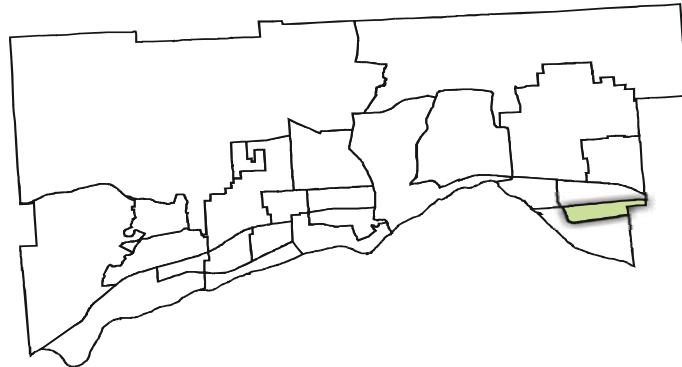


TOWN OF UNION

COMPREHENSIVE  
PLAN

DEMOGRAPHIC  
PROFILE



# Town of Union Unified Comprehensive Plan

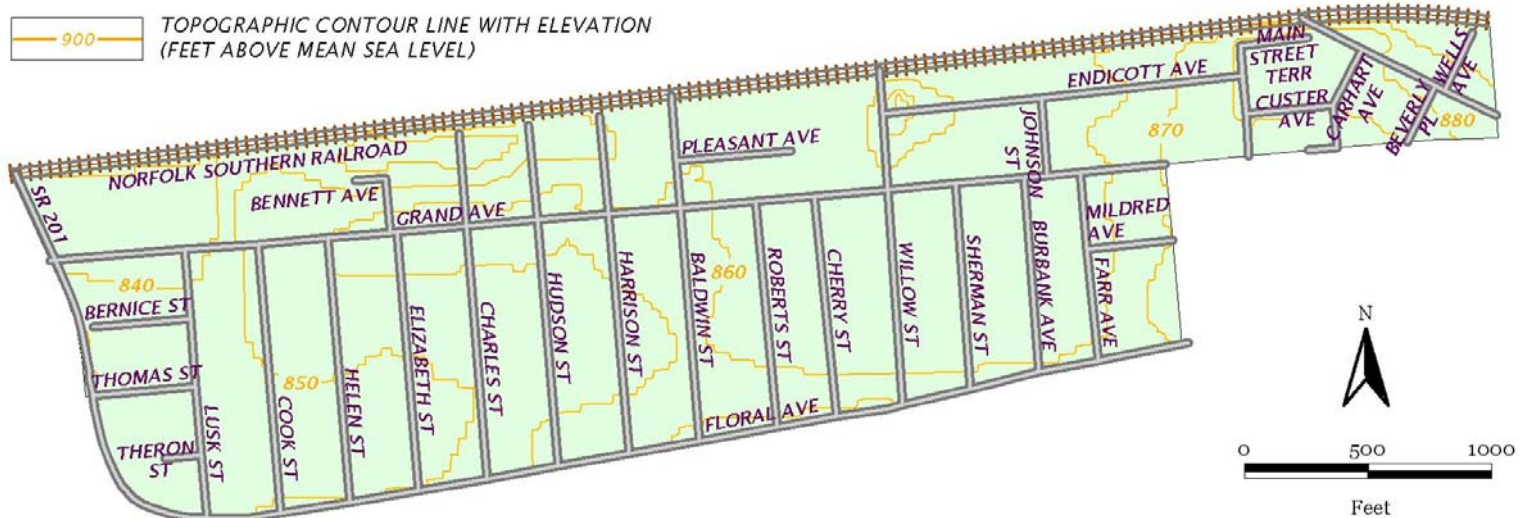
## NEIGHBORHOOD SETTING

Floral Park occupies 158 acres or less than 1% of the total land area of the town, and ranks 23<sup>rd</sup> out of 25 neighborhoods by size. It is located in the Village of Johnson City, north of Floral Avenue, east of NY Route 201, and south of the Norfolk Southern Railroad. It is accessed from the east by Floral Avenue and from the north and south by NY Route 201.

## LANDSCAPE FEATURES

Floral Park is flat without any distinguishing landscape features

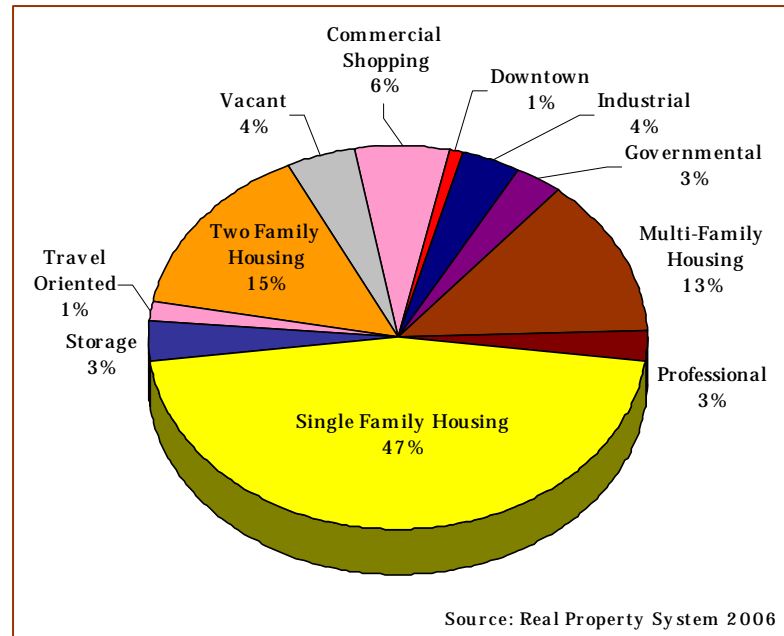
 Map 1 ~ Neighborhood 22



**EXISTING LAND USE**

Figure 1 shows parcel acreage by land use. Forty-seven percent of the parcel acreage is used for single-family housing, fifteen percent is used for two family housing, and thirteen percent is used for multi-family housing. Only four percent of the parcel acreage is vacant. Floral Park is primarily residential with seventy-five percent of the parcels occupied by housing. Two industrial areas lie north of Grand Avenue, one at the northeast corner of the neighborhood, and the other between Baldwin and Willow Streets. There are also industrial uses at the north-east corner of Riverside Drive and Grand Avenue which extend nearly all the way east to Allen Street.

 Figure 1 ~ Existing Land Use By Acreage

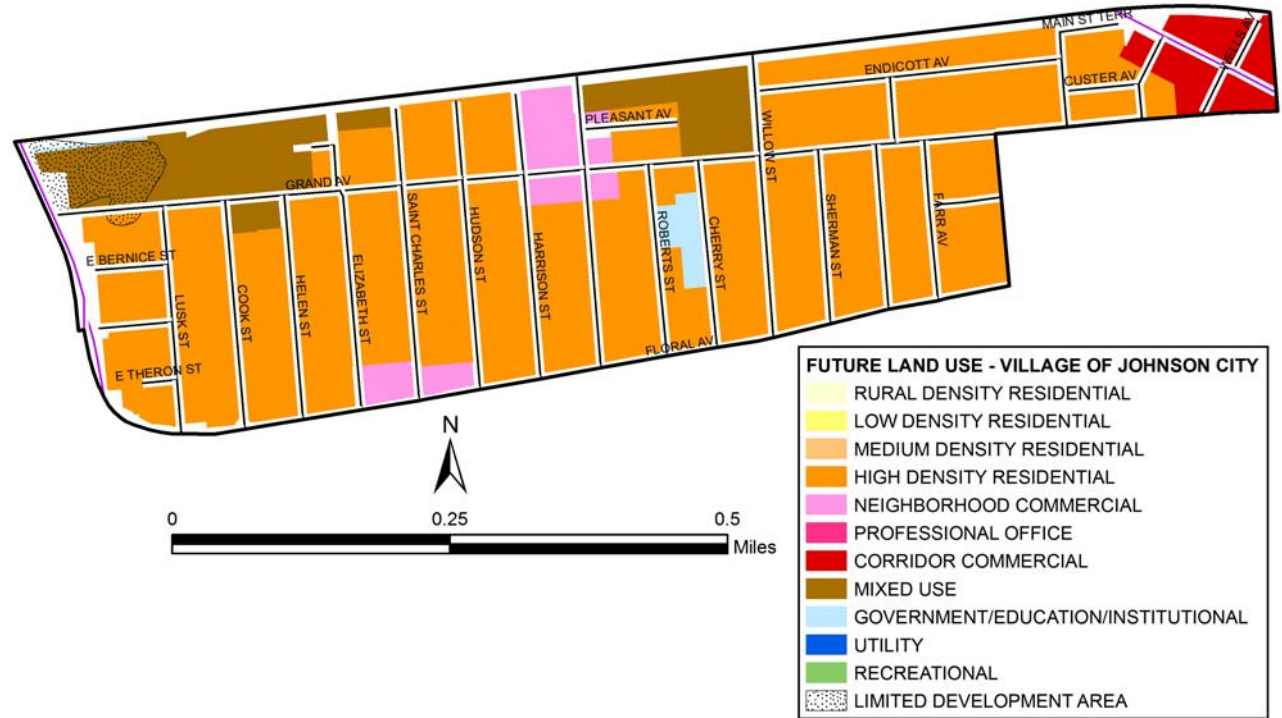


# Town of Union Unified Comprehensive Plan

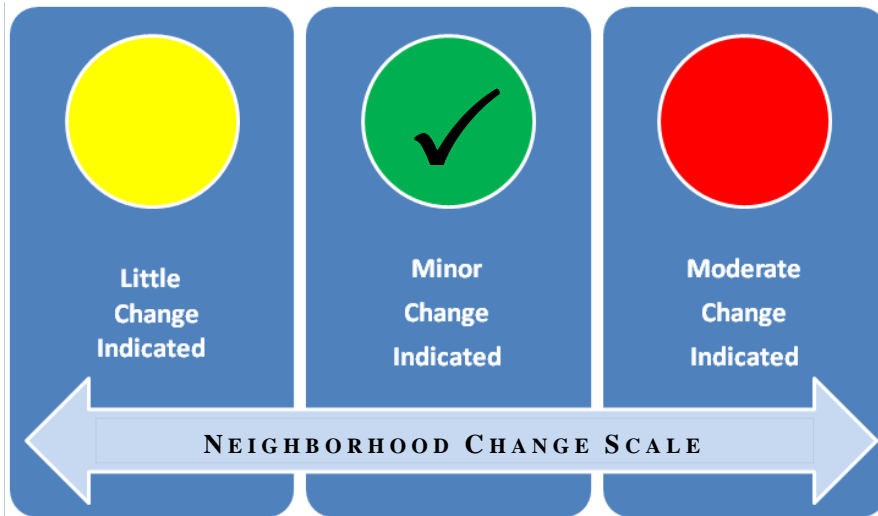
## FUTURE LAND USE

Map 2 ~ Proposed Future Land Use, Neighborhood 22

This neighborhood is bounded by railroad tracks to the north, Floral Avenue to the south, NYS Route 201 to the west and the Village boundary to the east. There is a small section of Main Street that contains a mixture of retail uses, Industrial uses along a portion of Grand Avenue. A large portion of the residential areas are zoned Multiple Residential (RM). The RM District permits by special permit business offices, private clubs and hospitals. These uses may not be appropriate in the residential areas off the main roadways. The area west of Cook Street is zoned Residential 6,000 (R6). Located in this area is a United Medical Associates complex. This area should be considered for rezoning to an office zoning and the R6 zoning uses be reconsidered in this area since it allows by right a school and by special permit a medical office.



This neighborhood has some nonconforming uses near the intersection of Willow Street and Grand Avenue. The zoning in this area should be reviewed for appropriateness. The redevelopment of the former Lincoln Elementary School by the Family Enrichment Network has been a benefit to this area.



**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 22. This neighborhood is densely developed with a large number of multi-family rental properties and contains the fourth largest percentage of individuals living below the poverty level of the twenty-five neighborhoods. The Town of Union has been aggressive in acquiring dilapidated properties and demolishing the structures. To date the Town has acquired and demolished seven properties, two of which have been committed to the Broome County Chapter of

Habitat For Humanity for the purposes of new single-family housing construction. The western portion of the neighborhood north of Grand Avenue is likely to be redeveloped although a portion of this area is in the floodplain. The largely underutilized factories along the railroad tracks offer significant potential for future redevelopment although this scenario may incur substantial public “opportunity costs” for demolition and site preparation.

# 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 10.2% to 23.2%. In the year 2000, the percentage of minority population was larger than that of the Town of Union (6.9%), but smaller than New York State (37.0%), and the Nation (29.5%). Floral Park ranks 1<sup>st</sup> out of 25 neighborhoods in percentage of minority population.

 **Table 1 ~ Racial/Ethnic Composition**

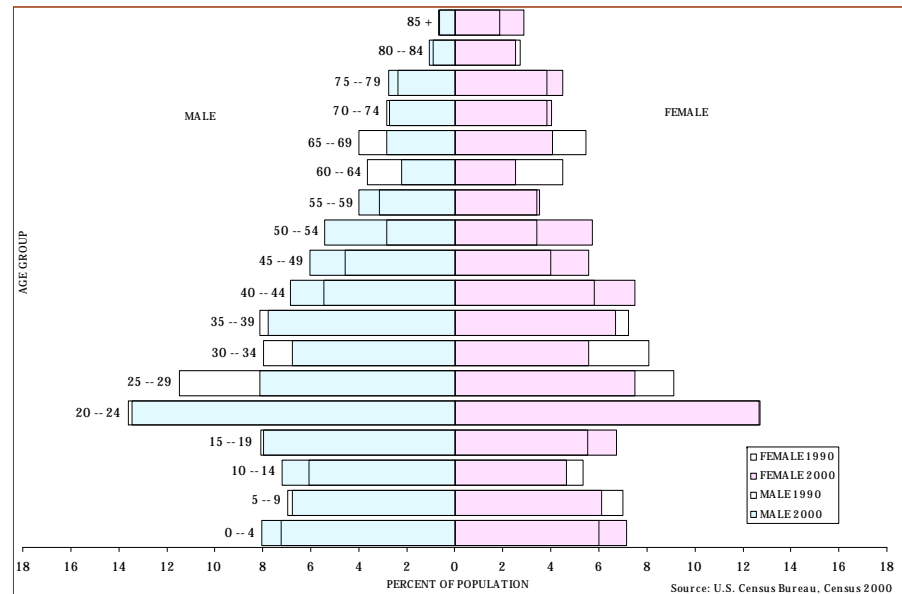
	NH 22 1990	%	NH 22 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Population	3,400		2,880		56,298		18,976,457		281,421,906	
Hispanic or Latino	47	1.4	127	4.4	863	1.5	2,867,583	15.1	35,305,818	12.5
Not Hispanic or Latino	3,353	98.6	2,753	95.6	55,435	98.5	16,108,874	84.9	246,116,088	87.5
White	3,088	90.8	2,262	78.5	52,198	92.7	12,893,689	67.9	211,460,626	75.1
Black	107	3.1	152	5.3	1,377	2.4	3,014,385	15.9	34,658,190	12.3
American Indian	7	0.2	12	0.4	96	0.2	82,461	0.4	2,475,956	0.9
Asian and Pacific Islander	185	5.4	305	10.6	1,528	2.7	1,053,794	5.6	10,641,833	3.8
Other Race	13	0.4	63	2.2	324	0.6	1,341,946	7.1	15,359,073	5.5
Two or More Races		0.0	86	3.0	775	1.4	590,182	3.1	6,826,228	2.4
Minority	348	10.2	668	23.2	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 25 to 34 and 60 to 74 decreased from 1990 to 2000, while the percentage of the population aged 0 to 4, 10 to 19, 40 to 59, and 75 and over increased during the same time period. Floral Park ranks 7<sup>th</sup> out of 25 neighborhoods in percentage of population aged 17 and under, and 21<sup>st</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 years and over. The percentage of the population aged 25 and over that graduated from high school increased from 69.1% in 1990 to 77.0% in 2000, and in 2000 was smaller 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 increased from 5.8% in 1990 to 9.3% 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 decreased from 8.9% in 1990 to 6.5% 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 5.2% in 1990 to 4.3% 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

	NH22 1990	%	NH 22 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Less than 9th grade	249	11.8	121	7.2	1,952	5.0	1,005,805	8.0	13,755,477	7.5
9th to 12th no diploma	402	19.1	266	15.8	4,022	10.2	1,620,519	12.9	21,960,148	12.1
High school grad (incl. equiv.)	668	31.7	641	38.1	12,613	32.0	3,480,768	27.8	52,168,981	28.6
Some college, no degree	368	17.5	315	18.7	7,404	18.8	2,103,404	16.8	38,351,595	21.0
Associate's degree	123	5.8	156	9.3	4,135	10.5	898,828	7.2	11,512,833	6.3
Bachelor's degree	188	8.9	110	6.5	5,414	13.7	1,954,242	15.6	28,317,792	15.5
Grad. or prof. degree	109	5.2	73	4.3	3,850	9.8	1,478,970	11.8	16,144,813	8.9
High school grad (college/no coll.)	1,456	69.1	1,295	77.0	33,416	84.8	9,916,212	79.1	146,496,014	80.4
Total	2,107	100	1,682	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 53.2% in 1990 to 47.2% in 2000. The percentage of family households was smaller than that of the Town of Union (59.3%), New York State (65.7%), and the Nation (68.1%). Floral Park ranks 21<sup>st</sup> out of 25 neighborhoods in percentage of family households.

 Table 3 ~ Household Type

	NH 22 1990	%	NH 22 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Households	1,485		1,323		24,538		7,056,860		105,480,101	
Family households	790	53.2	624	47.2	14,556	59.3	4,639,387	65.7	71,787,347	68.1
Nonfamily households	695	46.8	699	52.8	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 6.3 % in 1990 to 11.9% in 2000. The housing vacancy rate in 2000 was greater than that of the Town of Union (7.4%) and of New York State (8.1%), and the Nation (9.0%). Floral Park ranks 5<sup>th</sup> out of 25 neighborhoods in percentage of vacant housing units.

 Table 4 ~ Housing Occupancy

	NH 22 1990	%	NH 22 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Housing Units	1,585		1,501		26,507		7,679,307		115,904,641	
Occupied	1,485	93.7	1,323	88.1	24,538	92.6	7,056,860	91.9	105,480,101	91.0
Vacant	100	6.3	178	11.9	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 36.2% in 1990 to 34.4% in 2000, and in 2000, was smaller than that of the Town of Union (60.1%), New York State (53.0%), and the Nation (66.2%). Floral Park ranks 20<sup>th</sup> out of 25 neighborhoods in percentage of owner-occupied housing units.

 Table 5 ~ Housing Tenure

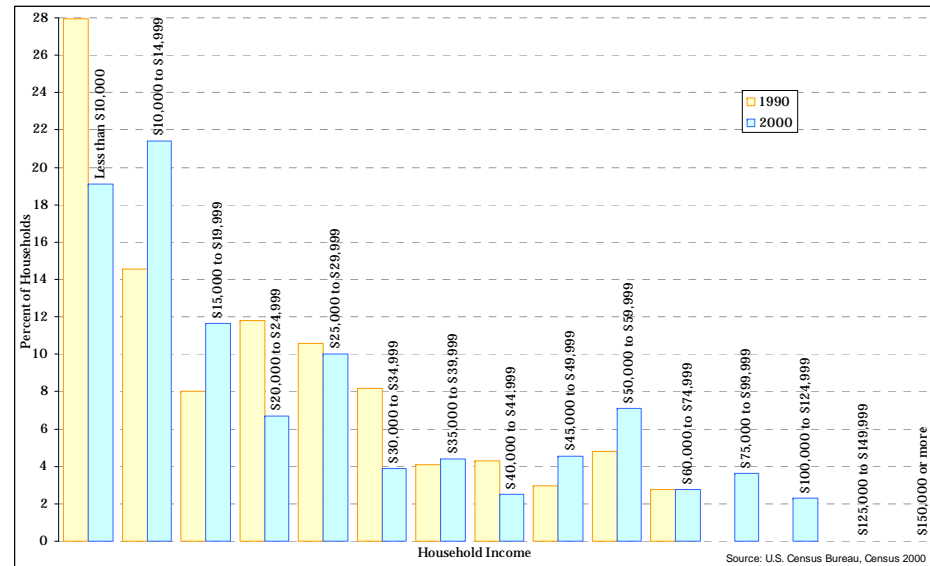
	NH 22 1990	%	NH 22 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Housing Units	1,485		1,323		24,538		7,056,860		105,480,101	
Owner occupied	538	36.2	455	34.4	14,747	60.1	3,739,166	53.0	69,815,753	66.2
Renter occupied	947	63.8	868	65.6	9,791	39.9	3,317,694	47.0	35,664,348	33.8

Source: U.S. Census Bureau, Census 2000

## HOUSEHOLD INCOME

Figure 3 shows the change in household income from 1990 to 2000. Floral Park has one of the highest proportions of households with low incomes. In 1990, 38.7%, and in 2000 40.5% of the households had incomes of less than \$15,000. From 1990 to 2000, the percentage of household with incomes of between \$15,000 and \$34,999 decreased from 38.6% to 32.3%. In the 10-year period the percentage of households with incomes between \$35,000 and \$99,999 increased from 18.8% to 27.3%.

 Figure 3 ~ Household Income Change, 1990-2000

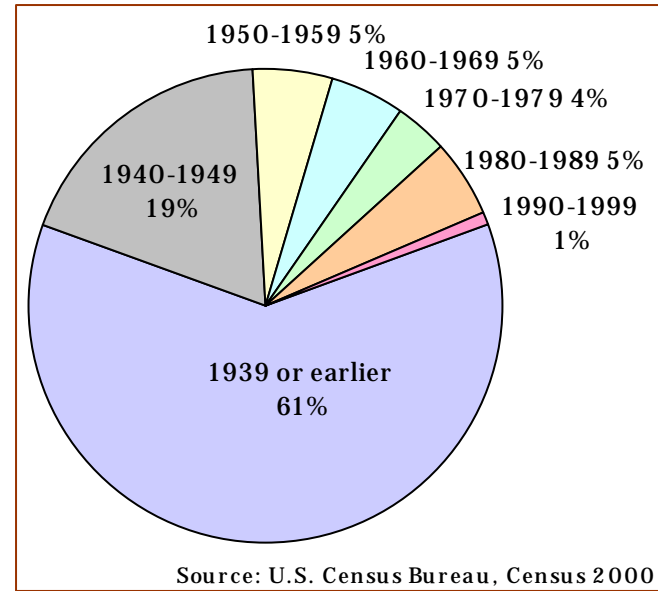


of

**AGE OF HOUSING STRUCTURES**

Figure 4 shows housing age. Sixty-one percent of the housing structures in this neighborhood were built prior to 1940, nineteen percent were built between 1940 and 1949, five percent were built between 1950 and 1959, and fifteen percent were built after 1959. Less than 1% were built after 1990.

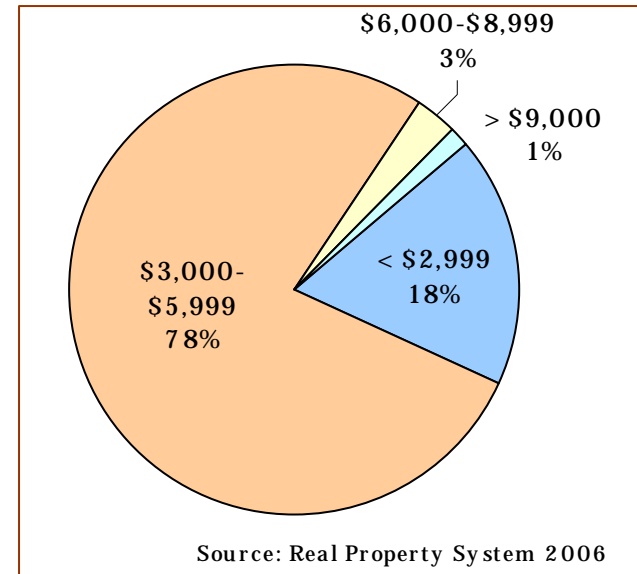
 **Figure 4 ~ Age of Housing**



**ASSESSED VALUE**

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

 **Figure 5 ~ Assessed Value**



**REAL PROPERTY VALUE**

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

 **Figure 6 ~ Full Market Value**

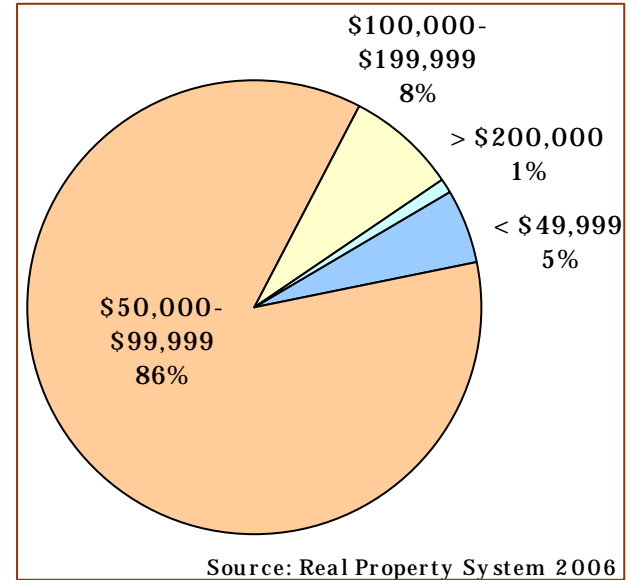


Table 6 Shows the Median Housing Value by block group within the neighborhood, as well as the average Median Housing Value across the neighborhood.

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

Block Group 1, Census Tract 140	Block Group 2, Census Tract 140	Block Group 3, Census Tract 140	Block Group 4, Census Tract 140	Neighborhood Average
\$60,800	\$50,600	\$45,000	\$57,100	\$53,375

Source: U.S. Census Bureau, Census 2000

# Town of Union Unified Comprehensive Plan

## OCCUPATIONAL STRUCTURE

The occupational structure shows that twenty-five percent of the residents in this neighborhood are employed in Sales and Office Occupations. Twenty-three percent work in Service Occupations, twenty-two percent work in Management, Professional, and Related Occupations, and twenty-two percent are employed in Production, Transportation, and Material Moving Occupations. Construction, Extraction, and Maintenance Occupations account for nearly eight percent of the labor force. No residents are employed in the 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
167	12.4	132	9.8	177	13.2	132	9.8	85	6.3	248	18.5	0	0.0	0	0.0	100	7.4	2	0.1	183	13.6	117	8.7

Source: U.S. Census Bureau, Census 2000

## COMMUTE TIME

Almost sixty-nine percent of the residents in this neighborhood spend less than twenty minutes getting to work each day, while twenty-five percent spend between twenty and forty-five minutes to travel to their place of employment. Just over four percent spend more than forty-five minutes to get to work. Only about two percent 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	%
22	1.7	902	68.6	332	25.3	58	4.4

Source: U.S. Census Bureau, Census 2000