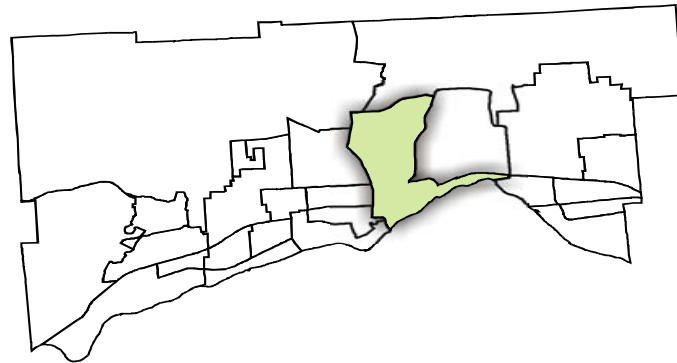
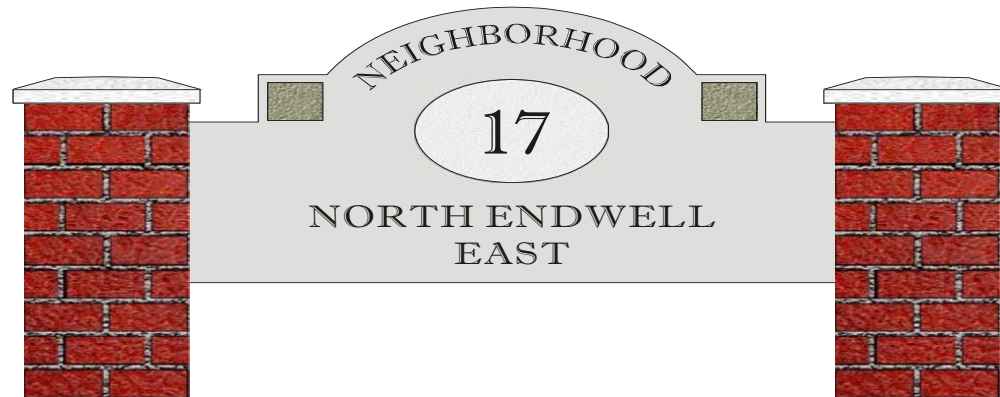


TOWN OF UNION

COMPREHENSIVE
PLAN

DEMOGRAPHIC
PROFILE



NEIGHBORHOOD SETTING

North Endwell East occupies 1,176 acres, or 5% of the total area of the town, and ranks 5th of 25 neighborhoods in size. It is located east of the geographical center of the town and is accessed from the north and south by Robinson Hill, Hooper and Farm to Market Roads, and is accessed from the west and east by Main Street (NY Route 17C). Country Club Road bisects the neighborhood from east to west. Struble Road forms the northern border of the neighborhood.

LANDSCAPE FEATURES

The entire neighborhood, except for the southern and northern margins, is located on a south and west facing, gradually sloping hillside, part of a north to northeast trending ridge. The ridge top is located at the northwest corner of the neighborhood. The northern third of the neighborhood slopes to the west and northwest. Southeast of the crest, the hillside extends, at a lower elevation, as a short broad ridge. A steep escarpment, facing the southeast, runs along the base of the ridge. Beyond the escarpment, the neighborhood is flat.

Patterson Creek flows from north to south through the northwestern portion of the neighborhood. The 100-year flood zone extends in a narrow band along the banks of Patterson Creek. In the southern part of the neighborhood, the 100-year flood zone extends to the foot of the escarpment, excluding the George F. Highway (NY Route 17C) and NY Route 17, which are higher in elevation than the surrounding area. In the southwest corner of the neighborhood, the flood zone is limited to a narrow band at the banks of Brixius Creek.

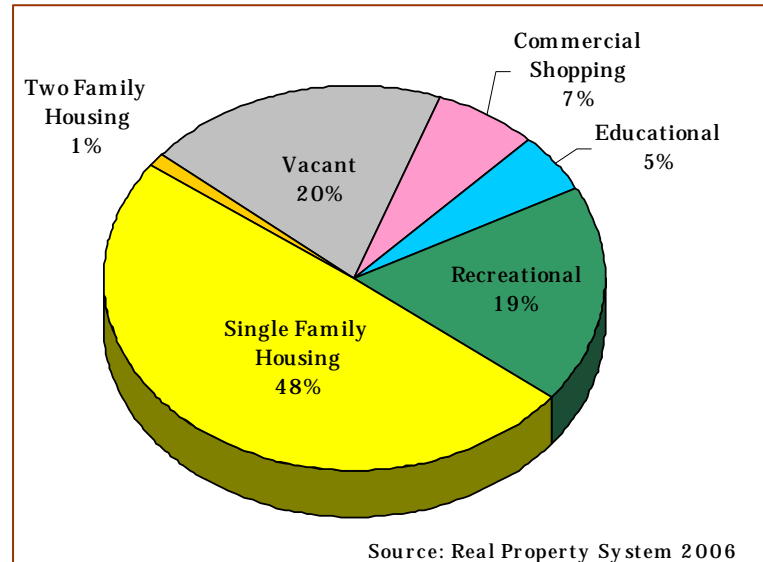
Map 1 ~ Neighborhood 17



EXISTING LAND USE

Figure 1 shows parcel acreage by land use. North Endwell East is primarily residential. Forty-eight percent of the parcel acreage is used for single-family housing and twenty percent is vacant. Nineteen percent of the parcel acreage is used for recreation, and five percent is used for educational purposes. From Hooper Road, access to several subdivisions is via Pheasant Lane, Pruyne Street, and Royal Road. Country Club Road runs from east to west through the neighborhood with subdivisions on each side. Several streets enter the subdivisions north and south of Country Club Road. The northeast corner of the neighborhood is vacant and wooded. South of the wooded area, the Binghamton Country Club golf course is situated east of a residential area, along the eastern border of the neighborhood. The golf course extends into the adjoining neighborhood on the east side of Robinson Hill Road. Maine-Endwell High School is located at the western border of the neighborhood, west of Patterson Creek, north of the intersection of Farm To Market and Hooper Roads. Residential parcels lie along Farm To Market Road north of the high school. Homer Brink Elementary School is located south of Pruyne Street overlooking Hooper Road. An industrial and commercial area lies at the southern portion of the neighborhood along the Norfolk Southern Railroad and along Main Street. George F. Highway (NY Route 17C) and NY Route 17 cross the southern portion of the neighborhood parallel to the Susquehanna River. Main Street turns into George F. Highway (NY Route 17C) at the southwestern border of the neighborhood. Interchanges with NY Route 17 are located further to the east. River Road runs from Main Street, under NY Route 17, and along the river.

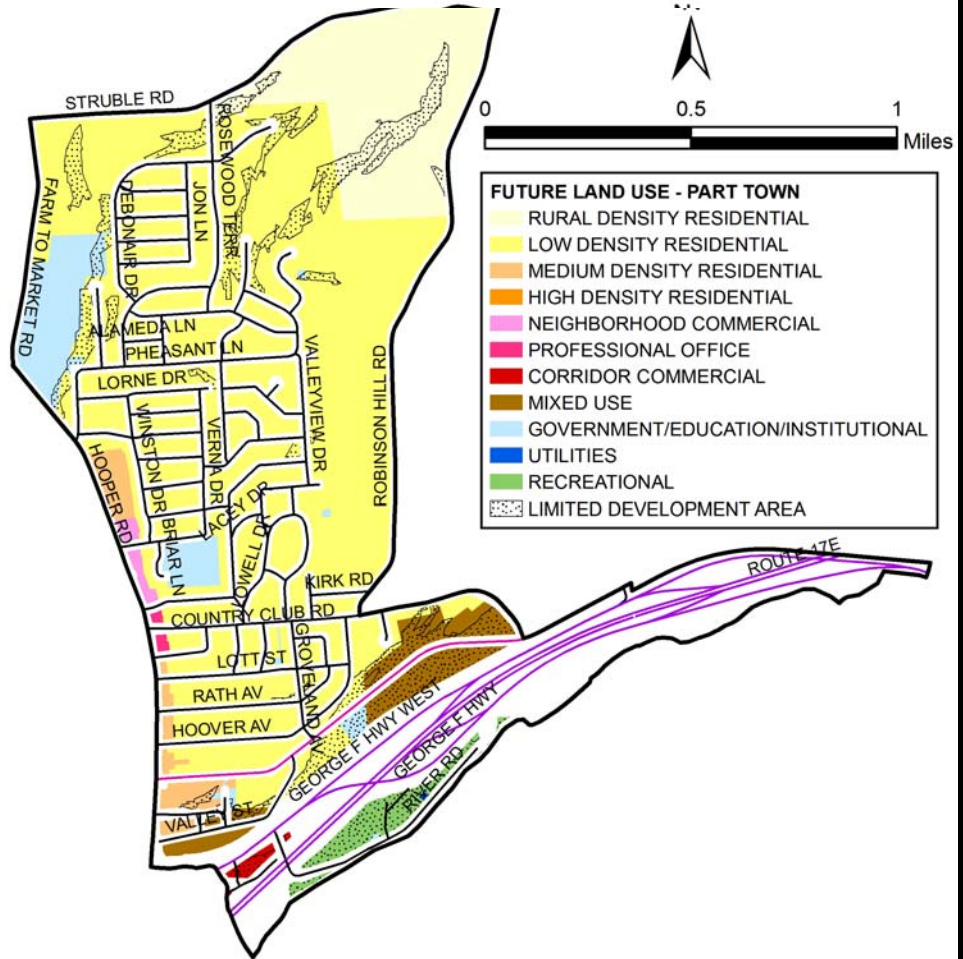
 Figure 1 ~ Existing Land Use By Acreage



FUTURE LAND USE

Map 2 ~ Proposed Future Land Use, Neighborhood 17

This neighborhood contains the eastern half of the Hooper Road corridor, currently a mix of residential uses and small office and retail businesses. The goal for the future land use along this corridor is to allow for continued economic growth, while coordinating this growth with appropriately sized development to keep it compatible with the surrounding residential subdivisions. The primary intersection along the Hooper Road corridor, at Country Club Road, experiences noticeable traffic congestion during peak flow hours. Broome County anticipates adding a westbound turning lane to improve the southward-moving traffic. Time-based coordination of existing signals that would better regulate the movement of traffic was also a recommendation of BMTS in the Hooper Road Corridor study. The southeastern corner of Country Club and Hooper Roads coincide with somewhat steeper terrain, but the first 180 feet are relatively flat. Given the traffic at this intersection, it is recommended that the future land use for those first 180 to 200 feet east be Professional Office, which would create a lower-intensity use buffer for the surrounding residential properties. Sloping terrain and residences similarly impact the northeast properties between Country Club Road and Royal Road, and it is recommended that the three westernmost of these parcels also be designated as Professional Office. Further north along the east side of Hooper Road, the proposed future land use category Neighborhood Commercial fits with the existing development, including the newer ABC Daycare at 546 Hooper Road. The proposed future land use north of the daycare through to 572 Hooper Road fits



Town of Union Unified Comprehensive Plan

with the existing residential nature as Medium Density Residential, which was also determined by the typical road frontage of these lots. Maine-Endwell High School is delineated by the Government/Educational future land use along the intersection of Hooper Road and Farm To Market Road.

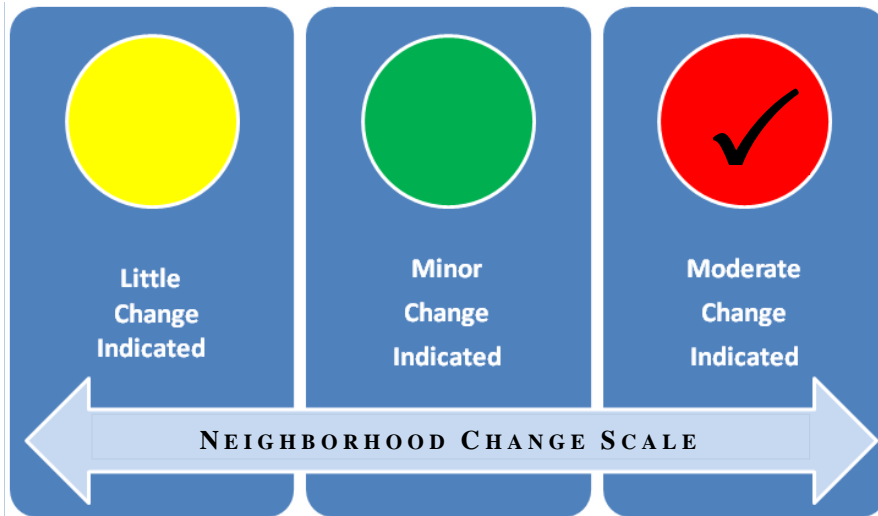
Single-family residences dominate the northern portion of this neighborhood, with lots between a quarter and one half acre, and four parcels among them averaging seven acres. An appropriate future land use category for this area of established and potential subdivisions is Low Density Residential. At the southwest corner of Struble Road and Robinson Hill Road, the Woodland Hollow subdivision of primarily vacant, wooded lots greater than five acres is currently zoned Agricultural. This subdivision is best suited for Rural Density Residential, as there is no access to public water or sewer. It is recommended that those parcels in the town that are currently zoned Agricultural be rezoned to Rural Residential in order to prevent the construction of duplexes in these areas in the future. The majority of the central portion of this neighborhood is composed of established subdivisions, and is therefore recommended for Low Density Residential, including the golf course along the west border of Robinson Hill Road.

The southern portion of this neighborhood is varied in existing and proposed uses. Although much of the area is comprised of single-family homes warranting the Low Density Residential future land use recommendation, the residences along Hooper Road between Beatrice Lane and Prospect Street are on smaller parcels and more fitting with the Medium Density Residential future land use. Change in this residential corridor is unlikely, and any future development is most likely to be infill construction. Along Valley Street, the existing industrial uses mixed in with a few residences present an area that is best suited for future Mixed Use (Office/Research/Light Industrial).

George F. Highway and Watson Boulevard are the primary routes extending eastward along the southern end of this neighborhood, which is for the most part in the 100-year floodplain. The presence of existing commercial businesses along George F. Highway and the heavy cross-town traffic make Corridor Commercial the most appropriate future land use along this portion of the highway. South of this commercial district lie State Highway 17 and a few residences along River Road. This area has in recent years had a number of properties purchased by the town through the FEMA buyout program, and the recommendation for the future is to promote limited development with Recreational land uses. Similarly, traveling eastward along Watson Boulevard, the properties between Watson Boulevard, George F. Highway, and the railroad have national wetlands, are in the 100-year floodplain, and neither has water or sewer service. Limited development with Recreational land uses would preserve the wetlands and achieve the goal of minimizing development in the floodplain. Should any development occur in this area, it would require bringing water and sewer to the parcels, and fill should be placed only in the footprint of any structure to prevent the unnecessary filling of the floodplain. On the north side of Watson Boulevard, there is an empty lot of approximately 15 acres, with a small wetland at the intersection of Watson

Town of Union Unified Comprehensive Plan

Boulevard and Country Club Road. Other than at the wetland area, this site is not in the floodplain and is relatively flat, but has extremely steep slopes along the north edge, which suffer due to several streams pouring over the edge of the ridge from a subdivision situated above. This site is recommended for Mixed Use consisting of residential and office uses, however slope stabilization and wetland protection should be required. Access to the parcel should be limited to a single curb cut on Watson Blvd. with a common driveway if the property is subdivided



CHANGE INDICATOR

Based upon the proposed Future Land Use recommendations, it is anticipated that there could be a moderate amount of change in Neighborhood 17. These changes would primarily involve changing the current Agricultural zoning to Rural Residential and allowing appropriately scaled non-residential development in the form of professional offices around the intersection of Country Club and Hooper Roads. The use of a Floor Area Ratio (FAR) should be considered to control the density of the development.

MINORITY POPULATION

Table 1 shows the racial/ethnic composition of the neighborhood. Between the years 1990 and 2000, the minority population increased from 3.3% to 4.9% percent. 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 East ranks 20th out of 25 neighborhoods in percentage of minority population.

Table 1 ~ Racial/Ethnic Composition

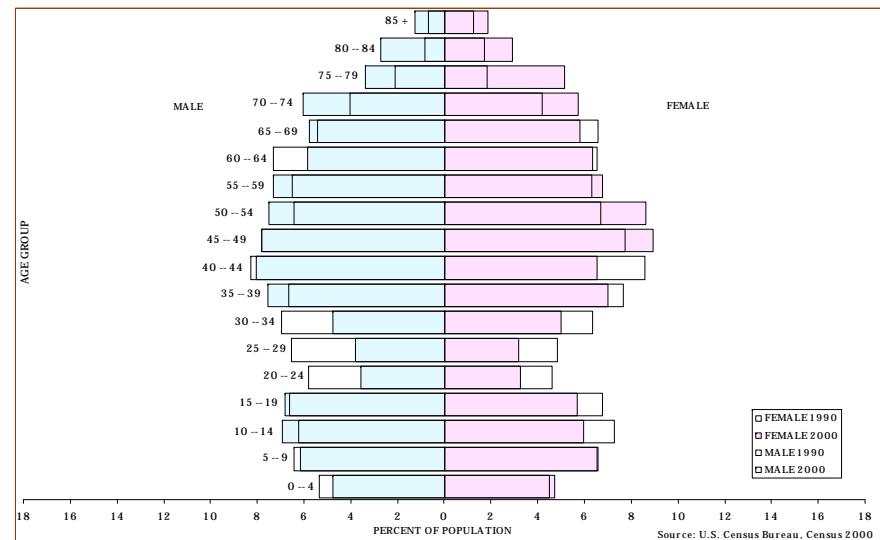
	NH 17 1990	%	NH 17 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Population	3,425		3,234		56,298		18,976,457		281,421,906	
Hispanic or Latino	40	1.2	40	1.2	863	1.5	2,867,583	15.1	35,305,818	12.5
Not Hispanic or Latino	3,385	98.8	3,194	98.8	55,435	98.5	16,108,874	84.9	246,116,088	87.5
White	3,341	97.5	3,102	95.9	52,198	92.7	12,893,689	67.9	211,460,626	75.1
Black	15	0.4	29	0.9	1,377	2.4	3,014,385	15.9	34,658,190	12.3
American Indian	2	0.1	3	0.1	96	0.2	82,461	0.4	2,475,956	0.9
Asian and Pacific Islander	61	1.8	65	2.0	1,528	2.7	1,053,794	5.6	10,641,833	3.8
Other Race	7	0.2	7	0.2	324	0.6	1,341,946	7.1	15,359,073	5.5
Two or More Races			28	0.9	775	1.4	590,182	3.1	6,826,228	2.4
Minority	112	3.3	157	4.9	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 10 to 34, 40 to 44, and 60 to 64 decreased from 1990 to 2000, while the population aged 45 to 59 and 70 and over increased during the same time. North Endwell East ranks 13th out of 25 neighborhoods in percentage of population aged 17 and under, and 8th in percentage of population aged 62 and over.

Figure 2 ~ Population Pyramid



Source: U.S. Census Bureau, Census 2000

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 increased from 93.5% in 1990 to 95.3% 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 11.7% in 1990 to 12.2% 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 decreased from 24.3% in 1990 to 22.2% 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 remained unchanged (20.2% in 1990 and 20.1% 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

	NH17 1990	%	NH17 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Less than 9th grade	30	1.3	39	1.7	1,952	5.0	1,005,805	8.0	13,755,477	7.5
9th to 12th no diploma	140	5.9	100	4.4	4,022	10.2	1,620,519	12.9	21,960,148	12.1
High school grad (incl. equiv.)	559	23.5	662	28.8	12,613	32.0	3,480,768	27.8	52,168,981	28.6
Some college, no degree	371	15.6	374	16.3	7,404	18.8	2,103,404	16.8	38,351,595	21.0
Associate's degree	273	11.5	253	11.0	4,135	10.5	898,828	7.2	11,512,833	6.3
Bachelor's degree	564	23.7	479	20.9	5,414	13.7	1,954,242	15.6	28,317,792	15.5
Grad. or prof. degree	442	18.6	389	16.9	3,850	9.8	1,478,970	11.8	16,144,813	8.9
High school grad (college/no coll.)	2,209	92.9	2,157	93.9	33,416	84.8	9,916,212	79.1	146,496,014	80.4
Total	2,379	100.0	2,296	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. Family households decreased from 79.9% in 1990 to 75.1% in 2000. The percentage of family households in North Endwell East was larger than that of the Town of Union (59.3%), New York State (65.7%), and the Nation (68.1%). North Endwell East ranks 3rd out of 25 neighborhoods in percentage of family households.

 Table 3 ~ Household Type

	NH 17 1990	%	NH 17 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Households	1,279		1,300		24,538		7,056,860		105,480,101	
Family households	1,022	79.9	976	75.1	14,556	59.3	4,639,387	65.7	71,787,347	68.1
Nonfamily households	257	20.1	324	24.9	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. Vacant housing units decreased from 3.5% in 1990 to 3.3% 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%). North Endwell East ranks 22nd out of 25 neighborhoods in percentage of vacant housing units.

 Table 4 ~ Housing Occupancy

	NH 17 1990	%	NH 17 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Housing Units	1,325		1,344		26,507		7,679,307		115,904,641	
Occupied	1,279	96.5	1,300	96.7	24,538	92.6	7,056,860	91.9	105,480,101	91.0
Vacant	47	3.5	45	3.3	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 slightly from 92.1% in 1990 to 91.8% in 2000, and in 2000, was much larger than that of the Town of Union (60.1%), New York State (63.0%), and the Nation (66.2%). North Endwell East ranks 2nd out of 25 neighborhoods in percentage of owner occupied housing units.

 Table 5 ~ Housing Tenure

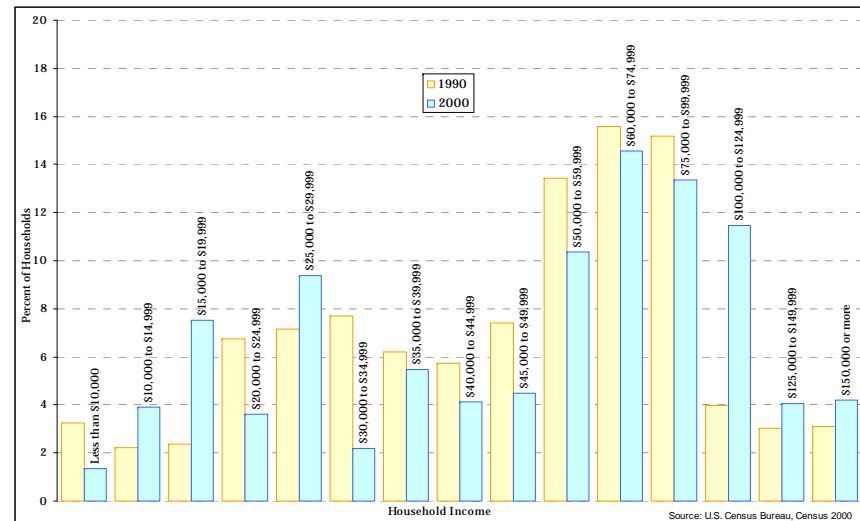
	NH 17 1990	%	NH 17 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Housing Units	1,279		1,300		24,538		7,056,860		105,480,101	
Owner occupied	1,178	92.1	1,193	91.8	14,747	60.1	3,739,166	53.0	69,815,753	66.2
Renter occupied	101	7.9	107	8.2	9,791	39.9	3,317,694	47.0	35,664,348	33.8

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 low in 1990 and 2000 but increased from 7.9% in 1990 to 12.8% in 2000. The percentage of households with incomes of between \$35,000 and \$50,000 decreased from 19.3% in 1990 to 14.1% in 2000. The percentage of households with incomes of between \$50,000 and \$100,000 decreased from 44.2% in 1990 to 38.4% in 2000. The percentage of households with incomes of over \$100,000 increased significantly from 10.1% in 1990 to 19.8% in 2000.

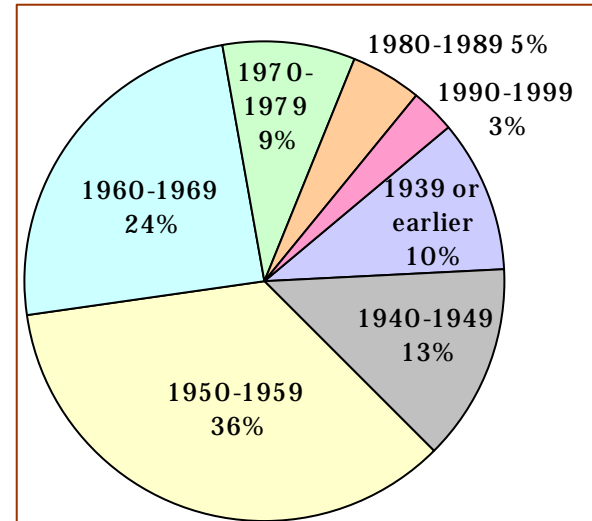
 Figure 3 ~ Household Income Change, 1990-2000



AGE OF HOUSING STRUCTURES

Figure 4 shows housing age. Approximately twenty-three percent of the housing structures in this neighborhood were built prior to 1950. Sixty percent of the housing structures were built between 1950 and 1969. Nine percent were built between 1970 and 1979. The remaining eight percent were built between 1980 and 1999.

Figure 4 ~ Age of Housing

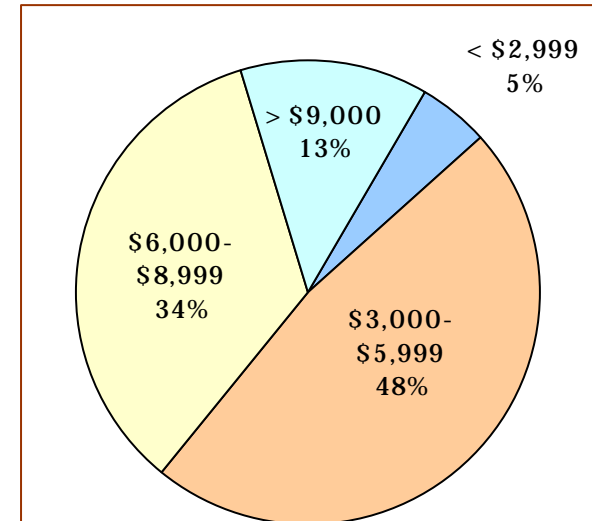


Source: U.S. Census Bureau, Census 2000

ASSESSED VALUE

Figure 5 illustrates the assessed value percentages of residential property. Five percent of the residential properties have assessed values of less than \$2,999. Forty-eight percent of the residential properties have assessed values of between \$3,000 and \$5,999, thirty-four percent have assessed values of between \$6,000 and \$8,999, and thirteen percent have assessed values of greater than \$9,000.

Figure 5 ~ Assessed Value



Source: Real Property System 2006

REAL PROPERTY VALUES

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

 **Figure 6 ~ Real Property Value**

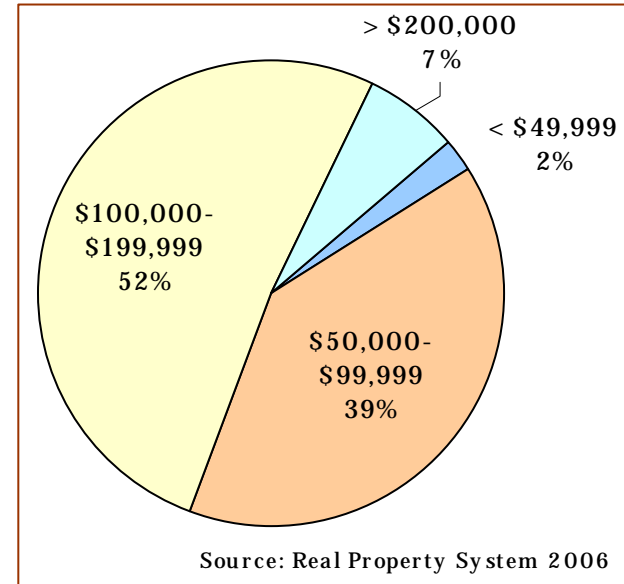


Table 6 Shows the Median Housing Value by block group within the neighborhood as well as the average Median Housing Value across the neighborhood.

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

Block Group 3, Census Tract 130	Block Group 4, Census Tract 130	Block Group 1, Census Tract 130	Neighborhood Average
\$77,800	\$89,800	\$137,700	\$101,767

Source: U.S. Census Bureau, Census 2000

Town of Union Unified Comprehensive Plan

OCCUPATIONAL STRUCTURE

The occupational structure shows that a little over fifty percent of the residents in this neighborhood are employed in Management, Professional, or Related Occupations. Almost thirty percent have jobs in Sales and Office Occupations and another ten percent work in Service Occupations. Production, Transportation, and Material Moving Occupations make up seven percent of the neighborhood's labor force, while three percent are employed in Construction, Extraction, and Material Moving Occupations. The neighborhood has no residents 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
407	25.7	387	24.5	79	5.0	74	4.7	168	10.6	301	19.0	0	0.0	0	0.0	41	2.6	12	0.8	86	5.4	26	1.6

Source: U.S. Census Bureau, Census 2000

COMMUTE TIME

Close to seventy-two percent of the resident in this neighborhood travel less than twenty minutes to get to work, while close to twenty percent travel between twenty to forty-five minutes to reach their place of employment. Only six percent have a commute time of more than forty-five minutes and just over three percent of residents of the neighborhood 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	%
48	3.1	1,116	71.7	301	19.3	92	5.9

Source: U.S. Census Bureau, Census 2000