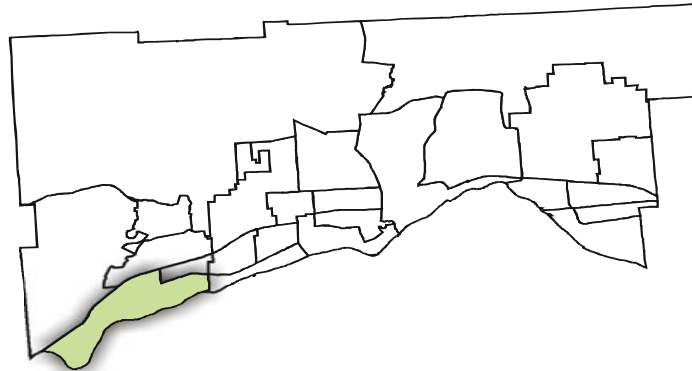


TOWN OF UNION

COMPREHENSIVE
PLAN

DEMOGRAPHIC
PROFILE



Town of Union Unified Comprehensive Plan

NEIGHBORHOOD SETTING

Roundtop occupies 757 acres or 3% of the total area of the town, and ranks 7th of 25 by size. It is located at the southwest boundary of the town and occupies the entire western portion of the Village of Endicott and a portion of the town south of the Norfolk Southern Railway. It is bounded by the Susquehanna River to the south, and the Norfolk Southern Railroad to the north. The Roundtop neighborhood is accessed by West Main Street (NY Route 17C).

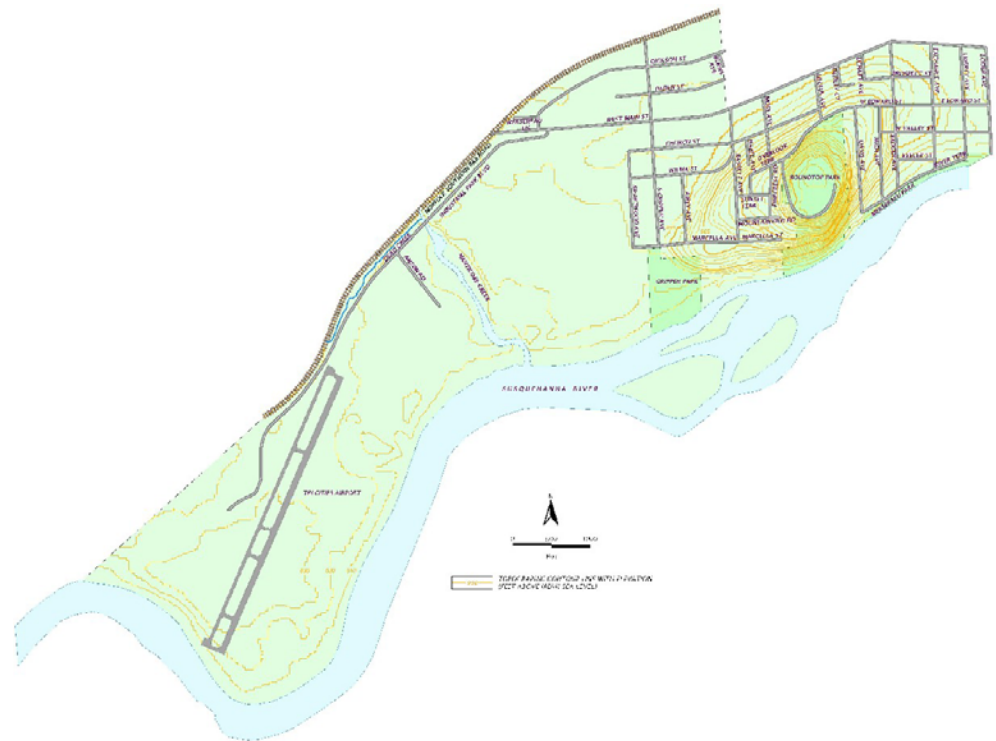
LANDSCAPE FEATURES

Roundtop hill, which rises above an otherwise flat terrain, is the most conspicuous landscape feature of this neighborhood. The southern slope of Roundtop hill is extremely steep (74% slope), abruptly sloping into the Susquehanna River.

Map 1 ~ Neighborhood 4

Nanticoke Creek flows from north to south, across the center of the neighborhood, and empties into the Susquehanna River. Dead Creek originally flowed directly to the Susquehanna River, but was diverted to the northeast, flowing along the railroad bed and emptying into Nanticoke Creek at the northern border of the neighborhood.

The 100-year flood zone extends from the Susquehanna River over the entire southwestern portion of the neighborhood, reaching the fringe of the Tri-Cities Airport and most of the En-Joie Golf Course. A wetland is located between the Susquehanna River and the airport.



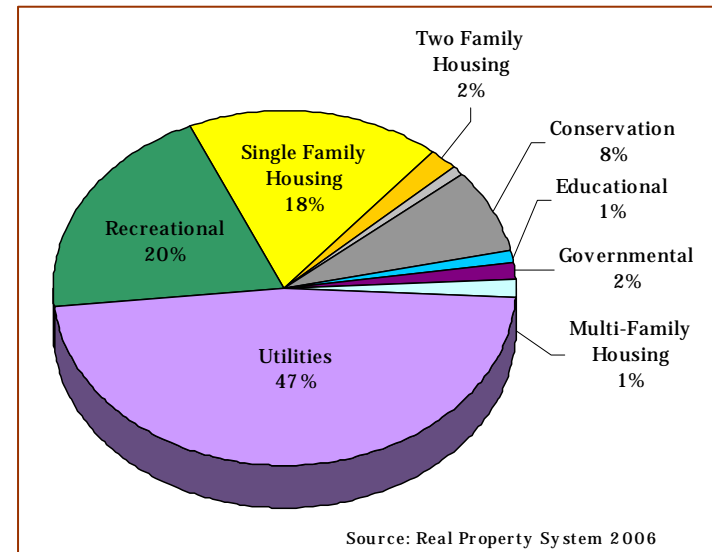
Town of Union Unified Comprehensive Plan

EXISTING LAND USE

Figure 1 shows parcel acreage by land use. Forty-seven percent of the parcel acreage is used for utilities, eighteen percent is used for single-family housing, and twenty percent is used for recreation. Three percent is used for two-family or multi family housing. The western portion of the neighborhood is occupied completely by the En-Joie Golf Course and the Tri-Cities Airport. The Village of Endicott sewage treatment facility is located at the mouth of Nanticoke Creek between the golf course and the airport.

Three parks are located in eastern half of the neighborhood. Grippen Park is adjacent to the En-Joie Golf Course between a residential area and the Susquehanna River at the foot of Roundtop Hill. Roundtop Park occupies the crest of Roundtop Hill and is surrounded on three sides by residential areas. Mersereau Park lies along the river east of Roundtop Hill. A residential area is to the north of the park.

 Figure 1 ~ Existing Land Use By Acreage



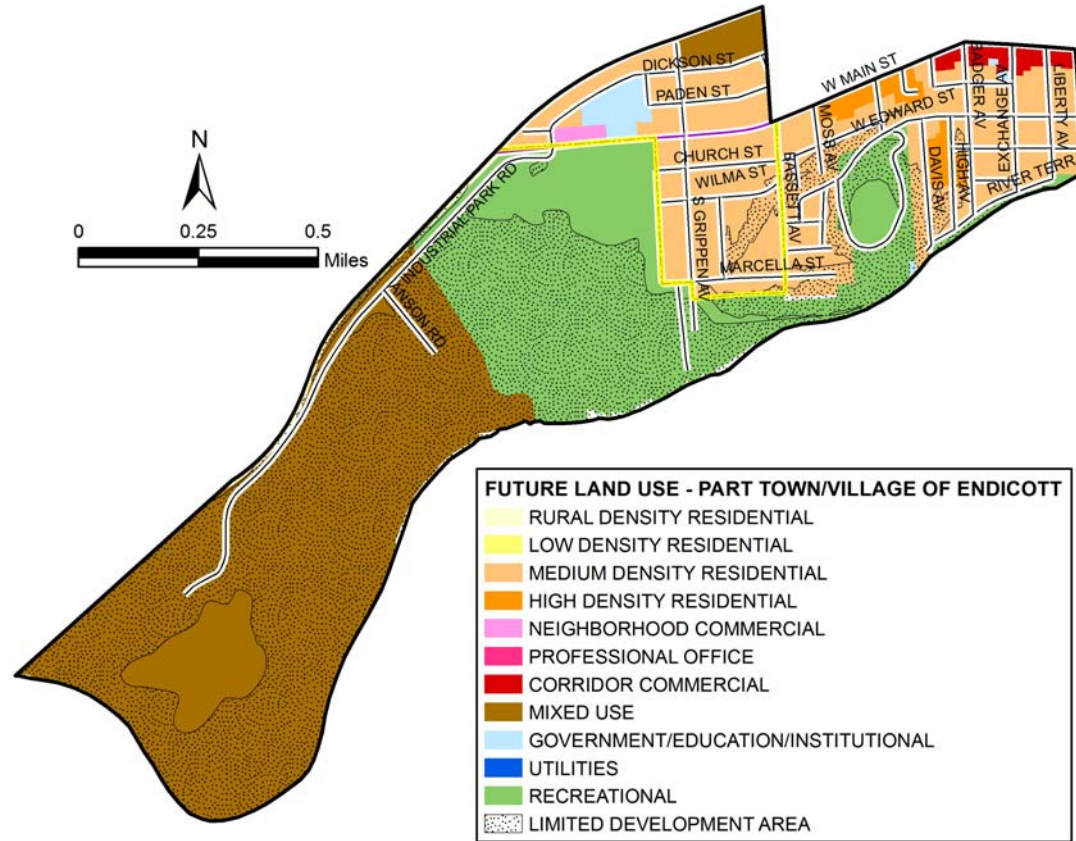
 Photograph 1 ~ En-Joie Golf Course



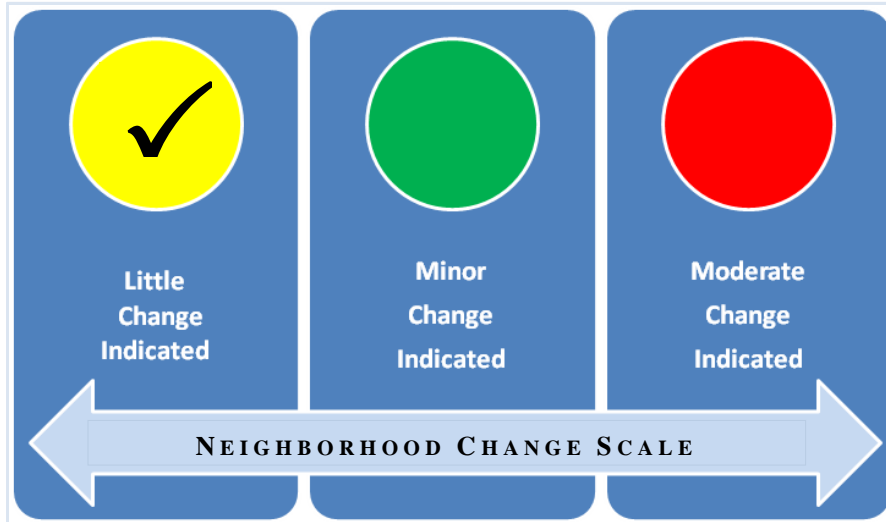
Map 2 ~ Neighborhood 4, Proposed Future Land Use

FUTURE LAND USE

A large portion of this neighborhood is in municipal ownership. The balance of the neighborhood is essentially built out. The proposed Future Land Use map reflects existing development patterns and is designed to preserve existing development patterns in the mature residential neighborhoods, including the low-density residential uses lining Main Street west of Moss Avenue. Tri-Cities Airport is owned by the Village of Endicott and the majority of the parcel lies entirely within the 100-year floodplain and would be costly to develop. Any new development would have to be flood proofed in order to comply with FEMA flood insurance requirements. Large amounts of fill would be required to raise the first floor of any new buildings above the base flood elevation.



The southernmost portion of the neighborhood along the river was recommended in the 1999 Binghamton Metropolitan Greenway Study as the likely location of a segment of a riverbank trail.



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 4.

Town of Union Unified Comprehensive Plan

MINORITY POPULATION

Table 1 shows the race/ethnicity composition of the neighborhood. Between the years 1990 and 2000, the percentage of minority population increased from 2.5% to 5.5%. In the year 2000, the percent of minority population was smaller than that of the Town of Union (6.9), New York State (37.0), and the Nation (29.5). Roundtop ranks 17th out of 25 neighborhoods in the percentage of minority population.

 Table 1 ~ Racial/Ethnic Composition

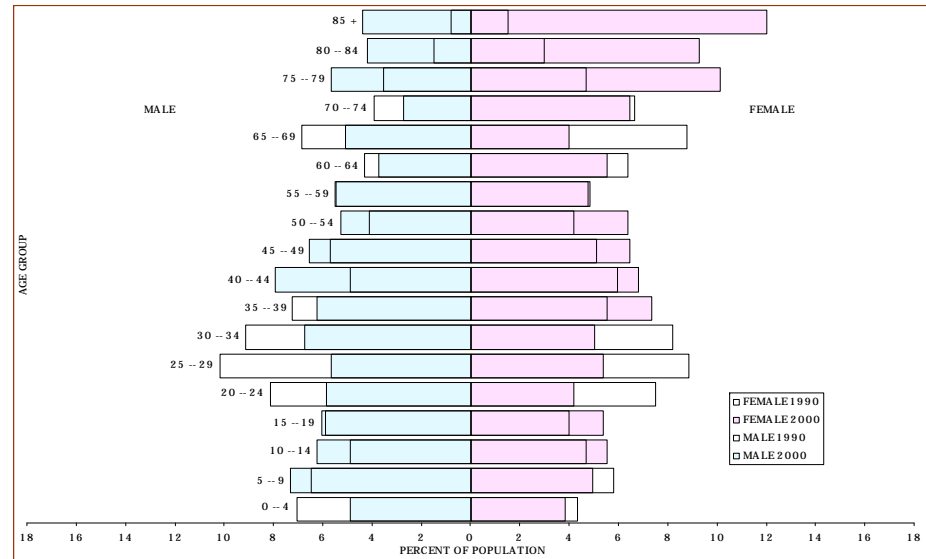
	NH 4 1990	%	NH 4 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Population	2,194		2,357		56,298		18,976,457		281,421,906	
Hispanic or Latino	17	0.8	39	1.7	863	1.5	2,867,583	15.1	35,305,818	12.5
Not Hispanic or Latino	2,177	99.2	2,318	98.3	55,435	98.5	16,108,874	84.9	246,116,088	87.5
White	2,155	98.2	2,250	95.5	52,198	92.7	12,893,689	67.9	211,460,626	75.1
Black	23	1.0	49	2.1	1,377	2.4	3,014,385	15.9	34,658,190	12.3
American Indian	2	0.1	4	0.2	96	0.2	82,461	0.4	2,475,956	0.9
Asian and Pacific Islander	13	0.6	24	1.0	1,528	2.7	1,053,794	5.6	10,641,833	3.8
Other Race	1	0.0	11	0.5	324	0.6	1,341,946	7.1	15,359,073	5.5
Two or More Races			19	0.8	775	1.4	590,182	3.1	6,826,228	2.4
Minority	55	2.5	129	5.5	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 74 decreased, while the percentage of population aged 10 to 14, 25 to 59, and over 75 increased. Roundtop ranks 16th out of 25 neighborhoods in percentage of population aged 17 and under, and 2nd 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 79.5% in 1990 to 82.0% in 2000, and in 2000 was smaller than that of the Town of Union (84.8%), but was larger than that of New York State (79.1%), and of 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 from 11.6% in 1990 to 9.0% 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 15.1% in 1990 to 12.8% 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 7.3% in 1990 to 9.3% in 2000, and in 2000 was smaller than that of the Town of Union (9.8%) and of New York State (11.8%), but was larger than that of the Nation (8.9%).

 Table 2 ~ Educational Attainment

	NH4 1990	%	NH4 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Less than 9th grade	97	6.2	92	5.1	1,952	5.0	1,005,805	8.0	13,755,477	7.5
9th to 12th no diploma	224	14.3	231	12.9	4,022	10.2	1,620,519	12.9	21,960,148	12.1
High school grad (incl. equiv.)	460	29.4	715	39.9	12,613	32.0	3,480,768	27.8	52,168,981	28.6
Some college, no degree	253	16.2	197	11.0	7,404	18.8	2,103,404	16.8	38,351,595	21.0
Associate's degree	181	11.6	161	9.0	4,135	10.5	898,828	7.2	11,512,833	6.3
Bachelor's degree	237	15.1	229	12.8	5,414	13.7	1,954,242	15.6	28,317,792	15.5
Grad. or prof. degree	114	7.3	167	9.3	3,850	9.8	1,478,970	11.8	16,144,813	8.9
High school grad (college/no coll.)	1,245	79.5	1,469	82.0	33,416	84.8	9,916,212	79.1	146,496,014	80.4
Total	1,566	100	1,792	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. Family households decreased from 62.9% in 1990 to 51.7% in 2000. The percentage of family households in Roundtop was smaller than that of the Town of Union (59.3%), New York State (65.7%), and the Nation (68.1%). Roundtop ranks 16th out of 25 neighborhoods in percentage of family households.

 Table 3 ~ Household Type

	NH 4 1990	%	NH 4 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Households	984		1,036		24,538		7,056,860		105,480,101	
Family households	619	62.9	536	51.7	14,556	59.3	4,639,387	65.7	71,787,347	68.1
Nonfamily households	365	37.1	500	48.3	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 4.3% in 1990 to 7.1% in 2000. The housing vacancy rate in 2000 was smaller than that of the Town of Union (7.4%) and of New York State (8.1%), and the Nation (9.0%). Roundtop ranks 13th out of 25 neighborhoods in percentage of vacant housing units.

 Table 4 ~ Housing Occupancy

	NH 4 1990	%	NH 4 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Housing Units	1,028		1,115		26,507		7,679,307		115,904,641	
Occupied	984	95.7	1,036	92.9	24,538	92.6	7,056,860	91.9	105,480,101	91.0
Vacant	44	4.3	79	7.1	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 63.1% in 1990 to 57.6% in 2000, and in 2000, and 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%). Roundtop ranks 13th out of 25 neighborhoods in percentage of owner occupied housing.

 Table 5 ~ Housing Tenure

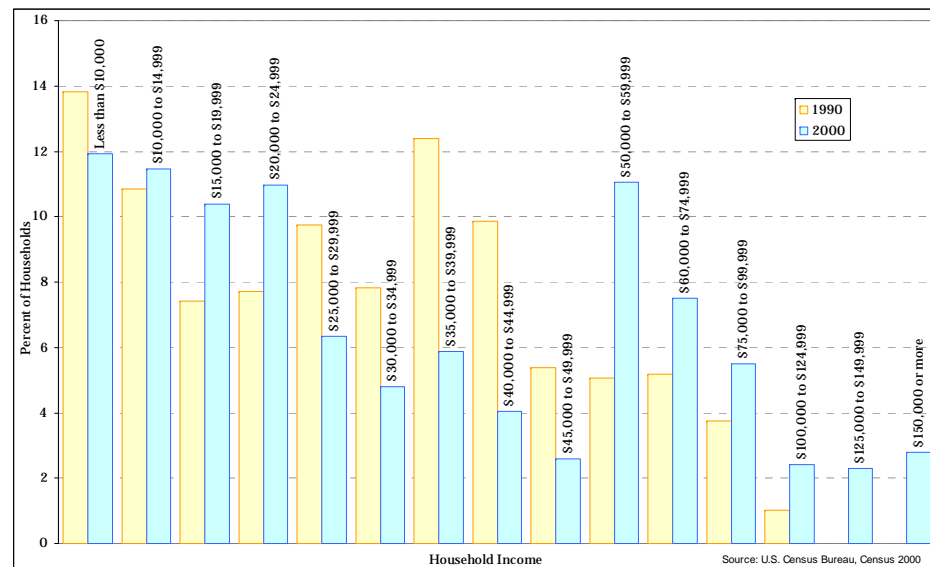
	NH 4 1990	%	NH 4 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Housing Units	984		1,036		24,538		7,056,860		105,480,101	
Owner occupied	621	63.1	597	57.6	14,747	60.1	3,739,166	53.0	69,815,753	66.2
Renter occupied	363	36.9	439	42.4	9,791	39.9	3,317,694	47.0	35,664,348	33.8

Source: U.S. Census Bureau, Census 2000

HOUSEHOLD INCOME

Figure 3 shows the change in household income from 1990 to 2000. The percentage of households that earned between \$15,000 and 24,999 increased from 1990 to 2000, as did those households earning more than \$50,000. Those households earning between \$25,000 and 49,999 saw the biggest decrease between 1990 and 2000.

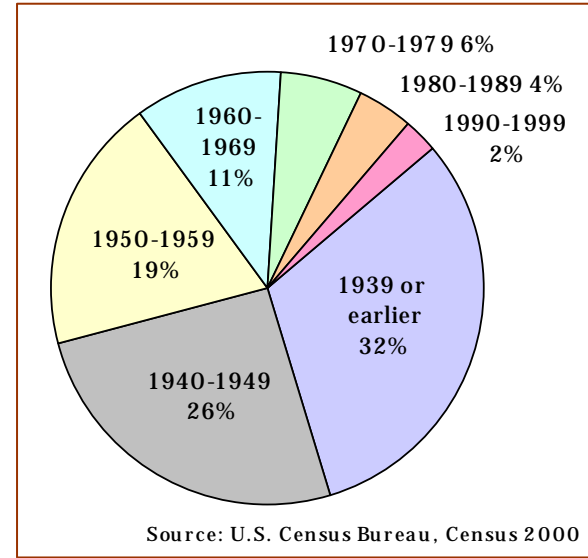
 Figure 3 ~ Household Income Change, 1990-2000



AGE OF HOUSING STRUCTURES

Figure 4 shows housing age. Over half (58%) of the housing structures were built prior to 1950. 30% were built between 1950 and 1969, and the remaining 12% were built after 1970.

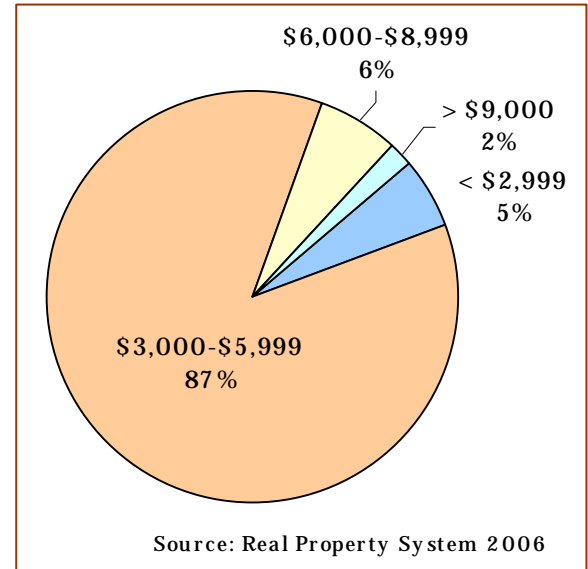
 Figure 4 ~ Age of Housing



ASSESSED VALUE

Figure 5 illustrates the assessed value percentages of residential property. Five percent of the residential properties have assessed values of less than \$2,999, eighty-seven percent of the residential properties have assessed values of between \$3,000 and \$5,999, and six percent have assessed values of between \$6,000 and \$8,999. The remaining two percent of the properties have assessed values of over \$9,000.

 Figure 5 ~ Assessed Value



REAL PROPERTY VALUE

Figure 6 shows residential property Full Market Values (FMVs). Two percent of the properties have FMVs of less than \$49,999. Seventy-nine percent of the residential properties 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

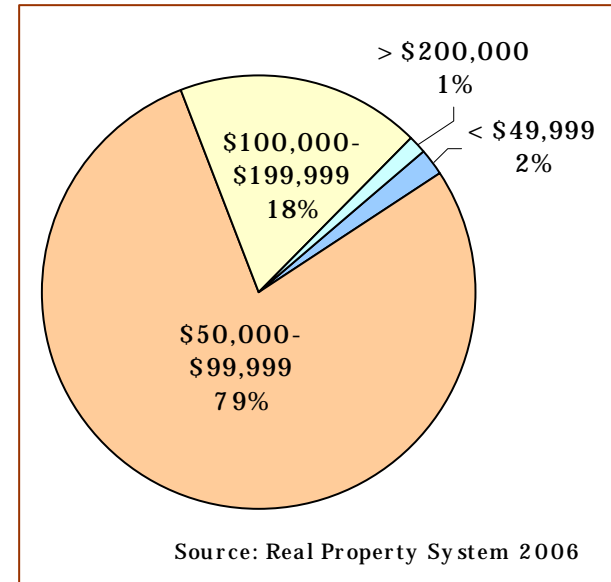


Table 6 Shows the Median Housing Value by block group within the neighborhood, as well as the average Median Housing Value across the neighborhood.

 Table 6 ~ Median Housing Value, By Block Group

Block Group 3, Census Tract 137	Block Group 4, Census Tract 133.01	Neighborhood Average
\$76,900	\$77,300	\$77,100

Source: U.S. Census Bureau, Census 2000

Town of Union Unified Comprehensive Plan

OCCUPATIONAL STRUCTURE

The occupational structure shows that almost thirty percent of the residents in this neighborhood are employed in Management, Professional, and Related Occupations. Another thirty percent of the residents work in Sales or Office jobs, and just over twenty percent are employed in Service Occupations. Construction, Extraction, and Maintenance Occupations make up only nine percent of the labor force while Production, transportation, and Material Moving Occupations make up another nine percent. There are no residents employed in Farming, Fishing, and 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
147	14.6	148	14.7	74	7.3	134	13.3	95	9.4	230	22.8	0	0.0	0	0.0	88	8.7	0	0.0	75	7.4	19	1.9

Source: U.S. Census Bureau, Census 2000

COMMUTE TIME

Just over sixty-six percent of the residents in this neighborhood travel less than twenty minutes to work. Slightly more than twenty-six percent travel twenty to forty-five minutes, two percent travel more than forty-five minutes, and a little more than five 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	%
52	5.3	653	66.2	261	26.4	21	2.1

Source: U.S. Census Bureau, Census 2000