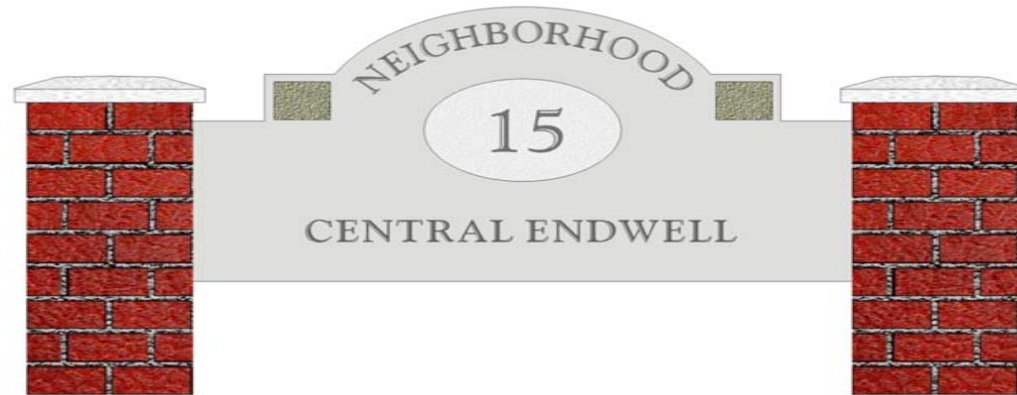


TOWN OF UNION

COMPREHENSIVE
PLAN

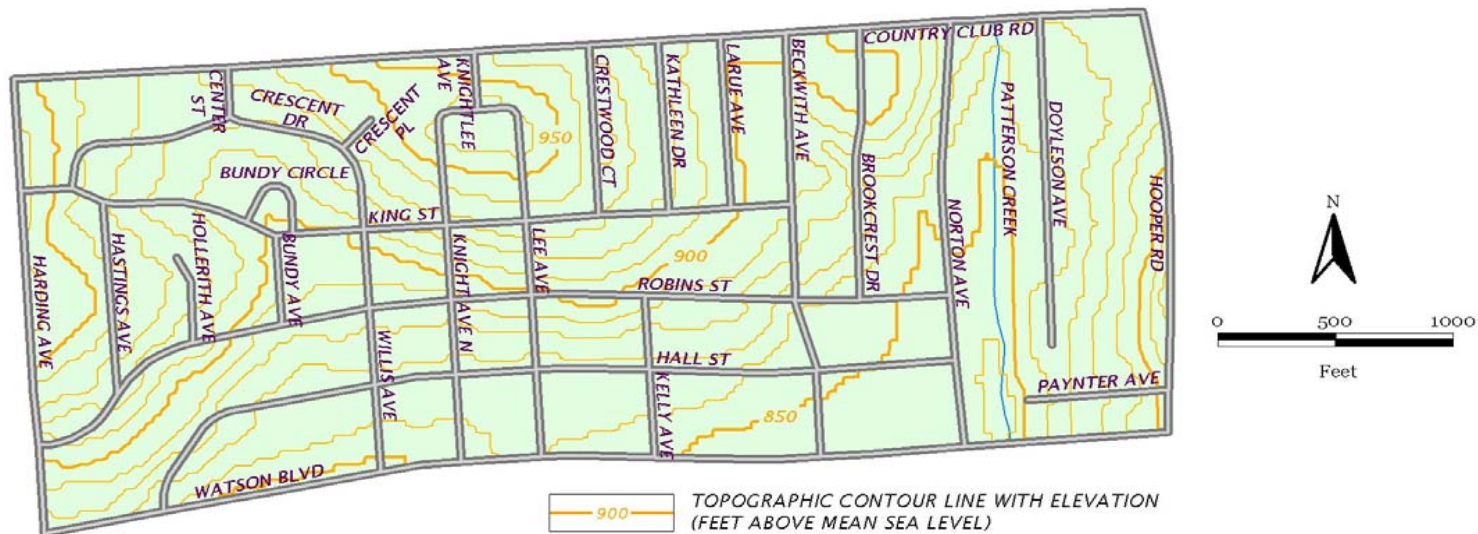
DEMOGRAPHIC
PROFILE



NEIGHBORHOOD SETTING

Central Endwell occupies 216 acres, or 1% of the total area of the Town and ranks 16th 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 Country Club Road and Watson Boulevard. The western border of the neighborhood coincides with the eastern boundary of the Village of Endicott.

Map 1 ~ Neighborhood 15



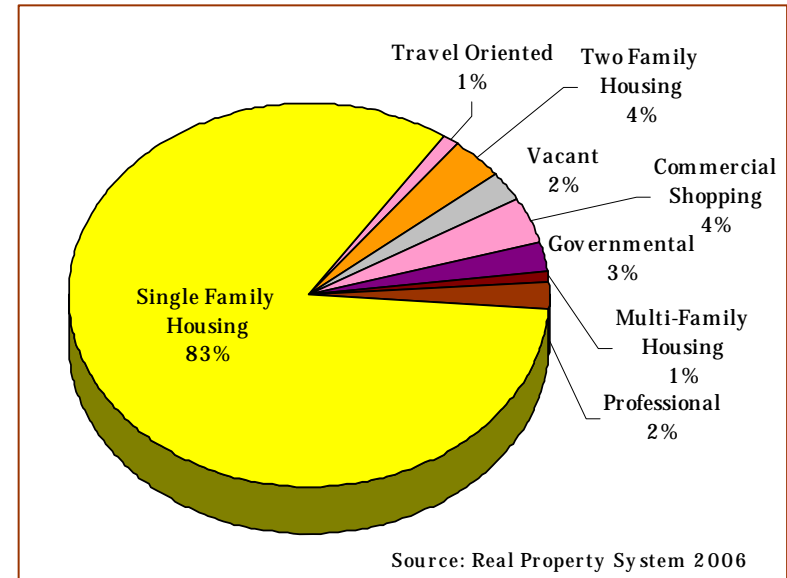
LANDSCAPE FEATURES

The lowest elevation is at the southeast corner along Patterson Creek. The highest elevations are at the intersection of King Street and Harding Avenue, at the western boundary of the neighborhood, and at the intersection of Knight Avenue and Lee Avenue, at the northern boundary of the neighborhood. East of Patterson Creek, the surface rises to the eastern boundary of the neighborhood. The 100-year flood zone extends along the banks of Patterson Creek.

EXISTING LAND USE

Figure 1 shows parcel acreage by land use. This neighborhood is primarily residential. Eighty-three percent of the parcel acreage is used for single-family housing, and an additional five percent is used for two-family and multi-family housing. Two-family housing is concentrated and interspersed with single-family parcels in the south central portion of the neighborhood. To the north and west the parcels are exclusively single-family housing. Commercial parcels are located between residential properties, at the southern border of the neighborhood, along Watson Boulevard, east of North Knight Avenue. Only three percent of the parcels are used for Commercial Shopping, and only three percent are used for Professional/Business Office. Only two percent of the parcel acreage is vacant. The United Methodist Church is located further to the east on Watson Boulevard. An apartment building lies at the southeast corner of the neighborhood at the intersection of Hooper Road and Watson Boulevard. At the eastern border of the neighborhood along Hooper Road there are a small number of residential parcels, with professional offices to the north. A gas station and the Endwell Fire Department occupy the northeast corner of the neighborhood.

 Figure 1 ~ Existing Land Use By Acreage

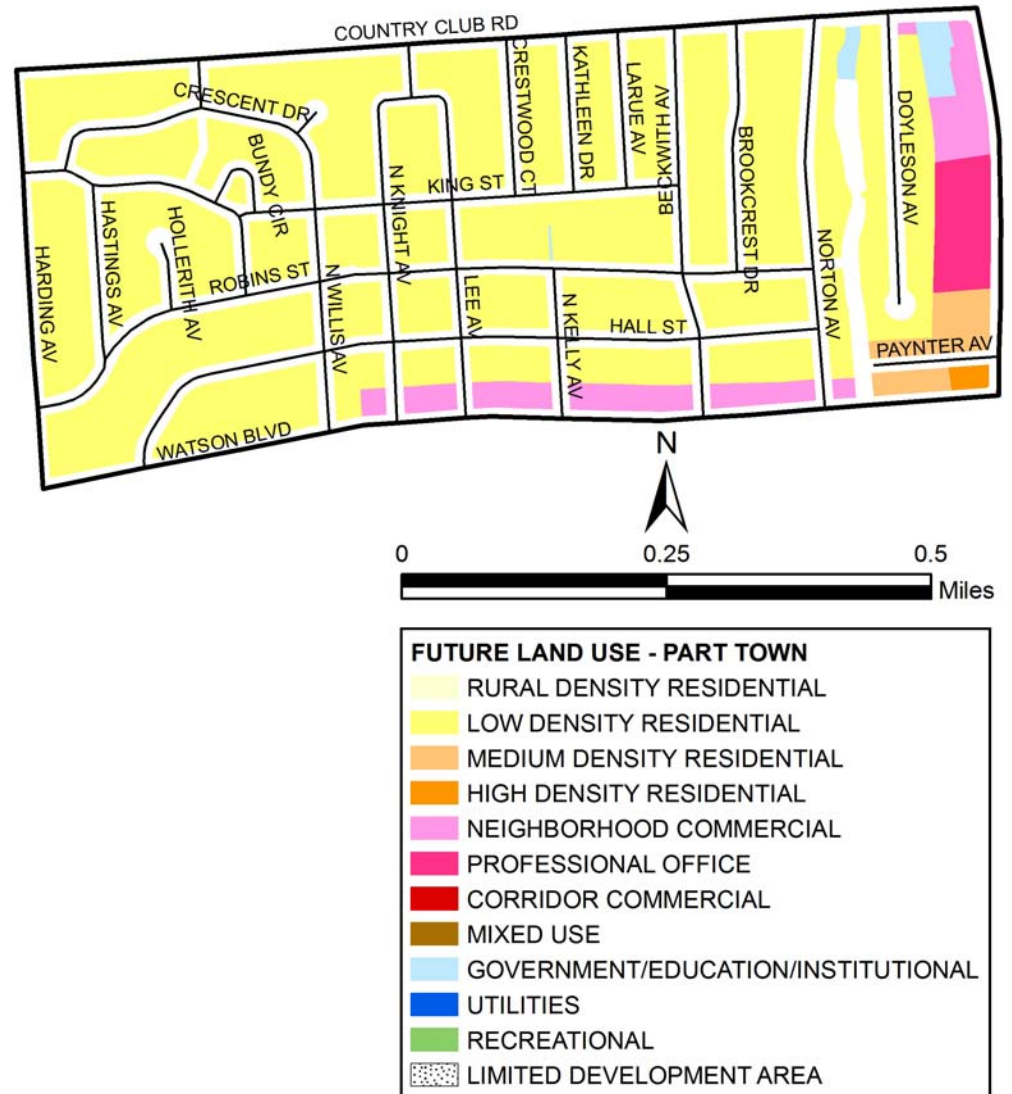


FUTURE LAND USE

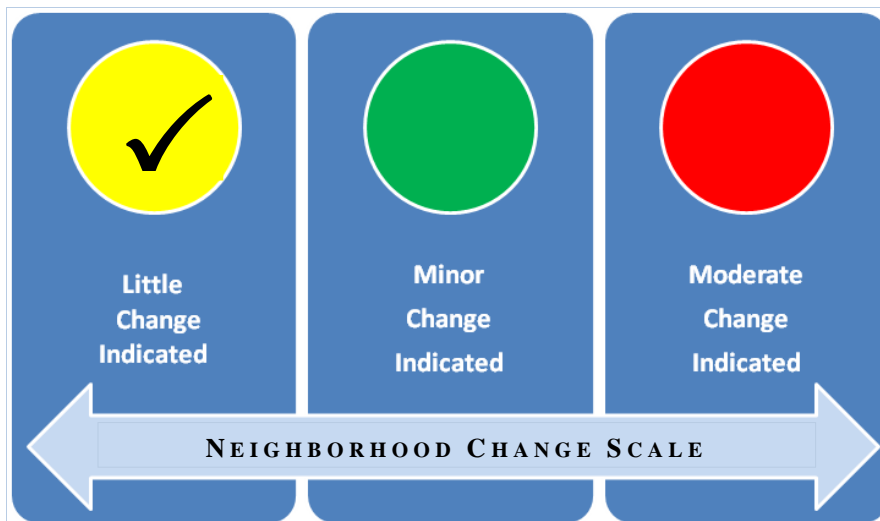
Map 2 ~ Proposed Future Land Use, Neighborhood 15

Map 2 shows the proposed Future Land Use of Neighborhood 15, which is predominately developed with single-family residential land uses. The largest part of the neighborhood has been proposed as Low Density Residential. A small section in the southeast near Paynter Avenue is proposed for Medium and High Density Residential use due to the existence of multi-family units. This land use is proposed due to the existence of multi-family units. Most of Neighborhood 15 is built out to capacity, and therefore has little vacant land left to develop. Only a very small portion of this neighborhood is vacant and most of these parcels are proposed to be developed within the Low Density Residential use category placing development potential at less than four units per acre in these unoccupied areas.

The remaining proposed land uses in this neighborhood are non-residential and are located along main thoroughfares including Hooper Road and Watson Boulevard. Neighborhood Commercial is proposed along both Watson Boulevard and Hooper Road. This is home to various small businesses such as gas stations, general stores, and eat-in/take-out restaurants. Parcels currently under a different land use in this area, or which are not already



occupied, could easily be developed for uses consistent with scale appropriate Neighborhood Commercial. Professional Office has been proposed on the west side of Hooper Road due to the existing medical and dental offices already there. The Endwell Fire Department and Town of Union own the lightly shaded blue areas in the northeast section of the map. The town-owned area between Doyleson and Norton Avenue is used for flood control during major storm events, as is the white area (right of way) directly south of this.



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 15. The only area that may experience some change in commercial land use is the north side of Watson Boulevard as properties are redeveloped.

Town of Union Unified Comprehensive Plan

MINORITY POPULATION

Table 2 shows the racial/ethnic composition of the neighborhood. Between the years 1990 and 2000, the minority population increased from 1.9% to 4.1%. 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%). Central Endwell ranks 23rd out of 25 neighborhoods in percentage of minority population.

Table 1 ~ Racial/Ethnic Composition

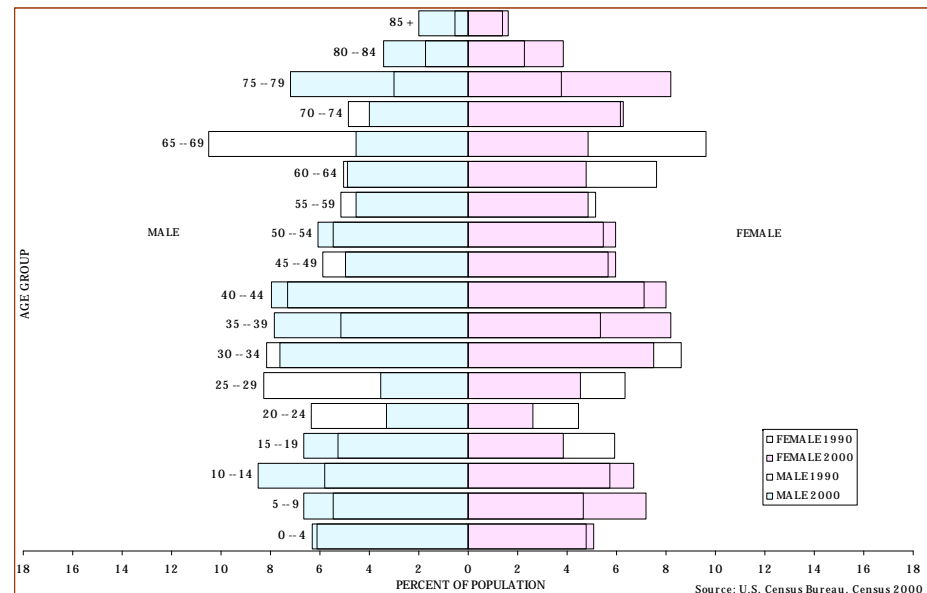
	NH 15 1990	%	NH 15 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Population	1,942		1,892		56,298		18,976,457		281,421,906	
Hispanic or Latino	5	0.3	22	1.2	863	1.5	2,867,583	15.1	35,305,818	12.5
Not Hispanic or Latino	1,937	99.7	1,870	98.8	55,435	98.5	16,108,874	84.9	246,116,088	87.5
White	1,906	98.1	1,815	95.9	52,198	92.7	12,893,689	67.9	211,460,626	75.1
Black	10	0.5	27	1.4	1,377	2.4	3,014,385	15.9	34,658,190	12.3
American Indian	0	0.0	3	0.2	96	0.2	82,461	0.4	2,475,956	0.9
Asian and Pacific Islander	21	1.1	13	0.7	1,528	2.7	1,053,794	5.6	10,641,833	3.8
Other Race	0	0.0	7	0.4	324	0.6	1,341,946	7.1	15,359,073	5.5
Two or More Races			11	0.6	775	1.4	590,182	3.1	6,826,228	2.4
Minority	36	1.9	77	4.1	3,864	6.9	7,018,223	37.0	83,081,797	29.5

Source: U.S. Census Bureau, Census 2000

AGE

Figure 2 shows age distribution by gender. The percentage of the population aged 0 to 14, 35 to 44, and 75 years and above increased from 1990 to 2000. During the same time, the percentage of the male population aged 15 to 19 increased, while the female population of the same ages decreased. The percentage of the population aged 20 to 34, and 55 to 74 decreased from 1990 to 2000; with the largest decrease in the 65 to 69 years old range. Central Endwell ranks 11th out of 25 neighborhoods in percentage of population aged 17 and under, and 15th 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 88.0% in 1990 to 91.3% 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 from 10.4% in 1990 to 14.9% in 2000, and in 2000 was larger than that of the Town of Union (10.5%), New York State (7.2%), and 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 16.2% in 1990 to 19.0% in 2000, and in 2000 was larger 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 6.2% in 1990 to 7.5% in 2000, and in 2000 was smaller than that of the Town of Union (9.8%), New York State (11.8%), and Nation (8.9%).

 Table 2 ~ Educational Attainment

	NH15 1990	%	NH15 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Less than 9th grade	68	4.7	38	2.8	1,952	5.0	1,005,805	8.0	13,755,477	7.5
9th to 12th no diploma	107	7.3	81	5.9	4,022	10.2	1,620,519	12.9	21,960,148	12.1
High school grad (incl. equiv.)	528	36.1	419	30.6	12,613	32.0	3,480,768	27.8	52,168,981	28.6
Some college, no degree	280	19.2	265	19.4	7,404	18.8	2,103,404	16.8	38,351,595	21.0
Associate's degree	152	10.4	204	14.9	4,135	10.5	898,828	7.2	11,512,833	6.3
Bachelor's degree	237	16.2	260	19.0	5,414	13.7	1,954,242	15.6	28,317,792	15.5
Grad. or prof. degree	90	6.2	102	7.5	3,850	9.8	1,478,970	11.8	16,144,813	8.9
High school grad (college/no coll.)	1,287	88.0	1,250	91.3	33,416	84.8	9,916,212	79.1	146,496,014	80.4
Total	1,462	100	1,369	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 75.8% in 1990 to 70.1% in 2000. The percentage of family households in Central Endwell was larger than that of the Town of Union (59.3%), New York State (65.7%), and the Nation (68.1%). Central Endwell ranks 6th out of 25 neighborhoods in percentage of family households.

 Table 3 ~ Household Type

	Nh 15 1990	%	Nh 15 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Households	788		795		24,538		7,056,860		105,480,101	
Family households	597	75.8	557	70.1	14,556	59.3	4,639,387	65.7	71,787,347	68.1
Nonfamily households	191	24.2	238	29.9	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 decreased from 3.3% in 1990 to 2.8% 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%). Central Endwell ranks 23rd out of 25 neighborhoods in percentage of vacant housing units.

 Table 4 ~ Housing Occupancy

	NH 15 1990	%	NH 15 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Housing Units	815		818		26,507		7,679,307		115,904,641	
Occupied	788	96.7	795	97.2	24,538	92.6	7,056,860	91.9	105,480,101	91.0
Vacant	27	3.3	23	2.8	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 87.2% in 1990 to 85.2% in 2000, and in 2000, was larger than that of the Town of Union (60.1%), the Nation (66.2%), and New York State (63.0%). Central Endwell ranks 5th out of 25 neighborhoods in percentage of owner-occupied housing units.

 Table 5 ~ Housing Tenure

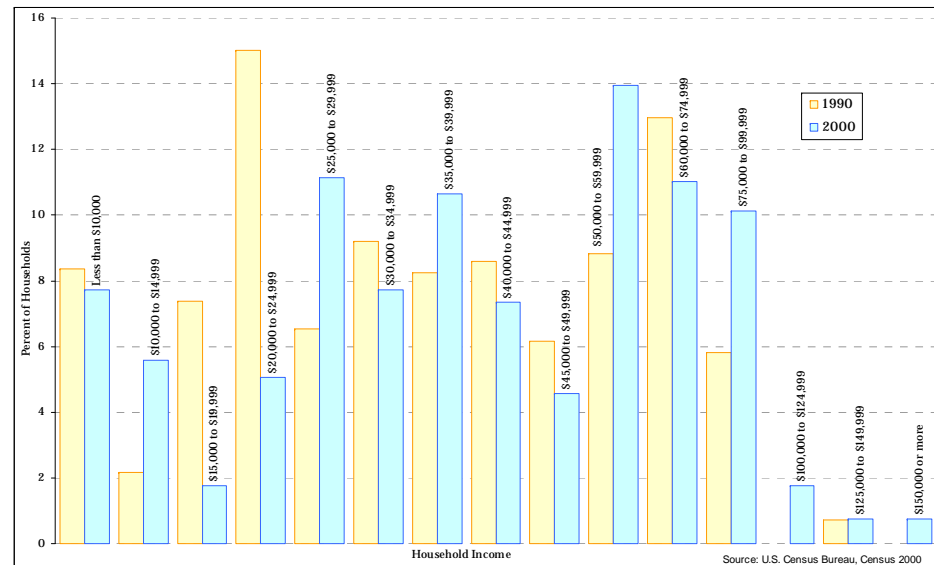
	NH 15 1990	%	NH 15 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Housing Units	788		795		24,538		7,056,860		105,480,101	
Owner occupied	687	87.2	677	85.2	14,747	60.1	3,739,166	53.0	69,815,753	66.2
Renter occupied	101	12.8	118	14.8	9,791	39.9	3,317,694	47.0	35,664,348	33.8

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 \$20,000 was smaller than that in most other neighborhoods at 18% in 1990 and 15.1% in 2000. The percentage of households with incomes of between \$15,000 and \$25,000 has decreased significantly from 22.4% in 1990 to 6.9% in 2000. The percentage of households with incomes of over \$50,000 increased from 28.3% in 1990 to 38.4% in 2000.

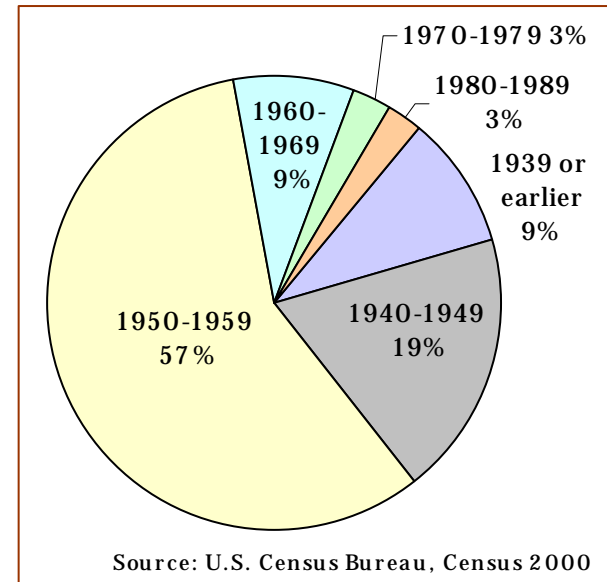
 Figure 3 ~ Household Income Change, 1990-2000



AGE OF HOUSING STRUCTURES

Figure 4 shows housing age. Twenty-eight percent of the housing structures in this neighborhood were built prior to 1950. Fifty-seven percent of the housing structures were built between 1950 and 1959. The remaining fifteen percent were built between 1960 and 1989, with no new housing structures being built after 1989.

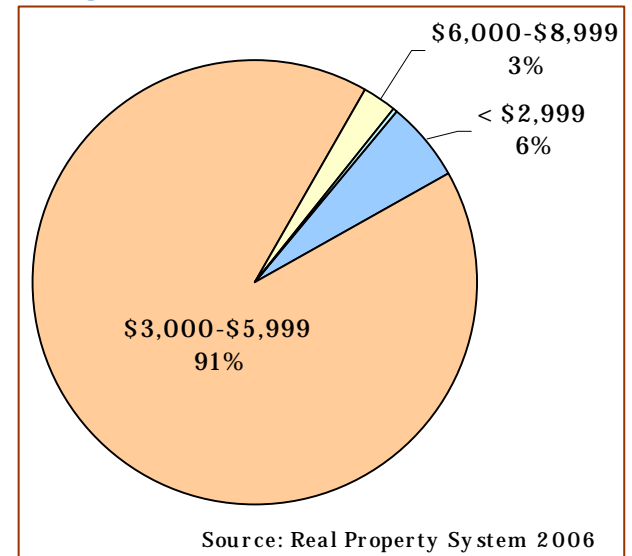
 Figure 4 ~ Age of Housing



ASSESSED VALUE

Figure 5 illustrates the assessed value percentages of residential property. Only six percent of the residential properties have assessed values of less than \$2,999. Ninety-one percent of the residential properties have assessed values of between \$3,000 and \$5,999, and three percent have assessed values of between \$6,000 and \$8,999. There are no properties in this neighborhood with an assessed value of greater than \$9,000.

 Figure 5 ~ Assessed Value



REAL PROPERTY VALUE

Figure 6 shows residential property Full Market Values (FMVs). Only two percent of the residential properties have FMVs of less than \$49,999. Eighty-five percent have FMVs of between \$50,000 and \$99,999, thirteen percent have FMVs of between \$100,000 and \$199,999, and no properties have FMVs of over \$200,000.

 Figure 6 ~ Full Market Value

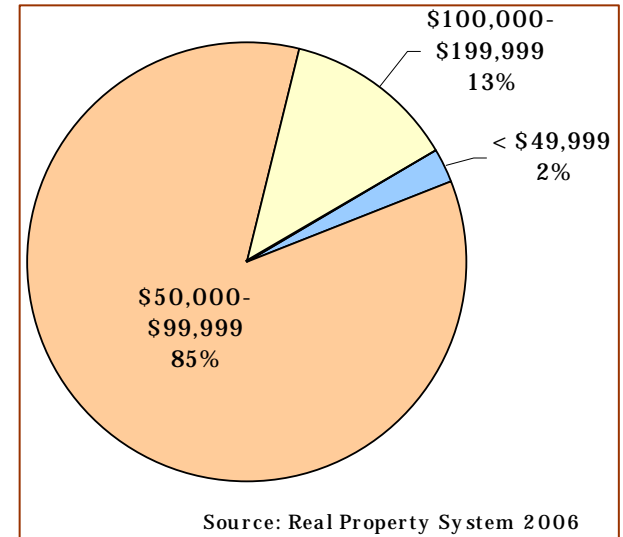


Table 6 Shows the Median Housing Value by block group within the neighborhood, as well as the average Median Housing Value across the neighborhood.

 Table 6 ~ Median Housing Value, By Block Group

Block Group 1, Census Tract 132.01	Block Group 2, Census Tract 132.01	Neighborhood Average
\$75,800	\$75,300	\$75,550

Source: U.S. Census Bureau, Census 2000

OCCUPATIONAL STRUCTURE

The occupational structure shows that almost thirty-nine percent of the residents in this neighborhood are employed in Sales and Office Occupations, while thirty-eight percent have jobs in Management, Professional, or Related Occupations. Almost sixteen percent of the residents work in Service Occupations. Production, Transportation, and Material Moving Occupations make up five percent of the labor force, and Construction, Extraction, and Maintenance Occupations account for four percent. There are no residents that are 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
150	17.3	179	20.6	43	5.0	91	10.5	143	16.5	191	22.0	0	0.0	0	0.0	31	3.6	0	0.0	34	3.9	6	0.7

Source: U.S. Census Bureau, Census 2000

COMMUTE TIME

More than eighty-one percent of the residents in this neighborhood spend less than twenty minutes to get to work each day, while another fifteen percent spend between twenty and forty-five minutes commuting, and just over two percent spend more than forty-five minutes in travel time. Just under two percent of the residents 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	%
14	1.6	699	81.1	129	15.0	20	2.3

Source: U.S. Census Bureau, Census 2000