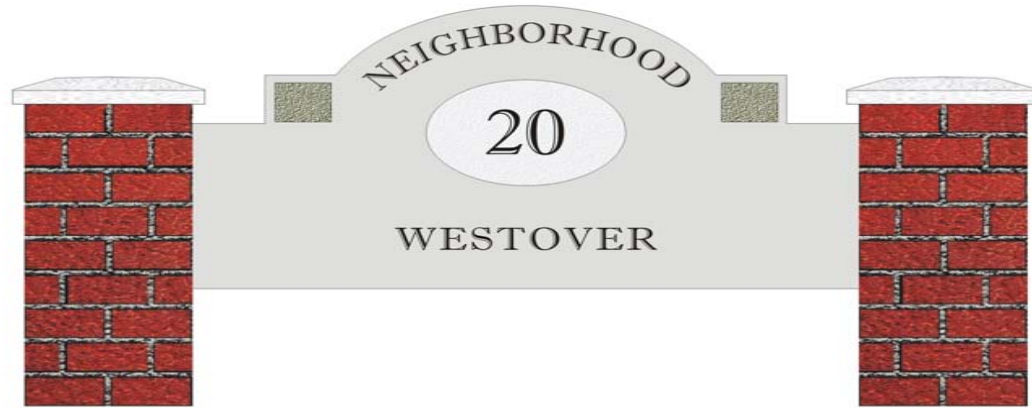


TOWN OF UNION

COMPREHENSIVE  
PLAN

DEMOGRAPHIC  
PROFILE



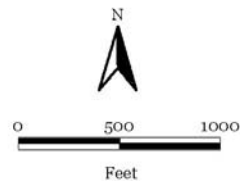
**NEIGHBORHOOD SETTING**

Westover occupies 207 acres or 1% of the total area of the town, and ranks 17<sup>th</sup> of 25 neighborhoods by size. It is located in the eastern portion of the town and is surrounded on three sides by the Village of Johnson City. It is accessed from east and west by Main Street and is accessed from north and south by Riverside Drive, which intersects Main Street at the eastern border of the neighborhood.

NY State Route 201, with access to the Vestal Parkway, has exit and entrance ramps at the eastern border of the neighborhood. Access to Harry L. Drive in Johnson City is via Oakdale Road, running north from Main Street. Railroad tracks run along the northern and southern border of the neighborhood.

Map 1 ~ Neighborhood 20

900 TOPOGRAPHIC CONTOUR LINE WITH ELEVATION (FEET ABOVE MEAN SEA LEVEL)



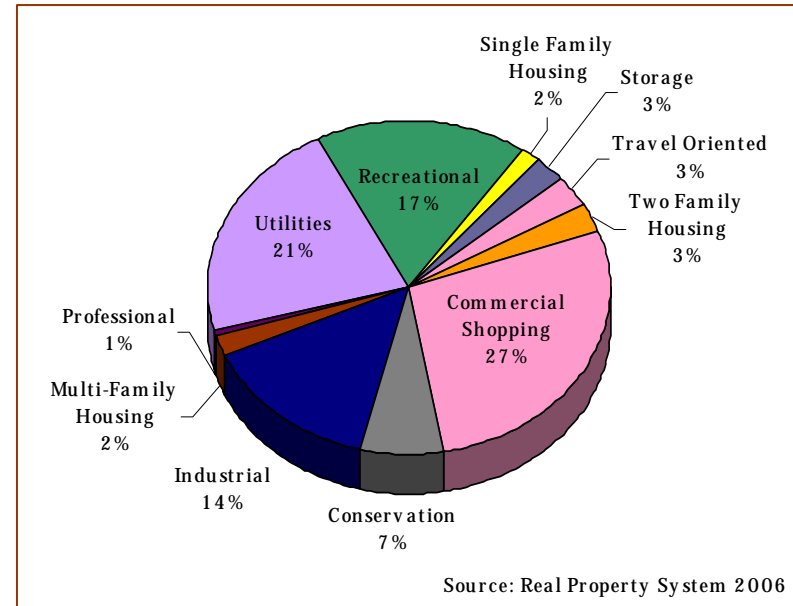
**LANDSCAPE FEATURES**

The topography of Westover is flat. The Susquehanna River Flows along the Southwestern border of the neighborhood, and Little Choconut Creek flows from the north and abruptly curves to the west towards the southern border of the neighborhood. Several flood protection levees and floodwalls protect the neighborhood from river floodwaters. The 100-year flood zone is limited to the area between the river and the flood protection, and along Little Choconut Creek. The remainder of the neighborhood is within the 500-year flood zone. William Hill Park and the rear of the properties along Onondaga Street are at greatest risk from flooding.

**EXISTING LAND USE**

Figure 1 shows parcel acreage by land use. Fourteen percent of the parcels in Westover have industrial land uses, seven percent of the parcels are used for housing, and twenty-one percent of the parcels are used for utilities. Seven percent of the parcels are used for conservation. Twenty-seven percent are used for commercial shopping.

Figure 1 ~ Existing Land Use by Acreage



Photograph 1 ~ AES (Goudy) Power Station



Properties in Westover have a variety of land use. A large portion of the neighborhood is occupied by two properties with Industrial land uses; the British Aerospace Systems property (BAE); and the AES power generating plant property. The western portion of Westover is occupied by River Plaza, which includes a Home Depot home improvement warehouse and a separate building housing retail businesses. Another shopping center, Westover Plaza, is located

## Town of Union Unified Comprehensive Plan

on the north side of Main Street across from BAE Systems. Commercial properties extend along Main Street to the west of Westover Plaza. A residential area lies between River Plaza and the BAE property, south of Main Street. Another residential area lies north of the commercial area along Main Street. William Hill Park is situated along the Susquehanna River, adjacent to a residential area to the east. River Plaza is adjacent to the park to the west.

 Photograph 2 ~ BAE Systems



 Photograph 3 ~ Main Street Land Uses





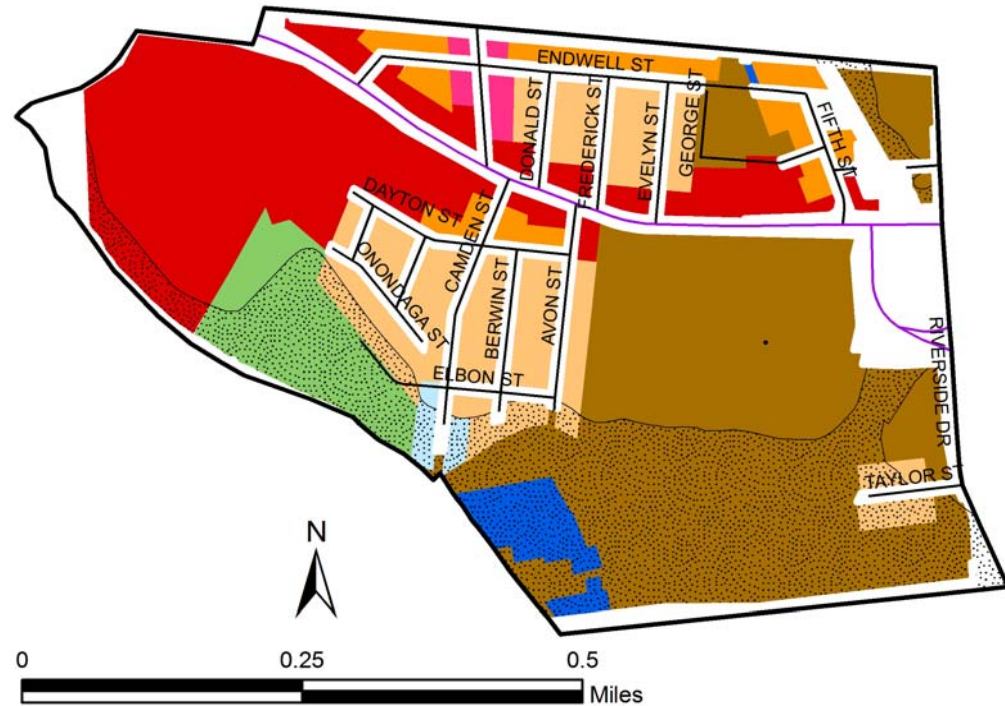
**FUTURE LAND USE**

The Westover neighborhood is one of the main gateways into the part-town area. Gateways are traditionally characterized by heavily traveled streets or roads that provide entrance to and through a community. These routes link major employment areas, shopping centers, and recreational areas and therefore provide many visitors with their first impressions of the community.

For this reason, it is extremely important that this neighborhood plan incorporate planning and development practices that allow for orderly growth while protecting and enhancing the character of surrounding neighborhoods and preserving or improving the quality of life for residents. The terms “business friendly” and “quality of life” need not be mutually exclusive if proper safeguards are implemented and, more importantly, consistently enforced.

The land-use plan from the late 1970s indicated a use pattern that was predominantly industrial (BAE and Home Depot properties) with

Map 2 ~ Proposed Future Land Use, Neighborhood 20

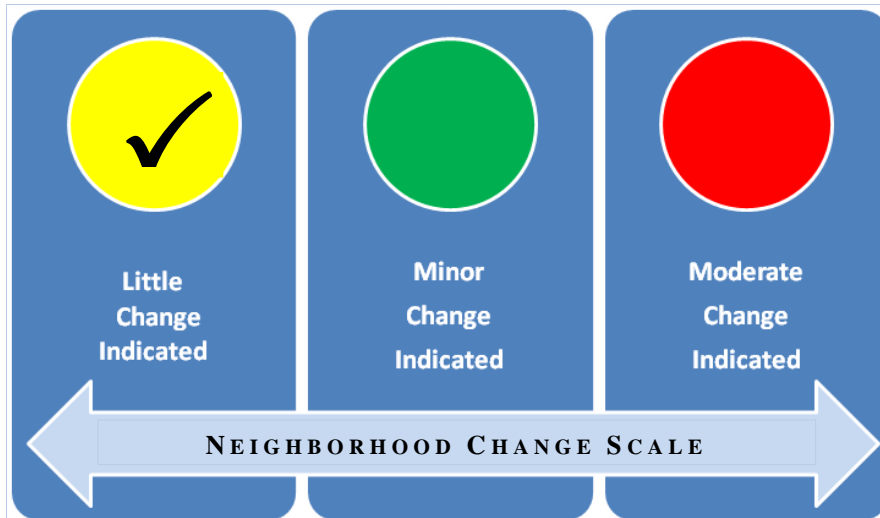


FUTURE LAND USE - PART TOWN	
[Light Yellow Box]	RURAL DENSITY RESIDENTIAL
[Yellow Box]	LOW DENSITY RESIDENTIAL
[Light Orange Box]	MEDIUM DENSITY RESIDENTIAL
[Orange Box]	HIGH DENSITY RESIDENTIAL
[Pink Box]	NEIGHBORHOOD COMMERCIAL
[Red Box]	PROFESSIONAL OFFICE
[Dark Red Box]	CORRIDOR COMMERCIAL
[Brown Box]	MIXED USE
[Light Blue Box]	GOVERNMENT/EDUCATION/INSTITUTIONAL
[Blue Box]	UTILITIES
[Green Box]	RECREATIONAL
[Dotted Box]	LIMITED DEVELOPMENT AREA

## Town of Union Unified Comprehensive Plan

significant amount of multi-family residential.

Additional commercial uses could be permitted without adding significantly to the existing traffic levels or negatively impacting adjacent residential uses. The most likely location for new development will be pad sites within River Plaza. This parcel is logical for high traffic generators such as fast food restaurants, sit-down chain restaurants, or other retail uses since the main entrance/egress driveway is controlled by an existing traffic signal that would offer protected turning movements. The entire business district would benefit from a well formulated gateway improvement plan that would include recommendations for signage and landscaping improvements. A proactive code enforcement effort tied to the gateway plan would also serve to minimize the visual clutter resulting from illegal signs.



### 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 20. The AES power facility and the BAE property, which is owned by the United States Air Force, dominate the landscape and account for a substantial amount of the acreage in this neighborhood.

Substantial portions of the neighborhood are already built out. The high cost to assemble properties and demolish existing structures is likely to inhibit large scale development.

# Town of Union Unified Comprehensive Plan

## MINORITY POPULATION

Table 1 shows the racial and ethnic composition of the neighborhood. Between the years 1990 and 2000, the minority population increased from 5.7% to 10.7% of total population. In the year 2000, the percentage of minority population was larger than that of the Town of Union (6.9%), but was much smaller than that of New York State (37.0%), and the Nation (29.5%). Westover ranks 7<sup>th</sup> out of 25 neighborhoods in percentage of minority population.

Table 1 ~ Racial/Ethnic Composition

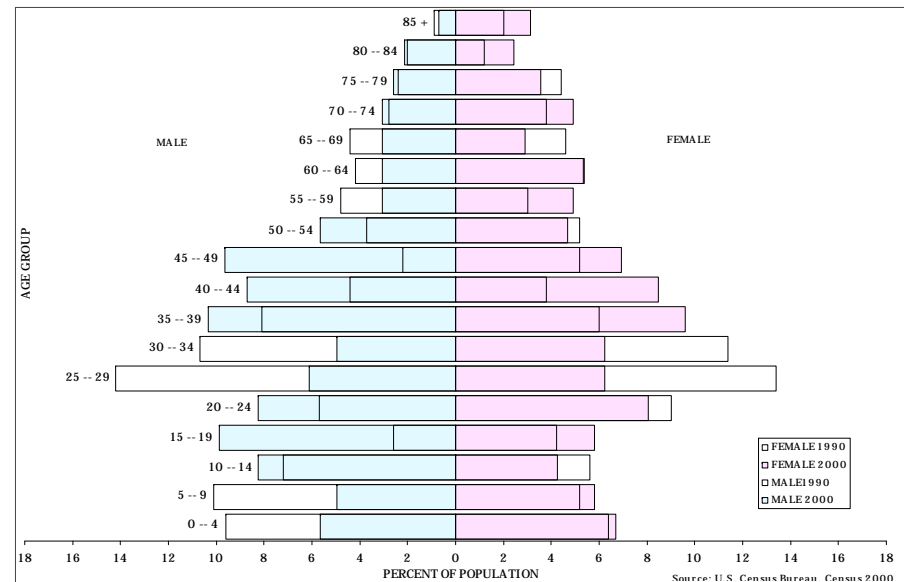
	NH 20 1990	%	NH 20 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Population	955		873		56,298		18,976,457		281,421,906	
Hispanic or Latino	10	1.0	25	2.9	863	1.5	2,867,583	15.1	35,305,818	12.5
Not Hispanic or Latino	945	99.0	848	97.1	55,435	98.5	16,108,874	84.9	246,116,088	87.5
White	910	95.3	793	90.8	52,198	92.7	12,893,689	67.9	211,460,626	75.1
Black	17	1.8	15	1.7	1,377	2.4	3,014,385	15.9	34,658,190	12.3
American Indian	3	0.3	6	0.7	96	0.2	82,461	0.4	2,475,956	0.9
Asian and Pacific Islander	24	2.5	44	5.0	1,528	2.7	1,053,794	5.6	10,641,833	3.8
Other Race	1	0.1	8	0.9	324	0.6	1,341,946	7.1	15,359,073	5.5
Two or More Races			7	0.8	775	1.4	590,182	3.1	6,826,228	2.4
Minority	55	5.8	93	10.7	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. Between 1990 and 2000 the percentage of population aged 0 to 14, 25 to 34, 60 to 69, and 75 to 79 decreased, while the percentage of population aged 15 to 24, 35 to 49, 70 to 75, and 80 and over increased. Westover ranks 14<sup>th</sup> out of 25 neighborhoods in percentage of population aged 17 and under, and 17<sup>th</sup> 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 80.7% in 1990 to 89.3% in 2000, and in 2000 was larger than that of the Town (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 in 2000 (9.5%) was smaller than that of the Town of Union (10.5%), but 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 in 2000 (14.1%) was larger than that of the Town of Union (13.7%), but was smaller than that of 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 in 2000 (4.8%) was smaller than that of the Town of Union (9.8%), New York State (11.8%), and the Nation (8.9%). Between 1990 and 2000, the percentage of the population aged 25 and over earning Graduate or professional degrees decreased from 8.1% to 4.8%.

 Table 2 ~ Educational Attainment

	Nh 20 1990	%	Nh 20 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Less than 9th grade	21	3.3	30	5.4	1,952	5.0	1,005,805	8.0	13,755,477	7.5
9th to 12th no diploma	101	16.0	29	5.2	4,022	10.2	1,620,519	12.9	21,960,148	12.1
High school grad (incl. equiv.)	250	39.6	224	40.5	12,613	32.0	3,480,768	27.8	52,168,981	28.6
Some college, no degree	182	28.8	110	19.9	7,404	18.8	2,103,404	16.8	38,351,595	21.0
Associate's degree	25	4.0	71	12.8	4,135	10.5	898,828	7.2	11,512,833	6.3
Bachelor's degree	44	7.0	46	8.3	5,414	13.7	1,954,242	15.6	28,317,792	15.5
Grad. or prof. degree	9	1.4	43	7.8	3,850	9.8	1,478,970	11.8	16,144,813	8.9
High school grad (college/no coll.)	510	80.7	494	89.3	33,416	84.8	9,916,212	79.1	146,496,014	80.4
Total	632	100	553	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 62.1% of total households in 1990 to 55% in 2000. The percentage of family households in Westover was smaller than that of the Town of Union (59.3%), New York State (65.7%), and the Nation (68.1%). Westover ranks 14<sup>th</sup> out of 25 neighborhoods in percentage of family households.

 Table 3 ~ Household Type

	NH 20 1990	%	NH 20 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Households	406		378		24,538		7,056,860		105,480,101	
Family households	252	62.1	208	55.0	14,556	59.3	4,639,387	65.7	71,787,347	68.1
Nonfamily households	154	37.9	170	45.0	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. The percentage of vacant housing units increased from 3.8% of total housing units in 1990 to 8.7% in 2000. The housing vacancy rate in 2000 was larger than that of the Town of Union (7.4%) and of New York State (8.1%), but was slightly smaller than that of the Nation (9.0%). Westover ranks 7<sup>th</sup> out of 25 neighborhoods in percentage of vacant housing units.

 Table 4 ~ Housing Occupancy

	NH 20 1990	%	NH 20 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Housing Units	422		414		26,507		7,679,307		115,904,641	
Occupied	406	96.2	378	91.3	24,538	92.6	7,056,860	91.9	105,480,101	91.0
Vacant	16	3.8	36	8.7	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 occupancy. The percentage of owner-occupied housing units increased slightly from 51.7% in 1990 to 55.6% in 2000, and in 2000, was smaller than that of the Town of Union (60.1%), and of the Nation (66.2%), but was larger than that of New York State (63.0%). Westover ranks 15<sup>th</sup> out of 25 neighborhoods in percentage of owner-occupied housing units.

 Table 5 ~ Housing Tenure

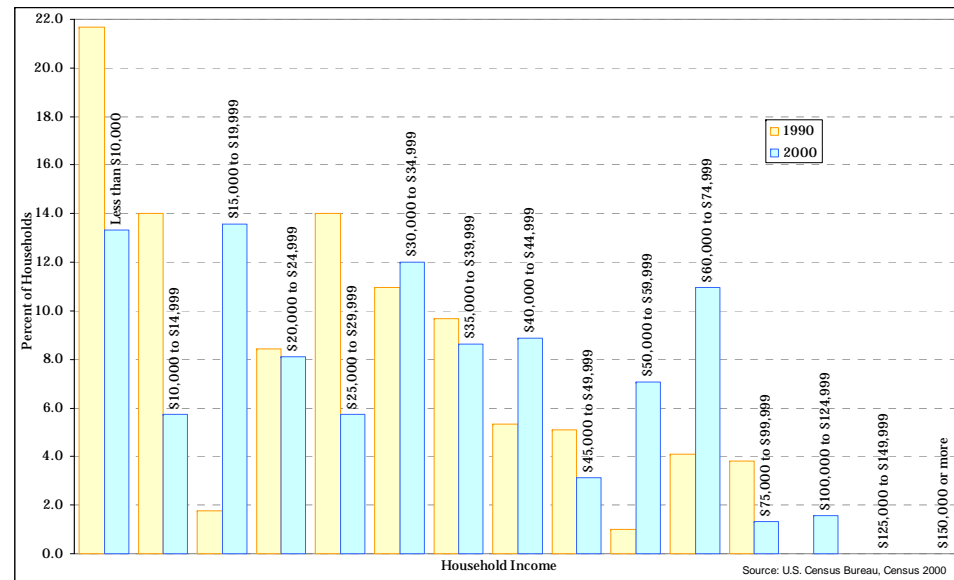
	NH 20 1990	%	NH 20 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Housing Units	406		378		24,538		7,056,860		105,480,101	
Owner occupied	210	51.7	210	55.6	14,747	60.1	3,739,166	53.0	69,815,753	66.2
Renter occupied	196	48.3	168	44.4	9,791	39.9	3,317,694	47.0	35,664,348	33.8

Source: U.S. Census Bureau, Census 2000

## HOUSEHOLD INCOME

Figure 3 shows the changes in household income from 1990 to 2000. There was a large decrease in the percentage of households earning of less than \$10,000 to \$14,999, and \$25,000 to \$29,999. The number of households earning \$15,000 to 19,999 rose sharply, as did those that earned between \$50,000 and 74,999.

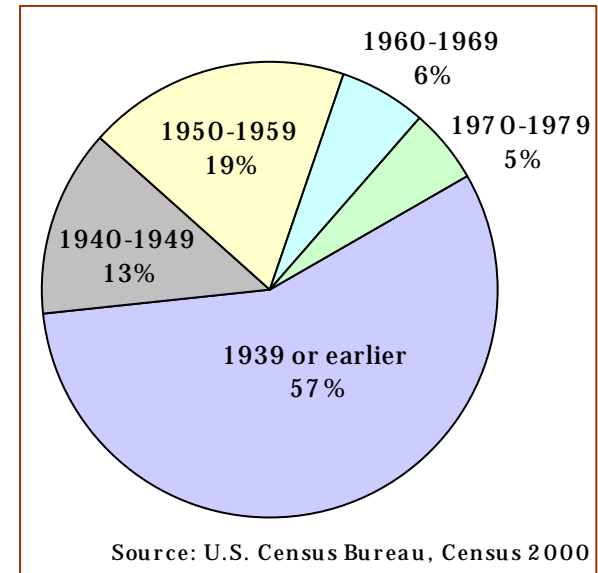
 Figure 3 ~ Household Income Change, 1990-2000



**AGE OF HOUSING STRUCTURES**

Figure 4 shows housing age. Nearly fifty-seven percent of the housing structures in this neighborhood were built prior to 1940. Thirty-two percent of the housing structures were built between 1940 and 1959. The remaining eleven percent were built between 1960 and 1979. No new housing structures were built after 1979.

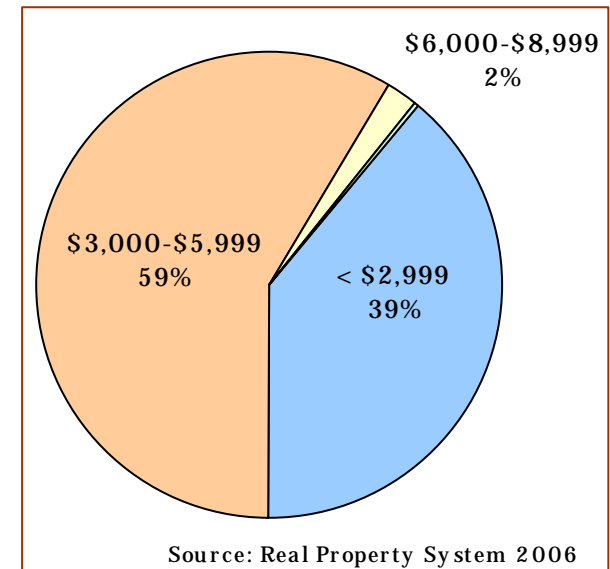
 **Figure 4 ~ Age of Housing**



**ASSESSED VALUE**

Figure 5 illustrates the assessed value percentages of residential property. Thirty-nine percent of the residential properties have assessed values of less than \$2,999, fifty-nine percent have assessed values of between \$3,000 and \$5,999, and two percent has assessed values of between \$6,000 and \$8,999. One property, or one third of one percent, has an assessed value of over \$9,000.

 **Figure 5 ~ Assessed Value**



# Town of Union Unified Comprehensive Plan

## REAL PROPERTY VALUE

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

 Figure 6 ~ Full Market Value

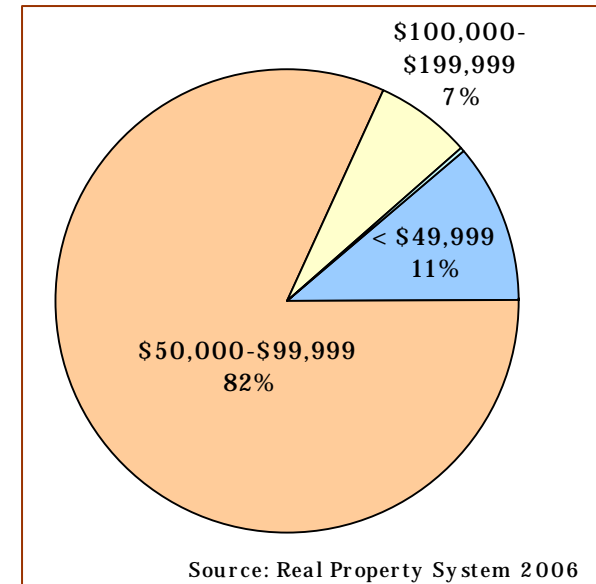


Table 6 Shows the Median Housing Value by block group within the neighborhood, as well as the average Median Housing Value across the neighborhood.

 Table 6 ~ Median Housing Value, By Block Group

Block Group 2, Census Tract 130	Neighborhood Average
\$50,300	\$50,300

Source: U.S. Census Bureau, Census 2000

## Town of Union Unified Comprehensive Plan

### OCCUPATIONAL STRUCTURE

The occupational structure shows that thirty percent of the residents in this neighborhood are employed in Production, Transportation, or Material Moving Occupations. Close to twenty-seven percent work in Sales and Office Occupations. Twenty-two percent have jobs in Management, Professional, and Related Occupations. Service Occupations account for fifteen percent of the labor force, and Construction, Extraction, and Material Moving Occupations make up six percent. None of the residents in this neighborhood 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
50	11.1	51	11.3	31	6.9	36	8.0	40	8.9	79	17.6	0	0.0	0	0.0	28	6.2	0	0.0	102	22.7	33	7.3

Source: U.S. Census Bureau, Census 2000

### COMMUTE TIME

Over eighty-one percent of the residents spend less than twenty minutes getting to work each day, while seventeen percent spend between twenty and forty-five minutes to reach their place of employment. Just over one percent travel more than forty-five minutes to get to their job and none 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	%
0	0.0	350	81.2	75	17.4	6	1.4

Source: U.S. Census Bureau, Census 2000