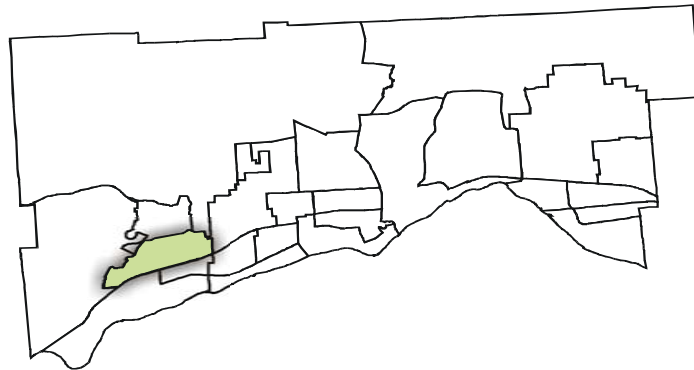
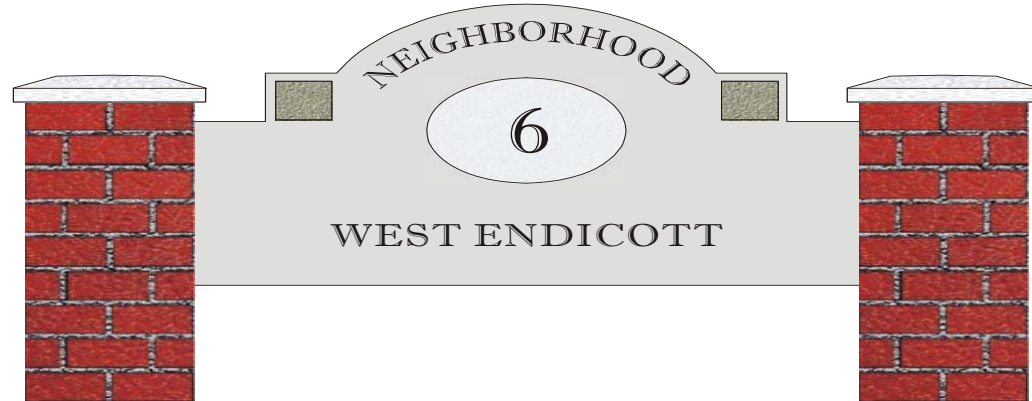


TOWN OF UNION

COMPREHENSIVE  
PLAN

DEMOGRAPHIC  
PROFILE



**NEIGHBORHOOD SETTING**

West Endicott occupies 406 acres or 1.8% of the total area of the Town, and ranks 12<sup>th</sup> of 25 neighborhoods by size. It is located partially in the Village of Endicott, between the Union District and West Corners, and is accessed from the north and south by Nanticoke Avenue and from the east by East Franklin Street. It is bounded by the Norfolk Southern Railroad to the south and by Nanticoke Creek to the north and west.

**LANDSCAPE FEATURES**

 Map 1 ~ Neighborhood 6

The landscape of West Endicott is flat with a hillside rising east of Nanticoke Avenue. Nanticoke Creek flows from the northeast to the southwest at the border of the neighborhood. Flood protection levees extend along the creek bank at the western and northern boundary of the neighborhood.



**EXISTING LAND USE**

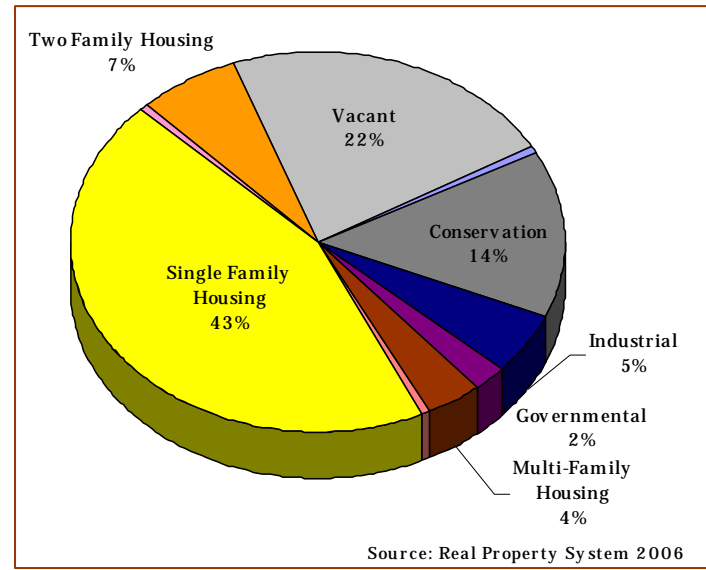
Figure 1 shows parcel acreage by land use. Properties in West Endicott are predominately single-family housing with a higher proportion of two-family and multiple-family housing in the eastern portion of the neighborhood. Forty-three percent of the parcel acreage is used for single-family housing and eleven percent is used for two-family or multi-family housing. Five percent of the parcel acreage has industrial land use. Industrial parcels are concentrated along the Norfolk Southern Railroad at the southern boundary of the neighborhood. The Route 17c Sports Facility, a major Town of Union recreational facility, lies along Nanticoke Creek at the extreme western portion

 **Photograph 1 ~ Old EJ Building**



**Neighborhood Profile West Endicott**

 **Figure 1 ~ Existing Land Use By Acreage**

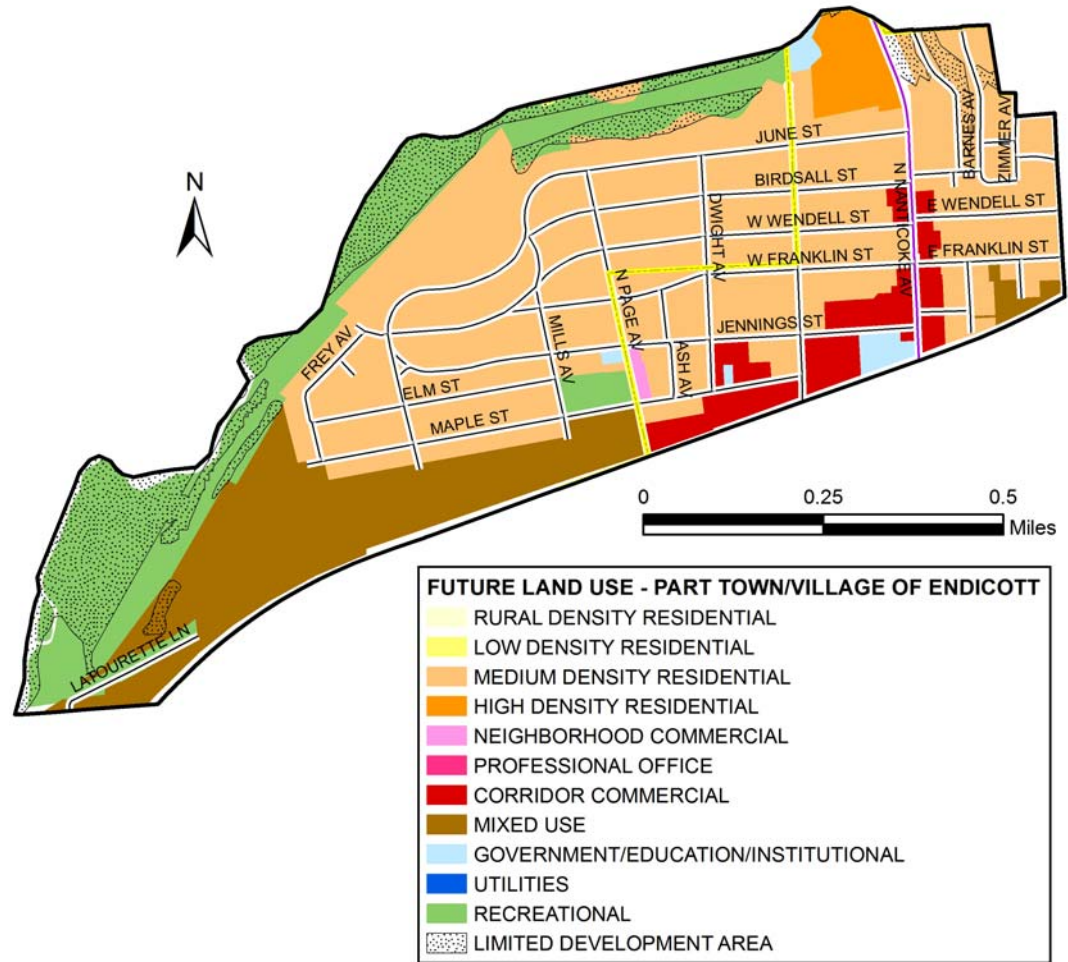


of the neighborhood. A flood control levee, along Nanticoke Creek at the northern boundary of the neighborhood, has a conservation land use classification. Twenty-two percent of the acreage is considered vacant, and fourteen percent is designated as conservation area.

**FUTURE LAND USE**

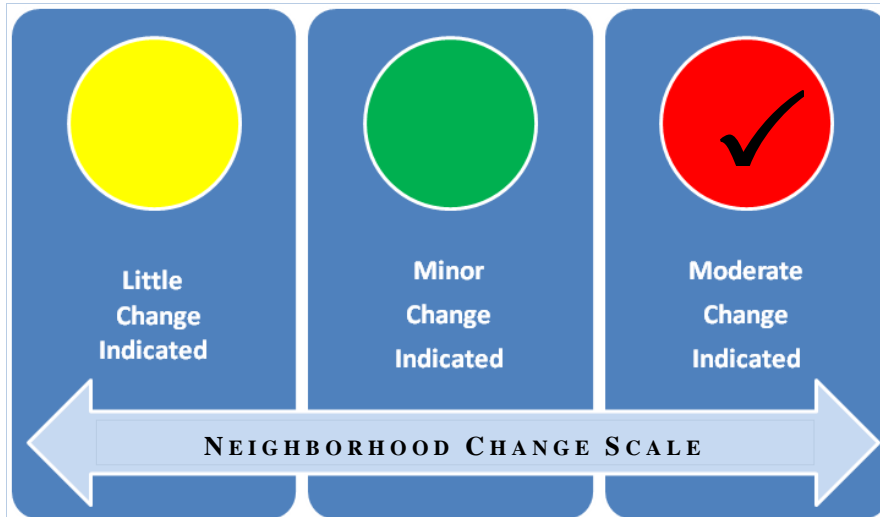
Map 2 ~ Neighborhood 6, Proposed Future Land Use

In many respects, the mature residential neighborhoods west of Nanticoke Avenue are stable and therefore unlikely to experience any significant changes in land use. A small scale neighborhood commercial district straddles the town/village border along N. Page Avenue. The town and village should investigate the possibility of a public-private venture to provide off-street parking that would serve the businesses and West Endicott Park. This project could include the large vacant parcel directly north of the railroad tracks on the east side of N. Page Avenue. The project would likely take the form of a long-term ground lease in exchange for improvements such as paving, landscaping, and lighting. Several years ago, the Town of Union invested local funds into the improvement of LaTourette Lane which provides vehicular access to the former Hancor Plastics site. The Broome County Industrial Development Agency (IDA) owns approximately thirty-five acres of land in this area and an additional five acres are in private ownership. The parcels are currently zoned Light Industrial. One of the Action Items for the Comprehensive Plan includes a recommendation that a generic concept development plan for a modern corporate park be prepared for this location. The concept plan would highlight roads, utilities, footprints of buildings, parking spaces, storm water detention, and landscaping/buffering of



## Town of Union Unified Comprehensive Plan

adjacent residential areas in order to minimize any potential impacts of new development. Traffic circulation should be through the LaTourette Lane access road by way of West Main Street (NY 17c) in order to avoid commercial traffic circulating through a primarily residential area that includes a heavily utilized Town of Union park facility.



### CHANGE INDICATOR

Based upon the proposed Future Land Use recommendations, there is potential for a moderate amount of change in Neighborhood 6 relating to non-residential uses. Substantial portions of the neighborhood are already built out. One area that may experience some change is the former EJ factory as the property is either used for adaptive redevelopment or demolished to allow for future development. The cost of demolition could exceed \$1,000,000 for pre-demolition asbestos surveys, asbestos removal, demolition, and tipping fees for debris disposal at the Broome County landfill. The cost to demolish a similar facility in

Johnson City in the 1990s was \$750,000. The other area likely to experience change is the aforementioned light industrial parcel accessed by LaTourette Lane.

# Town of Union Unified Comprehensive Plan

## MINORITY POPULATION

Table 1 shows the racial/ethnic composition of the neighborhood. From 1990 to 2000, the minority population increased from 2.1% to 4.9%. 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%). West Endicott ranks 19<sup>th</sup> out of 25 neighborhoods in percentage of minority population.

Table 1 ~ Racial/Ethnic Composition

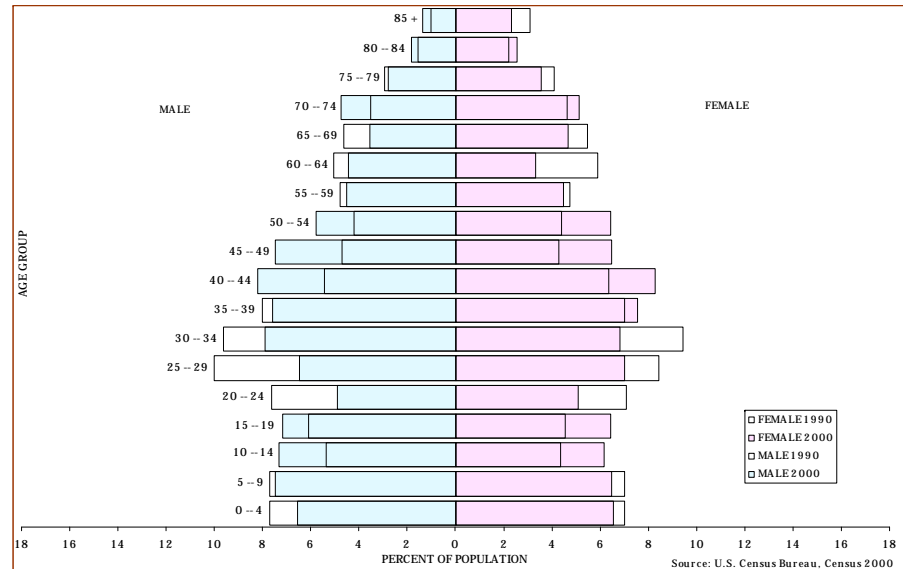
	NH 6 1990	%	NH 6 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Population	2,857		2,814		56,298		18,976,457		281,421,906	
Hispanic or Latino	20	0.7	33	1.2	863	1.5	2,867,583	15.1	35,305,818	12.5
Not Hispanic or Latino	2,837	99.3	2,781	98.8	55,435	98.5	16,108,874	84.9	246,116,088	87.5
White	2,816	98.6	2,690	95.6	52,198	92.7	12,893,689	67.9	211,460,626	75.1
Black	30	1.1	51	1.8	1,377	2.4	3,014,385	15.9	34,658,190	12.3
American Indian	3	0.1	11	0.4	96	0.2	82,461	0.4	2,475,956	0.9
Asian and Pacific Islander	6	0.2	13	0.5	1,528	2.7	1,053,794	5.6	10,641,833	3.8
Other Race	2	0.1	15	0.5	324	0.6	1,341,946	7.1	15,359,073	5.5
Two or More Races			34	1.2	775	1.4	590,182	3.1	6,826,228	2.4
Minority	59	2.1	138	4.9	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. Between 1990 and 2000, the percentage of the population aged 0 to 9, 20 to 34, 55 to 69, 75 to 79 and over 85 decreased, while the percentage of population aged 10 to 19, 40 to 54, 70 to 74 and 80 to 84 increased. West Endicott ranks 3<sup>rd</sup> out of 25 neighborhoods in the largest percentage of population aged 17 and under, and 14<sup>th</sup> 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 educational attainment for the population aged 25 years and over. The percentage of the population aged 25 and over that graduated from high school increased from 79.5% in 1990 to 80.9% 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 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 11.4% in 1990 to 11.1% in 2000, and in 2000 was larger than that of the Town of Union (10.5%), 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 7.9% in 1990 to 6.6% in 2000, and in 2000 was much 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 4.4% in 1990 to 5.6% 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

	NH6 1990	%	NH6 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Less than 9th grade	119	6.3	114	5.6	1,952	5.0	1,005,805	8.0	13,755,477	7.5
9th to 12th no diploma	271	14.3	272	13.4	4,022	10.2	1,620,519	12.9	21,960,148	12.1
High school grad (incl. equiv.)	782	41.2	753	37.2	12,613	32.0	3,480,768	27.8	52,168,981	28.6
Some college, no degree	276	14.5	412	20.4	7,404	18.8	2,103,404	16.8	38,351,595	21.0
Associate's degree	217	11.4	225	11.1	4,135	10.5	898,828	7.2	11,512,833	6.3
Bachelor's degree	150	7.9	133	6.6	5,414	13.7	1,954,242	15.6	28,317,792	15.5
Grad. or prof. degree	83	4.4	114	5.6	3,850	9.8	1,478,970	11.8	16,144,813	8.9
High school grad (college/no coll.)	1,508	79.5	1,637	80.9	33,416	84.8	9,916,212	79.1	146,496,014	80.4
Total	1,898	100	2,023	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 66.2% in 1990 to 63.9% in 2000. The percentage of family households in West Endicott was larger than that of the Town of Union (59.3%), but smaller than New York State (65.7%), and the Nation (68.1%). West Endicott ranks 7<sup>th</sup> out of 25 neighborhoods in percentage of family households.

 Table 3 ~ Household Type

	NH 6 1990	%	NH 6 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Households	1,198		1,191		24,538		7,056,860		105,480,101	
Family households	793	66.2	761	63.9	14,556	59.3	4,639,387	65.7	71,787,347	68.1
Nonfamily households	405	33.8	430	36.1	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 5.1 % in 1990 to 7.0 % 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%). West Endicott ranks 13<sup>th</sup> out of 25 neighborhoods in percentage of vacant housing units.

 Table 4 ~ Housing Occupancy

	NH 6 1990	%	NH 6 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Housing Units	1,262		1,281		26,507		7,679,307		115,904,641	
Occupied	1,198	94.9	1,191	93.0	24,538	92.6	7,056,860	91.9	105,480,101	91.0
Vacant	64	5.1	90	7.0	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 68.5% in 1990 to 66.7% in 2000, and in 2000, and was larger than that of the Town of Union (60.1%), of New York State (53.0%), and the Nation (66.2%). West Endicott ranks 10<sup>th</sup> out of 25 neighborhoods in percentage of owner occupied housing units.

 Table 5 ~ Housing Tenure

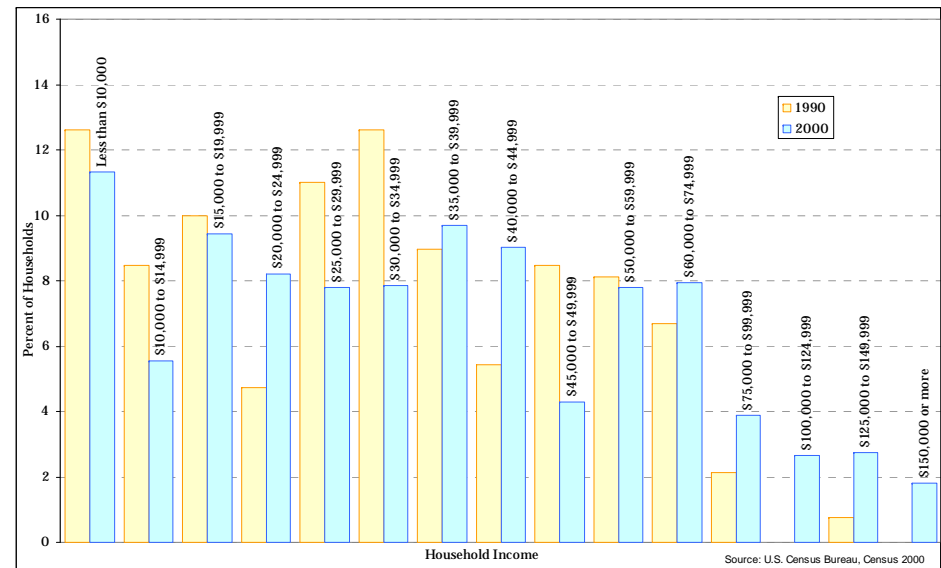
	NH 6 1990	%	NH 6 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Housing Units	1,198		1,191		24,538		7,056,860		105,480,101	
Owner occupied	821	68.5	794	66.7	14,747	60.1	3,739,166	53.0	69,815,753	66.2
Renter occupied	377	31.5	397	33.3	9,791	39.9	3,317,694	47.0	35,664,348	33.8

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 below \$20,000 decreased from 31.1% to 26.2%, and the percentage of households with incomes of between \$25,000 and \$35,000 decreased from 23.6% to 15.7% between 1990 and 2000. The percentage of households with incomes of greater than \$75,000 increased from 2.9% in 1990 to 11.0% in 2000.

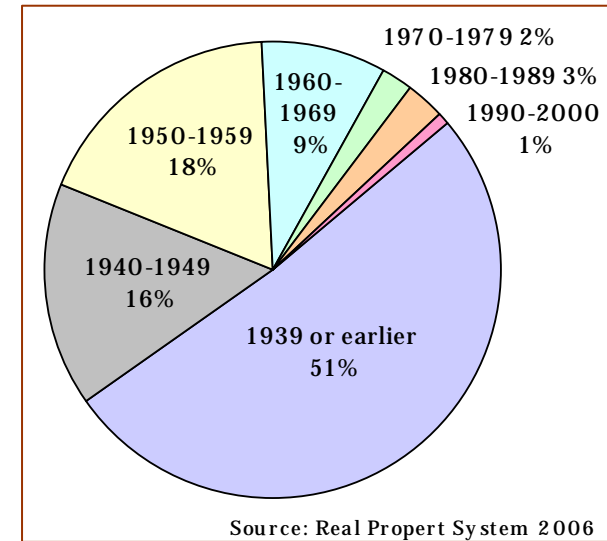
 Figure 3 ~ Household Income Change, 1990-2000



**AGE OF HOUSING STRUCTURES**

Figure 4 shows housing age. Fifty-two percent of the housing units were built in 1939 or earlier, sixteen percent were built between 1940 and 1949, and eighteen percent were built between 1950 and 1959. Nine percent were built between 1960 and 1969, and only six percent were built after 1969.

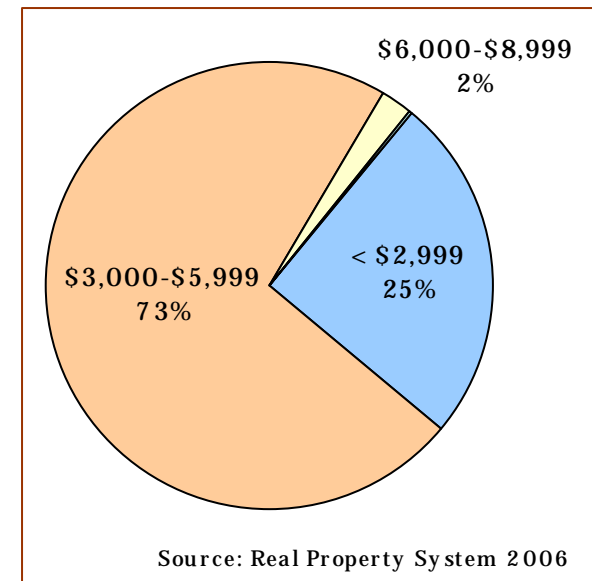
 **Figure 4 ~ Age of Housing**



**ASSESSED VALUE**

Figure 5 illustrates the assessed value percentages of residential property. Twenty-five percent of the residential properties have assessed values of less than \$2,999, seventy-three percent have assessed values of between \$3,000 and \$5,999, and two percent have assessed values of between \$6,000 and \$8,999.

 **Figure 5 ~ Assessed Value**



**REAL PROPERTY VALUE**

Figure 6 shows residential property Full Market Value (FMVs). Nine percent of the residential properties have FMVs of less than \$49,999, eighty-six percent have FMVs of between \$50,000 and \$99,999, five percent have FMVs of between \$100,000 and \$199,999, and seven percent have FMVs of between \$90,000 and \$199,999.

 **Figure 6 ~ Full Market Value**

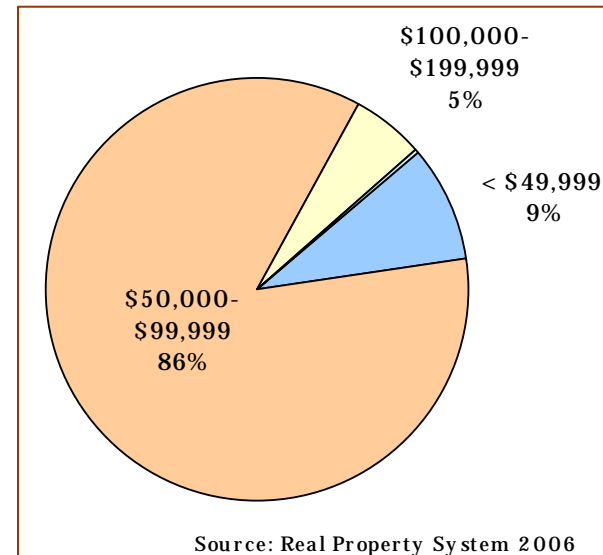


Table 6 Shows the Median Housing Value by block group within the neighborhood, as well as the average Median Housing Value across the neighborhood.

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

Block Group 3, Census Tract 133.01	Block Group 1, Census Tract 136	Block Group 2, Census Tract 136	Neighborhood Average
\$66,100	\$56,700	\$64,000	\$62,267

Source: U.S. Census Bureau, Census 2000

## Town of Union Unified Comprehensive Plan

### OCCUPATIONAL STRUCTURE

The occupational structure shows that the majority, almost thirty-seven percent, of the residents in this neighborhood are employed in Sales and Office Occupations. A little over twenty-six percent have jobs in Management, Professional, and Related Occupations. Approximately fifteen percent hold Service Occupations, and five percent are employed in Construction, Extraction, or Maintenance Occupations. Just about eighteen percent have jobs in Production, Transportation, or Material Moving Occupations. There are no residents that have jobs in Farming, Forestry, or Fishing.

 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
191	13.9	170	12.4	70	5.1	131	9.5	186	13.6	319	23.3	0	0.0	0	0.0	64	4.7	0	0.0	166	12.1	75	5.5

Source: U.S. Census Bureau, Census 2000

### COMMUTE TIME

Almost sixty-three percent of the residents in this neighborhood travel less than twenty minutes to work each day. Thirty-five percent travel between twenty and forty-five minutes, while only about two percent travel more than forty-five minutes. A small number, less than one 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	%
6	0.4	852	62.6	477	35.0	26	1.9

Source: U.S. Census Bureau, Census 2000