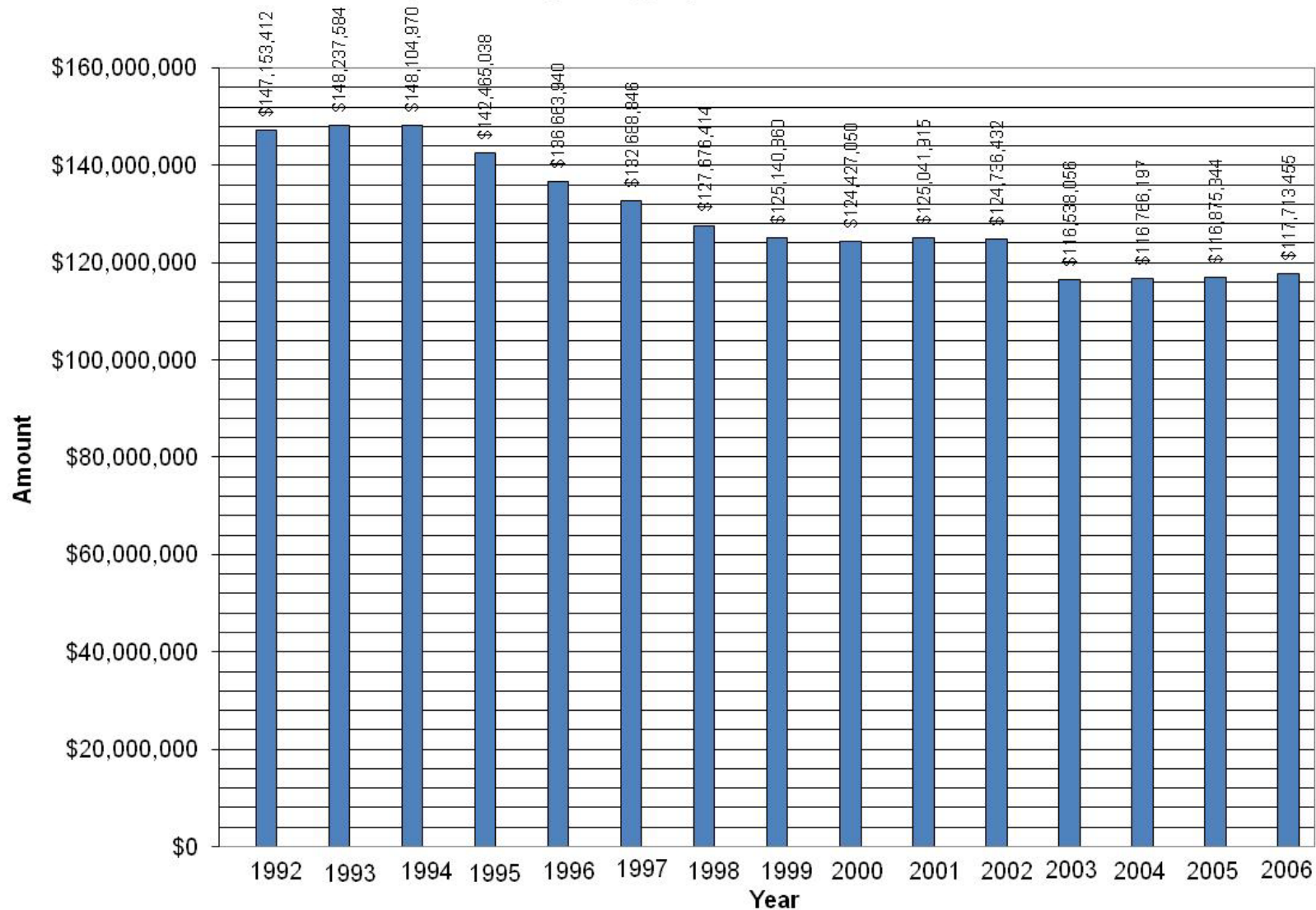




# Inventory and Analysis *(continued)*

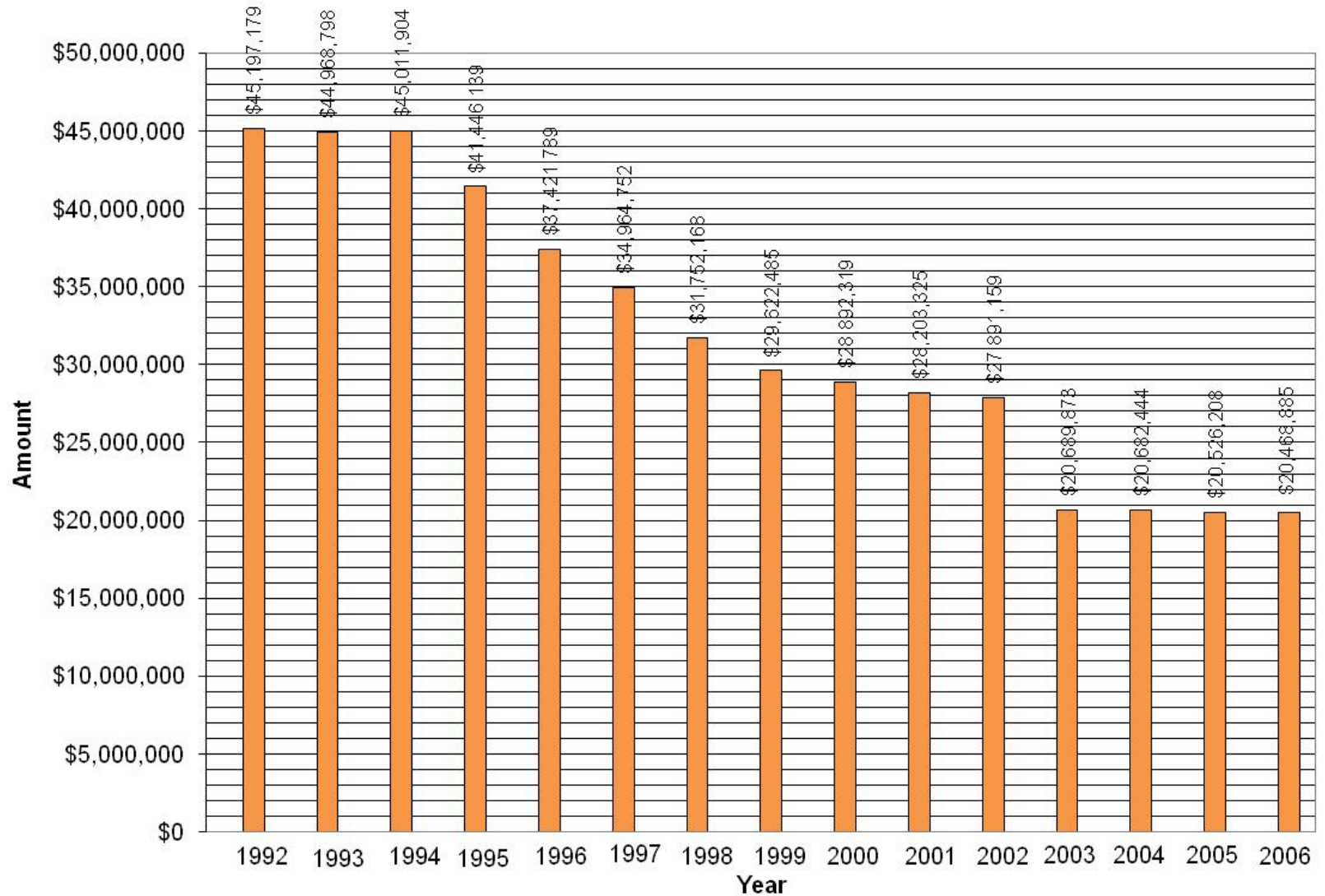
- Community Services
  - Education (3 districts in TOU)
  - Police
  - Fire
  - Emergency Medical
- Transportation
  - 17/86 Conversion
  - Bridge crossing To Vestal

## Town Of Union (Including Villages) Assessed Value 1992-2006





## Village Of Endicott Assessed Value 1992-2006

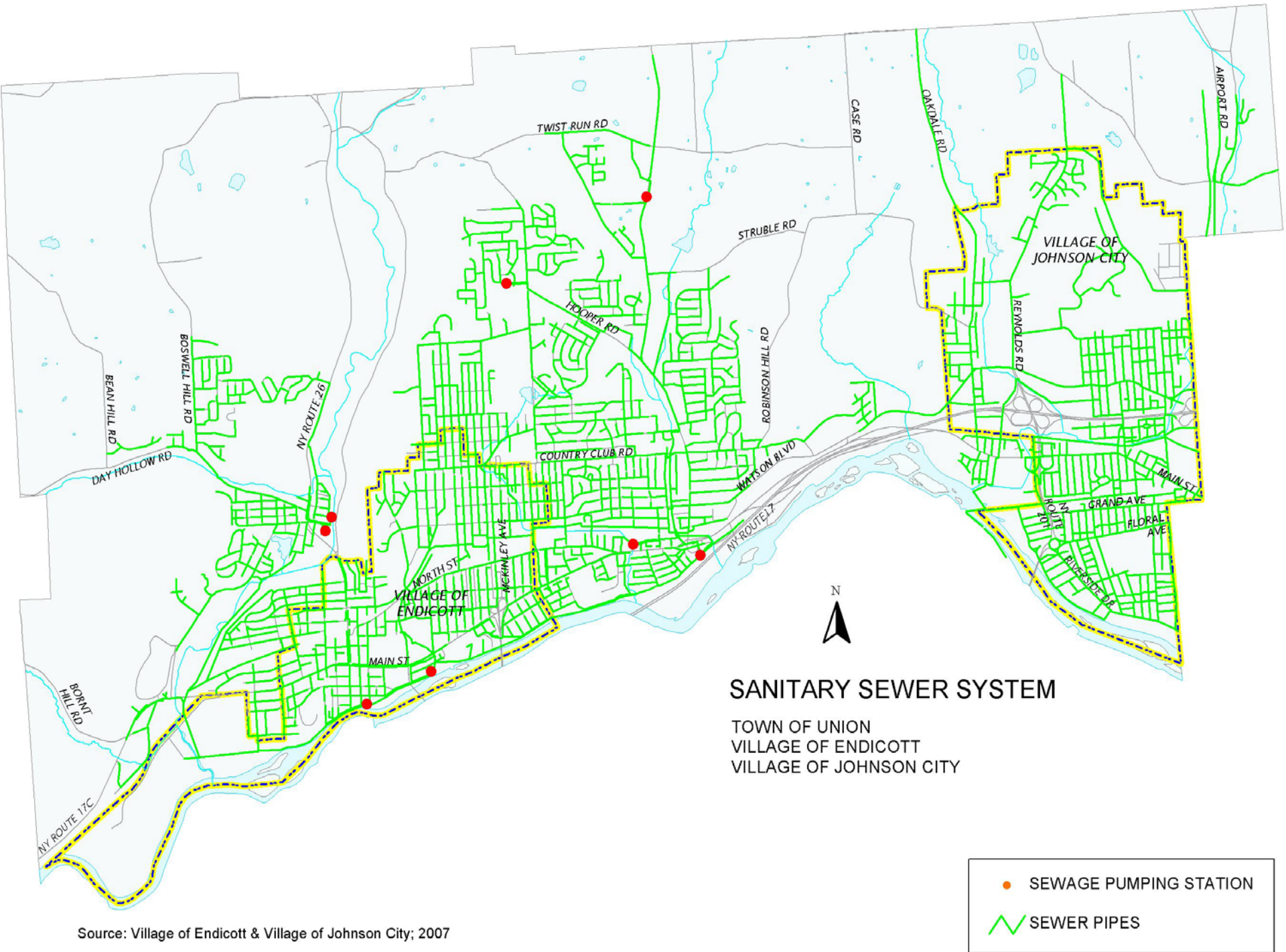


# Inventory and Analysis *(continued)*

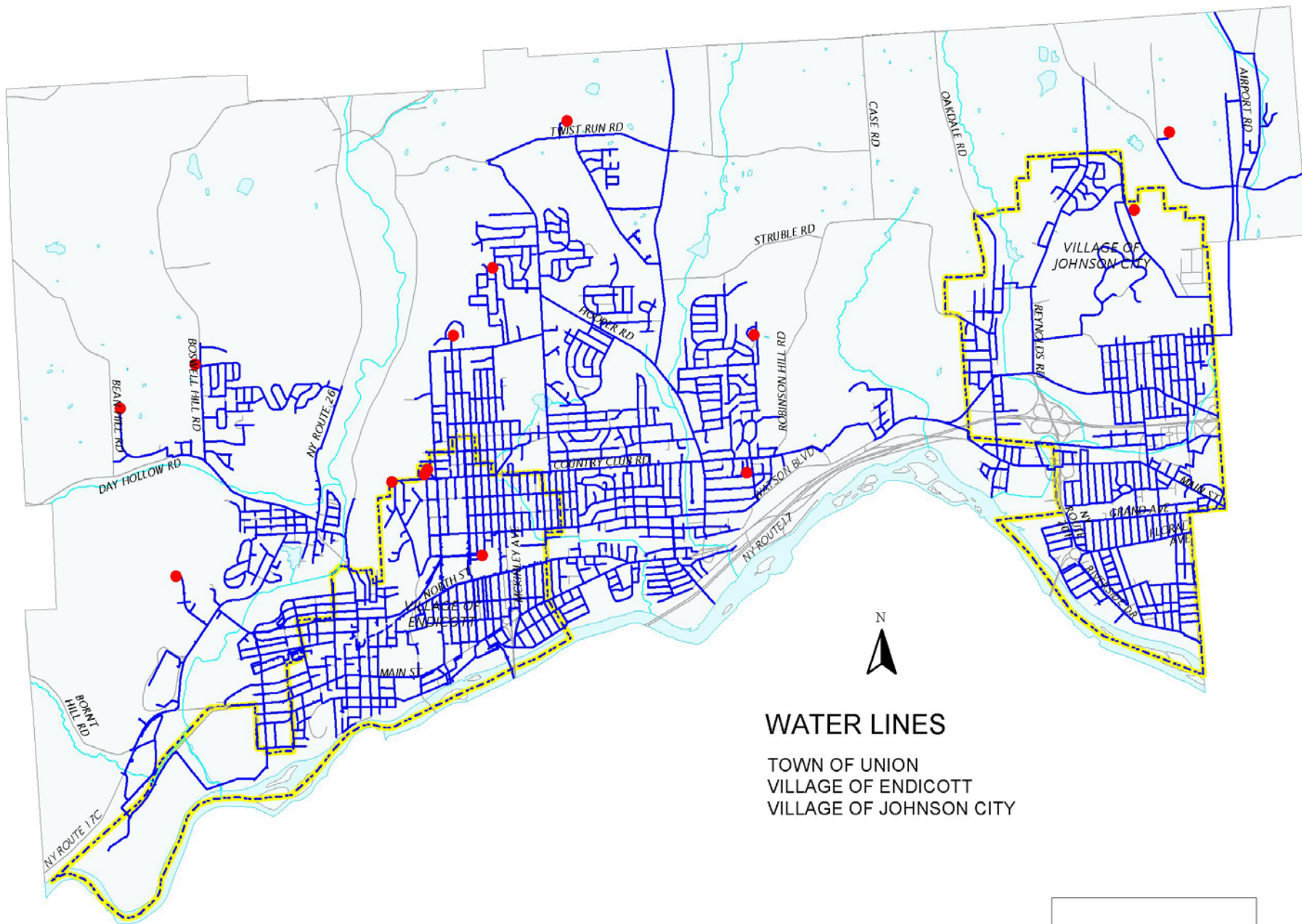
- Utilities
  - Water supply
  - Water treatment/distribution
  - Wastewater (Endicott/JC-Bing.)
  - Other utilities
- Recreational Resources
- Economics







Source: Village of Endicott & Village of Johnson City; 2007



# Regional Issues

- **PROMOTE REGIONAL COOPERATION**
  - Water treatment and supply
  - Sewage treatment
  - Storm water
  - Hazard mitigation
  - Economic development
  - River crossing
  - Main Street corridor improvements

# Comprehensive Plan Work Products

- Technical Background Reports
  - Introduction
  - History
  - Natural Features
  - Demographics
  - Land Use Compatibility
  - Housing
- Statement Of Goals and Objectives
- Neighborhood Profiles
- Future Land Use Map
- SEQRA Review – Full Environmental Assessment Form Parts 1 and 2 (Supplemented By Expanded Narrative And Maps)



# Grant Writing

- FEMA Hazard Mitigation Grant Program
- RESTORE NY Program
- Main Street Program
- Environmental Protection Fund
  - Parks
  - Historic Preservation
  - Heritage Areas
- Local Waterfront Revitalization Program
- Shared Municipal Services Initiative
  - Unified Zoning Ordinance

# Town of Union Web Page

- [www.townofunion.com](http://www.townofunion.com)
- Planning and Zoning
  - Goals and Objectives
  - Neighborhood Plans
  - Technical Background Reports
  - SEQRA Full EAF
  - Comprehensive Plan Survey

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**RIES**



**RIES**



**RIES**







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MANAGEMENT  
1133 BEDFORD  
RENTAL UNITS  
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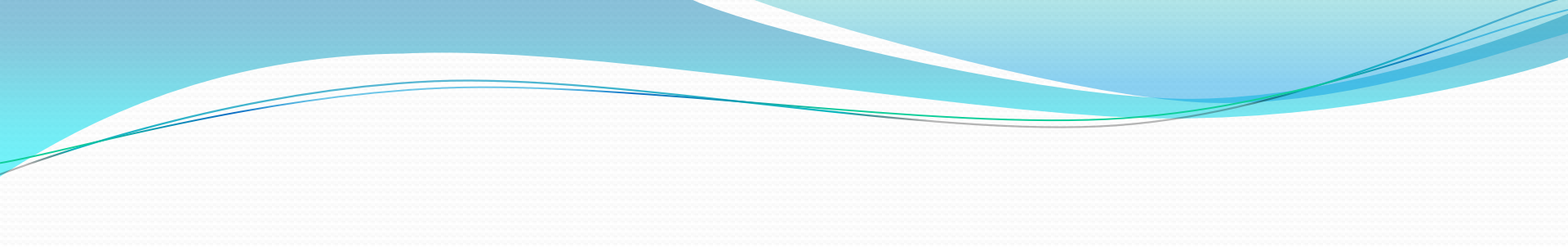


















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