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

- **General Issues:**
  - Town is 18th largest in NYS, Village of Johnson City is 19th, Village of Endicott is 22nd.
  - 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

- **Population**
- **Year**
- **Town of Union**
- **Part-Town**
- **Endicott**
- **Johnson City**
The Comprehensive Plan Process

1. Establish An Open Participation Process
2. Conduct Inventory and Analysis
3. Design And Develop Plan
4. Implement Plan
5. Evaluate The Plan And Monitor Progress

Community Goals And Objectives
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?

<table>
<thead>
<tr>
<th>Activity/Service</th>
<th>Favor</th>
<th>Oppose</th>
<th>No Opinion</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Have one zoning ordinance for all three municipalities.</td>
<td>71%</td>
<td>9%</td>
<td>20%</td>
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<tr>
<td>B. The Town/villages should adopt property maintenance codes that are more strict than the generic standards under state law.</td>
<td>52%</td>
<td>18%</td>
<td>31%</td>
</tr>
<tr>
<td>C. Have one sign ordinance for all three municipalities.</td>
<td>71%</td>
<td>7%</td>
<td>22%</td>
</tr>
<tr>
<td>D. Have one set of design guidelines for all three municipalities.</td>
<td>71%</td>
<td>7%</td>
<td>22%</td>
</tr>
<tr>
<td>E. Refuse/Recycling.</td>
<td>70%</td>
<td>13%</td>
<td>0%</td>
</tr>
<tr>
<td>F. Parks/Recreation.</td>
<td>75%</td>
<td>11%</td>
<td>13%</td>
</tr>
<tr>
<td>G. Highway/Street Maintenance.</td>
<td>77%</td>
<td>15%</td>
<td>9%</td>
</tr>
<tr>
<td>H. Water.</td>
<td>69%</td>
<td>10%</td>
<td>13%</td>
</tr>
<tr>
<td>I. Sewer.</td>
<td>70%</td>
<td>17%</td>
<td>13%</td>
</tr>
<tr>
<td>J. Police.</td>
<td>66%</td>
<td>26%</td>
<td>8%</td>
</tr>
<tr>
<td>K. Fire.</td>
<td>62%</td>
<td>31%</td>
<td>8%</td>
</tr>
<tr>
<td>L. Ambulance.</td>
<td>67%</td>
<td>25%</td>
<td>9%</td>
</tr>
<tr>
<td>M. Courts.</td>
<td>75%</td>
<td>10%</td>
<td>14%</td>
</tr>
<tr>
<td>N. Code enforcement.</td>
<td>76%</td>
<td>10%</td>
<td>14%</td>
</tr>
<tr>
<td>O. Planning/Zoning.</td>
<td>72%</td>
<td>11%</td>
<td>17%</td>
</tr>
<tr>
<td>P. Libraries.</td>
<td>74%</td>
<td>12%</td>
<td>13%</td>
</tr>
<tr>
<td>Q. 911 Emergency Dispatch.</td>
<td>79%</td>
<td>14%</td>
<td>7%</td>
</tr>
<tr>
<td>R. Schools.</td>
<td>57%</td>
<td>31%</td>
<td>13%</td>
</tr>
</tbody>
</table>
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

- **Part-Town**: 
  - Renter Occupied: 20% 
  - Owner Occupied: 70%
- **Endicott**: 
  - Renter Occupied: 30% 
  - Owner Occupied: 40%
- **Johnson City**: 
  - Renter Occupied: 50% 
  - Owner Occupied: 50%
- **United States**: 
  - Renter Occupied: 25% 
  - Owner Occupied: 75%
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
Inventory and Analysis (continued)

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

- Recreational Resources

- Economics
SANITARY SEWER SYSTEM
TOWN OF UNION
VILLAGE OF ENDICOTT
VILLAGE OF JOHNSON CITY

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

TOWN OF UNION
VILLAGE OF ENDICOTT
VILLAGE OF JOHNSON CITY

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

- Planning and Zoning
  - Goals and Objectives
  - Neighborhood Plans
  - Technical Background Reports
  - SEQRA Full EAF
  - Comprehensive Plan Survey
PIG ROAST
THIS SATURDAY
NOON TIL