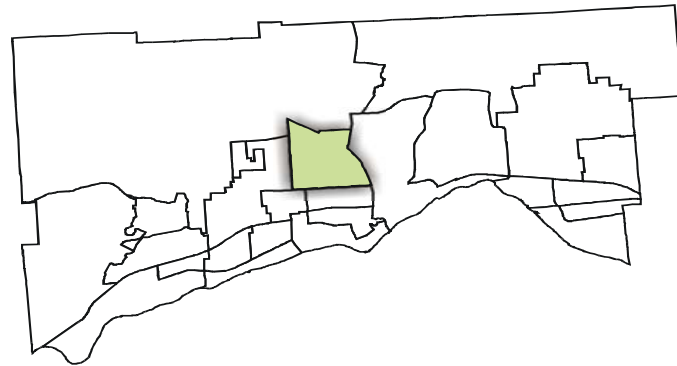
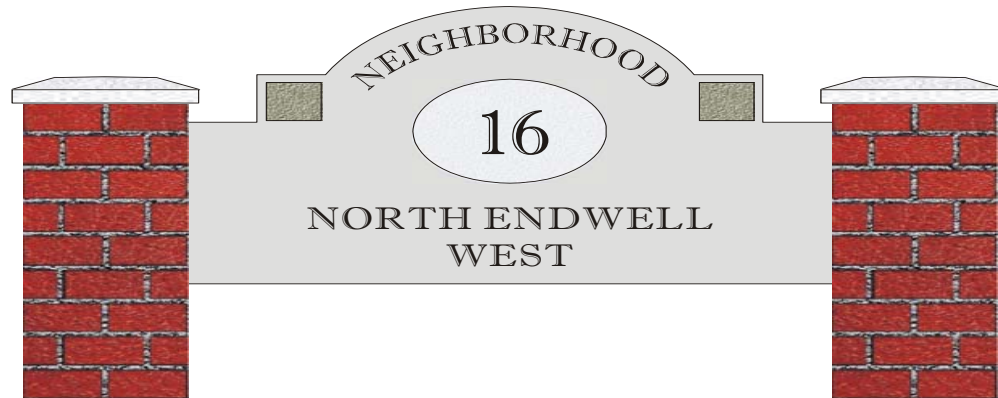


TOWN OF UNION

COMPREHENSIVE
PLAN

DEMOGRAPHIC
PROFILE



NEIGHBORHOOD SETTING

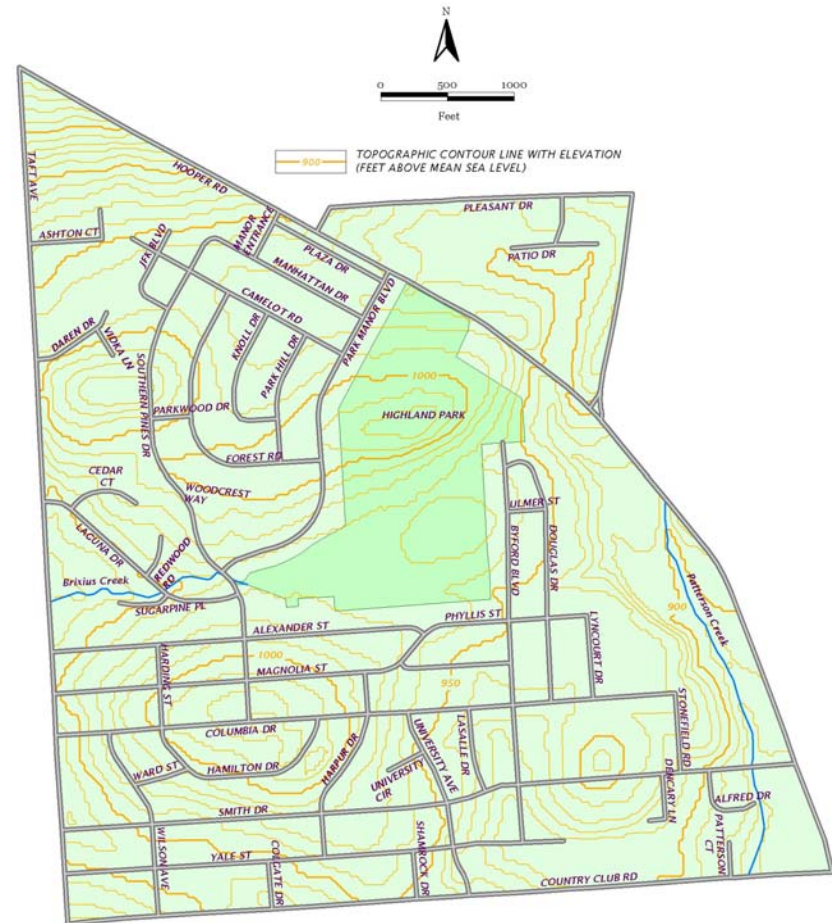
Map 1 ~ Neighborhood 16

North Endwell West occupies 606 acres or 3% of the total area of the town, and ranks 9th out of 25 neighborhoods in size. It is located at the geographic center of the Town, and is accessed from the north and south by Hooper Road, Farm to Market Road, and Taft Avenue, and it is accessed from the east and west by County Club Road.

LANDSCAPE FEATURES

North Endwell West has rolling topography with a knoll cresting at the intersection of Columbia and Southern Pines Drive, and a smaller knoll along Smith Drive, east of Byford Blvd. A small hill lies in Highland Park, and a knoll crests south of Daren Drive at the western boundary of the neighborhood. The northwestern portion of the neighborhood slopes upward towards the intersection of Taft Avenue and Hooper Road.

The 100-year flood zone extends in a narrow band along the creek. Patterson Creek flows through the extreme eastern portion of the neighborhood. Another wetland area surrounds the flood control reservoir at the western boundary of the neighborhood. A wetland area is located north of Daren Drive and others are located north of Alexander Street and at the south entrance of Highland Park.



Town of Union Unified Comprehensive Plan

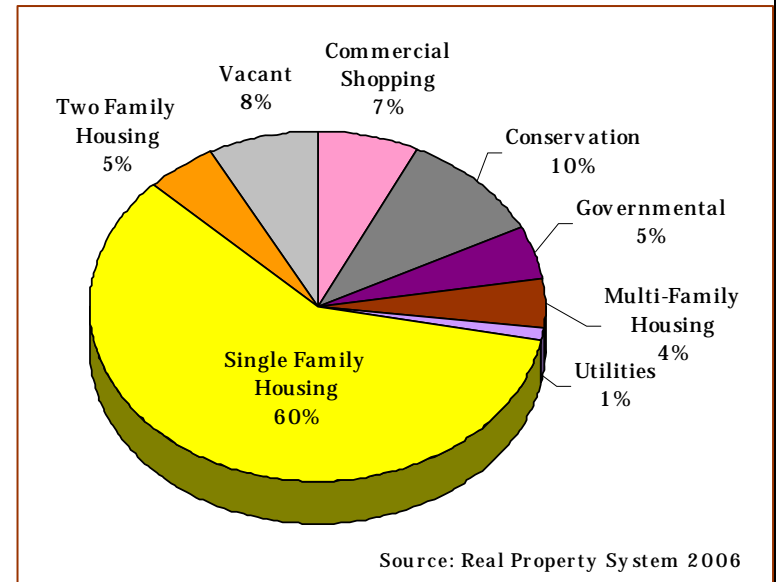
Photograph 1 ~ Neighborhood 16 Street Scenes



EXISTING LAND USE

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

Figure 1 shows parcel acreage by land use. North Endwell West is primarily a residential neighborhood with sixty percent of the parcel acreage used for single-family housing and nine percent used for two-family and multi-family housing. Eight percent of the parcel acreage is vacant and ten percent is used for conservation. The most conspicuous non-residential land uses in this neighborhood are Highland Park in the north central portion of the neighborhood, and the Park Manor Shopping Plaza, north of the park on the opposite side of Hooper Road. Park Manor, an area of single-family housing, lies west of Highland Park. South of the park, an area of single-family homes is interspersed with a few scattered two-family housing parcels. Clusters of two-family housing parcels are located along Taft Avenue at the western boundary of the neighborhood. Highland Green, a complex of town houses, is located east of the Park Manor Plaza. Baptist and Presbyterian churches lie along Farm to Market Road north of the intersection of Farm To Market and Hooper Roads. Marian Apartments, a multiple story elderly housing facility, is located on the south side of Hooper Road at the intersection of Hooper and Farm To Market Roads. A Lutheran church is located northeast of Marian Apartments on Hooper Road, adjacent to Highland Park. A series of deep parcels lie south of Marian Apartments on Hooper Road. Patterson Creek runs across these lots limiting structures to the front of the lots on Hooper Road. A Catholic church is located south of these lots at the terminus of Phyllis Street. A shopping plaza fills the southeast corner of the neighborhood. West of the plaza is Patterson Court, a small residential area on a cul-de-sac. Further west is a large building housing professional offices and a bank.



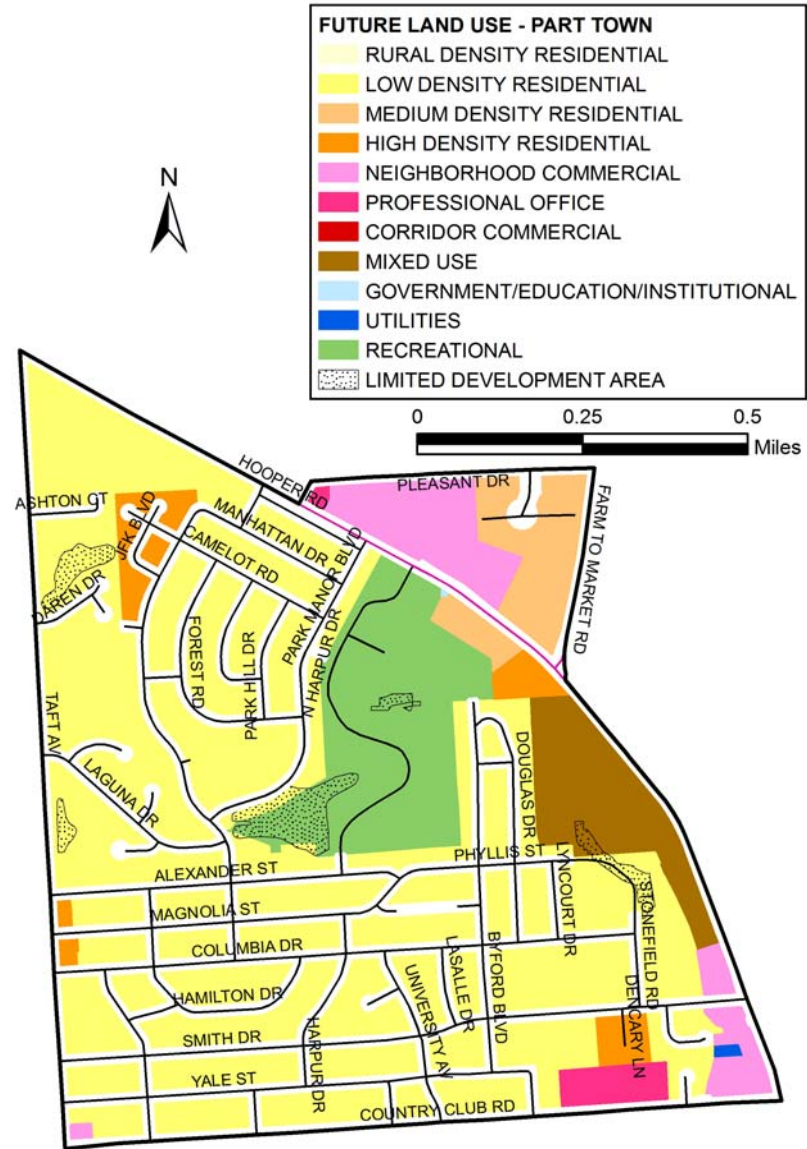
Town of Union Unified Comprehensive Plan

FUTURE LAND USE

While occupying only about three percent of the town's total area, historic development patterns in Neighborhood 16 have resulted in a wide range of land uses primarily because it is bounded by several minor arterial roads including Taft Avenue, Country Club Road, and Hooper Road. Another minor arterial road, Smith Drive, runs through the neighborhood connecting Taft Avenue and Hooper Road. Yet another minor arterial road, Farm To Market Road, begins at Hooper Road. While good access is desirable in most cases, it can also be problematic in terms of peak-hour traffic management, particularly since there are also a number of destination land uses including three schools in adjoining neighborhoods. The commercial development along Hooper Road was a direct result of the expansion of suburban housing development as it moved north from the urbanized core beginning in the 1960s. As such, the corridor has become a neighborhood convenience shopping area. However, it was not designed nor is it intended to be, the main commercial district for the part town area.

Anchored by the Town's flagship recreational facility Highland Park, the neighborhood hosts a diverse mixture of residential densities ranging from single-family and duplex units to garden style apartments, townhomes, and a high-rise senior citizen housing complex. Five churches, neighborhood convenience shopping and service amenities, and a former school that was converted to professional offices compliment these uses.

Map 2 ~ Proposed Future Land Use, Neighborhood 16



Town of Union Unified Comprehensive Plan

This neighborhood has been fairly active in terms of proposed development. A new Eckerds drug store was approved by the Planning Board on a pad site in an existing shopping center at the northwest corner of the intersection of Hooper and Country Club Roads. The project would have significantly improved the appearance of a plaza that is in dire need of modernization. The project did not move forward once the chain was sold to another company. A former bank was converted to a Dunkin Donuts and a new jewelry store and hair salon have recently occupied space in the shopping center.

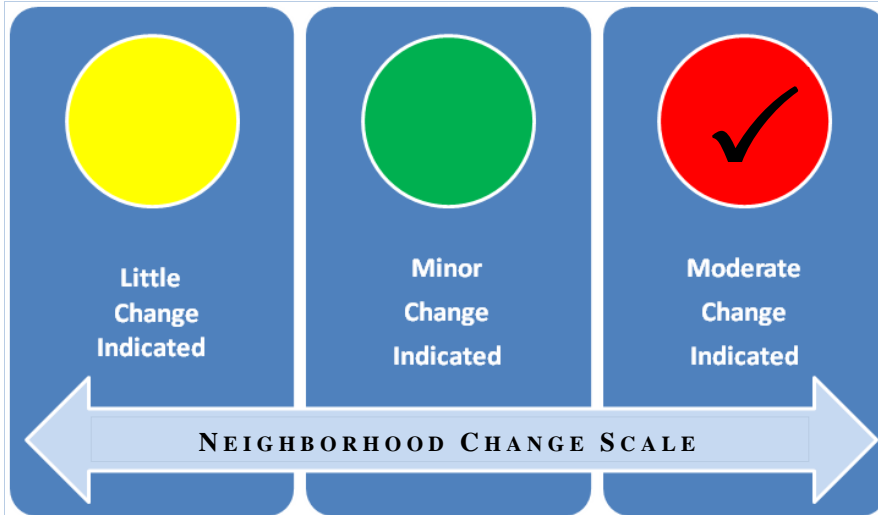
A second drug store, CVS, was built on a pad site in the recently renovated Park Manor Plaza shopping center and recently opened. There is additional vacant space available in the plaza in the former Ames building and the adjoining former GIANT market. Just north of the plaza, a former bank was converted to a dental office.

The two drug store applications were not deemed to have a significant impact on traffic patterns since no new curb cuts were proposed because the existing entrances to the shopping centers were utilized for access and egress. There were also no impacts on residential uses.

There is a largely vacant area just south of the Marian Apartments that is served by both public water and sewer and would be well suited for mixed use development that could include Medium to High Density Residential housing with perhaps residentially scaled Professional Office uses (e.g. single-story, pitched roof, traditional residential construction materials) fronting along Hooper Road. These parcels are not recommended for high intensity commercial development that would add significant volume to an already congested roadway.

The highest and best use of the first few parcels on the west side of Hooper Road north of Smith Drive is likely not Low-Density Residential as the currently zoning requires. The Planning Board suggests that properly scaled non-residential uses including Neighborhood Commercial would be appropriate. Although several parcels would need to be assembled in order to have access to the existing traffic signal at the intersection of Hooper Road and Pruyne Street, it would provide protected left turning movements for northbound traffic.

It is further recommended that commercial zoning changes (i.e. upzonings) be limited along Hooper Road pending adoption of a new Zoning Ordinance. Approval of such proposals should be withheld where they are determined to be inconsistent with the work program recommended by BMTS in the Hooper Road study. Approvals should also be conditioned upon coordination with Broome County capital improvement projects.



CHANGE INDICATOR

It is anticipated that there will continue to be interest in new development within Neighborhood 16. While substantial portions of the neighborhood are already built out. The large substantially undeveloped parcels along the west side of Hooper Road north of Pheasant Lane will likely generate interest. It is imperative that any development proposed for this area be designed as planned developments in order to minimize the number of new curbs cuts. This may require assembly of lots and substantial investment by developers for road and signal improvements in order to minimize traffic impacts.

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 4.5% to 4.8%. 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 the Nation (29.5%). North Endwell West ranks 21st out of 25 neighborhoods in percentage of minority population.

 Table 1 ~ Racial/Ethnic Composition

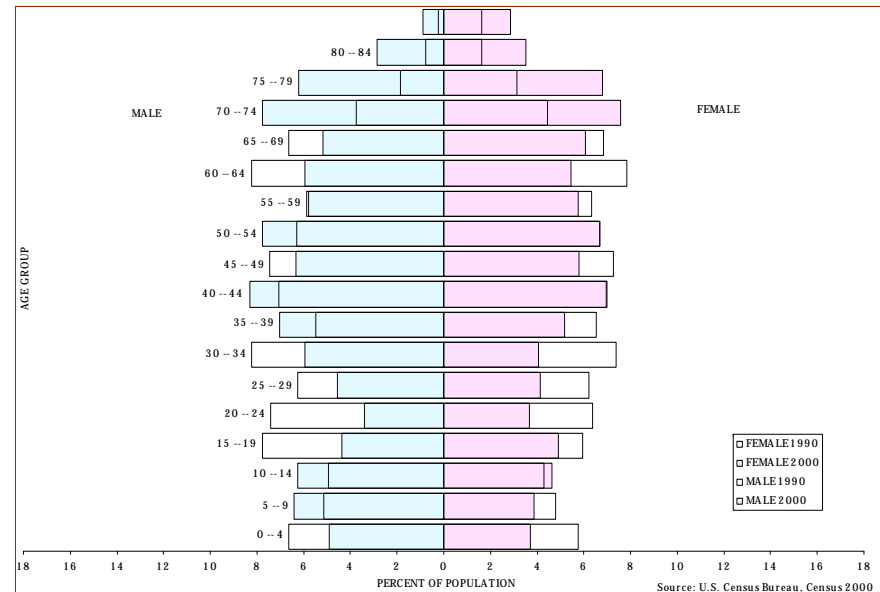
	NH 16 1990	%	NH 16 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Population	3,630		3,219		56,298		18,976,457		281,421,906	
Hispanic or Latino	28	0.8	27	0.8	863	1.5	2,867,583	15.1	35,305,818	12.5
Not Hispanic or Latino	3,602	99.2	3,192	99.2	55,435	98.5	16,108,874	84.9	246,116,088	87.5
White	3,489	96.1	3,088	95.9	52,198	92.7	12,893,689	67.9	211,460,626	75.1
Black	60	1.7	53	1.6	1,377	2.4	3,014,385	15.9	34,658,190	12.3
American Indian	0	0.0	0	0.0	96	0.2	82,461	0.4	2,475,956	0.9
Asian and Pacific Islander	74	2.0	62	1.9	1,528	2.7	1,053,794	5.6	10,641,833	3.8
Other Race	7	0.2	4	0.1	324	0.6	1,341,946	7.1	15,359,073	5.5
Two or More Races			12	0.4	775	1.4	590,182	3.1	6,826,228	2.4
Minority	164	4.5	153	4.8	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 percent of the population aged 0 to 4, 15 to 34, and 55 to 69 decreased from 1990 to 2000, while the percentage of the population aged 10 to 14, 35 to 44, 50 to 54, and 70 and over increased over the same time. The biggest gains were in the population over 70 years old. North Endwell West ranks 24th out of 25 neighborhoods in percentage of population aged 17 and under, and 3rd in percentage of population aged 62 and over.

 Figure 2 ~ Population Pyramid



Town of Union Unified Comprehensive Plan

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 remained unchanged (90.5% in 1990 and 90.1% in 2000), and in 2000 was larger than that of the Town of Union (84.8%), New York State (79.1%), and the 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 11.6% in 1990 to 10.1% in 2000, and, in 2000 was equal to that of the Town of Union (10.5%), and was 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 20.2% in 1990 to 19.7% in 2000, and in 2000 was larger than that of the Town of Union (13.7%), New York State (15.6%), and 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 11.2% in 1990 to 14.7% in 2000, and in 2000 was larger than that of the Town of Union (9.8%), New York State (11.8%), and Nation (8.9%).

 Table 2 ~ Educational Attainment

	NH16 1990	%	NH16 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Less than 9th grade	103	4.0	101	4.1	1,952	5.0	1,005,805	8.0	13,755,477	7.5
9th to 12th no diploma	141	5.5	144	5.8	4,022	10.2	1,620,519	12.9	21,960,148	12.1
High school grad (incl. equiv.)	823	32.1	720	29.2	12,613	32.0	3,480,768	27.8	52,168,981	28.6
Some college, no degree	393	15.3	403	16.3	7,404	18.8	2,103,404	16.8	38,351,595	21.0
Associate's degree	297	11.6	250	10.1	4,135	10.5	898,828	7.2	11,512,833	6.3
Bachelor's degree	519	20.2	487	19.7	5,414	13.7	1,954,242	15.6	28,317,792	15.5
Grad. or prof. degree	287	11.2	363	14.7	3,850	9.8	1,478,970	11.8	16,144,813	8.9
High school grad (college/no coll.)	2,319	90.5	2,223	90.1	33,416	84.8	9,916,212	79.1	146,496,014	80.4
Total	2,563	100	2,468	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. Family households decreased from 71.0% in 1990 to 63.0% in 2000. The percentage of two and three person family households decreased, and the percentage of four or more person family households increased over the 10-year period. The percentage of family households in North Endwell West was larger than that of the Town of Union (59.3%), but smaller than New York State (65.7%), and the Nation (68.1%). North Endwell West ranks 9th out of 25 neighborhoods in percentage of family households.

 Table 3 ~ Household Type

	NH 16 1990	%	NH 16 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Households	1,481		1,498		24,538		7,056,860		105,480,101	
Family households	1,051	71.0	943	63.0	14,556	59.3	4,639,387	65.7	71,787,347	68.1
Nonfamily households	430	29.0	555	37.0	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. Vacant housing units increased from 3.4 % in 1990 to 3.5 % 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%). North Endwell West ranks 23rd out of 25 neighborhoods in percentage of vacant housing units.

 Table 4 ~ Housing Occupancy

	NH16 1990	%	NH 16 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Housing Units	1,531		1,550		26,507		7,679,307		115,904,641	
Occupied	1,481	96.7	1,498	96.6	24,538	92.6	7,056,860	91.9	105,480,101	91.0
Vacant	50	3.4	52	3.5	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 number of owner-occupied housing units increased slightly from 69.0% in 1990 to 70.7% in 2000. The amount of owner-occupied housing in 2000 was larger than that of the Town of Union (60.1%), New York State (53.0%), and the Nation (66.2%). North Endwell West ranks 9th out of 25 neighborhoods in percentage of owner-occupied housing units.

 Table 5 ~ Housing Tenure

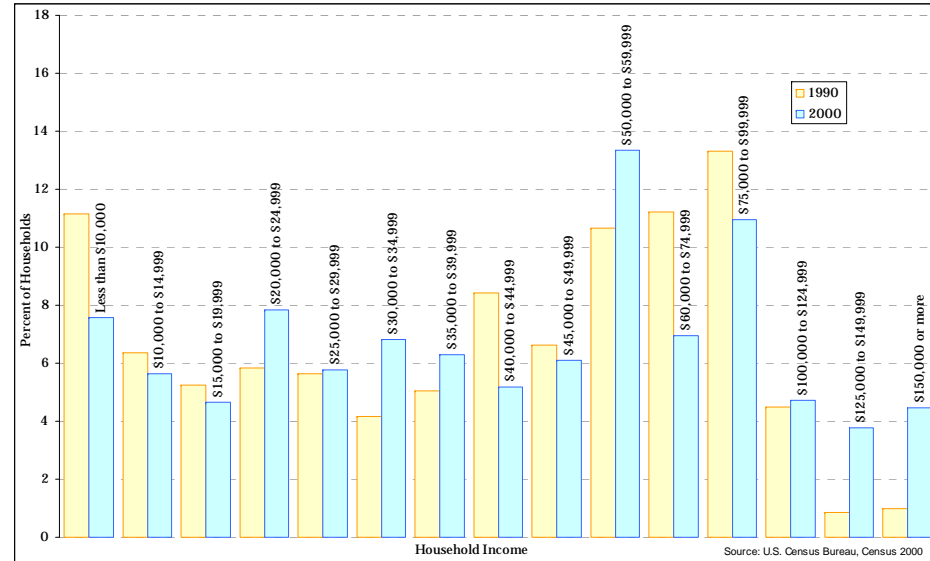
	NH 16 1990	%	NH 16 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Housing Units	1,481		1,498		24,538		7,056,860		105,480,101	
Owner occupied	1,022	69.0	1,059	70.7	14,747	60.1	3,739,166	53.0	69,815,753	66.2
Renter occupied	459	31.0	439	29.3	9,791	39.9	3,317,694	47.0	35,664,348	33.8

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 decreased from 22.7% in 1990 to 17.8% in 2000. The percentage of households with incomes of between \$20,000 and \$40,000 increased from 20.6% in 1990 to 26.7% in 2000. The percentage of households with incomes of between \$40,000 and \$100,000 decreased from 54.7% in 1990 to 47.2% in 2000. The percentage of households with incomes of over \$100,000 increased from 6.4% in 1990 to 12.9% in 2000.

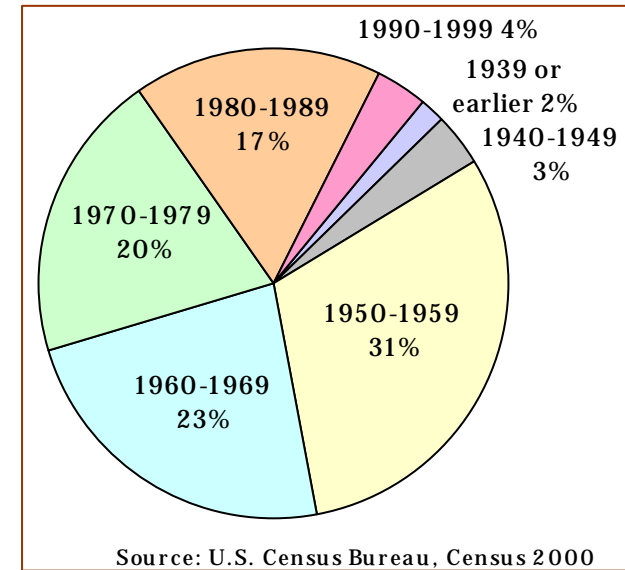
 Figure 3 ~ Household Income Change, 1990-2000



AGE OF HOUSING STRUCTURES

Figure 4 shows housing age. Only five percent of the housing structures in this neighborhood were built prior to 1950. Over half, fifty-four percent, were built during the period between 1950 and 1969. Thirty-seven percent were built from 1970 to 1989. The remaining four percent were built post 1989.

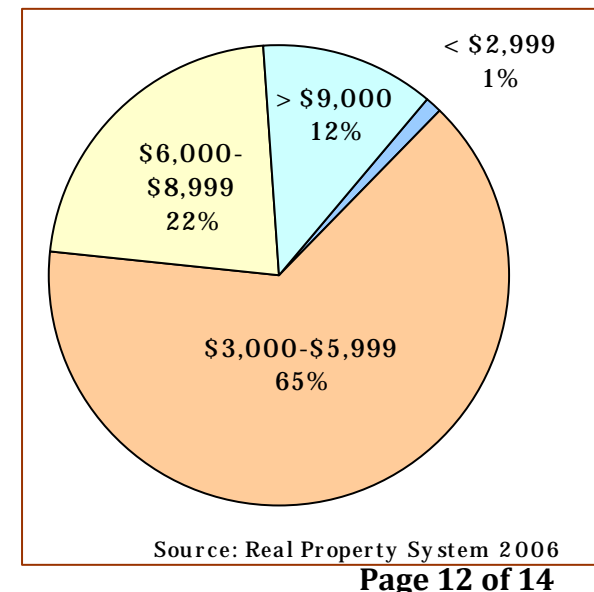
 **Figure 4 ~ Age of Housing**



ASSESSED VALUE

Figure 5 illustrates the assessed value percentages of residential property. Only 13 properties, or one percent of the total, have an assessed value of less than \$2,999. Sixty-five percent of the residential properties have assessed values of between \$3,000 and \$5,999, twenty-two percent have assessed values of between \$6,000 and \$8,999, and twelve 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). Only three parcels, less than one quarter of one percent, have FMVs of less than \$49,999. Forty-six percent have FMVs of between \$50,000 and \$99,999, forty-seven percent have FMVs of between \$100,000 and \$199,999, and seven percent have FMVs of more than \$200,000.

 Figure 6 ~ Full Market Value

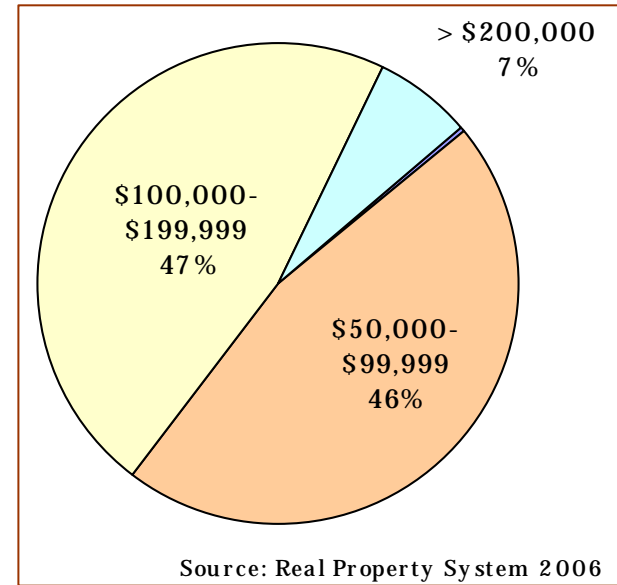


Table 6 Shows the Median Housing Value by block group within the neighborhood, as well as the average Median Housing Value across the neighborhood.

 Table 6 ~ Median Housing Value, By Block Group

Block Group 1, Census Tract 132.02	Block Group 2, Census Tract 132.02	Block Group 3, Census Tract 132.02	Neighborhood Average
\$122,100	\$89,900	\$74,200	\$95,400

Source: U.S. Census Bureau, Census 2000

Town of Union Unified Comprehensive Plan

OCCUPATIONAL STRUCTURE

The occupational structure shows that forty-seven percent of the residents of this neighborhood are employed in Management, Professional, or Related Occupations and that thirty percent work in Sales and Office Occupations. Nine percent of the residents have jobs in Production, Transportation, and Material Moving Occupations, and six percent work in Construction, Extraction, or Maintenance. Eight percent are employed in Service Occupations. No residents 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
361	25.1	320	22.3	41	2.9	75	5.2	127	8.8	301	21.0	0	0.0	0	0.0	82	5.7	0	0.0	89	6.2	40	2.8

Source: U.S. Census Bureau, Census 2000

COMMUTE TIME

Nearly seventy-two percent of the residents in this neighborhood travel less than twenty minutes to get to work each day, while twenty-five percent spend between twenty and forty-five minutes to reach their place of employment. Only three percent spend more than forty-five minutes commuting, and only six tenths of one 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	%
9	0.6	1,020	71.6	357	25.1	38	2.7

Source: U.S. Census Bureau, Census 2000