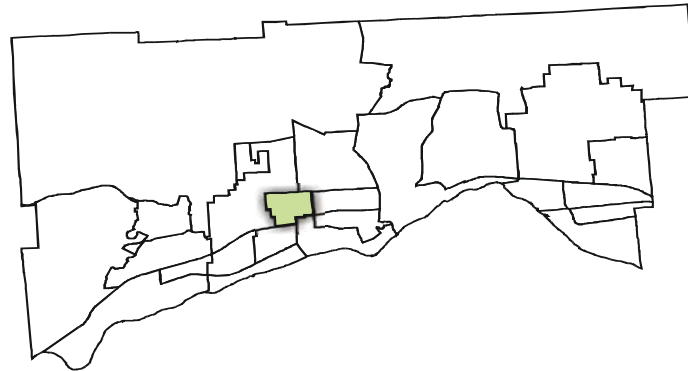
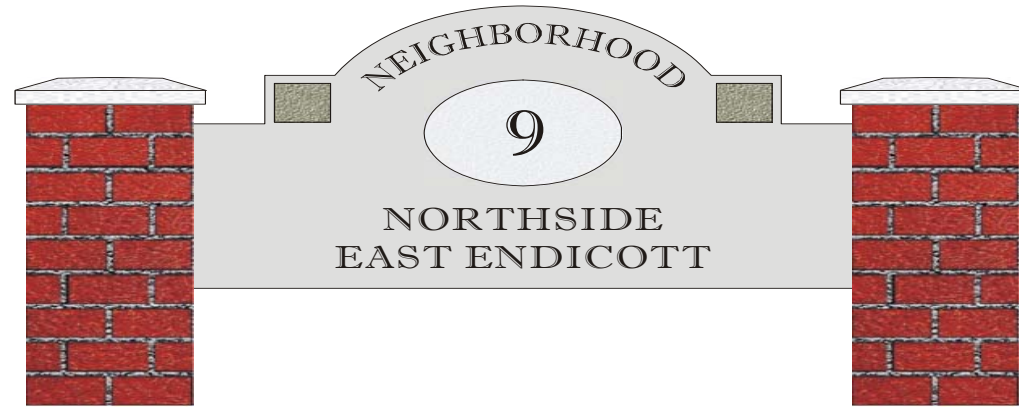


# TOWN OF UNION

## COMPREHENSIVE PLAN

### DEMOGRAPHIC PROFILE



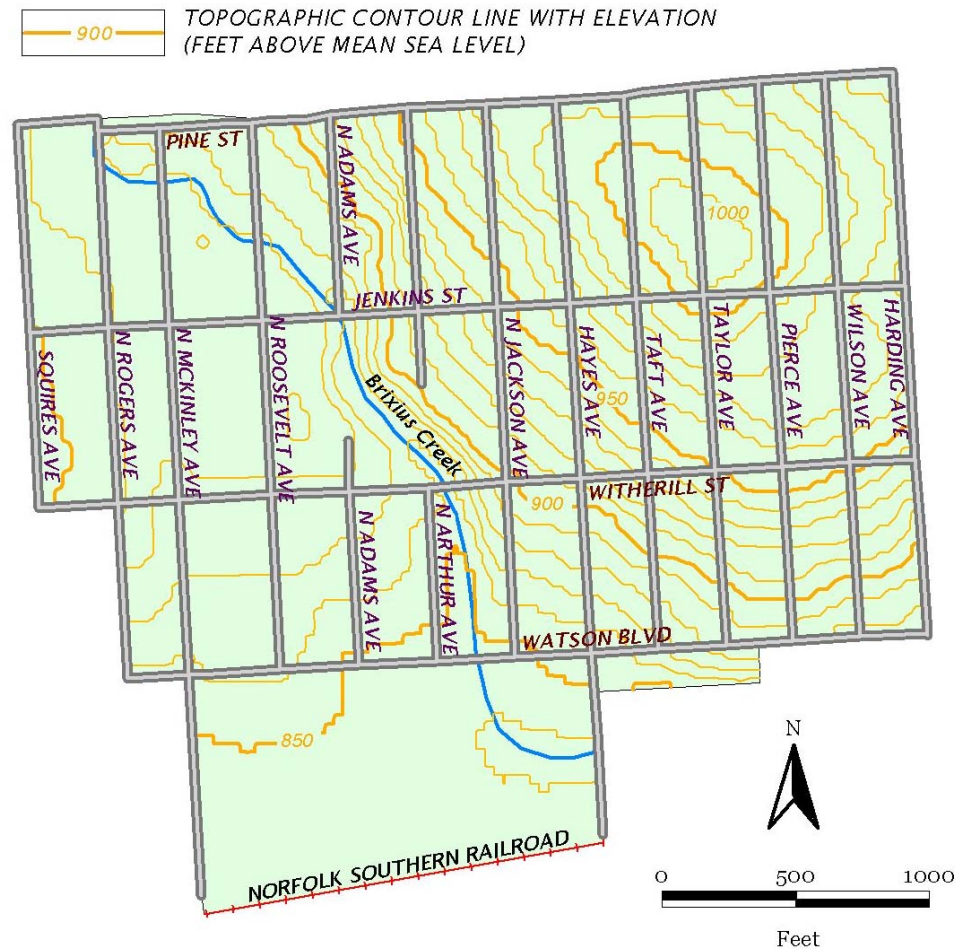
### **NEIGHBORHOOD SETTING**

Northside East Endicott occupies 180 acres, or less than 1% of the total area of the Town, and ranks 21<sup>st</sup> out of 25 neighborhoods by size. It is located in the south central portion of the town and is accessed by a series of parallel streets including: Pine Street, Jenkins Street, Witherill Street, and Watson Blvd., running west to east from the Village of Endicott to Endwell, and is accessed from the south by McKinley Avenue.

### **LANDSCAPE FEATURES**

Brixius Creek flows across the northwest corner to the southeast, through the center of the neighborhood. The southern portion of the neighborhood, south of Watson Boulevard, is flat. West of Brixius Creek and north of Watson Boulevard, the surface gradually rises. East of the creek the surface rises more abruptly, cresting at the northeast corner of the neighborhood, north of the intersection of Jenkins Street and Taylor Avenue. The 100-year flood zone extends along the creek banks from the southern to the northern boundary of the neighborhood.

Map 1 ~ Neighborhood 9



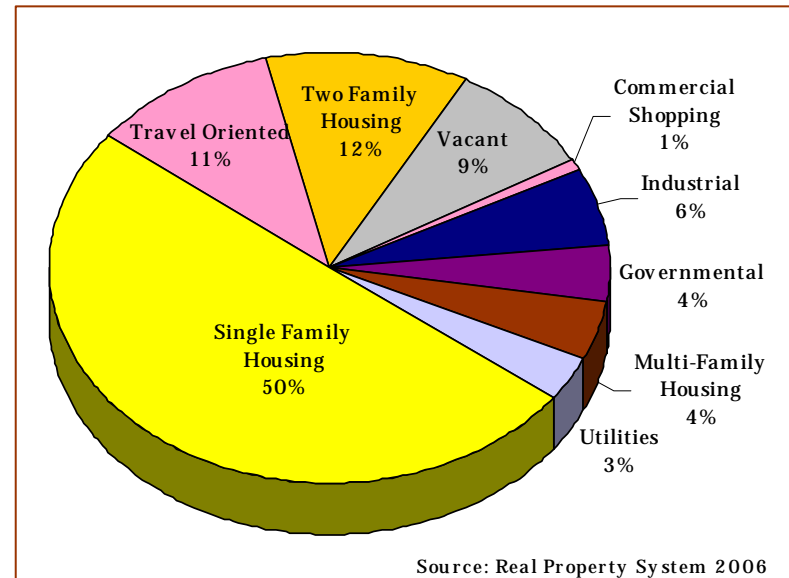
### EXISTING LAND USE

Figure 1 shows parcel acreage by land use. Half of the parcel acreage is used for single-family housing. Twelve percent is used for two-family housing and four percent is multi-family. Industrial uses make up six percent of the acreage. Four percent is governmental, three percent is for utilities and nine percent is vacant. The two-family housing is arranged as individual parcels and as groups of adjacent parcels dispersed among the single-family parcels. The parcels in the northeast corner of the neighborhood are exclusively single-family housing. St. Joseph's Catholic Church and the Nichols Notch senior citizen housing development, located between North Jackson Avenue and Hayes Avenue, lie at the center of the neighborhood. An area of vacant land with steep terrain,

 **Photograph 1 ~ Northside Endicott, As Viewed From The Nichols Notch Senior Citizen Housing Complex**



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



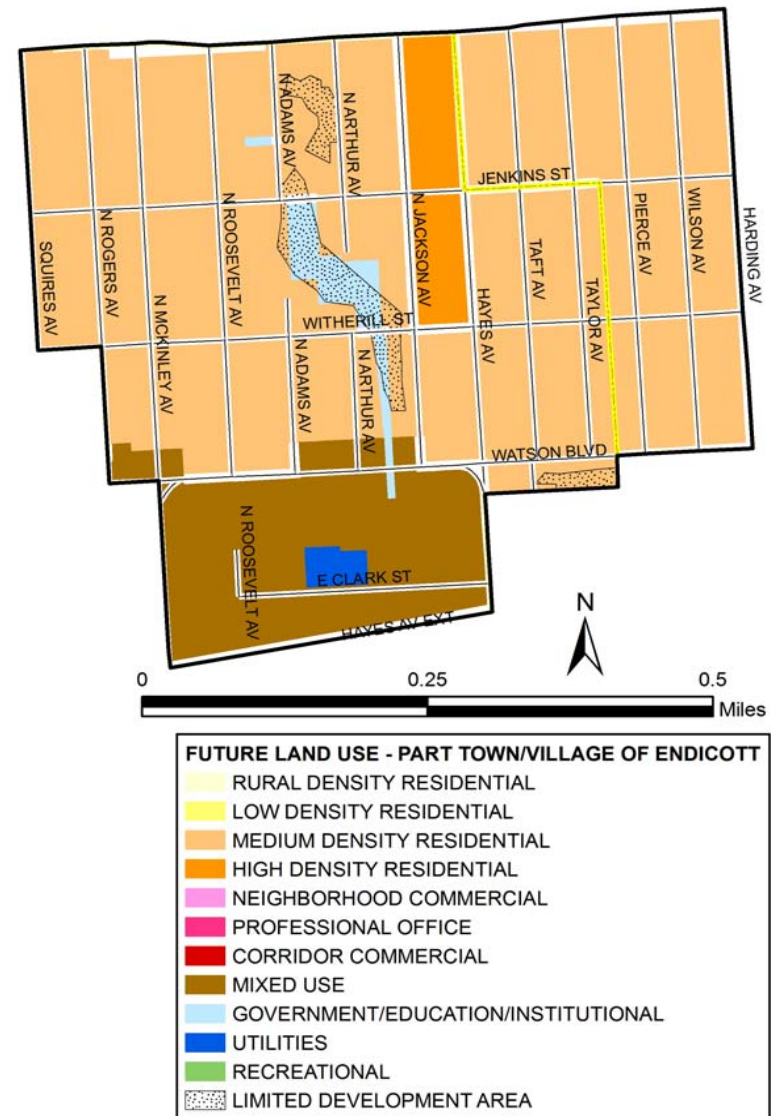
at the banks of Brixius Creek, lies between North Roosevelt and North Jackson Avenues, west of the church, with Witherill Street to the south and Jenkins Street to the north. An industrial area is located at the southern extent of the neighborhood, south of Watson Boulevard.

## FUTURE LAND USE

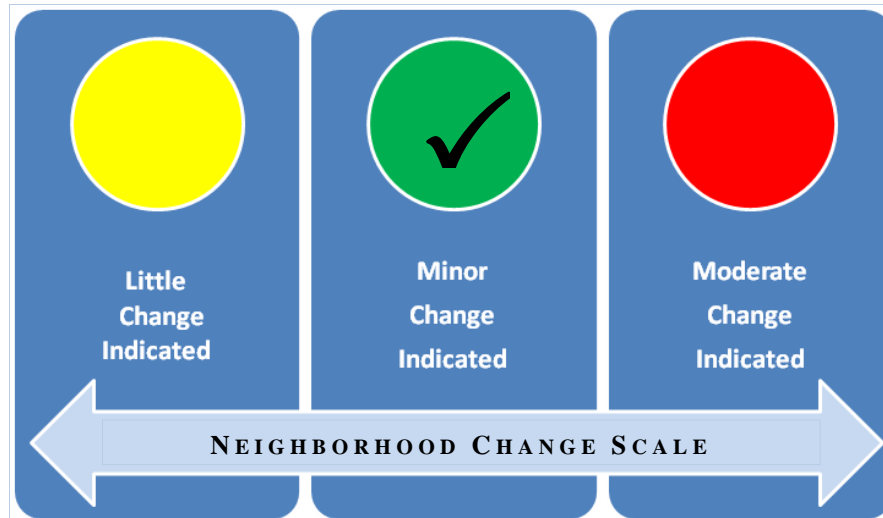
Map 2 shows the proposed Future Land Use of Neighborhood 9. Densely developed housing units and a strong IBM/Endicott Johnson heritage define most of this neighborhood. Parcel sizes are comparatively small and with the recent rise in conversions of single-family houses and churches to multifamily units it made sense to propose Medium and High Density Residential land uses for the majority of this neighborhood. Like most of the neighborhoods in the heart of the village, Neighborhood 9 is already essentially built to capacity, with no significant changes in land use and minimal change likely in the future.

Proposed non-residential land uses for the remainder of this neighborhood reflect existing land uses and include Mixed Use, Utilities, and Government/Education/Institutional land uses. The south side of Watson Boulevard, west of Hayes Avenue has been proposed as Mixed Use with a focus on Office, Research and Industrial uses. A large portion of this land is an open parking lot and can easily be developed as new office space among other uses. The north side of Watson Boulevard has been proposed as Office/Commercial Mixed Use with more of a focus on shopping needs and professional office space rather than industrial or research. A New York State Electric and Gas substation located on East Clark Street is shown under the Utilities Future Land Use category identified by the dark blue coding, while the Village Endicott owns the light blue coded area to the north. This village owned property is used for flood control to channel storm water during major storm events. This area is also identified as a

Map 2 ~ Proposed Future Land Use, Neighborhood 9



Limited Development Area due to steep slopes and because it is part of a non-riverine 100-year flood zone.



**CHANGE INDICATOR**

**B**ased upon the proposed Future Land Use recommendations, there is potential for a minor amount of change in Neighborhood 9. Substantial portions of the neighborhood are already built out. The vacant land to the north of the Nichols Notch senior citizen housing development can accommodate additional residential development or perhaps a new park facility. The large unused parking lots adjacent to East Clark Street may also offer additional future mixed use development opportunities.



## 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 2.1% to 5.8%. 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 of the Nation (29.5%). Northside East Endicott ranks 15<sup>th</sup> out of 25 neighborhoods in percentage of minority population.

Table 1 ~ Racial/Ethnic Composition

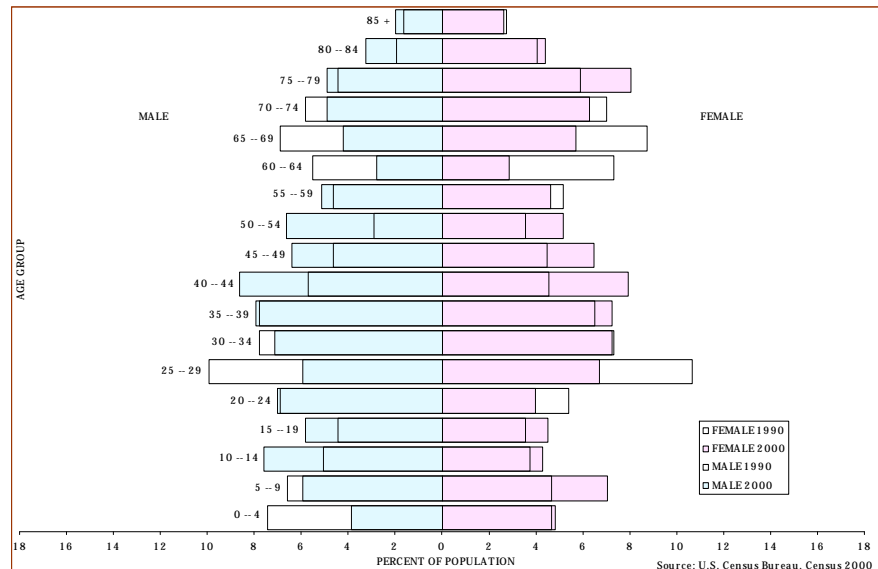
	NH 9 1990	%	NH 9 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Population	1,912		1,767		56,298		18,976,457		281,421,906	
Hispanic or Latino	13	0.7	18	1.0	863	1.5	2,867,583	15.1	35,305,818	12.5
Not Hispanic or Latino	1,899	99.3	1,749	99.0	55,435	98.5	16,108,874	84.9	246,116,088	87.5
White	1,883	98.5	1,679	95.0	52,198	92.7	12,893,689	67.9	211,460,626	75.1
Black	20	1.0	48	2.7	1,377	2.4	3,014,385	15.9	34,658,190	12.3
American Indian	1	0.1	1	0.1	96	0.2	82,461	0.4	2,475,956	0.9
Asian and Pacific Islander	8	0.4	16	0.9	1,528	2.7	1,053,794	5.6	10,641,833	3.8
Other Race	0	0.0	4	0.2	324	0.6	1,341,946	7.1	15,359,073	5.5
Two or More Races			19	1.1	775	1.4	590,182	3.1	6,826,228	2.4
Minority	41	2.1	103	5.8	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 female population aged 9 and under increased from 1990 to 2000, while the percentage of male population aged 9 and under decreased during the same period. The percentage of the population of both genders aged 10 to 19, aged 35 to 54, and aged 75 and over increased in the 10-year period, while the percentage of the population aged 25 to 29, and aged 60 to 74 decreased from 1990 to 2000. Northside East Endicott ranks 19<sup>th</sup> out of 25 neighborhoods in percentage of population aged 17 and under, and 6<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 and over. The percentage of the population aged 25 and over that graduated from high school increased from 64.1% in 1990 to 86.4% 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 7.6% in 1990 to 12.0% in 2000, and in 2000 was 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 increased from 11.0% in 1990 to 12.3% 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 2.3% 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

	NH9 1990	%	NH9 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Less than 9th grade	261	18.4	58	4.4	1,952	5.0	1,005,805	8.0	13,755,477	7.5
9th to 12th no diploma	250	17.6	120	9.2	4,022	10.2	1,620,519	12.9	21,960,148	12.1
High school grad (incl. equiv.)	387	27.2	398	30.5	12,613	32.0	3,480,768	27.8	52,168,981	28.6
Some college, no degree	226	15.9	292	22.3	7,404	18.8	2,103,404	16.8	38,351,595	21.0
Associate's degree	108	7.6	157	12.0	4,135	10.5	898,828	7.2	11,512,833	6.3
Bachelor's degree	157	11.0	161	12.3	5,414	13.7	1,954,242	15.6	28,317,792	15.5
Grad. or prof. degree	33	2.3	121	9.3	3,850	9.8	1,478,970	11.8	16,144,813	8.9
High school grad (college/no coll.)	911	64.1	1,129	86.4	33,416	84.8	9,916,212	79.1	146,496,014	80.4
Total	1,422	100	1,307	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

**T**able 3 shows household type. The percentage of family households decreased from 66.0% in 1990 to 59.5% in 2000 and was in 2000 larger than that of the Town of Union (59.3%), but smaller than that of New York State (65.7%), and the Nation (68.1%). Northside East Endicott ranks 11<sup>th</sup> out of 25 neighborhoods in percentage of family households.

 Table 3 ~ Household Type

	NH 9 1990	%	NH 9 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Households	826		804		24,538		7,056,860		105,480,101	
Family households	545	66.0	478	59.5	14,556	59.3	4,639,387	65.7	71,787,347	68.1
Nonfamily households	281	34.0	326	40.5	9,982	40.7	2,417,473	34.3	33,692,754	31.9

Source: U.S. Census Bureau, Census 2000

### HOUSING

**T**able 4 shows housing occupancy. The percentage of vacant housing units increased from 4.0 % in 1990 to 6.0 % 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%). Northside East Endicott ranks 17<sup>th</sup> out of 25 neighborhoods in percentage of vacant housing units.

 Table 4 ~ Housing Occupancy

	NH 9 1990	%	NH 9 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Housing Units	860		855		26,507		7,679,307		115,904,641	
Occupied	826	96.0	804	94.0	24,538	92.6	7,056,860	91.9	105,480,101	91.0
Vacant	34	4.0	51	6.0	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 slightly from 69.2% in 1990 to 66.2% in 2000, and in 2000, was larger than that of the Town of Union (60.1%), New York State (53.0%), and was equal to that of the Nation (66.2%). Northside East Endicott ranks 11<sup>th</sup> out of 25 neighborhoods in percentage of owner-occupied housing units.

 Table 5 ~ Housing Tenure

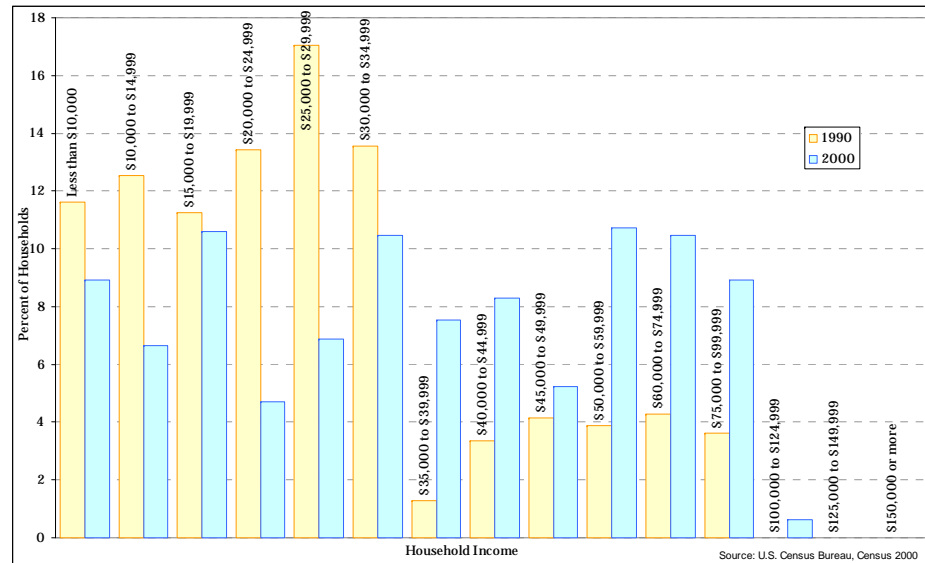
	NH 9 1990	%	NH 9 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Housing Units	826		804		24,538		7,056,860		105,480,101	
Owner occupied	572	69.2	532	66.2	14,747	60.1	3,739,166	53.0	69,815,753	66.2
Renter occupied	254	30.8	272	33.8	9,791	39.9	3,317,694	47.0	35,664,348	33.8

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 \$50,000 all decreased from 1990 to 2000, with the largest drop in those households earning of between \$20,000 and \$30,000. The percentage of households with incomes of above \$30,000 over the same time period nearly doubled.

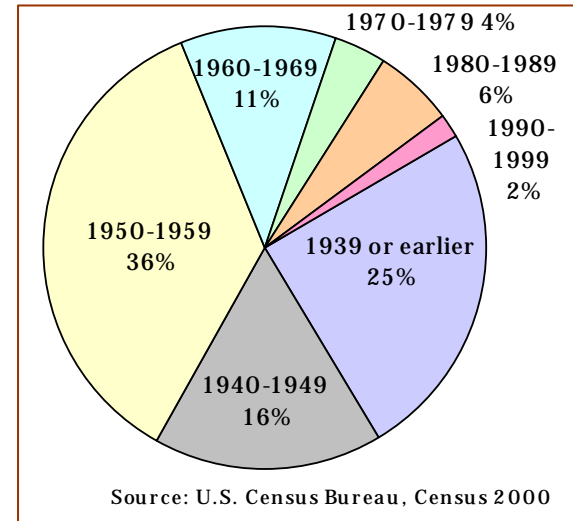
 Figure 3 ~ Household Income Change, 1990-2000



### AGE OF HOUSING STRUCTURES

Figure 4 shows housing age. Forty-one percent of the housing structures were built prior to 1950. Forty-seven percent were built between 1950 and 1969. The remaining ten percent of housing structure were built after 1970.

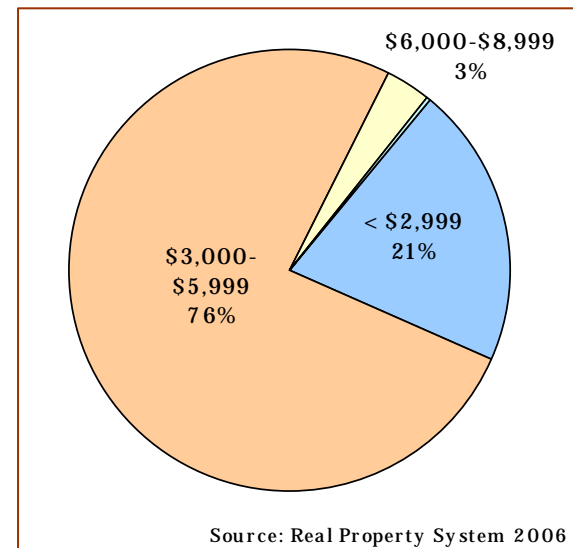
 Figure 4 ~ Age of Housing



### ASSESSED VALUE

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

 Figure 5 ~ Assessed Value



### **REAL PROPERTY VALUE**

Figure 6 shows residential property Full Market Values (FMVs). Five percent of the residential properties have FMVs of below \$49,999. Eight-five percent have FMVs of between \$50,000 and \$99,999, and ten percent have FMVs of between \$100,000 and \$199,999. One house has an FMV of over \$200,000, or .15 percent.

 **Figure 6 ~Full Market Value**

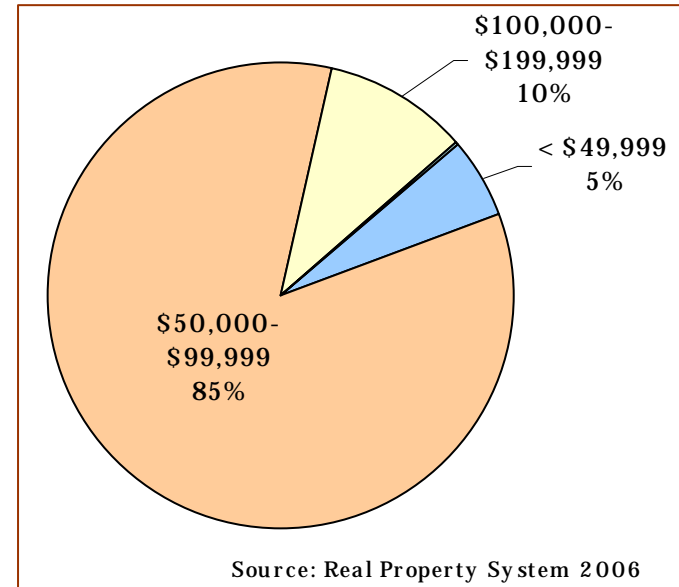


Table 6 Shows the Median Housing Value by block group within the neighborhood, as well as the average Median Housing Value across the neighborhood.

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

Block Group 3, Census Tract 132.01	Block Group 2, Census Tract 1343	Block Group 3, Census Tract 134	Neighborhood Average
\$75,900	\$62,300	\$68,800	\$69,000

Source: U.S. Census Bureau, Census 2000

## OCCUPATIONAL STRUCTURE

The occupational structure shows that the majority of the residents in this neighborhood, slightly more than thirty-five percent, are employed in Management, Professional, or Related Occupations. Thirty percent of the residents work in Sales and Office Occupations. Just over sixteen percent have jobs in Service Occupations, while almost thirteen percent are employed in Production, Transportation, or Material Moving Occupations. Only a little more than five percent of the residents are in Construction, Extraction, or Maintenance Occupations, while none are employed in Farming, Fishing, or 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
153	18.2	144	17.1	59	7.0	79	9.4	140	16.6	115	13.7	0	0.0	0	0.0	46	5.5	0	0.0	73	8.7	33	3.9

Source: U.S. Census Bureau, Census 2000

## COMMUTE TIME

Over seventy-two percent of the residents in this neighborhood travel less than twenty minutes to work each day. Twenty percent have to travel twenty to forty-five minutes to work, while only about five percent travel more than forty-five minutes to get to their place of employment. Three percent of the residents 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	%
25	3.0	602	72.2	166	19.9	41	4.9

Source: U.S. Census Bureau, Census 2000