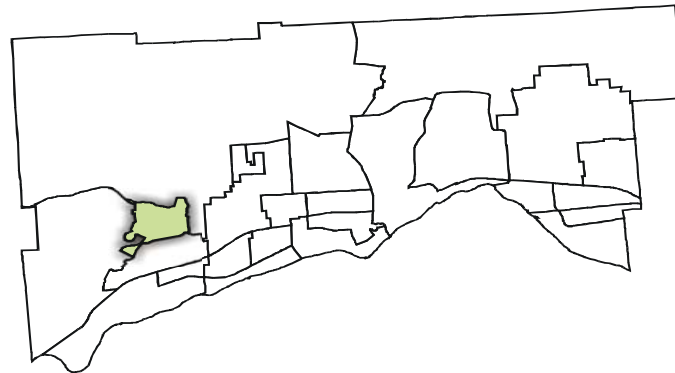
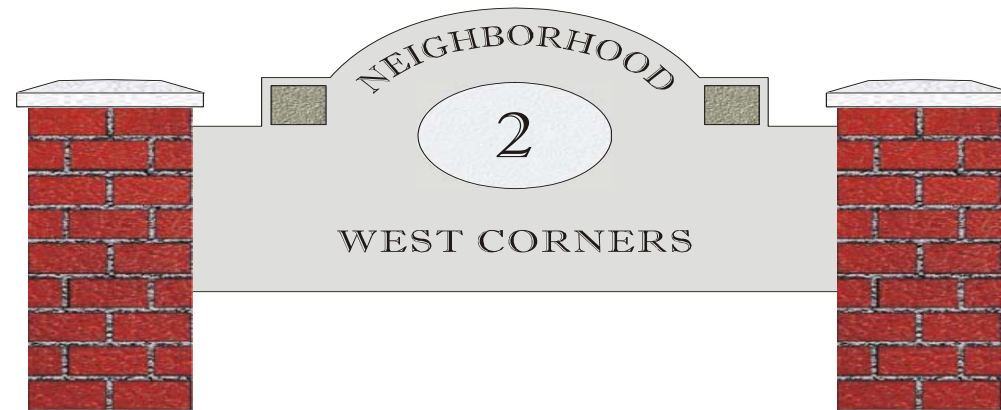


TOWN OF UNION

COMPREHENSIVE PLAN

DEMOGRAPHIC PROFILE



NEIGHBORHOOD SETTING

West Corners occupies 305 acres or 1.3% of the total area of the Town of Union, and ranks 14th out of 25 neighborhoods by size. It is located in the southwest portion of the town, and is accessed by Day Hollow Road from the west and by NY Route 26 from the north and south.

LANDSCAPE FEATURES

The landscape of West Corners is flat, except for a hillside at the foot of Bornt Hill, rising at the northwest corner of the neighborhood, and a steeply sided small knoll directly southwest of Bosket Lake. Nanticoke Creek flows along the southern border of the neighborhood, and West Creek flows along the northern border of the neighborhood. Several flood protection levees and floodwalls protect the neighborhood from floodwaters. Most of Glendale Park in the southwestern portion of the neighborhood is within the 100-year flood zone and is the area most prone to flooding. The 100-year flood zone extends in a narrow band eastward from the park, along Nanticoke Creek, widens to encompass Bosket Lake and the adjacent area to the east, and narrows northeast of NY Route 26 as it extends northward along the creek. The flood zone also extends in a narrow band along West Creek at the northern boundary of the neighborhood. A series of wetlands is located along Nanticoke Creek.

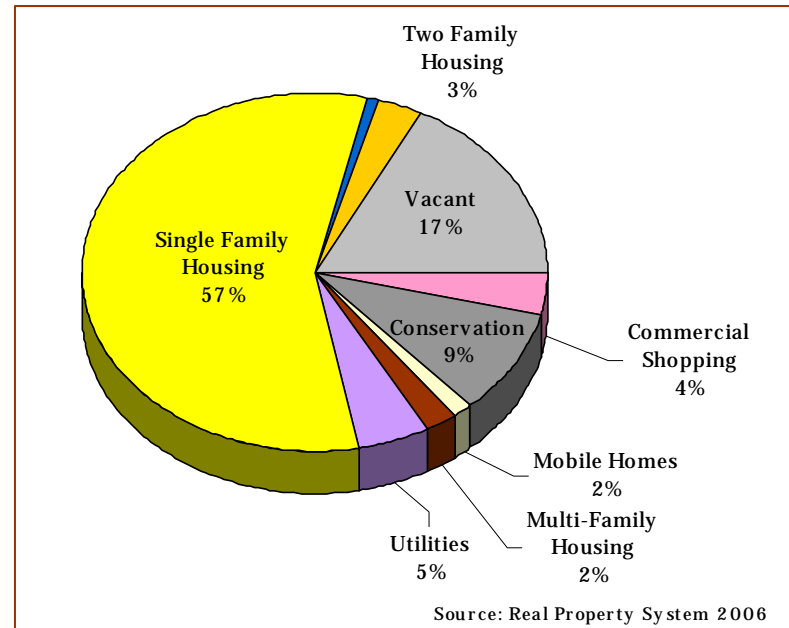
↑ Map 1 ~ Neighborhood 2



EXISTING LAND USE

Figure 1 shows parcel acreage by land use. Properties in West Corners are primarily single-family housing. Fifty-seven percent of the parcels are occupied by single-family units, while only three percent are used for two-family residences. Four percent is used for commercial shopping, such as shopping plazas, similar to the one which is located at the intersection of Day Hollow Road and State Route 26. Another smaller shopping plaza is located at the intersection of Carl Street and State Route 26. An area of mobile homes lies east of State Route 26, between Laurelton Road and River Road, and accounts for two percent of the land use. Seventeen percent is vacant because many of these parcels occupy an area prone to flooding between Bosket Lake and Nanticoke Creek. Five percent of the land in the neighborhood is used for utilities.

 Figure 1 ~ Existing Land Use By Acreage



 Photograph 1 ~ GIANT Market Reconstruction Project



Town of Union Unified Comprehensive Plan

 Photograph 2 ~ Bosket Lake



 Photograph 3 ~ Neighborhood Gas Station/Convenience Store



 Photograph 3 ~ Professional Office Transitions Into Adjoining Residential Uses



 Photograph 4 ~ Example Of Poor Buffering Of Non Compatible Uses From Residences Along West Avenue



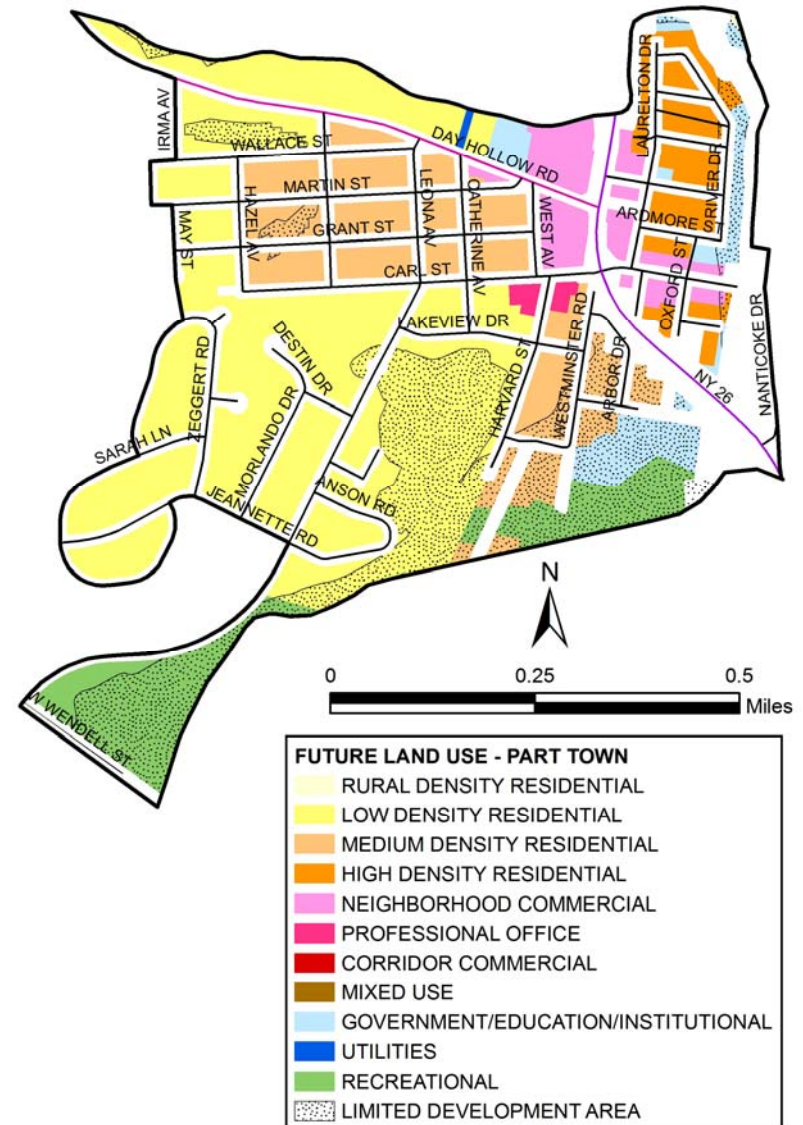
FUTURE LAND USE

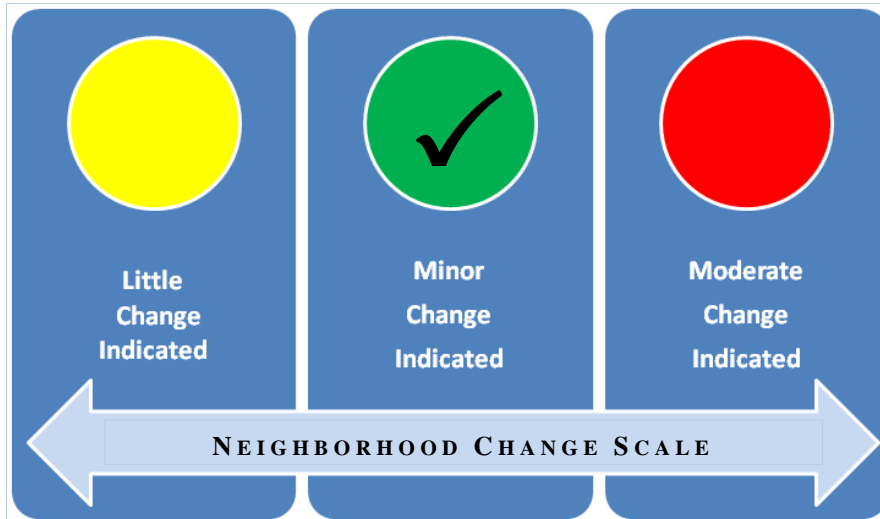
Neighborhood 2 is a mature, stable area of the town with an identifiable and fairly compact neighborhood shopping district serving the immediate needs of adjoining residential uses. The lone remaining mobile home park in the Part Town area is located east of NYS Rt. 26.

A significant amount of the vacant land east of Glendale Drive and below Harvard Street and Westminster Road is categorized as Limited Development Area because it is located in the floodplain. Any new development in this area would require that the elevations of the first floors be at least two feet above the established base flood elevations.

The properties at 935 and 941 Harvard Street should be removed from the Commercial Retail zoning district and placed into the underlying residential district as they face directly into other adjoining residential uses. The properties at 942 Harvard Street (currently used by the school district), 409, 405, and 403 Carl Street should be rezoned to allow for Professional Offices.

 Map 2 ~ Proposed Future Land Use, Neighborhood 2





CHANGE INDICATOR

Based upon the proposed Future Land Use recommendations, it is not anticipated that there will be a significant amount of change in Neighborhood 2. Substantial portions of the neighborhood are already built out while those that are not are primarily located in the floodplain and are therefore unlikely to be developed in the near-term. The only area that may experience some change in the non-residential land uses is the Carl Street area as properties are redeveloped.

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 percentage of minority population increased from 2.3% to 3.5%. 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%).

 Table 1 ~ Racial/Ethnic Composition

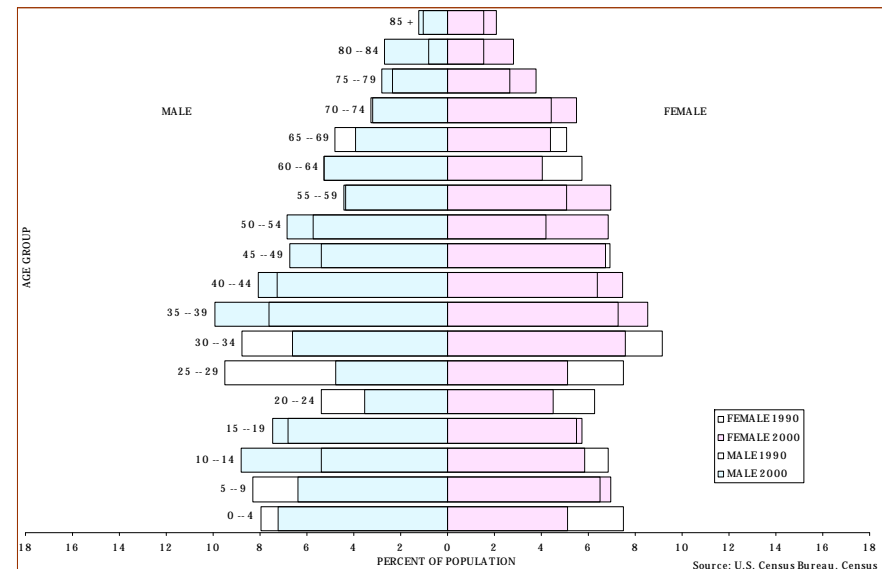
	NH 2 1990	%	NH 2 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Population	1,762		1,635		56,298		18,976,457		281,421,906	
Hispanic or Latino	4	0.2	17	1.0	863	1.5	2,867,583	15.1	35,305,818	12.5
Not Hispanic or Latino	1,758	99.8	1,618	99.0	55,435	98.5	16,108,874	84.9	246,116,088	87.5
White	1,724	97.8	1,582	96.8	52,198	92.7	12,893,689	67.9	211,460,626	75.1
Black	4	0.2	17	1.0	1,377	2.4	3,014,385	15.9	34,658,190	12.3
American Indian	2	0.1	3	0.2	96	0.2	82,461	0.4	2,475,956	0.9
Asian and Pacific Islander	31	1.8	13	0.8	1,528	2.7	1,053,794	5.6	10,641,833	3.8
Other Race	1	0.1	6	0.4	324	0.6	1,341,946	7.1	15,359,073	5.5
Two or More Races			14	0.9	775	1.4	590,182	3.1	6,826,228	2.4
Minority	41	2.3	58	3.5	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 aged 0 to 9, 20 to 34 and 60 to 64 decreased between 1990 and 2000, while the percentage of population aged 10 to 14, 35 to 59 and 70 and over increased. West Corners ranks 4th out of 25 neighborhoods in percentage of population aged 17 and under, and 13th in percentage of population aged 62 and over.

 Figure 2 ~ Population Pyramid



Source: U.S. Census Bureau, Census

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 74.6% 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 the Nation (80.4%). The percentage of the population aged 25 and over that earned Associate's Degrees as their highest level of education decreased slightly from 9.9% in 1990 to 9.5% 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 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 9.2% in 1990 to 14.1% in 2000, and in 2000 was larger than that of the Town of Union (13.7%), but smaller than that of New York State (15.6%), and of 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 decreased from 8.1% in 1990 to 4.8% 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

	NH2 1990	%	NH 2 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Less than 9th grade	130	11.1	39	3.6	1,952	5.0	1,005,805	8.0	13,755,477	7.5
9th to 12th no diploma	168	14.3	206	19.2	4,022	10.2	1,620,519	12.9	21,960,148	12.1
High school grad (incl. equiv.)	421	35.9	389	36.3	12,613	32.0	3,480,768	27.8	52,168,981	28.6
Some college, no degree	135	11.5	134	12.5	7,404	18.8	2,103,404	16.8	38,351,595	21.0
Associate's degree	116	9.9	102	9.5	4,135	10.5	898,828	7.2	11,512,833	6.3
Bachelor's degree	108	9.2	151	14.1	5,414	13.7	1,954,242	15.6	28,317,792	15.5
Grad. or prof. degree	95	8.1	52	4.8	3,850	9.8	1,478,970	11.8	16,144,813	8.9
High school grad (college/no coll.)	875	74.6	828	77.2	33,416	84.8	9,916,212	79.1	146,496,014	80.4
Total	1,173	100	1,073	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 73.9% in 1990 to 69.2 % in 2000, and in the year 2000, the percentage of family households in West Corners (69.2%) was larger than that of the Town of Union (59.3%), New York State (65.7%), and the Nation (68.1%). West Corners ranks 7th out of 25 neighborhoods in percentage of family households.

 Table 3 ~ Household Type

	NH 2 1990	%	NH 2 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Households	675		668		24,538		7,056,860		105,480,101	
Family households	499	73.9	462	69.2	14,556	59.3	4,639,387	65.7	71,787,347	68.1
Nonfamily households	176	26.1	206	30.8	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. Vacant housing units increased from 5.1% in 1990 to 7.2% in 2000. The percentage of vacant housing in 2000 was smaller than that of the Town of Union (7.4%), New York State (8.1%), and the Nation (9.0%). West Corners ranks 12th out of 25 neighborhoods in percentage of vacant housing units.

 Table 4 ~ Housing Occupancy

	NH 2 1990	%	NH 2 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Housing Units	711		720		26,507		7,679,307		115,904,641	
Occupied	675	94.9	668	92.8	24,538	92.6	7,056,860	91.9	105,480,101	91.0
Vacant	36	5.1	52	7.2	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 79.0% in 1990 to 77.7% in 2000, and in 2000, was larger than that of the Town of Union (60.1%), New York State (53.0%), and the Nation (66.2%). West Corners ranks 6th out of 25 neighborhoods in percentage of owner-occupied housing units.

 Table 5 ~ Housing Tenure

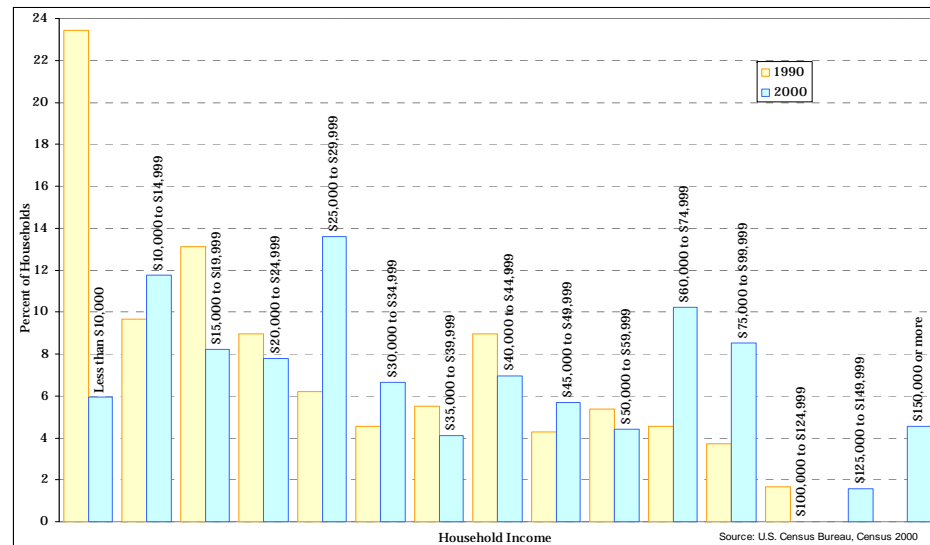
	NH 2 1990	%	NH 2 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Housing Units	675		668		24,538		7,056,860		105,480,101	
Owner occupied	533	79.0	519	77.7	14,747	60.1	3,739,166	53.0	69,815,753	66.2
Renter occupied	142	21.0	149	22.3	9,791	39.9	3,317,694	47.0	35,664,348	33.8

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 less than \$10,000 decreased significantly from almost 24% in 1990 to only 6% in 2000, while the percentage of households earning between \$25,000 and \$29,999 doubled. The percentage of households with incomes of above \$75,000 increased more than three-fold from 1990 to 2000.

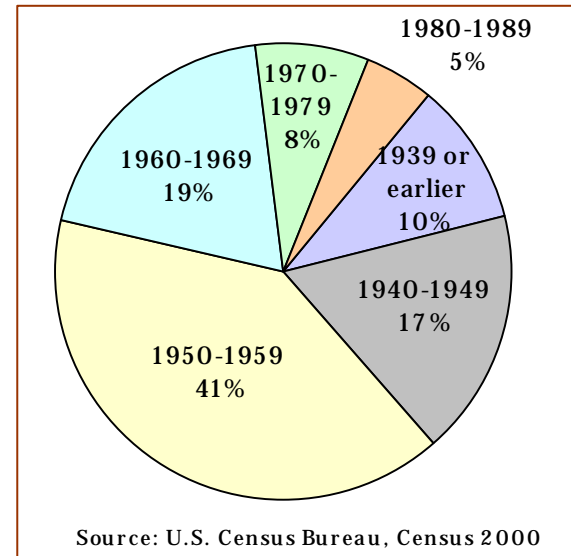
 Figure 3 ~ Household Income Change, 1990-2000



AGE OF HOUSING STRUCTURES

Figure 4 shows housing age. The majority (86.8%) of housing structures were built before 1969, with no housing built after 1989. Over half (57.3) of the total housing structures were built between 1940 and 1950, and 10.1% were built before 1939.

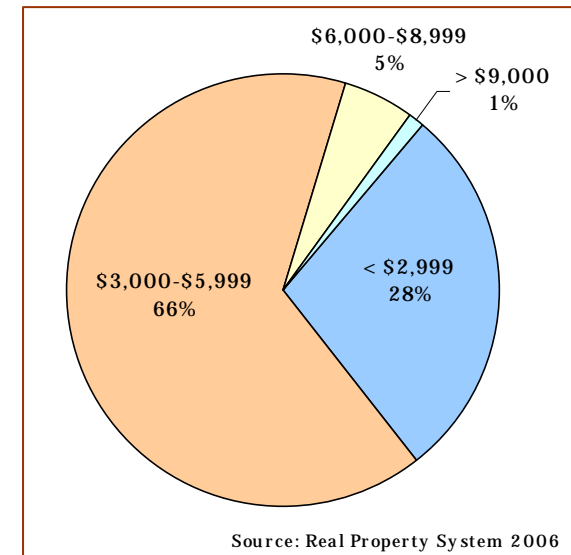
 **Figure 4 ~ Age of Housing**



ASSESSED VALUE

Figure 5 illustrates the assessed value percentages of residential property. Twenty-eight 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 five percent of the residential properties have assessed values of between \$6,000 and \$8,999. Only one percent of the residential properties have assessed values of larger than \$9,000.

 **Figure 5 ~ Residential Assessed Values**



REAL PROPERTY VALUE

Figure 6 shows residential property Full Market Values (FMVs) percentages. Fourteen percent of the residential properties have FMVs of less than \$49,999, sixty-seven percent have FMVs of between \$50,000 and \$99,999, eighteen percent have FMVs of between \$100,000 and \$199,999, and one percent have FMVs of over \$200,000.

 Figure 6 ~ Full Market Value

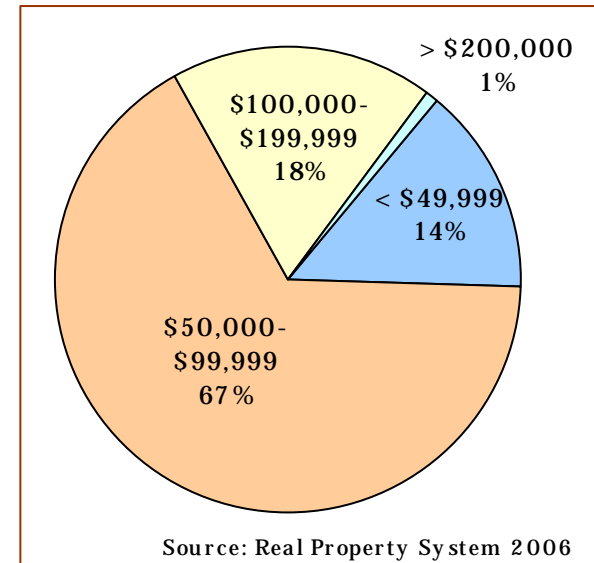


Table 6 shows the Median Housing Value by block group within the neighborhood, as well as the average Median Housing value across the neighborhood.

 Table 6 ~ Median Housing Value, By Block Group

Block Group 1, Census Tract 133.01	Block Group 2, Census Tract 133.01	Neighborhood Average
\$64,300	\$77,000	\$70,650

Source: U.S. Census Bureau, Census 2000

Town of Union Unified Comprehensive Plan

OCCUPATIONAL STRUCTURE

The occupational structure shows that approximately twenty-five percent of the residents in this neighborhood are employed in Management, Professional, and Related Occupations. Production, Transportation, and Material Moving Occupations account for another twenty-five percent of the resident's occupations. Slightly over thirteen percent of the residents are employed in Service Occupations, while nearly thirty percent work in either Sales or Office Occupations. Nearly ten percent are employed in Construction, Extraction, and Maintenance Occupations. No residents in the neighborhood have jobs in Farming, Fishing, or Forestry

 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
80	9.6	121	14.6	32	3.9	78	9.4	70	8.4	167	20.1	0	0.0	0	0.0	65	7.8	12	1.4	166	20.0	40	4.8

Source: U.S. Census Bureau, Census 2000

COMMUTE TIME

Just over sixty-five percent of the residents in this neighborhood travel less than twenty minutes to their workplace. Slightly more than a quarter travel twenty to forty-five minutes to their place of employment. Approximately two percent work at home and six percent have to drive more than forty-five minutes to get to work.

 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	%
14	1.7	544	65.5	223	26.8	50	6.0

Source: U.S. Census Bureau, Census 2000