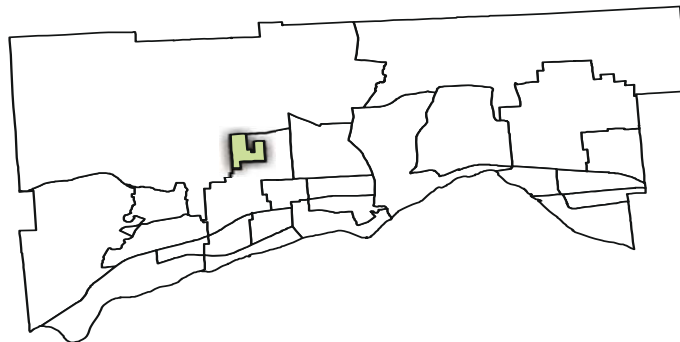


TOWN OF UNION

COMPREHENSIVE
PLAN

DEMOGRAPHIC
PROFILE



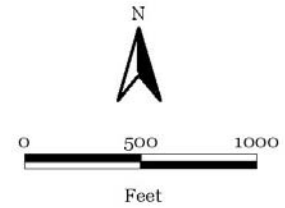
NEIGHBORHOOD SETTING

North Endicott occupies 122 acres or less than 1% of the total area of the town, and ranks 24th of 25 neighborhoods in size. It is located directly north of the Village of Endicott and is accessed from the south by a series of parallel streets, including Prescott, Oak Hill, and Irving Avenues.

LANDSCAPE FEATURES

The entire neighborhood is located on a southeast facing, moderately sloping hillside, part of a north to northeast trending ridge. The ridge top is located at the northwest corner of the neighborhood.

Map 1 ~ Neighborhood 7

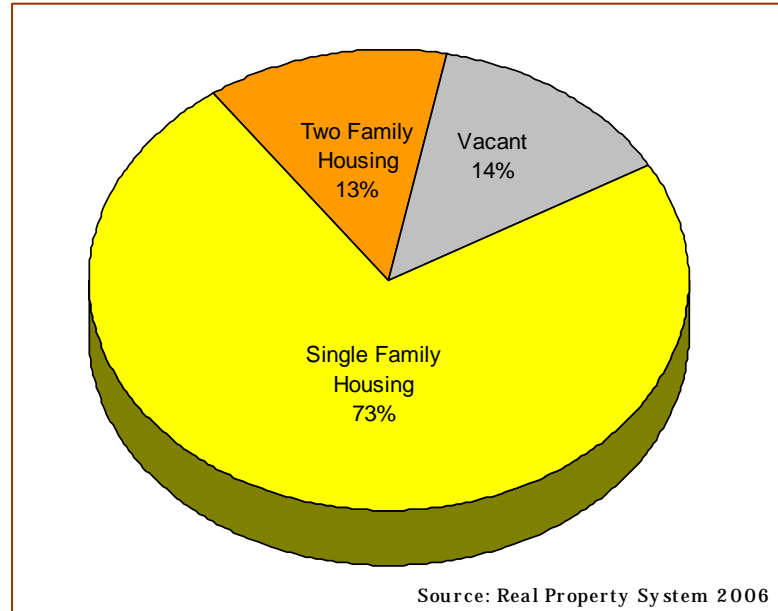


900 TOPOGRAPHIC CONTOUR LINE WITH ELEVATION (FEET ABOVE MEAN SEA LEVEL)

EXISTING LAND USE

Figure 1 shows parcel acreage by land use. Nearly three quarters of the parcel acreage is occupied by single-family housing, thirteen percent is occupied by two-family housing and fourteen percent is vacant. Parcels with two-family housing are evenly dispersed in the portion of the neighborhood east of Milan Avenue. Nearly half of the parcels along Squires Avenue are two family parcels. Of the larger single-family parcels located on Prescott Avenue north of Alma Place, only one is vacant. Vacant parcels are evenly dispersed east of Milan Avenue.

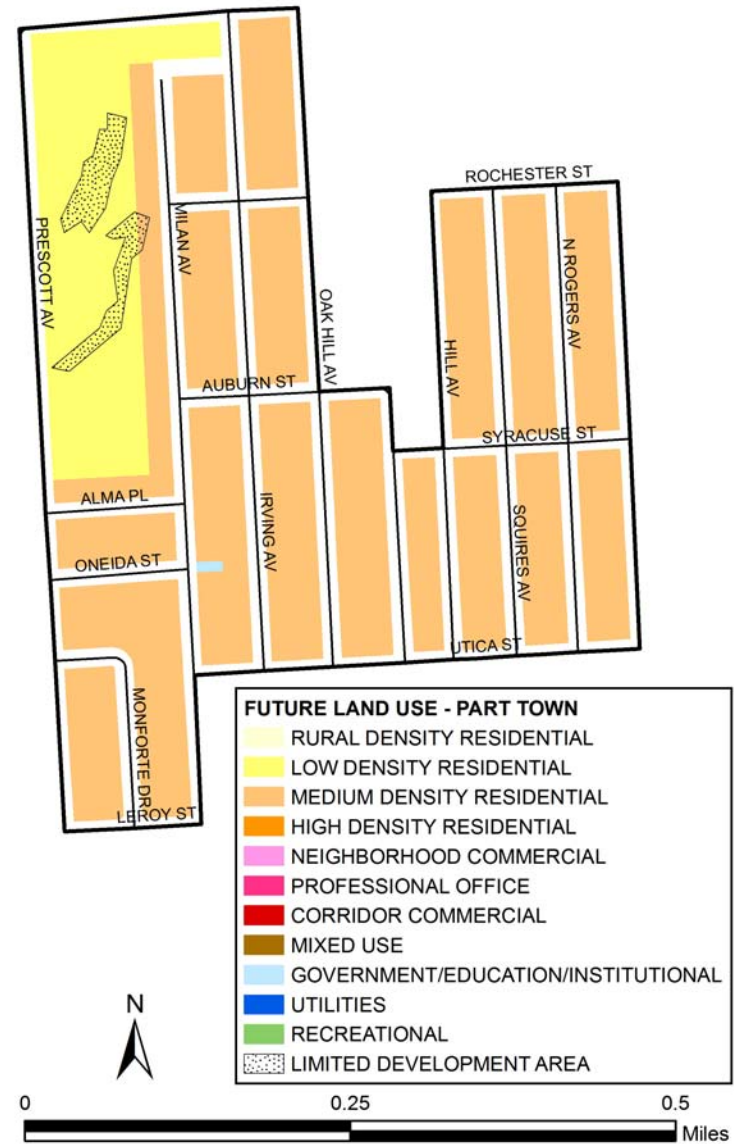
 Figure 1 ~ Existing Land Use By Acreage

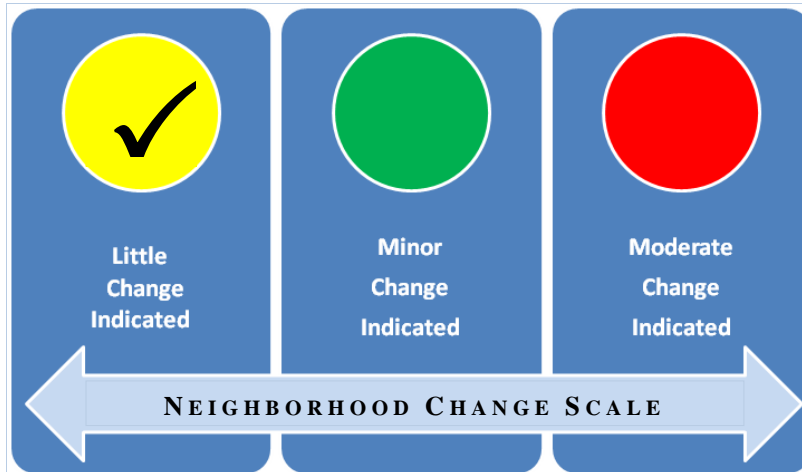


FUTURE LAND USE

The current composition of Neighborhood 7 is exclusively residential with the overwhelming majority of the parcels developed as single-family housing. The neighborhood also has a fairly significant number of two-family units. There are a number of vacant lots that can be developed. The only recommendation is that the zoning ordinance be amended to require that the front doors of new units be oriented toward the street, thereby avoiding blank walls that interrupt the rhythm of the streetscape. The town may wish to revisit the lot size requirements to determine whether the configurations of the remaining vacant lots are large enough to accommodate two-family units including adequate off-street parking, preferably situated in the rear of the property. The conversion of existing single-family units to two-family units should be strictly monitored.

Map 2 ~ Proposed Future Land Use, Neighborhood 7





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 7. Substantial portions of the neighborhood are already built out. Any new construction will likely take the form of existing development patterns.

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 minority population increased from 4.1% to 5.7%. In the year 2000, the percentage of minority population was smaller than that of the Town of Union (6.9%), and was smaller than that of New York State (37.0%), and the Nation (29.5%). North Endicott ranks 16th out of 25 neighborhoods in percentage of minority population.

 **Table 1 ~ Racial/Ethnic Composition**

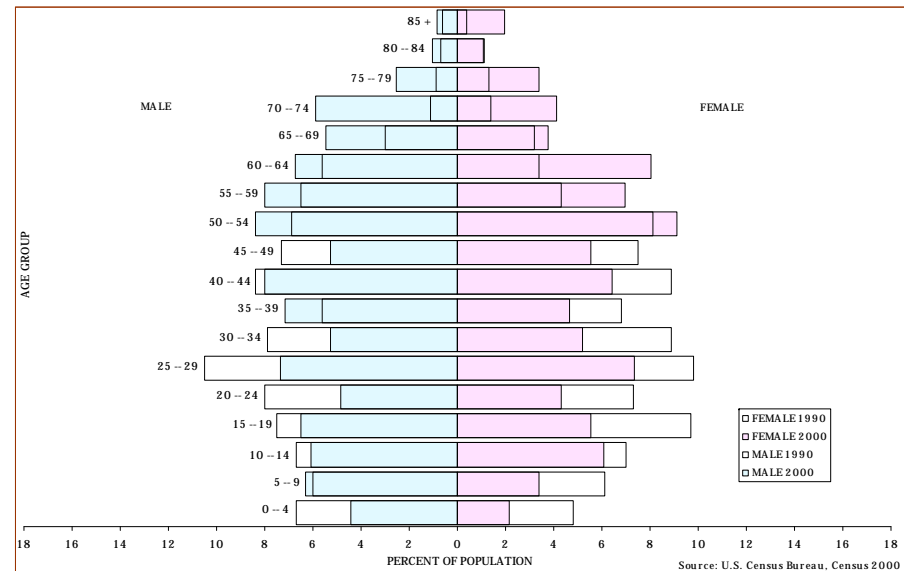
	NH 7 1990	%	NH 7 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Population	1,094		974		56,298		18,976,457		281,421,906	
Hispanic or Latino	13	1.2	12	1.2	863	1.5	2,867,583	15.1	35,305,818	12.5
Not Hispanic or Latino	1,081	98.8	962	98.8	55,435	98.5	16,108,874	84.9	246,116,088	87.5
White	1,061	97.0	925	95.0	52,198	92.7	12,893,689	67.9	211,460,626	75.1
Black	13	1.2	24	2.5	1,377	2.4	3,014,385	15.9	34,658,190	12.3
American Indian	0	0.0	2	0.2	96	0.2	82,461	0.4	2,475,956	0.9
Asian and Pacific Islander	18	1.6	13	1.3	1,528	2.7	1,053,794	5.6	10,641,833	3.8
Other Race	2	0.2	4	0.4	324	0.6	1,341,946	7.1	15,359,073	5.5
Two or More Races		0.0	6	0.6	775	1.4	590,182	3.1	6,826,228	2.4
Minority	45	4.1	56	5.7	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 in all groupings for ages 0 to 49 decreased between 1990 and 2000, while the percentage of population aged 50 to over 85 increased during the same time period. North Endicott ranks 21st out of 25 neighborhoods in percentage of population aged 17 and under, and 11th 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 and over. The percentage of the population aged 25 and over that graduated from high school increased from 85.7% in 1990 to 86.3% in 2000, and in 2000 was larger than that of the Town of Union (84.8%), New York State (79.1%), and Nation (80.4%). The percentage of the population aged 25 and over that earned Associate's Degrees as their highest level of education increased significantly from 9.6% in 1990 to 19.3% in 2000, and in 2000 was much larger than that of the Town of Union (10.5%), 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 decreased from 9.2% in 1990 to 5.6% 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 decreased from 12.4% in 1990 to 6.4% 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

	NH7 1990	%	NH7 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Less than 9th grade	52	7.2	35	5.0	1,952	5.0	1,005,805	8.0	13,755,477	7.5
9th to 12th no diploma	51	7.1	61	8.7	4,022	10.2	1,620,519	12.9	21,960,148	12.1
High school grad (incl. equiv.)	288	40.1	171	24.4	12,613	32.0	3,480,768	27.8	52,168,981	28.6
Some college, no degree	104	14.5	215	30.7	7,404	18.8	2,103,404	16.8	38,351,595	21.0
Associate's degree	69	9.6	135	19.3	4,135	10.5	898,828	7.2	11,512,833	6.3
Bachelor's degree	66	9.2	39	5.6	5,414	13.7	1,954,242	15.6	28,317,792	15.5
Grad. or prof. degree	89	12.4	45	6.4	3,850	9.8	1,478,970	11.8	16,144,813	8.9
High school grad (college/no coll.)	616	85.7	605	86.3	33,416	84.8	9,916,212	79.1	146,496,014	80.4
Total	719	100	701	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 82.6% in 1990 to 73.5% in 2000. The percentage of family households in North Endicott was larger than that of the Town of Union (59.3%), New York State (65.7%), and the Nation (68.1%). In 2000 North Endicott ranked 4th out of 25 neighborhoods in percentage of family households.

 Table 3 ~ Household Type

	NH 7 1990	%	NH 7 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Households	384		396		24,538		7,056,860		105,480,101	
Family households	317	82.6	291	73.5	14,556	59.3	4,639,387	65.7	71,787,347	68.1
Nonfamily households	67	17.4	105	26.5	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 slightly from 3.0 % in 1990 to 3.4 % 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%). North Endicott ranks 20th out of 25 neighborhoods in percentage of vacant housing units.

 Table 4 ~ Housing Occupancy

	NH 7 1990	%	NH 7 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Housing Units	396		410		26,507		7,679,307		115,904,641	
Occupied	384	97.0	396	96.6	24,538	92.6	7,056,860	91.9	105,480,101	91.0
Vacant	12	3.0	14	3.4	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 72.4% in 1990 to 71.7% 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%). North Endicott ranks 7th out of 25 neighborhoods in percentage of owner occupied housing units.

 Table 5 ~ Housing Tenure

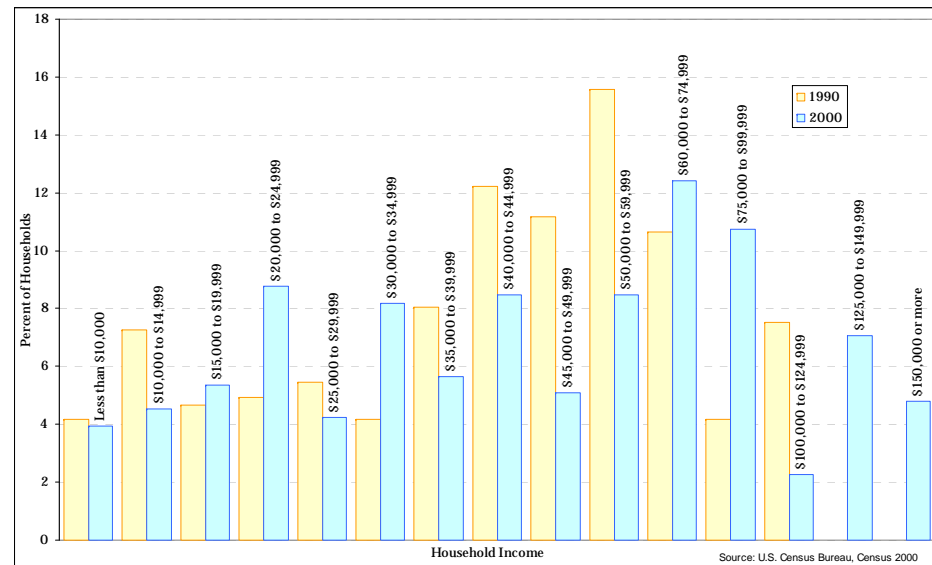
	NH 7 1990	%	NH 7 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Housing Units	384		396		24,538		7,056,860		105,480,101	
Owner occupied	278	72.4	284	71.7	14,747	60.1	3,739,166	53.0	69,815,753	66.2
Renter occupied	106	27.6	112	28.3	9,791	39.9	3,317,694	47.0	35,664,348	33.8

Source: U.S. Census Bureau, Census 2000

HOUSEHOLD INCOME

Figure 3 shows the change in household income from 1990 to 2000. From 1990 to 2000, the percentage of households with income of below \$15,000 decreased from 11.5% to 8.5%. The percentage of households with incomes of between \$15,000 and \$25,000 increased from 9.6% to 13.0%. In 1990, 39.0% of the households had incomes of between \$40,000 and \$60,000, and in 2000 the percentage of households with incomes in this range fell to 22.1%. The percentage of households with incomes of above \$60,000 increased from 22.3% in 1990 to 37.3% in 2000.

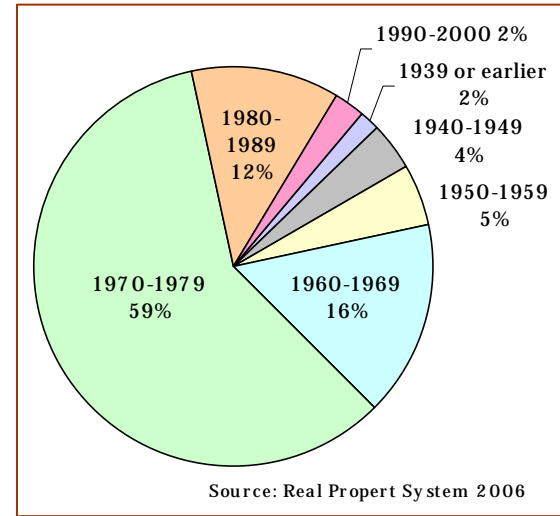
 Figure 3 ~ Household Income Change, 1990-2000



AGE OF HOUSING STRUCTURES

Figure 4 shows housing age. There were very few housing structures built prior to 1939 in this neighborhood, and only a small percentage (11%), were built between 1940 and 1969. The majority (71%) were built between 1970 and 1989, with the remaining two percent being built after 1990.

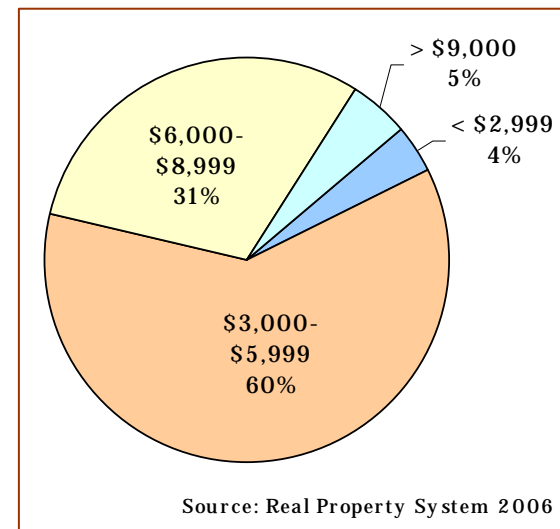
 **Figure 4 ~ Age of Housing**



ASSESSED VALUE

Figure 5 illustrates the assessed value percentages of residential property. Only 4% of the residential properties have assessed values of less than \$2,999. Sixty percent of the residential properties have assessed values of between \$3,000 and \$5,999, thirty-one percent have assessed values of between \$6,000 and \$8,999, and five percent have assessed values of over \$9,000.

 **Figure 5 ~ Assessed Value**



REAL PROPERTY VALUE

Figure 6 shows residential property Full Market Value (FMVs) percentages. Only one percent of the residential properties have FMVs of less than \$49,999. Thirty-seven percent have FMVs of between \$50,000 and \$99,999, fifty-nine percent have FMVs of between \$100,000 and \$199,999, and three percent have FMVs of over \$200,000.

 **Figure 6 ~ Full Market Value**

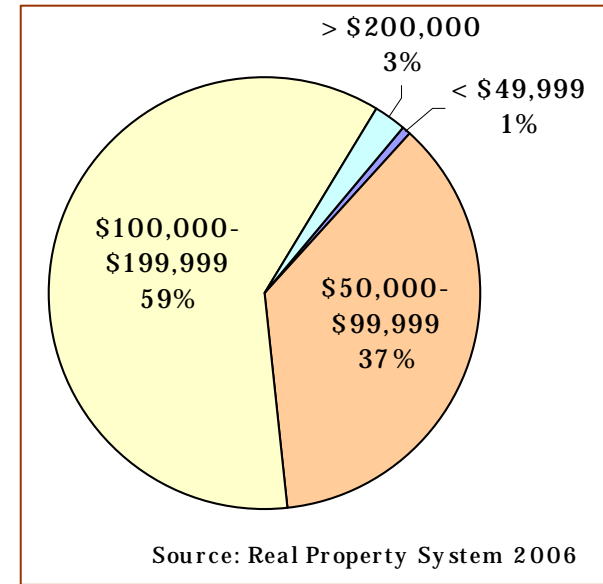


Table 6 Shows the Median Housing Value by block group within the neighborhood, as well as the average Median Housing Value across the neighborhood.

 **Table 6 ~ Median Housing Value by Block Group**

Block Group 5, Census Tract 133.04	Neighborhood Average
\$99,500	\$99,500

Source: U.S. Census Bureau, Census 2000

Town of Union Unified Comprehensive Plan

OCCUPATIONAL STRUCTURE

The occupational structure of this neighborhood shows that the majority of its residents, just under thirty-two percent, are employed in Sales and Office Occupations. Another thirty-one percent have jobs in Management, Professional, and Related Occupations. Service Occupations account for a little over thirteen percent of the jobs held by residents. Almost seven percent of the residents work in Construction, Extraction, or Maintenance Occupations, while around eighteen percent have jobs in Production, Transportation, or Material Moving Occupations. There are no residents employed 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
78	15.6	76	15.2	17	3.4	50	10.0	75	15.0	83	16.6	0	0.0	0	0.0	34	6.8	0	0.0	62	12.4	26	5.2

Source: U.S. Census Bureau, Census 2000

COMMUTE TIME

Just over fifty-seven percent of the residents in this neighborhood travel less than twenty minutes to work. Almost thirty-nine percent travel between twenty to forty-five minutes to their place of employment. Fewer than three percent spend more than forty-five minutes to get to work each day, while just over one percent work at their homes.

 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	%
7	1.4	287	57.3	193	38.5	14	2.8

Source: U.S. Census Bureau, Census 2000