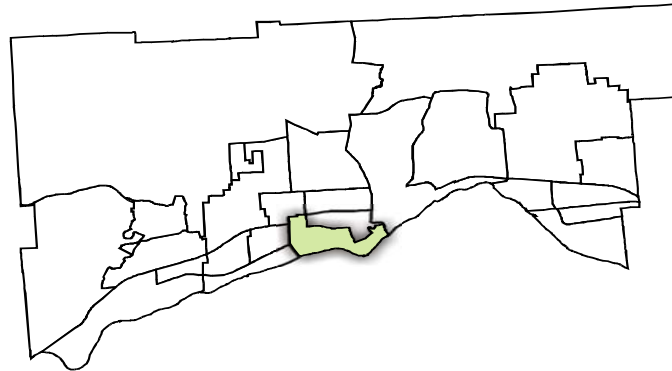
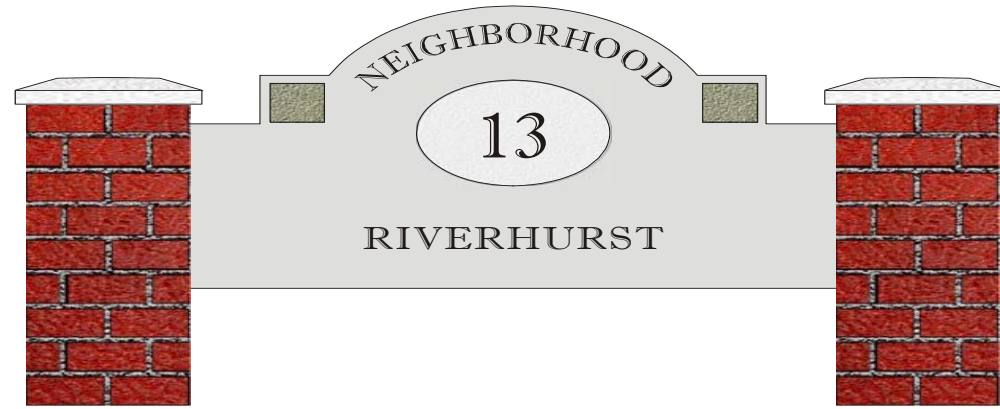


# TOWN OF UNION

## COMPREHENSIVE PLAN

### DEMOGRAPHIC PROFILE



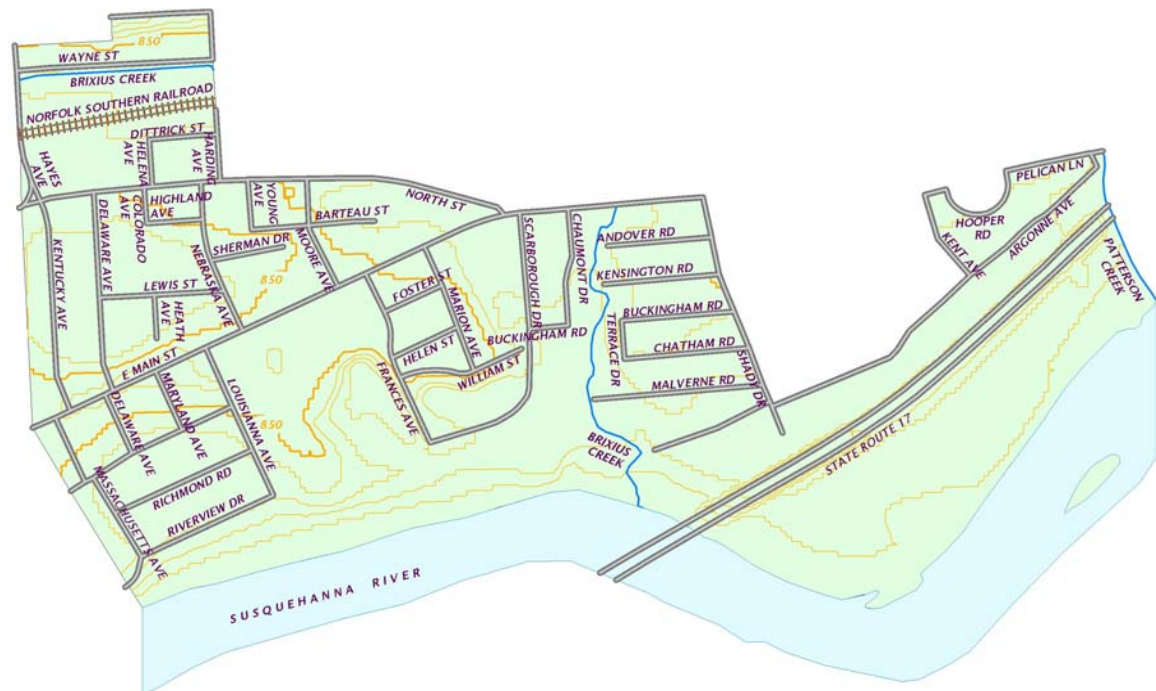
### NEIGHBORHOOD SETTING

**R**iverhurst occupies 335 acres, or 1.5% of the total area of the Town, and ranks 13<sup>th</sup> out of 25 neighborhoods in size. It is located along the Susquehanna River, south of the geographic center of the town, and is accessed from the west by East Main Street and from the west by East Main Street and North Street. The neighborhood is adjacent to the Village of Endicott with the western border coinciding with the eastern boundary of the village.

### LANDSCAPE FEATURES

Map 1 ~ Neighborhood 13

**R**iverhurst has a relatively flat terrain. Brixius Creek flows from the north across the center of the neighborhood and empties into the Susquehanna River. At the mouth of the creek, the riverbank is lower in elevation and gradually sloping making the area prone to flooding. A steep embankment raises Frances and William Streets, and Marion Avenue above the 100-year flood zone. The 100-year flood zone extends along Brixius Creek from the River to the south side of Main Street. West of the creek the flood zone widens to include most of Scarborough Drive and Chaumont Drive, and the southeast portion of Riverhurst Cemetery. The segment of Riverview Drive east of Massachusetts Drive is also in the 100-year flood zone. East of Brixius Creek, and south of Malverne Road, the entire eastern third of the neighborhood is in the 100-year flood zone and largely uninhabited. A mobile home park and the majority of homes between the Hooper Road ramp and Kent Avenue have been purchased through the FEMA buyout program.

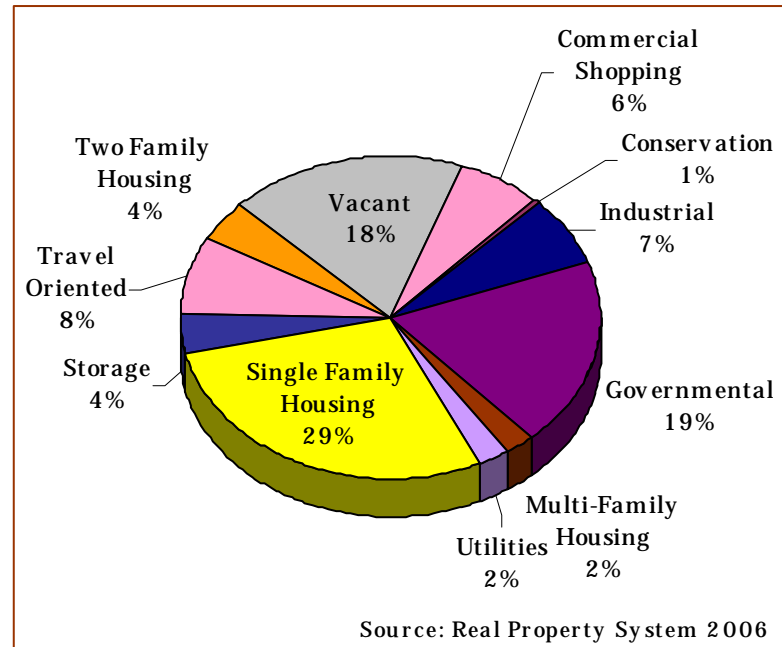


### EXISTING LAND USE

Figure 1 shows parcel acreage by land use. Twenty-nine percent of the parcel acreage is used for single-family housing and six percent of the parcels are used for two-family or multi-family housing. Eighteen percent of the parcels are vacant, and seven percent is used for industrial purposes. Nineteen percent has governmental land use, largely comprised of Riverhurst Cemetery.

A mix of commercial, industrial, and residential parcels lies north of East Main Street. Industrial and commercial uses dominate the area around the Norfolk Southern Railroad, and between North Street and East Main Street are a more uniform mix of residential, commercial, and a small number of industrial uses. An area of single-family housing is located south of East Main Street, east of Riverhurst Cemetery. Due to recent severe flooding, a number of the homes have been acquired by the town through three phases of FEMA buyout programs. Vacant land, which is also prone to flooding, lies to the south and west of the residential area. Another area of single-family housing, with scattered groups of two-family housing, lies to the west of the vacant land and the cemetery, south of East Main Street. A mix of commercial, industrial, and residential uses are located along the East Main Street corridor, and extend southward into the residential neighborhood between Scarborough and Chaumont Drives.

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

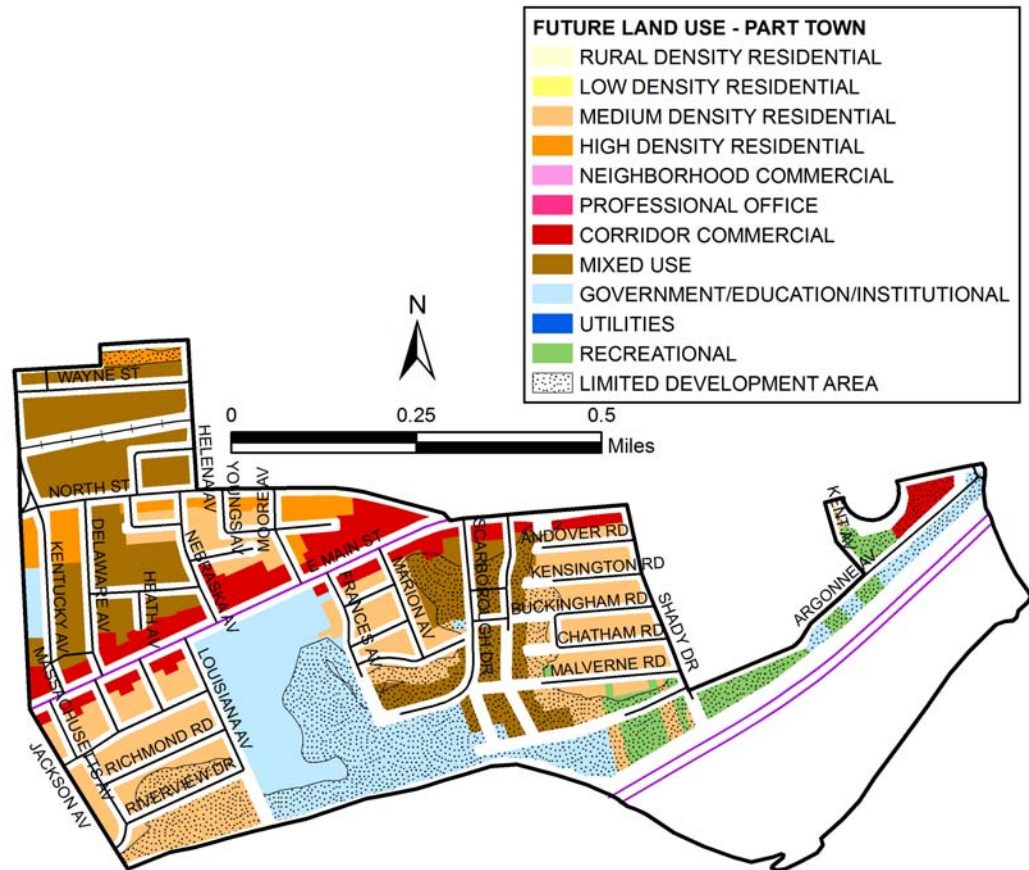


### FUTURE LAND USE

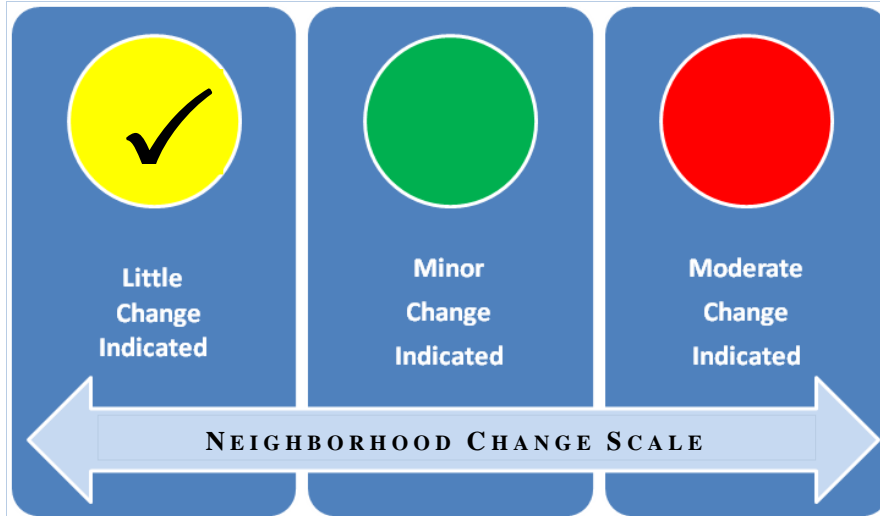
 Map 2 ~ Proposed Future Land Use, Neighborhood 13

For the most part, the future land use recommendations reflect the existing land uses present in this neighborhood. The Future Land Use for the area around the railroad is proposed for mixed industrial/commercial/research uses, with a block of high density residential bordering Watson Boulevard to the north where apartment buildings exist. Mixed residential/office is proposed for the area along North Street, a transitional corridor into the business park area of Endicott. South of North Street, the existing and future land uses are primarily commercial and residential, and corridor commercial extends along East Main Street.

The future land uses south of East Main Street are expected to remain the same as the existing uses; primarily medium density residential, with Riverhurst Cemetery as a government/institutional use. The one area of change is the residential area to the south of Argonne Avenue and south of the Hooper Road ramp that has been largely bought out by the town as a result of flooding. In accordance with the requirements of the FEMA buyout program, this area can never be built on and is therefore reserved for future recreational use.







### 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 13. Substantial portions of the neighborhood are already built out with some buildings in such a state of disrepair that they are creating a significant barrier to investment in the Town's primary business district. The appearance of the entire Main Street corridor would improve significantly with a proactive and systematic code enforcement program.

 **Photo 1 ~ Examples Of Illegal Signs Contributing To Neighborhood Blight**



 **Photo 2 ~ Example Of Dilapidated Structure Contributing To Neighborhood Blight**



## MINORITY POPULATION

Table 1 ~ Racial/Ethnic Composition

Table 1 shows the racial/ethnic composition of the neighborhood. Between the years 1990 and 2000, the minority population increased from 3.7% to 8.1%. 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%). Riverhurst ranks 11<sup>th</sup> out of 25 neighborhoods in percentage of minority population.

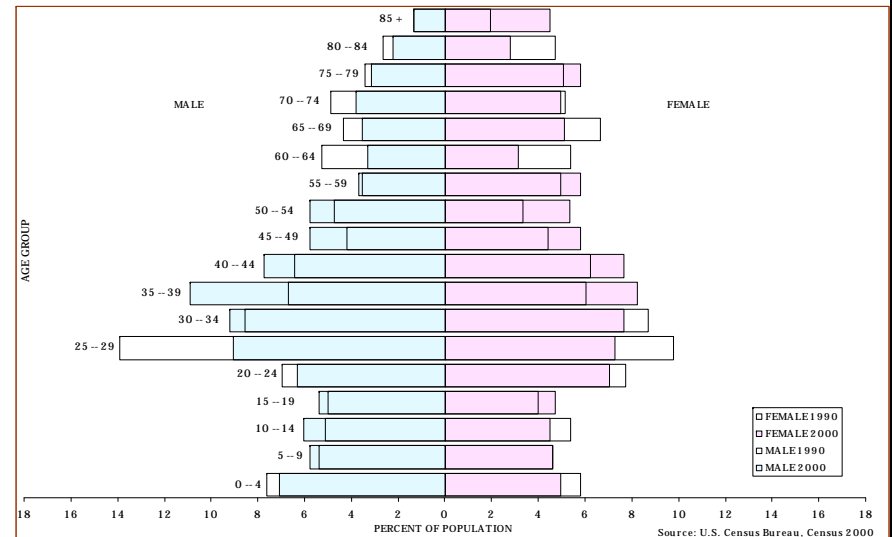
	NH 13 1990	%	NH 13 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Population	1,690		1,583		56,298		18,976,457		281,421,906	
Hispanic or Latino	14	0.8	35	2.2	863	1.5	2,867,583	15.1	35,305,818	12.5
Not Hispanic or Latino	1,676	99.2	1,548	97.8	55,435	98.5	16,108,874	84.9	246,116,088	87.5
White	1,636	96.8	1,470	92.9	52,198	92.7	12,893,689	67.9	211,460,626	75.1
Black	29	1.7	27	1.7	1,377	2.4	3,014,385	15.9	34,658,190	12.3
American Indian	2	0.1	2	0.1	96	0.2	82,461	0.4	2,475,956	0.9
Asian and Pacific Islander	17	1.0	40	2.5	1,528	2.7	1,053,794	5.6	10,641,833	3.8
Other Race	6	0.4	21	1.3	324	0.6	1,341,946	7.1	15,359,073	5.5
Two or More Races			24	1.5	775	1.4	590,182	3.1	6,826,228	2.4
Minority	63	3.7	128	8.1	3,864	6.9	7,018,223	37.0	83,081,797	29.5

Source: U.S. Census Bureau, Census 2000

## AGE

Figure 2 ~ Population Pyramid

Figure 2 shows age distribution by gender. The percentage of population for the age groups below 24 years old remained virtually unchanged between 1990 and 2000, while there was a significant decrease in the percentage of residents that were between the ages of 25 and 29 years old during the same time period. The age groups between 30 and 59 all increased, while many of the age groups between 60 and 84 decreased. There was a sharp increase in the percentage of women over the age of 85 living in this neighborhood over the 10-year period. Riverhurst ranks 23<sup>rd</sup> out of 25 neighborhoods in percentage of population aged 17 and under, and 9<sup>th</sup> in percentage of population aged 62 and over.



## 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 77.0% in 1990 to 87.7% 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 from 8.9% in 1990 to 10.5% in 2000, and in 2000 was the same as that of the Town of Union (10.5%), but larger than that of 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 13.1% in 1990 to 10.3% 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 4.1% in 1990 to 8.0% in 2000, and in 2000 was less than that of the Town of Union (9.8%), New York State (11.8%), and the Nation (8.9%).

 Table 2 ~ Educational Attainment

	NH13 1990	%	NH 13 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Less than 9th grade	80	6.8	43	4.0	1,952	5.0	1,005,805	8.0	13,755,477	7.5
9th to 12th no diploma	193	16.3	90	8.3	4,022	10.2	1,620,519	12.9	21,960,148	12.1
High school grad (incl. equiv.)	393	33.2	351	32.4	12,613	32.0	3,480,768	27.8	52,168,981	28.6
Some college, no degree	210	17.7	286	26.4	7,404	18.8	2,103,404	16.8	38,351,595	21.0
Associate's degree	105	8.9	114	10.5	4,135	10.5	898,828	7.2	11,512,833	6.3
Bachelor's degree	155	13.1	112	10.3	5,414	13.7	1,954,242	15.6	28,317,792	15.5
Graduate or Professional degree	49	4.1	87	8.0	3,850	9.8	1,478,970	11.8	16,144,813	8.9
High school grad (college/no coll.)	912	77.0	950	87.7	33,416	84.8	9,916,212	79.1	146,496,014	80.4
Total	1,185	100.0	1,083	100.0	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 57.8% in 1990 to 50.4% in 2000. The percentage of family households in Riverhurst was smaller than that of the Town of Union (59.3%), New York State (65.7%), and the Nation (68.1%). Riverhurst ranks 18<sup>th</sup> out of 25 neighborhoods in percentage of family households.

 Table 3 ~ Household Type

	NH 13 1990	%	NH 13 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Households	797		790		24,538		7,056,860		105,480,101	
Family households	461	57.8	398	50.4	14,556	59.3	4,639,387	65.7	71,787,347	68.1
Nonfamily households	336	42.2	392	49.6	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 6.0% in 1990 to 6.3% 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%). Riverhurst ranks 16<sup>th</sup> out of 25 neighborhoods in percentage of vacant housing units.

 Table 4 ~ Housing Occupancy

	NH 13 1990	%	NH 13 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Housing Units	848		843		26,507		7,679,307		115,904,641	
Occupied	797	94.0	790	93.7	24,538	92.6	7,056,860	91.9	105,480,101	91.0
Vacant	51	6.0	53	6.3	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 55.2% in 1990 to 49.9% in 2000, and was smaller than that of the Town of Union (60.1%), New York State (53.0%), and the Nation (66.2%). Riverhurst ranks 17<sup>th</sup> out of 25 neighborhoods in percentage of owner-occupied housing units.

 Table 5 ~ Housing Tenure

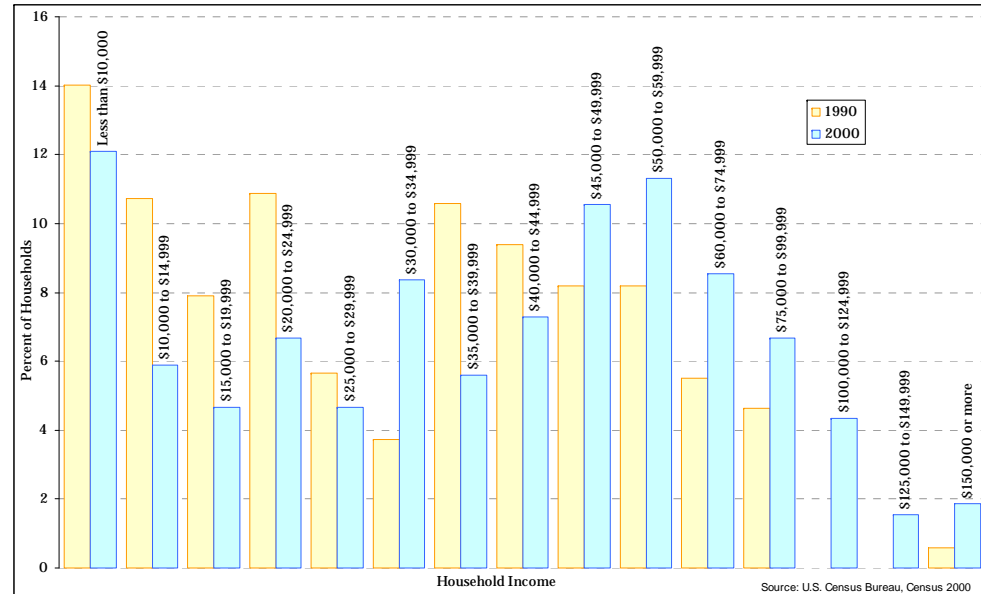
	NH 13 1990	%	NH 13 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Housing Units	797		790		24,538		7,056,860		105,480,101	
Owner occupied	440	55.2	394	49.9	14,747	60.1	3,739,166	53.0	69,815,753	66.2
Renter occupied	356	44.7	396	50.1	9,791	39.9	3,317,694	47.0	35,664,348	33.8

Source: U.S. Census Bureau, Census 2000

## HOUSEHOLD INCOME

Figure 3 shows the change in household income from 1990 to 2000. There were decreases in the percentage of people earning less than \$29,999 throughout the neighborhood from 1990 to 2000, as well as those who made between \$35,000 and \$44,999, while the percentage of people earning between \$30,000 and \$34,999 and \$45,000 and \$150,000 or more all increased during the same time period.

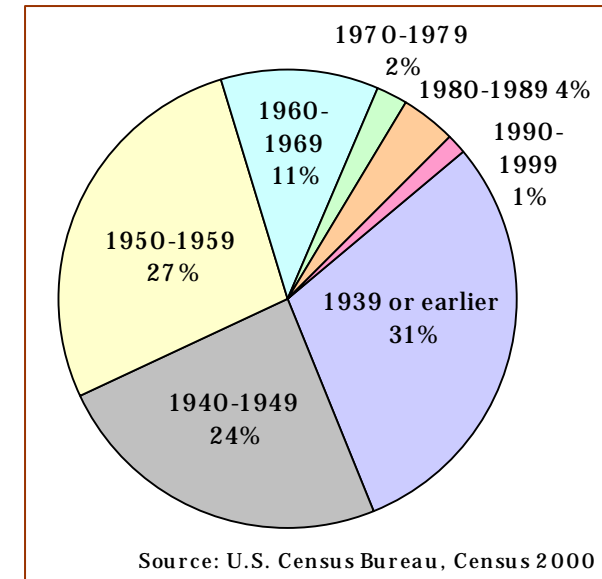
 Figure 3 ~ Household Income Change, 1990-2000



### AGE OF HOUSING STRUCTURES

Figure 4 shows housing age. The majority (82%) of the structures in this neighborhood were built prior to 1960. A few (11%) were built during the 1960s and only 7% were built between 1970 and 1999.

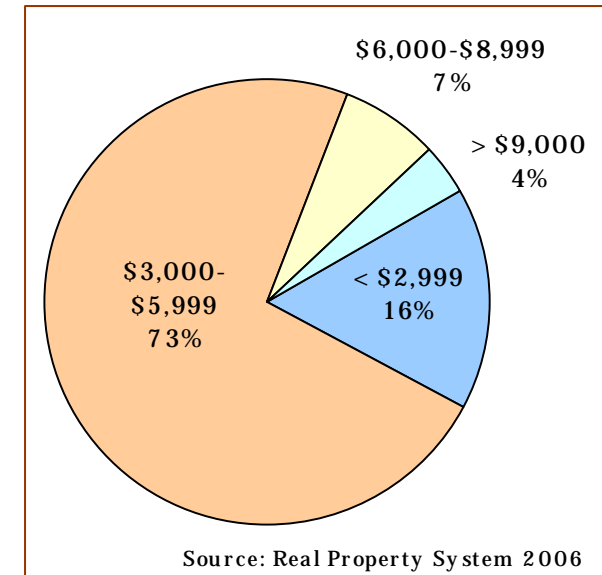
 Figure 4 ~ Age of Housing



### ASSESSED VALUE

Figure 5 illustrates the assessed value percentages of residential property. Sixteen 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 seven percent have assessed values of between \$6,000 and \$8,999. Only four percent of the parcels have assessed values of greater than \$9,000.

 Figure 5 ~ Assessed Value



## REAL PROPERTY VALUE

Figure 6 shows residential property Full Market Values (FMVs). Four percent of the residential properties have FMVs of less than \$49,999. Seventy-six 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 the final two percent have FMVs of greater than \$200,000.

 Figure 6 ~ Full Market Value

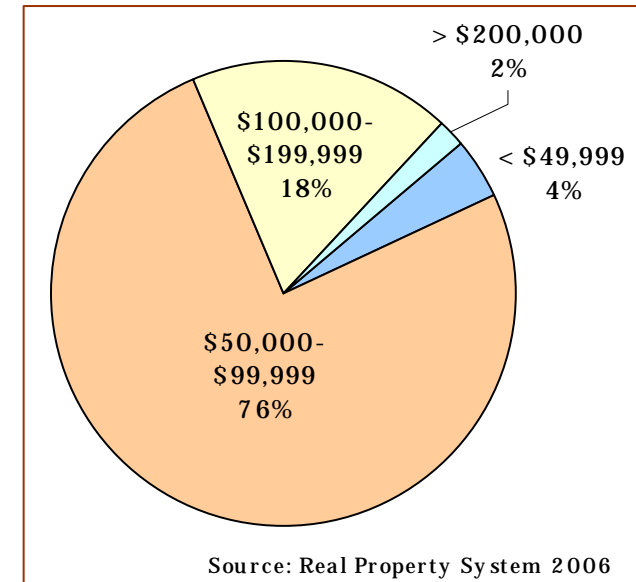


Table 6 Shows the Median Housing Value by block group within the neighborhood, as well as the average Median Housing Value across the neighborhood.

 Table 6 ~ Median Housing Value, By Block Group

Block Group 2, Census Tract 131	Block Group 3, Census Tract 131	Neighborhood Average
\$75,200	\$65,400	\$70,300

Source: U.S. Census Bureau, Census 2000

## Town of Union Unified Comprehensive Plan

### OCCUPATIONAL STRUCTURE

The occupational structure shows that almost thirty-six percent of the residents in this neighborhood are employed in Sales and Office Occupations. A little more than twenty-four percent work in Management, Professional, or Related Occupations, while twenty-two percent have jobs in Production, Transportation, or Material Moving Occupations. Service Occupations make up just a little over eleven percent of the labor force, while a little under seven percent of the residents are employed in Construction, Extraction, or Maintenance Occupations. There are no residents in this neighborhood 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
97	13.5	78	10.8	42	5.8	39	5.4	95	13.1	162	22.4	0	0.0	0	0.0	45	6.2	4	0.5	104	14.3	58	8.1

Source: U.S. Census Bureau, Census 2000

### COMMUTE TIME

Just over sixty-five percent of the residents in this neighborhood travel less than twenty minutes to work each day, while another twenty-seven percent travel between twenty to forty-five minutes to reach their place of employment. Only five percent travel more than forty-five minutes, and just under three percent work from 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	%
20	2.9	455	65.4	188	27.0	32	4.7

Source: U.S. Census Bureau, Census 2000