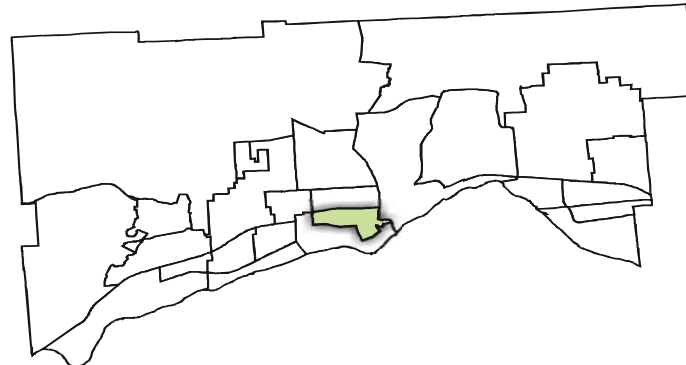
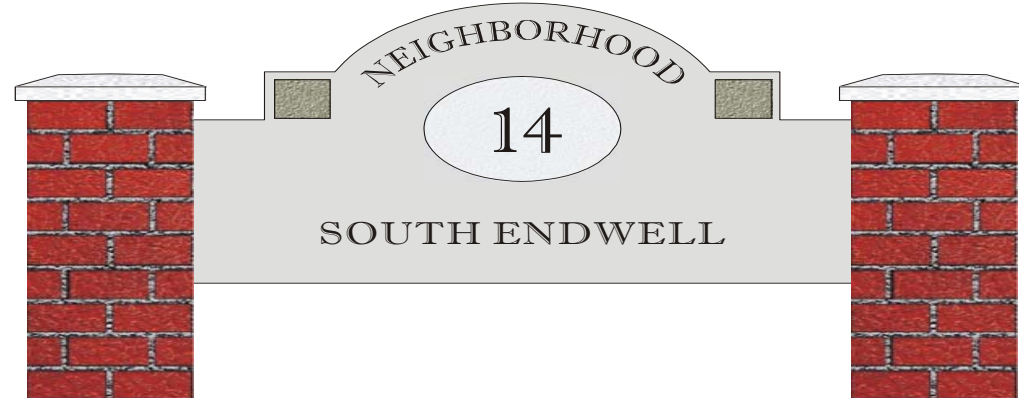


TOWN OF UNION

COMPREHENSIVE PLAN

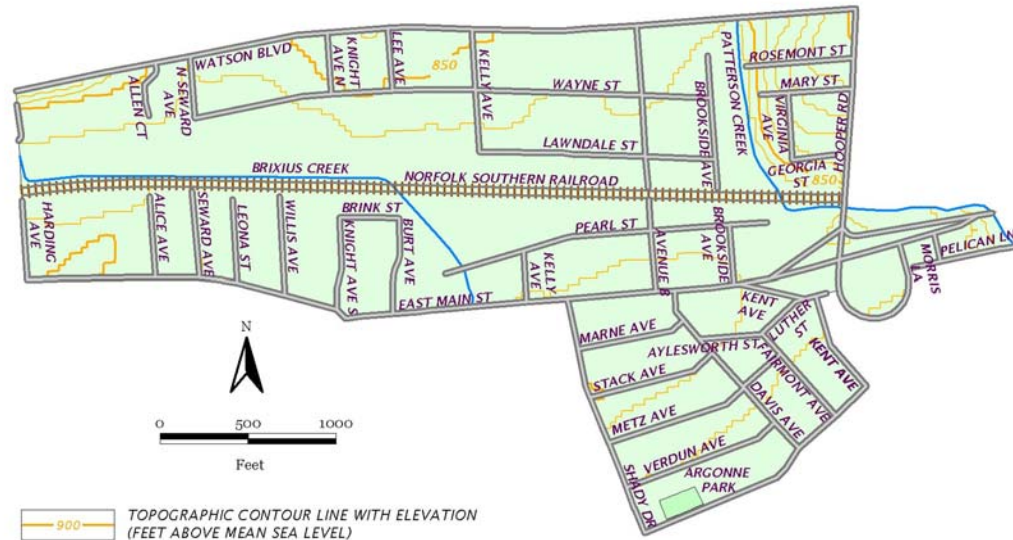
DEMOGRAPHIC PROFILE



NEIGHBORHOOD SETTING

Map 1 ~ Neighborhood 14

South Endwell occupies 200 Acres, or 1% of the total area of the Town, and ranks 18th of 25 neighborhoods in size. It is located south of the geographic center of the town, and is accessed from the east and west by Main Street and Watson Boulevard. The Norfolk Southern Railroad crosses the neighborhood from east to west. The northern portion of the neighborhood is isolated from the southern portion due to the lack of crossings over the railroad. Access from the west is achieved via Hayes Avenue in the adjoining neighborhood, or via Hooper Road and Watson Boulevard to the north. Patterson Creek and the railroad further isolate a residential area at the northeast corner of the neighborhood. Access to the northern part of the neighborhood is via Hooper Road and Watson Boulevard and access to the southern part is via Hooper Road and Main Street.



adjoining neighborhood, or via Hooper Road

Photograph 1 ~ Town of Union Office Building



LANDSCAPE FEATURES

South Endwell is flat except for a hillside in the northeast corner of the neighborhood. Patterson Creek flows along the foot of the hill, flows under the Norfolk Southern Railroad, and veers to the east, parallel to the railroad, at the boundary of the neighborhood. Brixius Creek crosses the center of the western border and flows north of and parallel to the railroad. At the

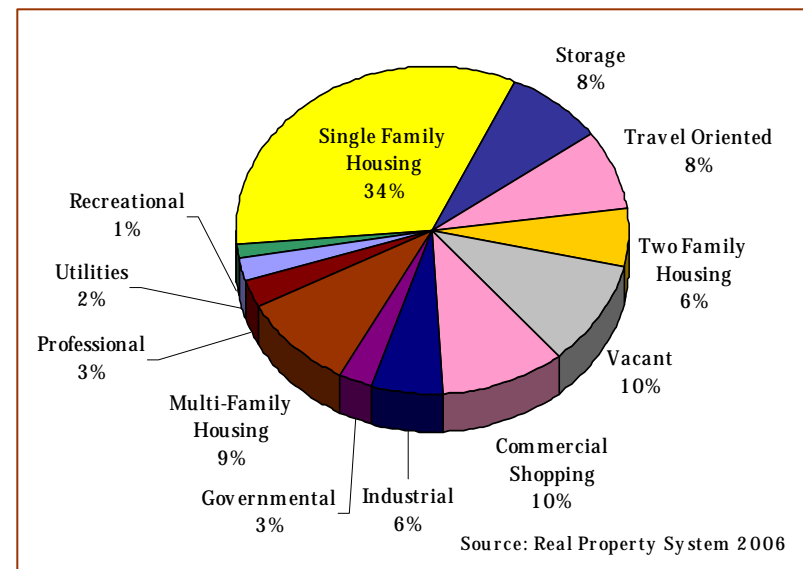
center of the neighborhood it flows under the railroad southward toward the Susquehanna River.

The 100-year flood zone extends just south of the corner of Metz and Davis Avenues and extends to the rear of the parcels along Luther Avenue. It encompasses the eastern portion of the Hooper Road ramp and a segment of Patterson Creek south of the Norfolk Southern Railroad tracks. North of the railroad it extends along the west bank of the creek.

EXISTING LAND USE

Figure 1 shows parcel acreage by land use. Thirty-four percent of the parcels are used for single-family housing; fourteen percent are used for two-family or multi-family housing. Ten percent of the parcels are vacant, six percent have industrial uses, and ten percent have commercial uses. North of the railroad tracks the neighborhood has a mix of industrial, commercial, and residential land use. Fronting on Watson Boulevard, from the western border of the neighborhood to North Knight Avenue, lie a series of apartment buildings with a few single-family homes in between. South of the apartment complex, fronting on Wayne Street, lie several commercial properties. East of the apartments between Watson Boulevard and Wayne Street, residential and scattered commercial parcels extend toward Kelly Avenue, at which point the uses along Watson Boulevard change exclusively to commercial. Vacant industrial zoned parcels lie north of the railroad in the western portion of the neighborhood. Active industrial parcels occupy the area along the tracks further to the east up to the terminus of Lawndale Street. Residential and scattered commercial parcels occupy the area along Wayne and Lawndale Streets. A residential area is located between Patterson Creek and Hooper Road. South of the railroad tracks, a large auto sales business anchors the west end of the neighborhood on North Street. A largely residential area lies between this commercial use and the Town's facilities just to the northeast of the intersection of North Street and East Main Street (State Route 17C). An industrial complex sits between the Town institutional use and the railroad. Bordering Pearl Street east of this industrial site, a mix of single-family and multiple-family homes and a few commercial properties extend to Patterson Creek and adjacent vacant properties. The uses along both sides of East

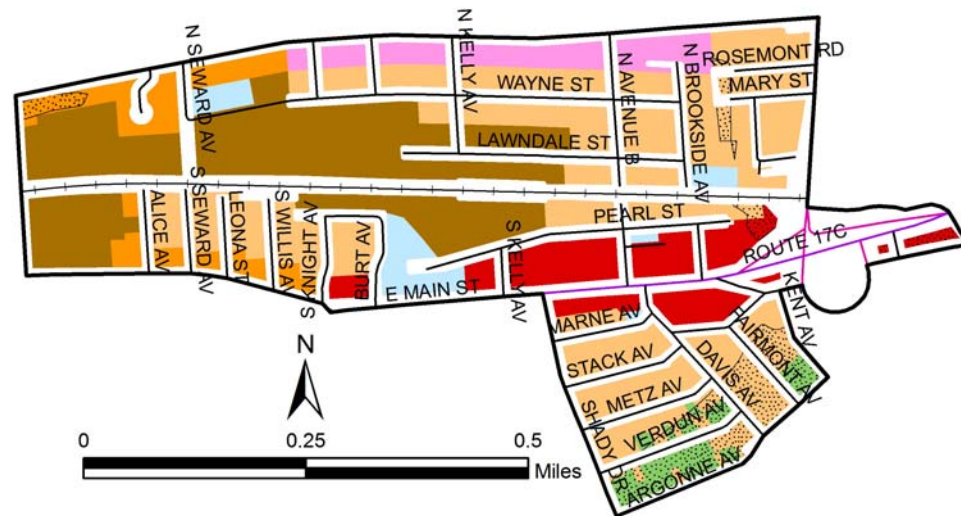
 **Figure 1 ~ Existing Land Use By Acreage**



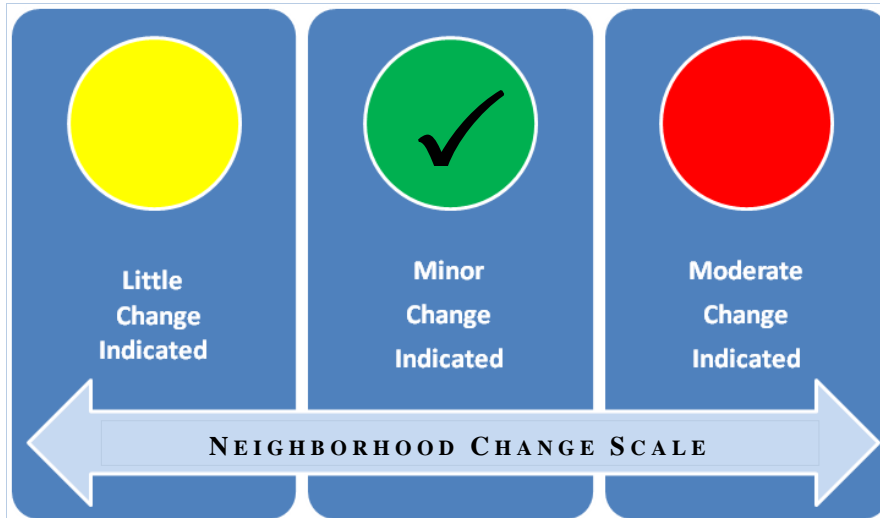
Main Street east of the Town facilities are predominantly commercial. South of the commercial strip along East Main Street, between Shady Drive and Davis Avenue, the single-family residential neighborhood has been affected by recent flooding, and a number of homes Shady Drive and Verdun Avenue have been purchased through a FEMA buy-out program and either have been or will be demolished. East of Davis Avenue are several commercial, industrial, and public service buildings. One of these, Empire Plastics, was damaged by flooding and has been purchased through the FEMA buy-out program and is scheduled for demolition. There is a strip of residential homes between this mixed-use area and the commercial uses along East Main Street.

FUTURE LAND USE

The residential area north of Pearl Street and north of the railroad along Avenue B and Brookside Avenue in the eastern section of this neighborhood is currently zoned Commercial/Industrial, but the future land use recommended is medium density residential, given that existing conditions reflect that the area will continue to residential for the foreseeable future. To develop this area commercially would require the purchase of several properties and demolition of homes, which would be cost-prohibitive. The areas of mixed industrial and commercial use north of East Main Street are expected to remain the same, as are the high-density residential apartments on Watson Boulevard and single-family homes along North Street. The commercial area along Main Street (St. Rt. 17C) is an appropriate future land use. The area below Main Street is recommended for medium density residential, except for the parcels



purchased through the FEMA buyout program, which are recommended as recreational future land 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 14. 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. The appearance of the entire Main Street and Watson Blvd. corridors would improve significantly with a proactive and systematic code enforcement program. The neighborhood would benefit from redevelopment of dilapidated properties such as the former Warehouse Carpet Outlet.

 **Photograph 2 ~ Proliferation Of Illegal Signage Must Be Addressed In Order To Improve The Appearance Of The Town's Business Districts.**



 **Photograph 3 ~ Dilapidated Commercial Structure In Need Of Redevelopment.**



MINORITY POPULATION

Table 1 shows the racial/ethnic composition of the neighborhood. Between the years 1990 and 2000, the minority population increased from 5.6% to 8.7%. 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 of the Nation (29.5%). South Endwell ranks 8th out of 25 neighborhoods in percentage of minority population.

 Table 1 ~ Racial/Ethnic Composition

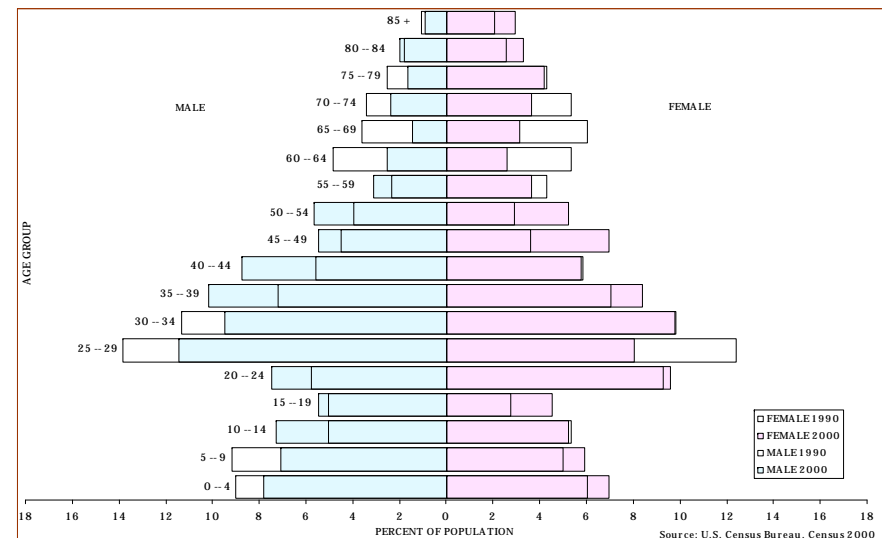
	NH 14 1990	%	NH 14 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Population	1,137		1,126		56,298		18,976,457		281,421,906	
Hispanic or Latino	16	1.4	25	2.2	863	1.5	2,867,583	15.1	35,305,818	12.5
Not Hispanic or Latino	1,121	98.6	1,101	97.8		0.0	16,108,874	84.9	246,116,088	87.5
White	1,086	95.5	1,039	92.3	52,198	92.7	12,893,689	67.9	211,460,626	75.1
Black	22	1.9	19	1.7	1,377	2.4	3,014,385	15.9	34,658,190	12.3
American Indian	4	0.4	1	0.1	96	0.2	82,461	0.4	2,475,956	0.9
Asian and Pacific Islander	17	1.5	24	2.1	1,528	2.7	1,053,794	5.6	10,641,833	3.8
Other Race	8	0.7	15	1.3	324	2.7	1,341,946	5.6	15,359,073	3.8
Two or More Races			27	2.4	775	1.4	590,182	3.1	6,826,228	2.4
Minority	64	5.6	98	8.7	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 neighborhood saw a slight increase overall, from 1990 to 2000, in the percentage of residents under the age of 24 as well as those aged 35 to 54, while at the same time there was a slight decrease in the percentage of those aged 25 to 34 and 60 to 79. South Endwell ranks 9th out of 25 neighborhoods in percentage of population aged 17 and under, and 22nd in percentage of population aged 62 and over.

 Figure 2 ~ Population Pyramid



EDUCATIONAL ATTAINMENT

Table 2 shows the 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 68.4% in 1990 to 86.5% 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 decreased from 11.9% in 1990 to 8.1% in 2000, and in 2000 was smaller than 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 increased from 7.9% in 1990 to 8.8% 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 4.2% in 1990 to 3.9% 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

	NH14 1990	%	NH14 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Less than 9th grade	104	13.0	22	2.8	1,952	5.0	1,005,805	8.0	13,755,477	7.5
9th to 12th no diploma	121	15.1	89	11.2	4,022	10.2	1,620,519	12.9	21,960,148	12.1
High school grad (incl. equiv.)	250	31.1	305	38.4	12,613	32.0	3,480,768	27.8	52,168,981	28.6
Some college, no degree	124	15.4	221	27.8	7,404	18.8	2,103,404	16.8	38,351,595	21.0
Associate's degree	96	12.0	59	7.4	4,135	10.5	898,828	7.2	11,512,833	6.3
Bachelor's degree	60	7.5	73	9.2	5,414	13.7	1,954,242	15.6	28,317,792	15.5
Grad. or prof. degree	48	6.0	25	3.1	3,850	9.8	1,478,970	11.8	16,144,813	8.9
High school grad (college/no coll.)	578	72.0	683	86.0	33,416	84.8	9,916,212	79.1	146,496,014	80.4
Total	803	100.0	794	100.0	39,390	100	12,542,536	100	182,211,639	100

Source: U.S. Census Bureau, Census 2000

HOUSEHOLDS

Table 3 shows household type. The percentage of family households decreased from 55.6% in 1990 to 50.8% in 2000. The percentage of family households in South Endwell was smaller than that of the Town of Union (59.3%), New York State (65.7%), and the Nation (68.1%). South Endwell ranks 17th out of 25 neighborhoods in percentage of family households.

 **Table 3 ~ Household Type**

	NH 14 1990	%	NH 14 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Households	531		531		24,538		7,056,860		105,480,101	
Family households	295	55.6	270	50.8	14,556	59.3	4,639,387	65.7	71,787,347	68.1
Nonfamily households	236	44.4	261	49.2	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 6.7% in 1990 to 7.8% in 2000. The housing vacancy rate in 2000 was larger than that of the Town of Union (7.4%), but smaller than that of New York State (8.1%), and the Nation (9.0%). South Endwell ranks 9th out of 25 neighborhoods in percentage of vacant housing units.

 **Table 4 ~ Housing Occupancy**

	NH 14 1990	%	NH 14 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Housing Units	569		576		26,507		7,679,307		115,904,641	
Occupied	531	93.3	531	92.2	24,538	92.6	7,056,860	91.9	105,480,101	91.0
Vacant	38	6.7	45	7.8	1,969	7.4	622,447	8.1	10,424,540	9.0

Source: U.S. Census Bureau, Census 2000

Table 5 shows housing tenure. The percentage of owner-occupied housing units decreased from 47.5% in 1990 to 43.9% in 2000, and was smaller than that of the Town of Union (60.1%), New York State (63.0%), and the Nation (66.2%). South Endwell ranks 18th out of 25 neighborhoods in percentage of owner-occupied housing units.

 Table 5 ~ Housing Tenure

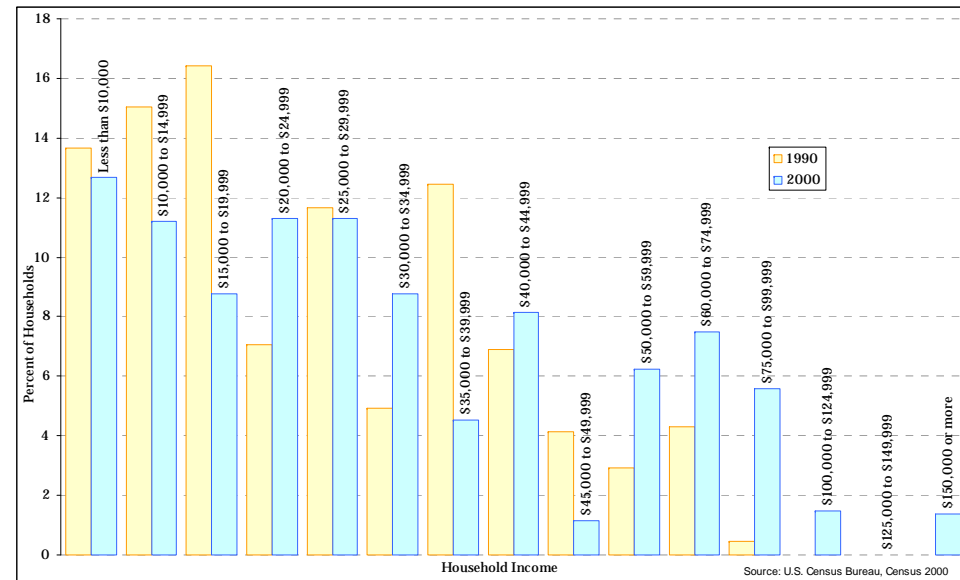
	NH 14 1990	%	NH 14 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Housing Units	531		531		24,538		7,056,860		105,480,101	
Owner occupied	252	47.5	233	43.9	14,747	60.1	3,739,166	53.0	69,815,753	66.2
Renter occupied	280	52.7	298	56.1	9,791	39.9	3,317,694	47.0	35,664,348	33.8

Source: U.S. Census Bureau, Census 2000

HOUSEHOLD INCOME

Figure 3 shows the change in household income from 1990 to 2000. The percentage of the households that had incomes of less than \$20,000 decreased from 45.2% in 1990 to 32.7% in 2000. The percentage of the households that had incomes of greater than \$50,000 increased from 7.7% in 1990 to 22.2% in 2000. In 1990, there were no households with incomes of greater than \$100,000, and in 2000 there were 27 households or 2.9% of the households with incomes of greater than \$100,000.

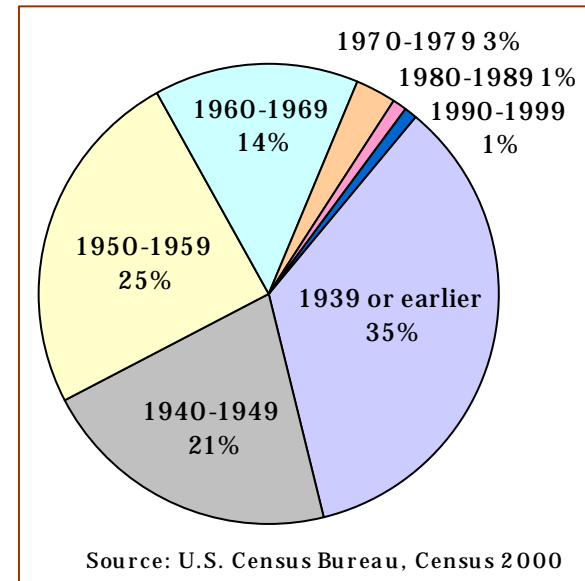
 Figure 3 ~ Household Income Change, 1990-2000



AGE OF HOUSING STRUCTURES

Figure 4 shows housing age. Fifty-six percent of the housing structures in this neighborhood were built prior to 1950. Thirty-nine percent of the housing structures were built between 1950 and 1969. The remaining five percent were built between 1970 and 1999.

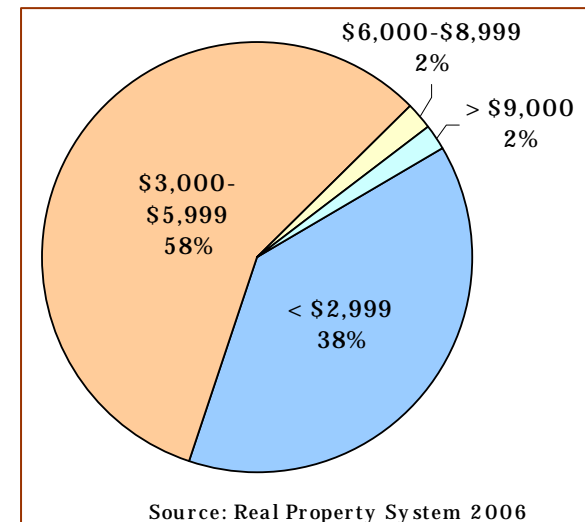
 **Figure 4 ~ Age of Housing**



ASSESSED VALUE

Figure 5 illustrates the assessed value percentages of residential property. Thirty-eight percent of the residential properties have assessed values of less than \$2,999, fifty-eight percent have assessed values of between \$3,000 and \$5,999, and two percent have assessed values of between \$6,000 and \$8,999. Two percent have assessed values of greater than \$9,000.

 **Figure 5 ~ Assessed Value**



REAL PROPERTY VALUE

Figure 6 shows residential property Full Market Values (FMVs). Twenty-two percent of the residential properties have FMVs of less than \$49,999. Sixty-nine percent have FMVs of between \$50,000 and \$99,999, seven percent have FMVs of between \$100,000 and \$199,999, and two percent have FMVs of greater than \$200,000.

 Figure 6 ~ Full Market Value

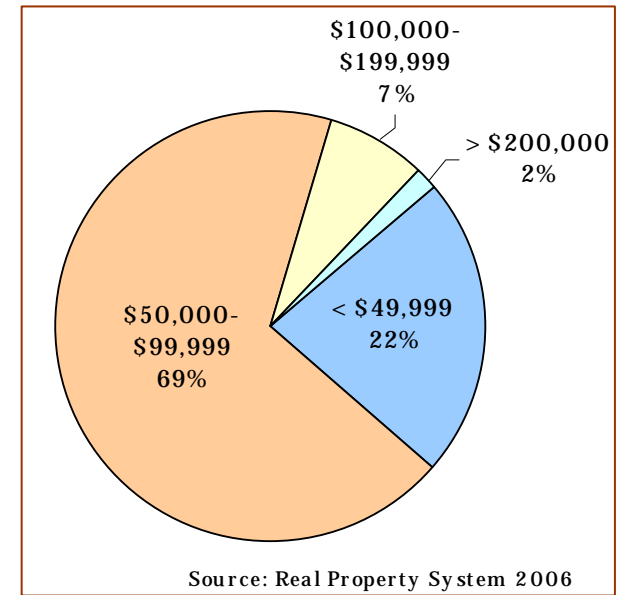


Table 6 Shows the Median Housing Value by block group within the neighborhood, as well as the average Median Housing Value across the neighborhood.

 Table 6 ~ Median Housing Value, By Block Group

Block Group 1, Census Tract 131	Block Group 3, Census Tract 131	Neighborhood Average
\$60,400	\$65,400	\$62,900

Source: U.S. Census Bureau, Census 2000

OCCUPATIONAL STRUCTURE

The occupational structure shows that a little over thirty-two percent of the resident in this neighborhood are employed in Sales and Office Occupations. Twenty percent of the residents work in Management, Professional, or Related Occupations, while nineteen percent are employed in Service Occupations and Production, Transportation, and Material Moving Occupations. Construction, Extraction, and Maintenance Occupations account for ten percent of the labor force. There are no residents that work 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
73	11.8	53	8.6	67	10.9	47	7.6	60	9.7	139	22.5	0	0.0	0	0.0	57	9.3	2	0.4	88	14.3	30	4.8

Source: U.S. Census Bureau, Census 2000

COMMUTE TIME

Sixty percent of the residents in this neighborhood spend less than twenty minutes getting to work each day, while twenty-seven percent spend between twenty and forty-five minutes commuting to work. Almost thirteen percent of the neighborhood's residents spend more than forty-five minutes to get to work and none 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	%
0	0.0	359	60.0	163	27.2	77	12.8

Source: U.S. Census Bureau, Census 2000