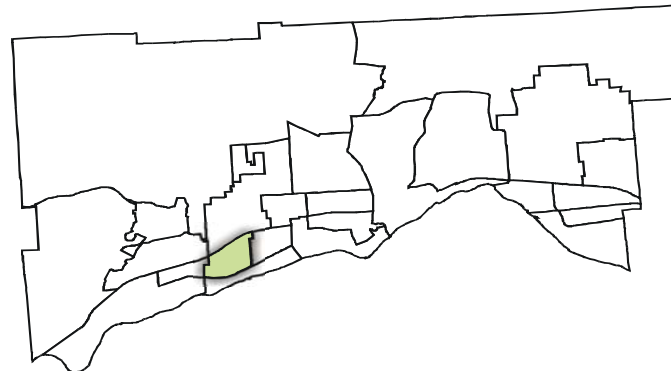
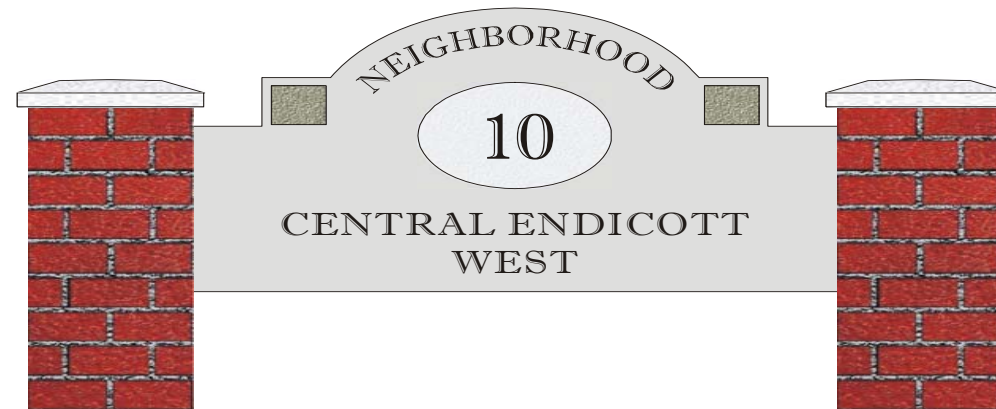


TOWN OF UNION

COMPREHENSIVE PLAN

DEMOGRAPHIC PROFILE



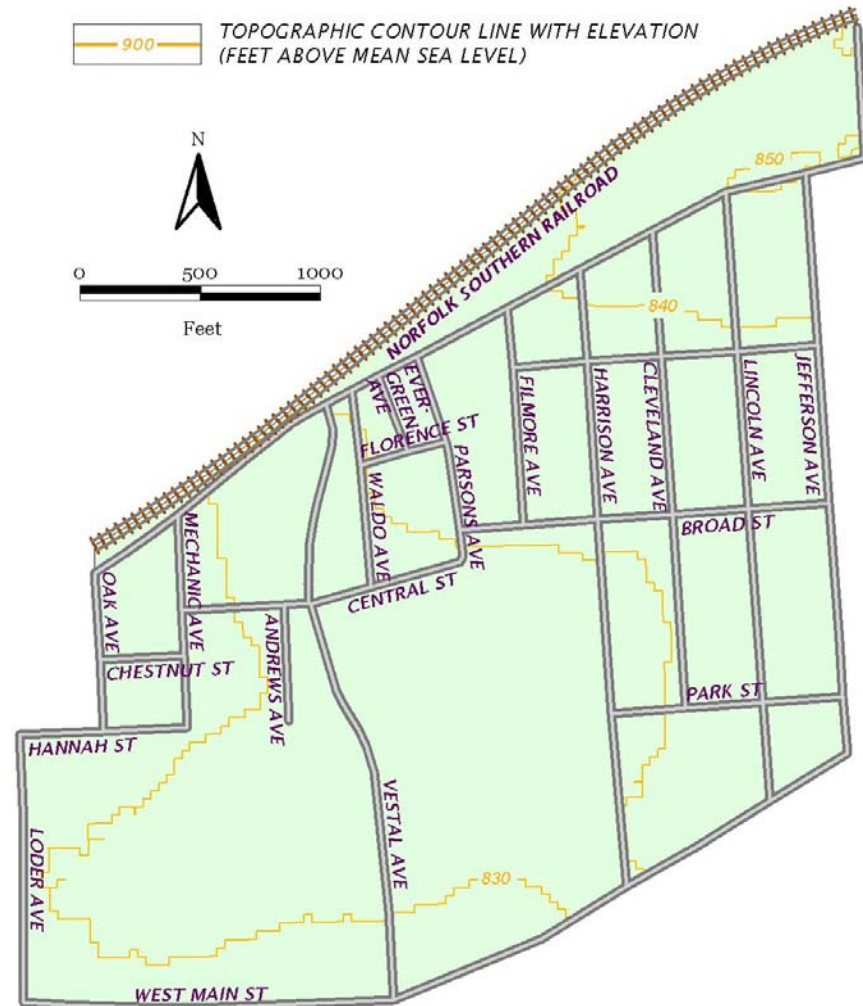
NEIGHBORHOOD SETTING

Central Endicott West occupies 200 acres or 1% of the total area of the town, and ranks 19th of 25 neighborhoods by size. It is accessed from the east and west by North and Main Streets, and is accessed from the south by Vestal Avenue. The neighborhood is located in the Village of Endicott in the south central portion of the town.

LANDSCAPE FEATURES

Central Endicott West is flat without any distinguishing landscape features.

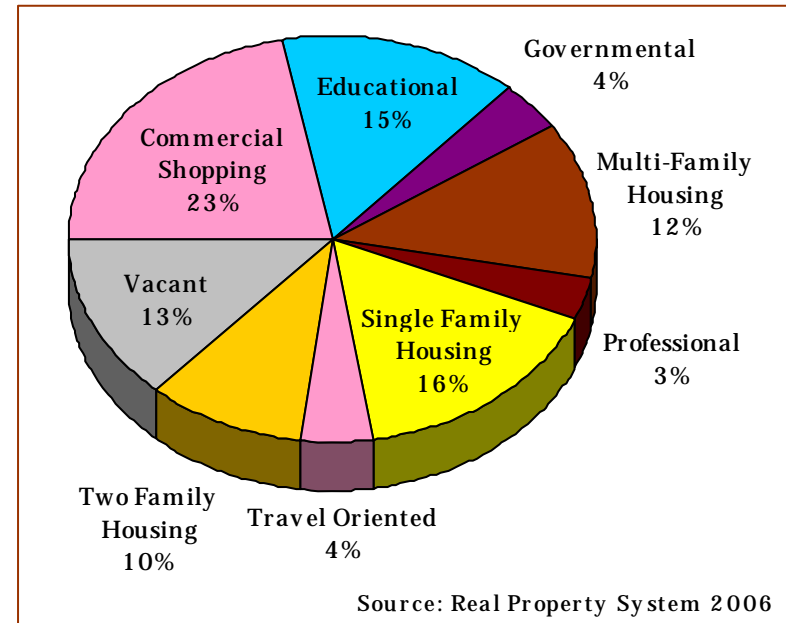
Map 1 ~ Neighborhood 10



EXISTING LAND USE

Figure 1 shows parcel acreage by land use. Sixteen percent of the parcel acreage is used for single-family housing, ten percent is used for two-family housing, and twelve percent is used for multi-family housing. Twenty-three percent of the parcel acreage is designated commercial shopping, and fifteen percent is used for education. Jennie F. Snapp Middle School is located at the corner of Loder Avenue and Hannah Street, at the western border of the neighborhood. Commercial parcels are located along Main Street at the southern border of the neighborhood. The Endicott Library and village government offices are located in the southeast corner of the neighborhood. The former Endicott Forging parcel was cleared of buildings and has been redeveloped and occupied by Schafer's Bus Lines, lies at the corner of North Street and Vestal Avenue. A residential area with a mix of single-family, two-family, and multi-family housing lies between the middle school athletic field and the former Endicott Forging property. A commercial and shopping area occupies the northeast portion of the neighborhood, between North Street and the Norfolk Southern Railroad, at the northern boundary of the neighborhood.

 Figure 1 ~ Existing Land Use By Acreage



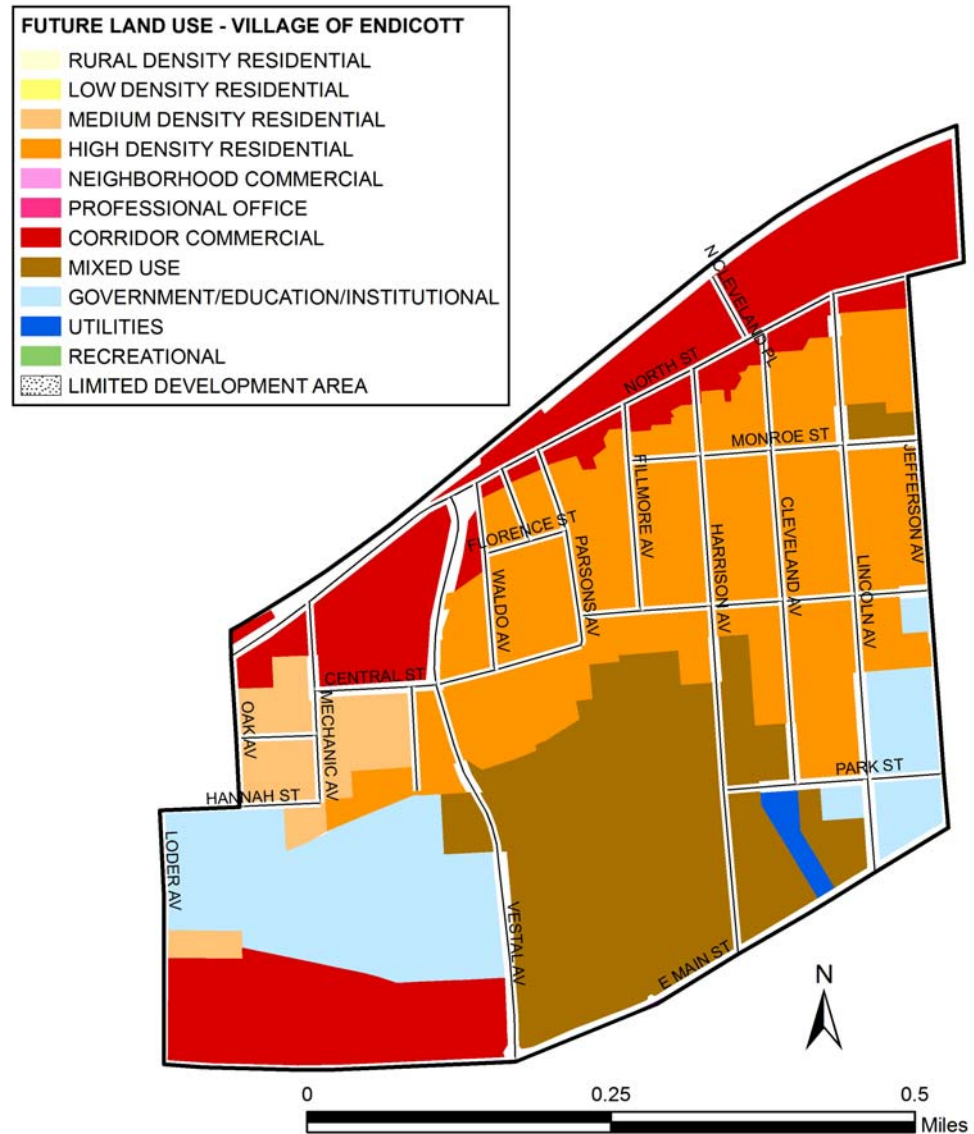
 Photograph 1 ~ K-Mart/Endicott Plaza

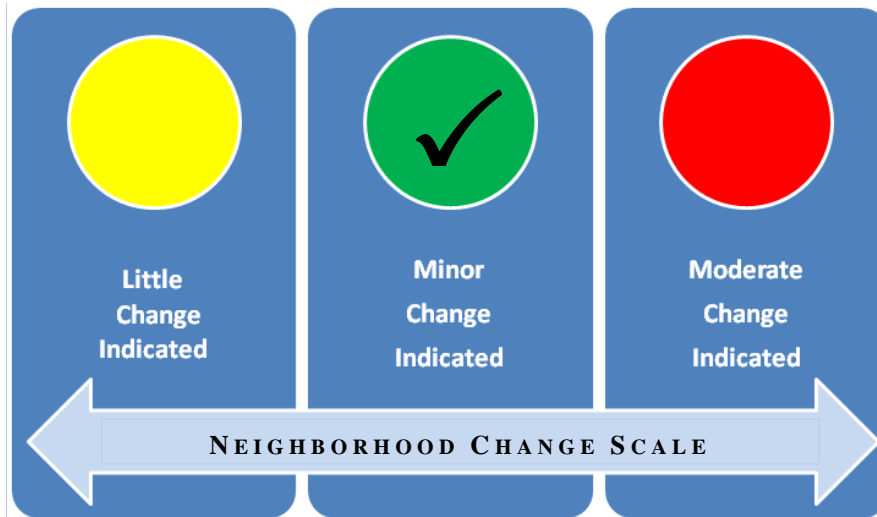


FUTURE LAND USE

The proposed Future Land Use map reflects existing development patterns without any significant changes. This neighborhood has one of the highest proportions of rental housing in the Town which is why most of the residential areas are designated as high density. The area between Vestal Avenue and Harrison Avenue is designated as Mixed Use. The types of land uses should be limited to commercial and professional offices.

Map 2 ~ Neighborhood 10, Proposed Future Land Use





CHANGE INDICATOR

Based upon the proposed Future Land Use Brecommendations, it is not anticipated that there will be a significant amount of change in Neighborhood 10 with the exception of the K-Mart/Endicott Plaza and the North Street corridor. The residential sections of the neighborhood are mature and substantially built out. This neighborhood has the lowest percentage of owner-occupied housing units out of the twenty-five neighborhoods. Proactive code enforcement is a necessity in this neighborhood due to the high number of rental properties, many of which are owned by out of town companies. The K-Mart

Plaza offers perhaps the most significant redevelopment opportunity in the village, especially since the parcel is located within the Endicott Municipal Light District which offers electric rates that are substantially lower than NYSEG.

Town of Union Unified Comprehensive Plan

MINORITY POPULATION

Table 1 shows the racial/ethnic makeup of the neighborhood. Between the years 1990 and 2000, the minority population increased significantly from 5.3% to 13.7%. In the year 2000 the percentage of minority population was larger than that of the Town of Union (6.9%), but smaller than that of New York State (37.0%), and the Nation (29.5%). Central Endicott West ranks 3rd out of 25 neighborhoods in percentage of minority population.

 Table 1 ~ Racial/Ethnic Composition

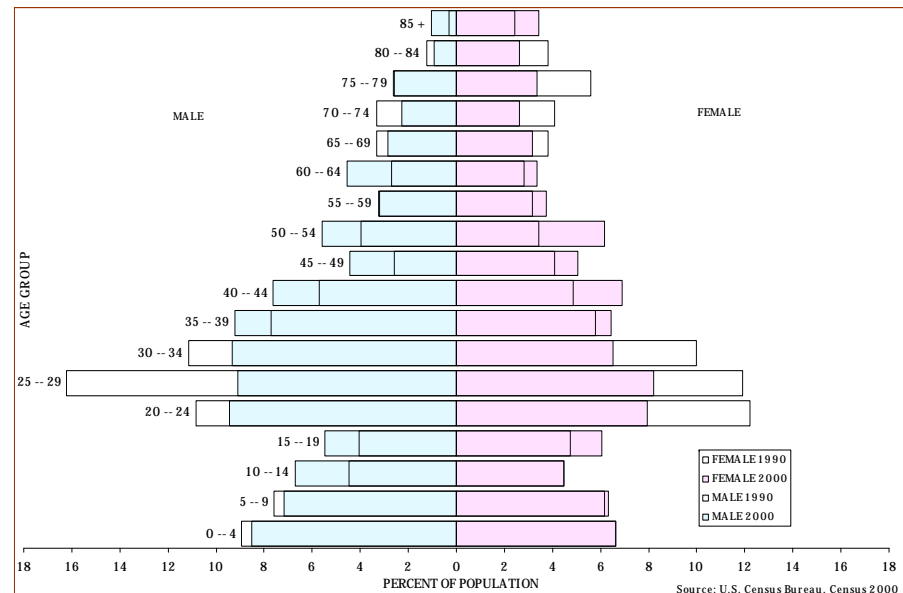
	NH 10 1990	%	NH 10 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Population	2,045		1,876		56,298		18,976,457		281,421,906	
Hispanic or Latino	12	0.6	37	2.0	863	1.5	2,867,583	15.1	35,305,818	12.5
Not Hispanic or Latino	2,033	99.4	1,839	98.0	55,435	98.5	16,108,874	84.9	246,116,088	87.5
White	1,948	95.3	1,630	86.9	52,198	92.7	12,893,689	67.9	211,460,626	75.1
Black	53	2.6	83	4.4	1,377	2.4	3,014,385	15.9	34,658,190	12.3
American Indian	8	0.4	1	0.1	96	0.2	82,461	0.4	2,475,956	0.9
Asian and Pacific Islander	35	1.7	91	4.9	1,528	2.7	1,053,794	5.6	10,641,833	3.8
Other Race	1	0.0	21	1.1	324	0.6	1,341,946	7.1	15,359,073	5.5
Two or More Races			47	2.5	775	1.4	590,182	3.1	6,826,228	2.4
Minority	109	5.3	257	13.7	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 the age distribution by gender. The population aged 10 to 19 grew slightly between 1990 and 2000, while the 20 to 24 year old group saw a small decline. There was a larger loss in the 25 to 29 and 30 to 34 age groups over the same period. The age groups between 35 and 64 all saw small increases between 1990 and 2000, along with the 85 and over group. Small decreases were seen in the 65 to 84 age groups. The population aged 20 to 29 decreased most dramatically. Central Endicott West ranks 10th out of 25 neighborhoods in percentage of population aged 17 and under, and 16th 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 slightly from 79.3% in 1990 to 80.1% 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 slightly less than that 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 increased significantly from 8.4% in 1990 to 11.3% 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 decreased from 10.4% in 1990 to 8.1% 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 4.7% in 1990 to 5.1% 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

	NH 10 1990	%	NH10 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Less than 9th grade	154	11.6	86	7.4	1,952	5.0	1,005,805	8.0	13,755,477	7.5
9th to 12th no diploma	121	9.1	147	12.6	4,022	10.2	1,620,519	12.9	21,960,148	12.1
High school grad (incl. equiv.)	499	37.5	450	38.5	12,613	32.0	3,480,768	27.8	52,168,981	28.6
Some college, no degree	245	18.4	199	17.0	7,404	18.8	2,103,404	16.8	38,351,595	21.0
Associate's degree	112	8.4	132	11.3	4,135	10.5	898,828	7.2	11,512,833	6.3
Bachelor's degree	138	10.4	95	8.1	5,414	13.7	1,954,242	15.6	28,317,792	15.5
Grad. or prof. degree	62	4.7	59	5.1	3,850	9.8	1,478,970	11.8	16,144,813	8.9
High school grad (college/no coll.)	1,056	79.3	935	80.1	33,416	84.8	9,916,212	79.1	146,496,014	80.4
Total	1,331	100	1,168	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 increased slightly from 43.7% in 1990 to 44.8% in 2000. The percentage of family households was smaller than that of the Town of Union (59.3%), New York State (65.7%), and the Nation (68.1%). Central Endicott West ranks 22nd out of 25 neighborhoods in percentage of family households.

 Table 3 ~ Household Type

	NH 10 1990	%	NH 10 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Households	1,012		916		24,538		7,056,860		105,480,101	
Family households	452	43.7	410	44.8	14,556	59.3	4,639,387	65.7	71,787,347	68.1
Nonfamily households	570	56.3	506	55.2	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 6.2 % in 1990 to 12.7 % in 2000. The housing vacancy rate in 2000 was larger than that of the Town of Union (7.4%), New York State (8.1%), and the Nation (9.0%). Central Endicott West ranks 3rd out of 25 neighborhoods in percentage of vacant housing units.

 Table 4 ~ Housing Occupancy

	NH 10 1990	%	NH 10 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Housing Units	1,079		1,049		26,507		7,679,307		115,904,641	
Occupied	1,012	93.8	916	87.3	24,538	92.6	7,056,860	91.9	105,480,101	91.0
Vacant	67	6.2	133	12.7	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 24.5% in 1990 to 22.4% in 2000, and in 2000, and was much smaller than that of the Town of Union (60.1%), New York State (63.0%), and the Nation (66.2%). Central Endicott West ranks last out of 25 neighborhoods in percentage of owner-occupied housing units.

 Table 5 ~ Housing Tenure

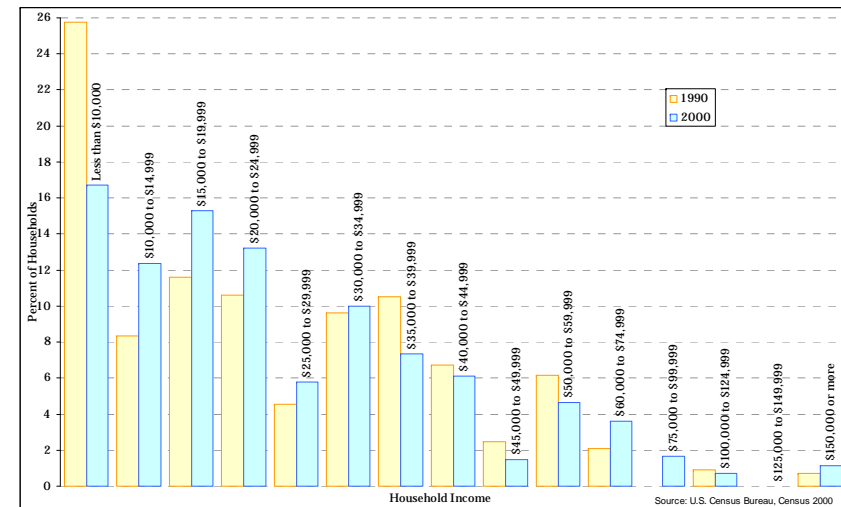
	NH 10 1990	%	NH 10 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Housing Units	1,012		916		24,538		7,056,860		105,480,101	
Owner occupied	248	24.5	205	22.4	14,747	60.1	3,739,166	53.0	69,815,753	66.2
Renter occupied	764	75.5	711	77.6	9,791	39.9	3,317,694	47.0	35,664,348	33.8

Source: U.S. Census Bureau, Census 2000

HOUSEHOLD INCOME

Figure 3 shows the change in household income from 1990 to 2000. In both 1990 and 2000, the percentage of households with incomes of less than \$10,000 was high but showed a substantial decrease from 25.8% in 1990 to 16.7% in 2000. In the 10-year Census period, there was an increase in the percentage of households with incomes of between \$10,000 and \$25,000 (30.5% to 40.9%). Only 3.7% of the households in 1990 had incomes of above \$60,000. This percentage rose to 7.1% in 2000.

 Figure 3 ~ Household Income Change, 1990-2000



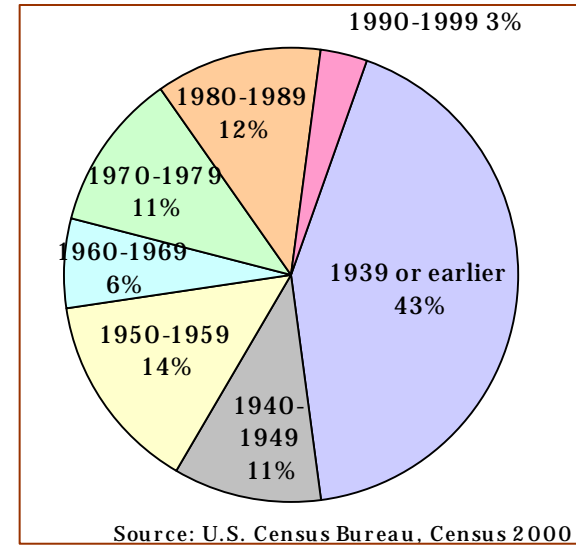
AGE OF HOUSING STRUCTURES

Figure 4 shows housing age. Forty-three of the housing structures in this neighborhood were built prior to 1940. Thirty percent were built between 1940 and 1969. Twenty-three percent were built between 1970 and 1989, and only four percent were built after 1989.

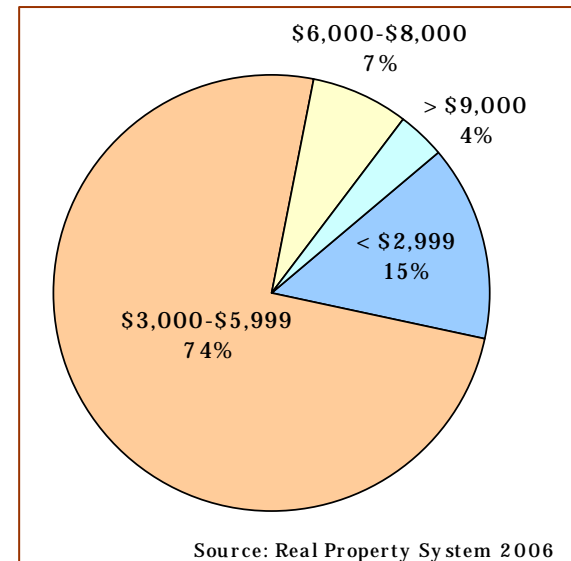
ASSESSED VALUE

Figure 5 illustrates the assessed value percentages of residential property. Fifteen percent of the residential properties have assessed values of less than \$2,999, seventy-four percent of the residential properties have assessed values of between \$3,000 and \$5,999, and seven percent of the residential properties have assessed values of between \$6,000 and \$8,999. Fourteen residential properties, or four percent, have assessed values of more than \$9,000.

 **Figure 4 ~ Age of Housing**



 **Figure 5 ~ Assessed Value**



REAL PROPERTY VALUE

Figure 6 shows residential property Full Market Values (FMVs) percentages. Six percent of the residential properties have FMVs of less than \$49,999, seventy-four percent have FMVs of between \$50,000 and \$99,999, seventeen percent have FMVs of between \$100,000 and \$199,999, and three percent have FMVs of over \$200,000.

 **Figure 6 ~ Full Market Value**

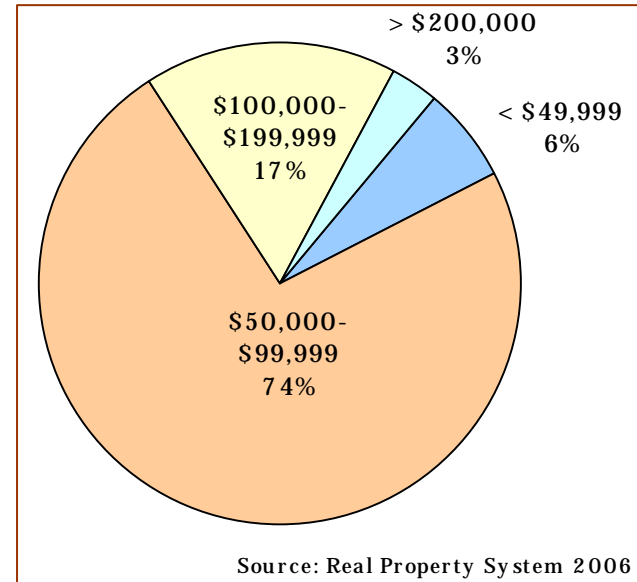


Table 6 Shows the Median Housing Value by block group within the neighborhood, as well as the average Median Housing Value across the neighborhood.

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

Block Group 4, Census Tract 135	Block Group 6, Census Tract 136	Neighborhood Average
\$62,400	\$57,300	\$59,850

Source: U.S. Census Bureau, Census 2000

OCCUPATIONAL STRUCTURE

The occupational structure shows that just over twenty-six percent of the residents in this neighborhood are employed in Management, Professional, or Related Occupations. Twenty-five percent work in Production, Transportation, or Material Moving Occupations. Twenty-four percent work in Sales and Office Occupations. Slightly more than nine percent of the residents are employed in Construction, Extraction, or Maintenance Occupations. Fifteen percent work in Service Occupations. 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
124	13.8	113	12.6	59	6.6	76	8.4	47	5.2	168	18.7	0	0.0	0	0.0	82	9.1	3	0.3	128	14.2	100	11.1

Source: U.S. Census Bureau, Census 2000

COMMUTE TIME

Seventy-three percent of the residents in this neighborhood travel less than twenty minutes to work each day. Twenty-three percent travel between twenty and forty-five minutes to work, while two percent travel more than forty-five minutes, and another two 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	%
16	1.9	631	73.0	201	23.3	16	1.9

Source: U.S. Census Bureau, Census 2000