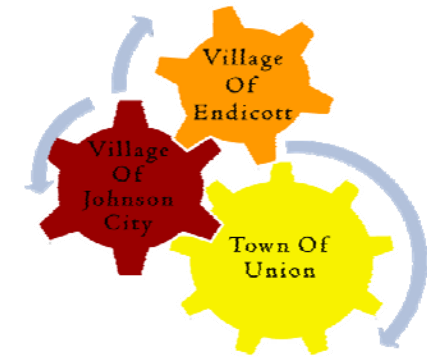


# Technical Background Report



# Introduction

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## INTRODUCTION

The Technical Background Report is one element of the work program leading to the update of the Comprehensive Plan for the Town of Union and incorporated villages of Endicott and Johnson City. One of the main purposes in preparing this report is to identify and evaluate land development trends and patterns throughout the town and villages. This task was accomplished through the preparation of a detailed existing land use map of the town and villages that reflects current land uses. The existing land use map is a major product of this study and is the basis upon which an analysis of development trends and patterns has been undertaken.

The foundation of any Future Land Use plan lies in the existing land use patterns of a community. Without a basic knowledge of existing conditions, proposals for future development would be based upon arbitrary decisions and would not be grounded in factual data. A comprehensive review of development that has already occurred along with an evaluation of the existing land uses are logical starting points for the Future Land Use plan.

The History section outlines the development history of the town and villages, highlighting the manner in which the communities have grown based upon development trends. The most recent land developments have typically continued to follow the historical patterns.

The Natural Features section of the report assesses the natural features and composition of the land to identify problems for existing and future development. The information also provides a general background for the determination of an efficient use of land resources in the Future Land Use Plan.

A description of the Existing Land Use patterns in the town and villages is presented next. The current land uses are identified and analyzed according to location and arrangement within the overall development pattern. Significant trends in the recent development of land are identified and problems resulting from such development are also examined.



Table 1 ~ Town of Union Unified Comprehensive Plan Neighborhoods

Neighborhood Number	Neighborhood Name
1	North Endwell - Union Center
2	West Corners
3	Airport Heights
4	Roundtop
5	Union District
6	West Endicott
7	North Endicott
8	Northside - West Endicott
9	Northside - East Endicott
10	Central West Endicott
11	Central Endicott
12	Southside Riverview Endicott
13	Riverhurst
14	South Endwell
15	Central Endwell
16	North Endwell West
17	North Endwell East
18	Fairmont Park
19	Oakdale-Reynolds
20	Westover
21	Southside Johnson City
22	Floral Park
23	Central Johnson City
24	Northside Johnson City
25	Choconut Center

The final section of the report discusses the compatibility and appropriateness of the various land uses which were analyzed in terms of their relationship to each other.

**Study Area**

The area of study for the Technical Background Report includes the Town of Union and incorporated villages of Johnson City and Endicott. Unless otherwise specifically stated, the term Town of Union refers to the entire Town including the incorporated villages.

For analysis purposes the town and villages were divided into twenty-five neighborhoods as identified in Table 1. It should be noted that the following neighborhoods contain sections that are in the Part-Town as well as the Village of Endicott:

- Roundtop (#4)
- West Endicott (#6)
- Northside West Endicott (#8)
- Northside East Endicott (#9)



Map 1 ~ Town of Union Unified Comprehensive Plan Neighborhood Map

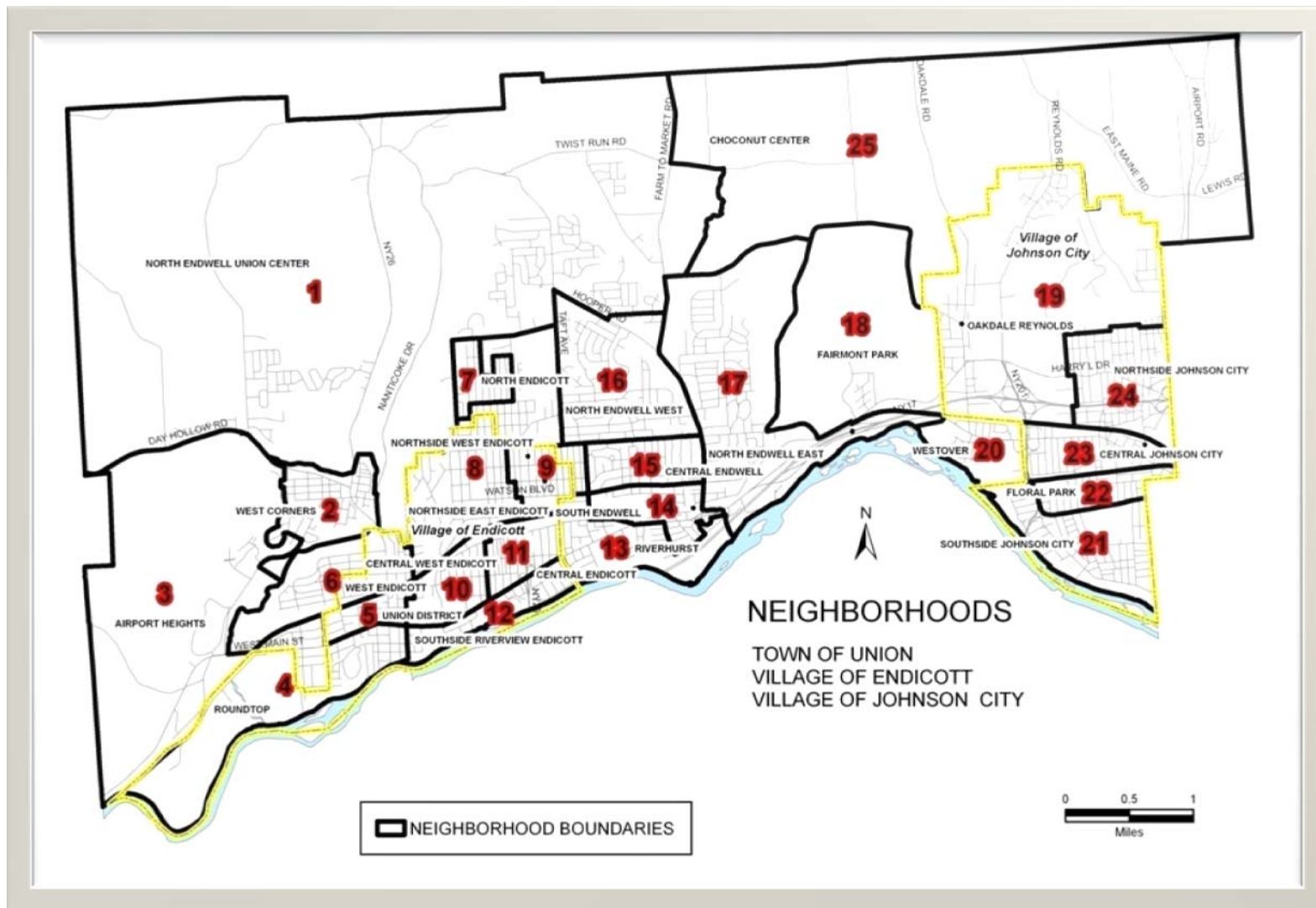




Table 2 ~ Town of Union Unified Comprehensive Plan Neighborhoods By Census Block Group

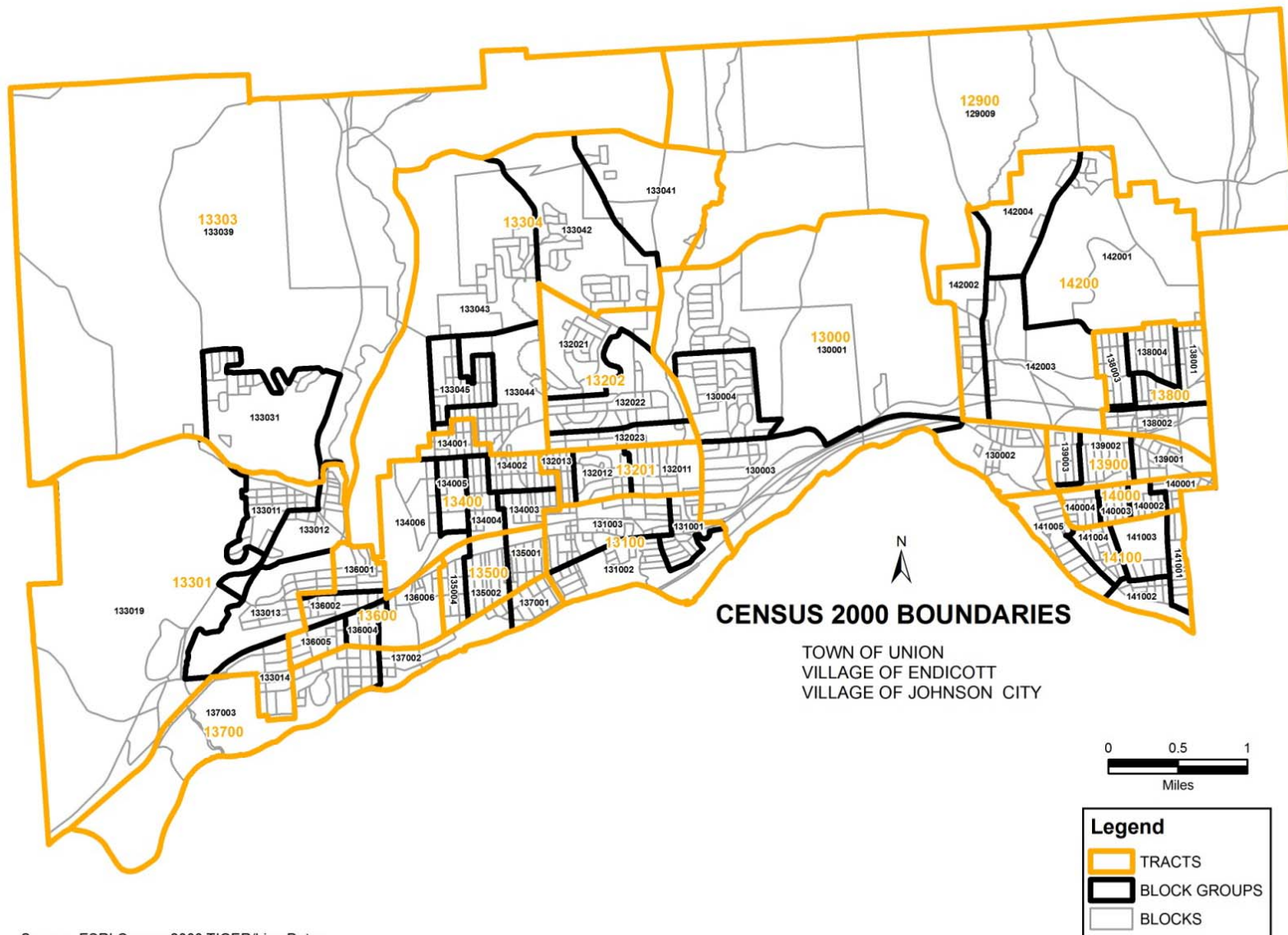
Neighborhood	Incorporates Census Block Group(s)
North Endwell/Union Center	133031, 133039, 133041, 133042, 133043
West Corners	133011, 133012
Airport Heights	133019
Roundtop	133014, 137003
Union District	136004, 136005
West Endicott	133013, 136001, 136002
North Endicott	133045
Northside West Endicott	133044, 134001, 134004, 134005, 134006
Northside East Endicott	132013, 134002, 13303
Central Endicott East	135004, 136006
Southside/Riverview	137001, 137002
Riverhurst	131002, 131003*
South Endwell	131001, 131003*
Central Endwell	132001, 132012
North Endwell West	132021, 132022, 132023
North Endwell East	130003, 130004, 130001*
Fairmont Park	130001*
Oakdale/Reynolds	142001, 142002, 142003, 142004
Westover	130002
Southside Johnson City	141001, 141002, 141003, 141004, 141004
Floral Park	140001, 140002, 140003, 140004
Central Johnson City	139001, 139002, 139003
Northside Johnson City	138001, 138002, 138003, 138004
Choconut Center	129009

\* For the most part, the neighborhoods encompassed block groups in their entirety. A few of the neighborhoods contained sections of block groups. For these neighborhoods the number of residential houses that made up each portion of the block group was determined. The figures retrieved from the Census data were then multiplied by the proportion of housing found in each section. The block group shared by both Riverhurst and South Endwell was split 60/40, as 60% of the population was found to live in the Riverhurst neighborhood. The North Endwell East and Fairmont Park population figures were split 72/28.





Map 2 ~ Town of Union Census Tract Boundaries



Source: ESRI Census 2000 TIGER/Line Data



Table 3 ~ Town of Union Unified Comprehensive Plan Neighborhoods, By Municipality

<b>Part-Town</b>
North Endwell/Union Center
West Corners
Airport Heights
West Endicott (part)
North Endicott
Riverhurst
South Endwell
Central Endwell
North Endwell West
North Endwell East
Fairmont Park
Choconut Center
Westover
<b>Village Of Endicott</b>
Roundtop (part)
Union District
Northside West Endicott (part)
Northside East Endicott (part)
Central Endicott
Central Endicott West
Southside/Riverview
<b>Village Of Johnson City</b>
Oakdale/Reynolds
Southside Johnson City
Floral Park
Central Johnson City
Northside Johnson City

These communities are generally homogeneous in terms of their respective period of development, orientation, and sense of community. From a residential construction standpoint, the West Endicott, Central Endicott, Union District, Southside Riverview Endicott, North Side Endicott, South Endwell, Westover, Floral Park, Central Johnson City, Southside Johnson City (western portion), and Northside Johnson City (southern portion) neighborhoods for example, were settled in the early stages of the Town’s development and many of the units were built prior to 1940. West Endicott and North Endicott in particular developed as appendages of the Village of Endicott. The remaining neighborhoods began to be developed as part of the suburbanization process spreading out from the villages and the City of Binghamton.

The second wave of development from 1940 through 1960 took place primarily in the West Corners, Central Endwell, North Endwell (southern portion), Roundtop, Riverhurst, Northside Johnson City (northern portion), and Southside Johnson City (eastern portion) neighborhoods.

From 1960 through 2000 development shifted to the North Endicott, North Endwell West (northern portion), North Endwell East (northern portion), Oakdale/Reynolds (northern portion), and North Endwell/Union Center neighborhoods.