

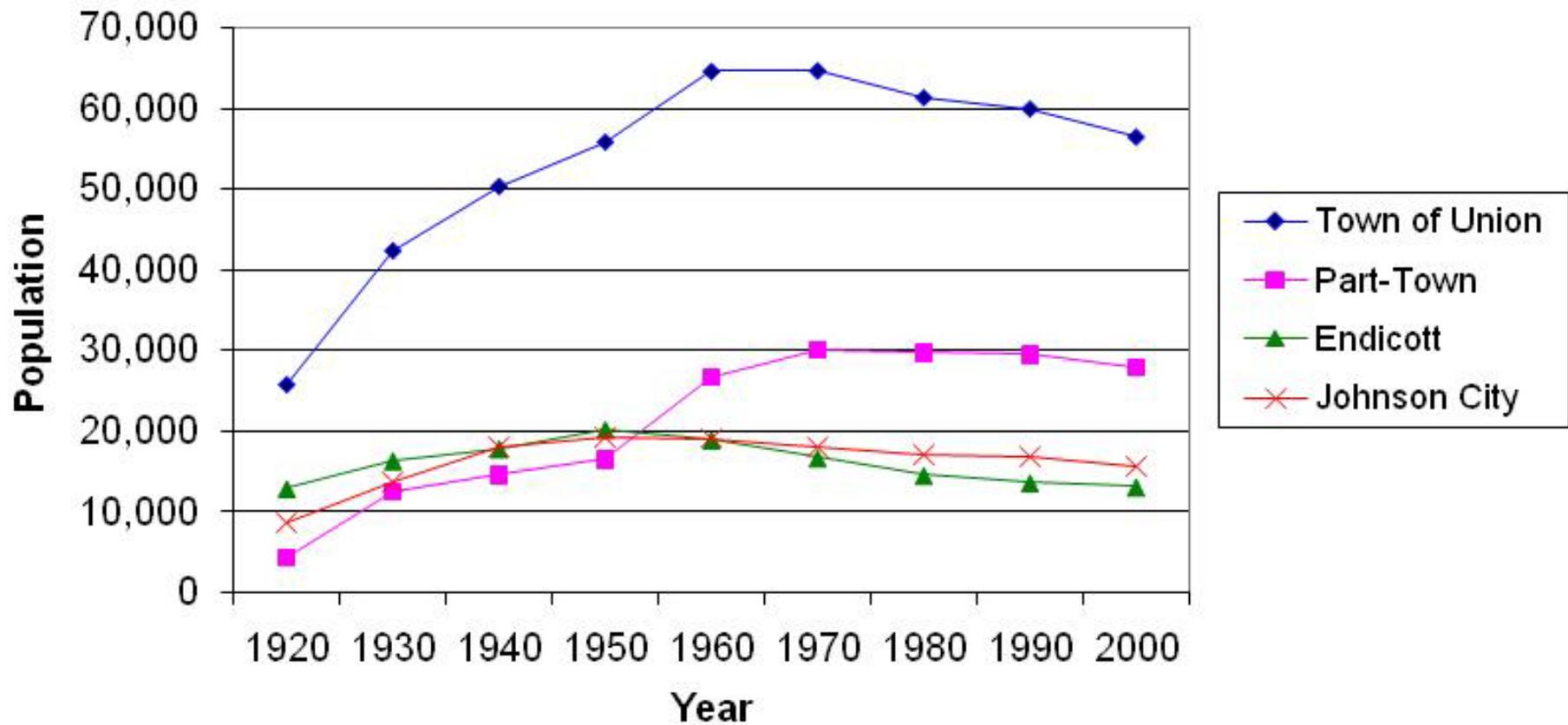
An Overview Of The
Town Of Union
Unified Comprehensive Plan
And Unified Zoning
Ordinance Projects

Community Profile

- General Issues:

- Town is 18th largest in NYS, Village of Johnson City is 19th, Village of Endicott is 22nd.
- Declining population (Since 1970 Town -13%, Endicott -16%, Johnson City -9%)
- Aging population (% of population over 62 is higher than state and national averages)
 - Town =21.5%, Endicott = 21%, Johnson City = 23.9%
 - Broome County = 19%, New York State = 15.2%
- Brownfield redevelopment
- Unattractive gateways and business districts
- Need for proactive code enforcement
- Limited development areas due to steep slopes, flood zones, wetlands, and lack of adequate utilities

Town And Village Population Trend 1920-2000



The Comprehensive Plan Process



Problem Identification

- A summary of all the neighborhood meetings was drafted for the following categories:
 - Homeowner issues
 - Tenant issues
 - Public Safety (police, fire, etc.)
 - Schools
 - Community services
 - Environment, open space, recreation
 - Transportation
 - Land use and zoning
 - Commercial
 - Industrial
 - Government services

Absolute Majorities For Strongly Agree (Majority Response = or > 51%)

High Quality mixed-use redevelopment of vacant/abandoned sites. **64%** (**28% Somewhat Agree**)

Require commercial development to be compatible with surrounding areas. Design Standards. **58%** (**30% Somewhat Agree**)

Amortization of non-conforming properties. **54%** (**30% Somewhat Agree**)

Governments should be required to maintain properties to same standards as businesses. **67%** (**26% Somewhat Agree**)

Appearance of buildings/grounds factors of decision where to buy goods/services. **51%** (**31% Somewhat Agree**)

Town/Villages should be proactive in dealing with code violations, not wait for complaint. **53%** (**33% Somewhat Agree**)

Fines for code violations should increase for repeat offenders. **69%** (**22% Somewhat Agree**)

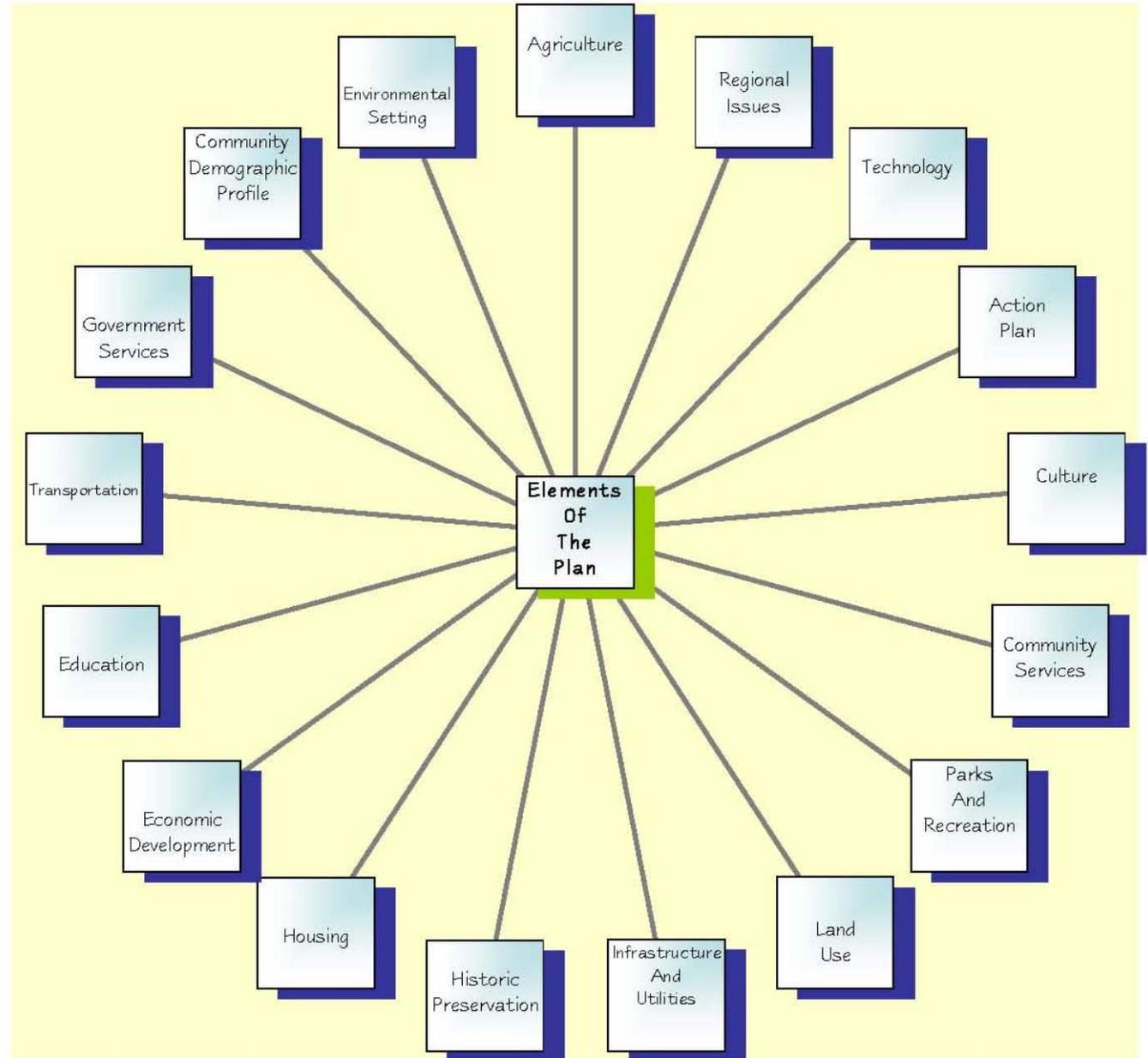
The quality of neighborhoods and business districts would improve if code/zoning ordinances were strictly enforced. **54%** (**29% Somewhat Agree**)

Comprehensive Plan Survey Results

19. AS THE COST OF PROVIDING BASIC GOVERNMENT SERVICES RISES, IN YOUR OPINION, WHICH OF THE FOLLOWING SERVICES DO YOU THINK IT MAKES SENSE FOR LOCAL GOVERNMENTS TO INVESTIGATE FOR POSSIBLE CONSOLIDATION OR SHARING OF SERVICES?

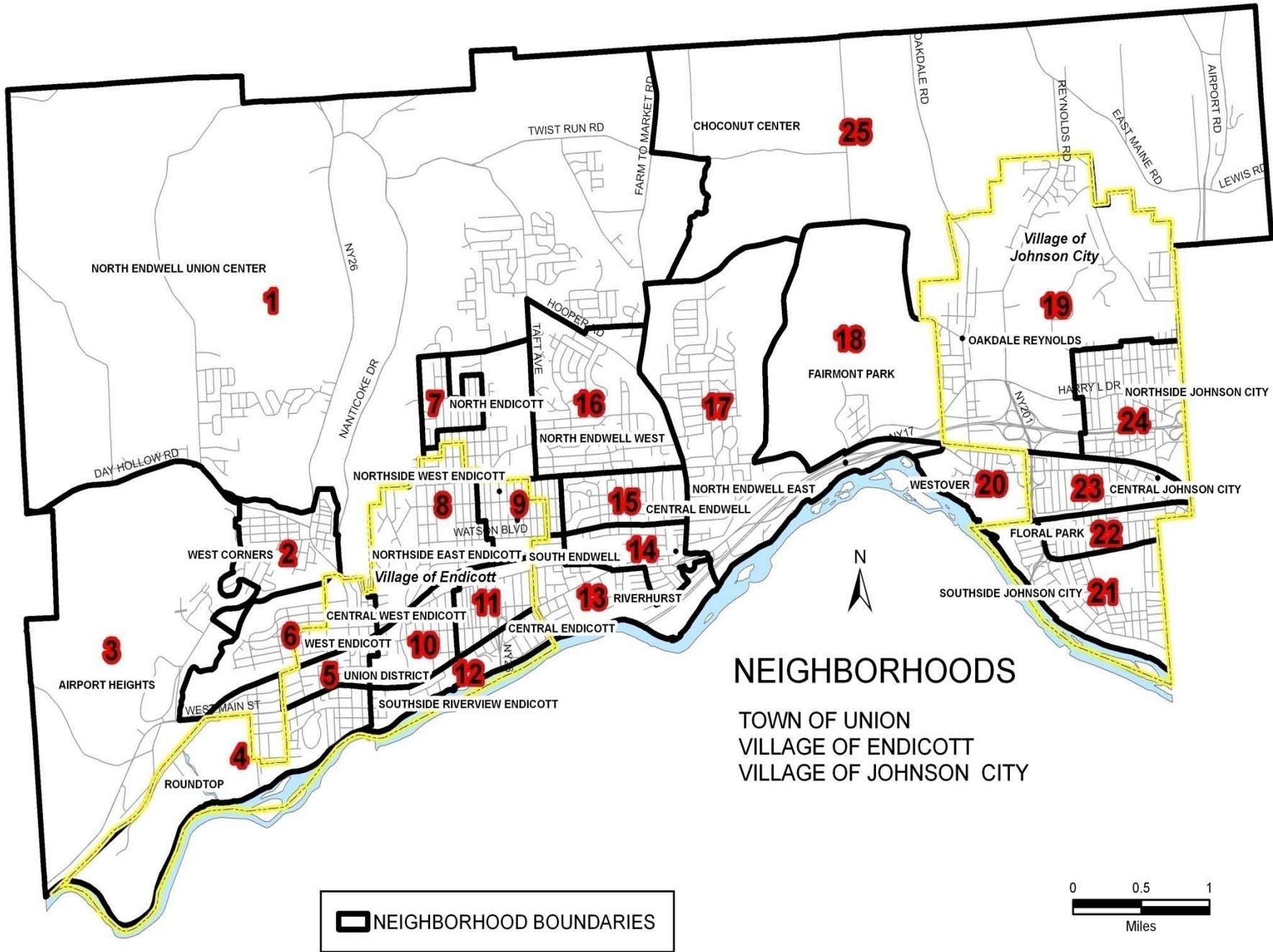
		3	2	1
	Activity/Service	Favor	Oppose	No Opinion
A.	Have one zoning ordinance for all three municipalities.	71%	9%	20%
B.	The Town/Villages should adopt property maintenance codes that are more strict than the generic standards under state law.	52%	18%	31%
C.	Have one sign ordinance for all three municipalities.	71%	7%	22%
D.	Have one set of design guidelines for all three municipalities.	71%	7%	22%
E.	Refuse/Recycling.	79%	13%	9%
F.	Parks/Recreation.	75%	11%	13%
G.	Highway/Street Maintenance.	77%	15%	9%
H.	Water.	69%	18%	13%
I.	Sewer.	70%	17%	13%
J.	Police.	66%	26%	8%
K.	Fire.	62%	31%	8%
L.	Ambulance.	67%	25%	9%
M.	Courts.	75%	10%	14%
N.	Code enforcement.	76%	10%	14%
O.	Planning/Zoning.	72%	11%	17%
P.	Libraries.	74%	12%	13%
Q.	911 Emergency Dispatch.	79%	14%	7%
R.	Schools.	57%	31%	13%

Elements Of The Plan



Neighborhood Profiles

- As part of the planning process, each one of the 25 neighborhoods has a complete demographic summary which shows how the neighborhood fares against Town, State, and Federal profiles. The summary illustrates the changes that occurred between 1990 and 2000. Each profile discusses existing and proposed land uses.



NORTH ENDWELL UNION CENTER

1

TWIST RUN RD

CHOCOANUT CENTER

25

DAKDALE RD

REYNOLDS RD

EAST MAINE RD

AIRPORT RD

LEWIS RD

Village of Johnson City

19

• OAKDALE REYNOLDS

18

FAIRMONT PARK

HOOPER RD

7 NORTH ENDICOTT

16

17

NORTH ENDWELL WEST

HARRY L DR

NORTHSIDE JOHNSON CITY

24

DAY HOLLOW RD

NANTICOKE DR

NORTHSIDE WEST ENDICOTT

8

9

15

CENTRAL ENDWELL

NORTH ENDWELL EAST

WESTOVER

20

23

CENTRAL JOHNSON CITY

WATSON BLVD

NORTHSIDE EAST ENDICOTT

SOUTH ENDWELL

14



FLORAL PARK

22

WEST CORNERS

2

Village of Endicott

RIVERHURST

13

SOUTHSIDE JOHNSON CITY

21

CENTRAL WEST ENDICOTT

11

WEST ENDICOTT

10

CENTRAL ENDICOTT

12

AIRPORT HEIGHTS

3

WEST MAIN ST

5

UNION DISTRICT

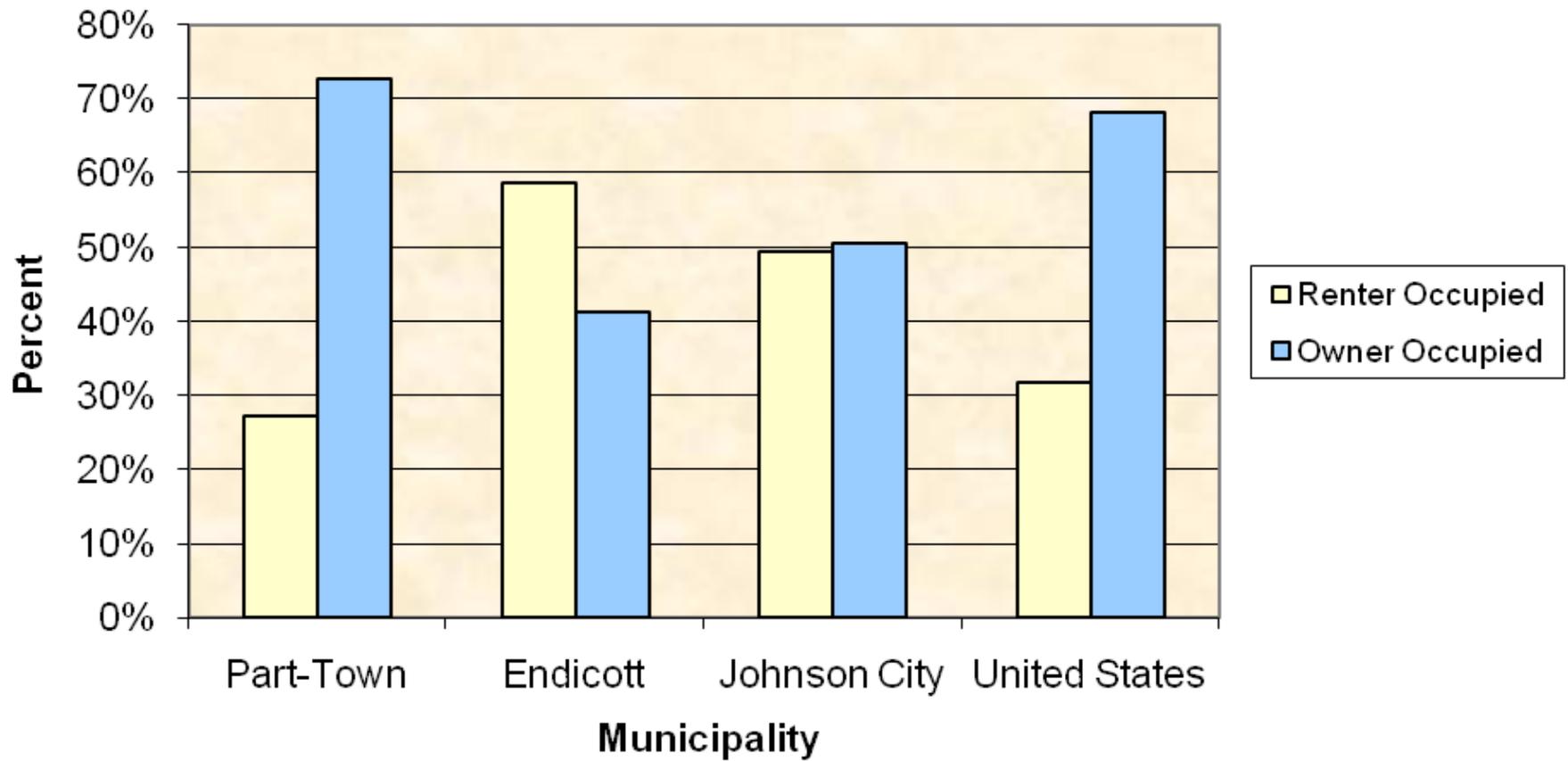
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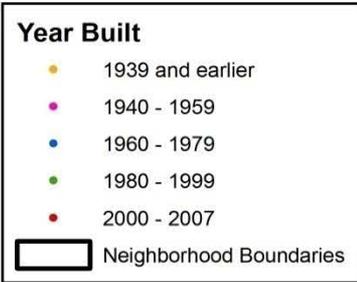
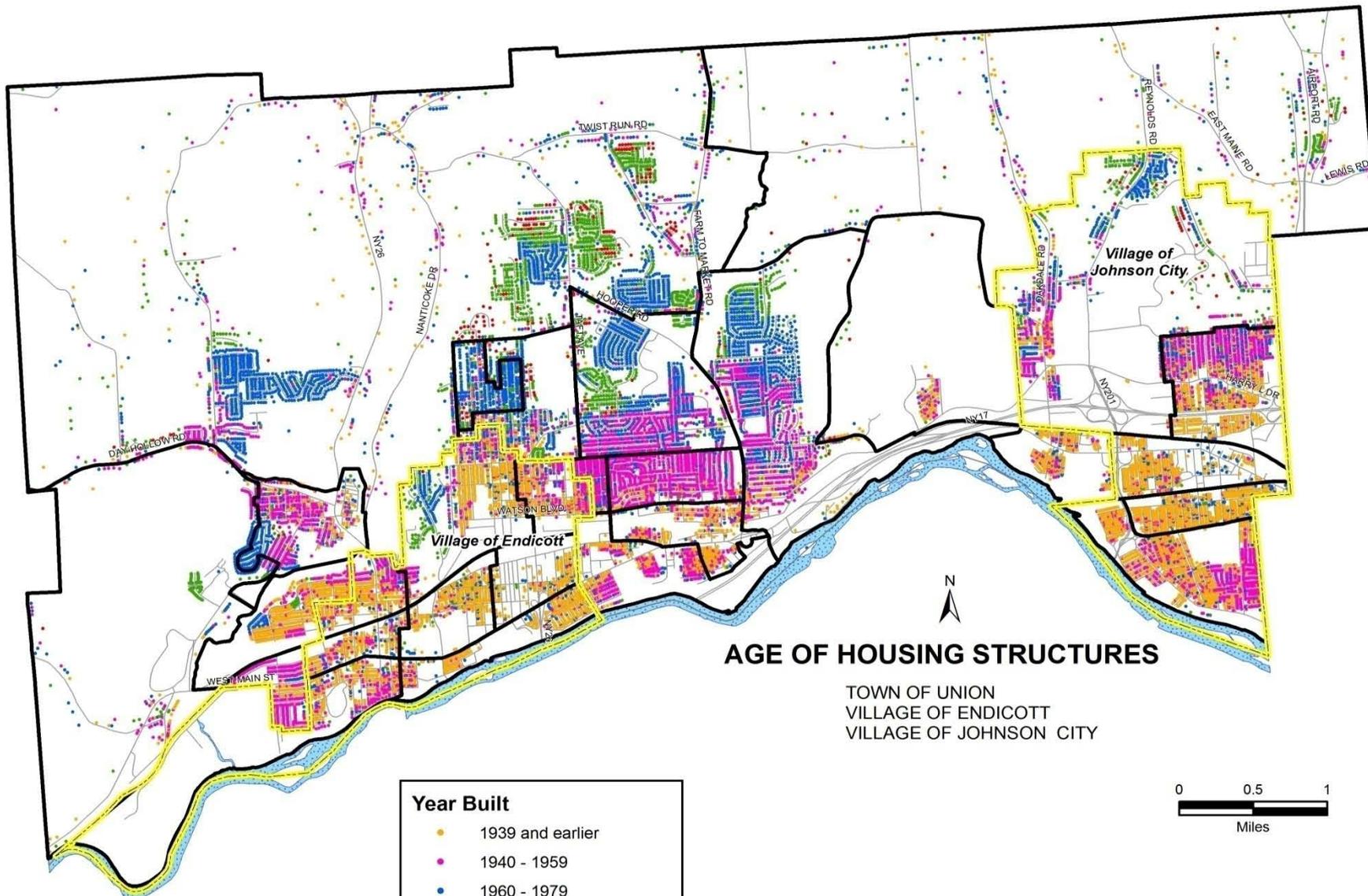
ROUNDTOP

4

SOUTHSIDE RIVERVIEW ENDICOTT

Housing Tenure in the Town of Union





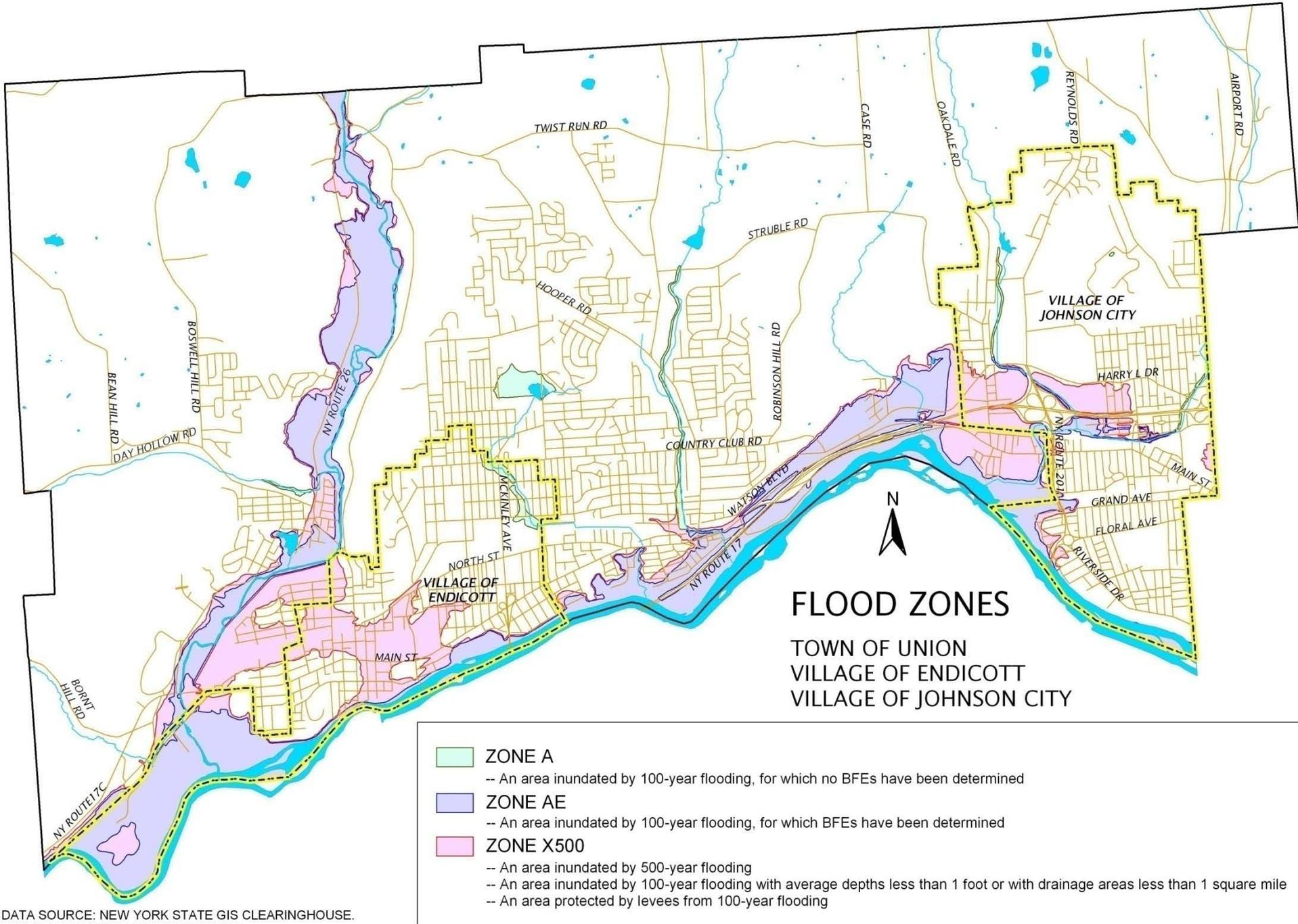
Source: Real Property System

Inventory and Analysis

- Historic and cultural resources
- Population and Housing (Town population down 5% from 1990 to 2000)
- Land use and zoning
 - Residential
 - Agricultural
 - Commercial
 - Industrial
 - Public and community service
 - Recreation and entertainment

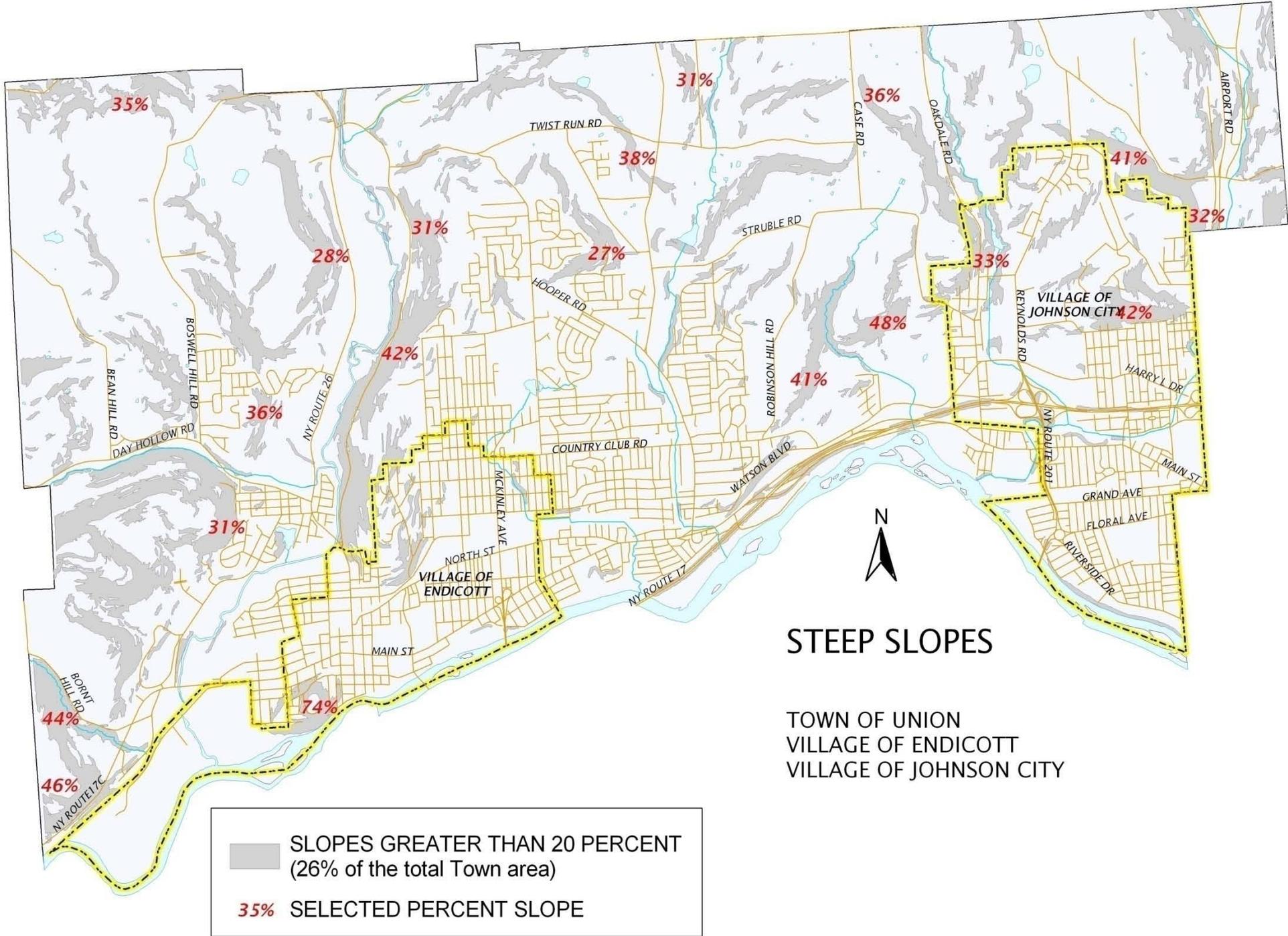
Inventory and Analysis *(continued)*

- Vacant land/areas
 - Agricultural resources (tree farms in Town)
- Water resources
 - Ground and surface water
 - Floodplain/storm drainage (EPA MS4)
- Ecology
 - Vegetation
 - Wildlife
 - Wetlands



DATA SOURCE: NEW YORK STATE GIS CLEARINGHOUSE.
 FEDERAL EMERGENCY MANAGEMENT
 AGENCY DIGITAL Q3 FLOOD ZONE DATA.
<http://www.nygis.stse.ny.us/inventories/fema.htm>

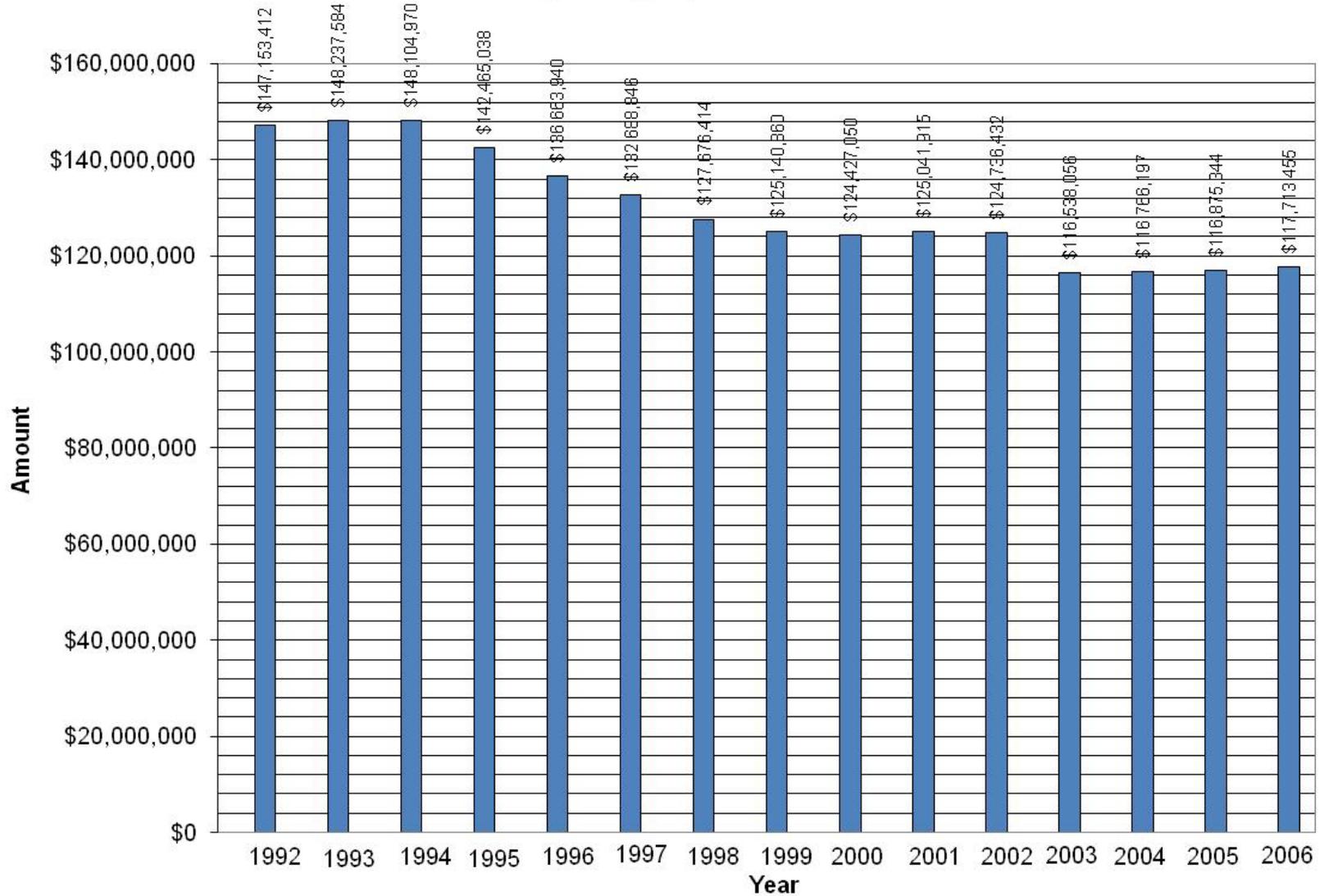
Base Flood Elevation (BFE)-- Average depth of the base flood in feet above the ground surface as determined by a vertical datum referenced in the Flood Insurance Study report.



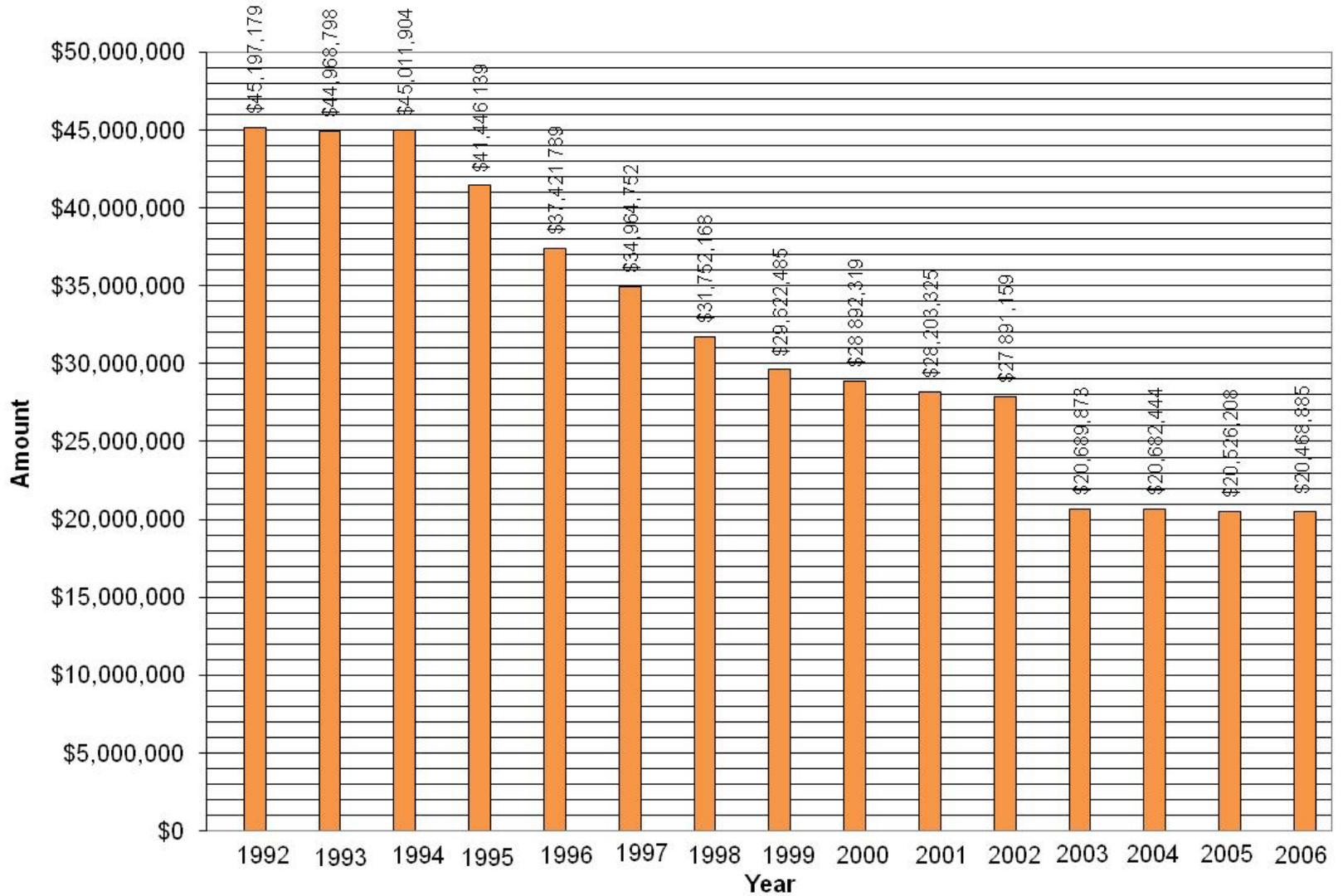
Inventory and Analysis *(continued)*

- Community Services
 - Education (3 districts in TOU)
 - Police
 - Fire
 - Emergency Medical
- Transportation
 - 17/86 Conversion
 - Bridge crossing To Vestal

Town Of Union (Including Villages) Assessed Value 1992-2006

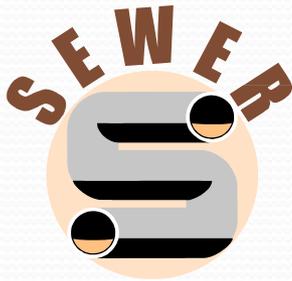


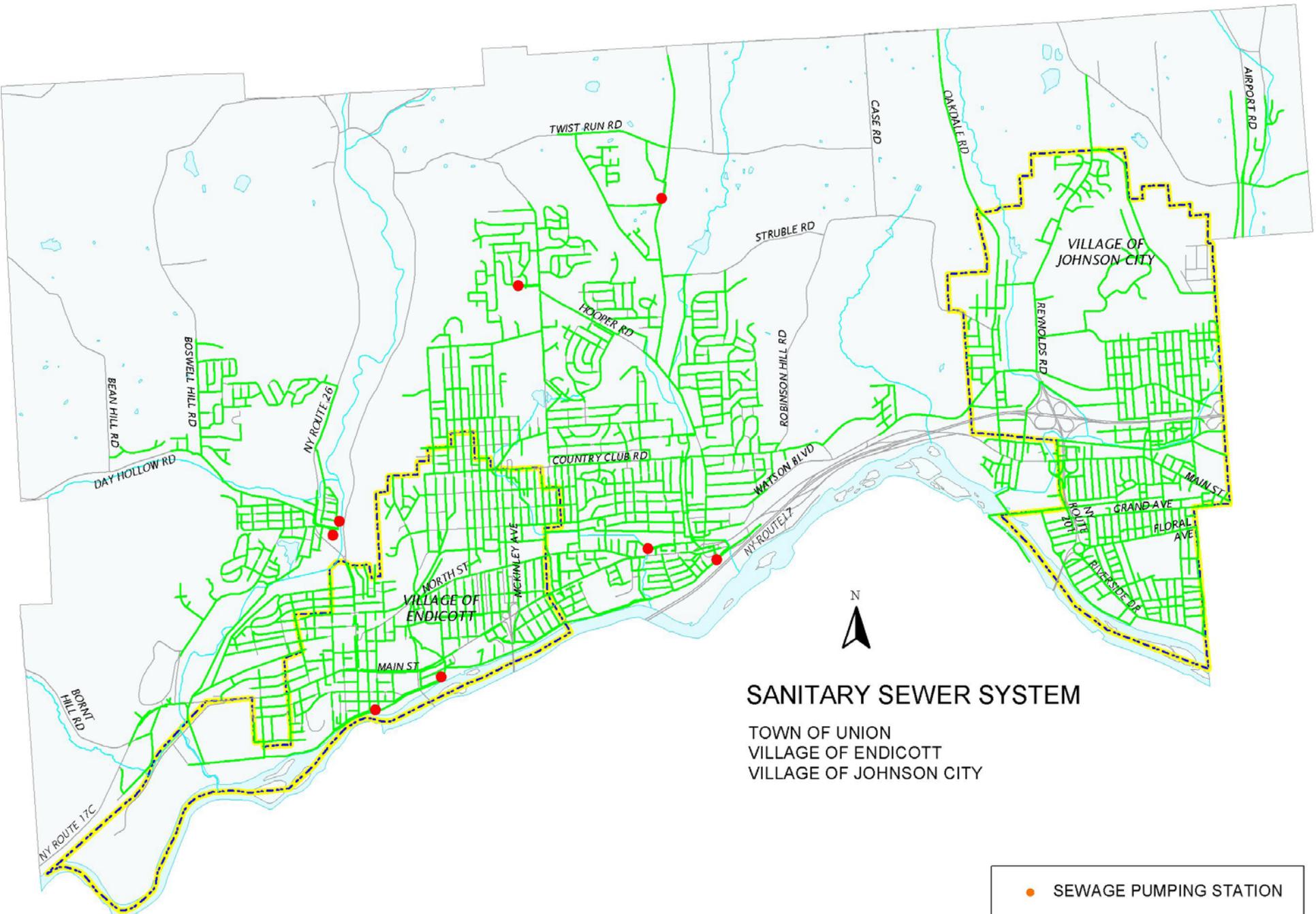
Village Of Endicott Assessed Value 1992-2006



Inventory and Analysis *(continued)*

- Utilities
 - Water supply
 - Water treatment/distribution
 - Wastewater (Endicott/JC-Bing.)
 - Other utilities
- Recreational Resources
- Economics



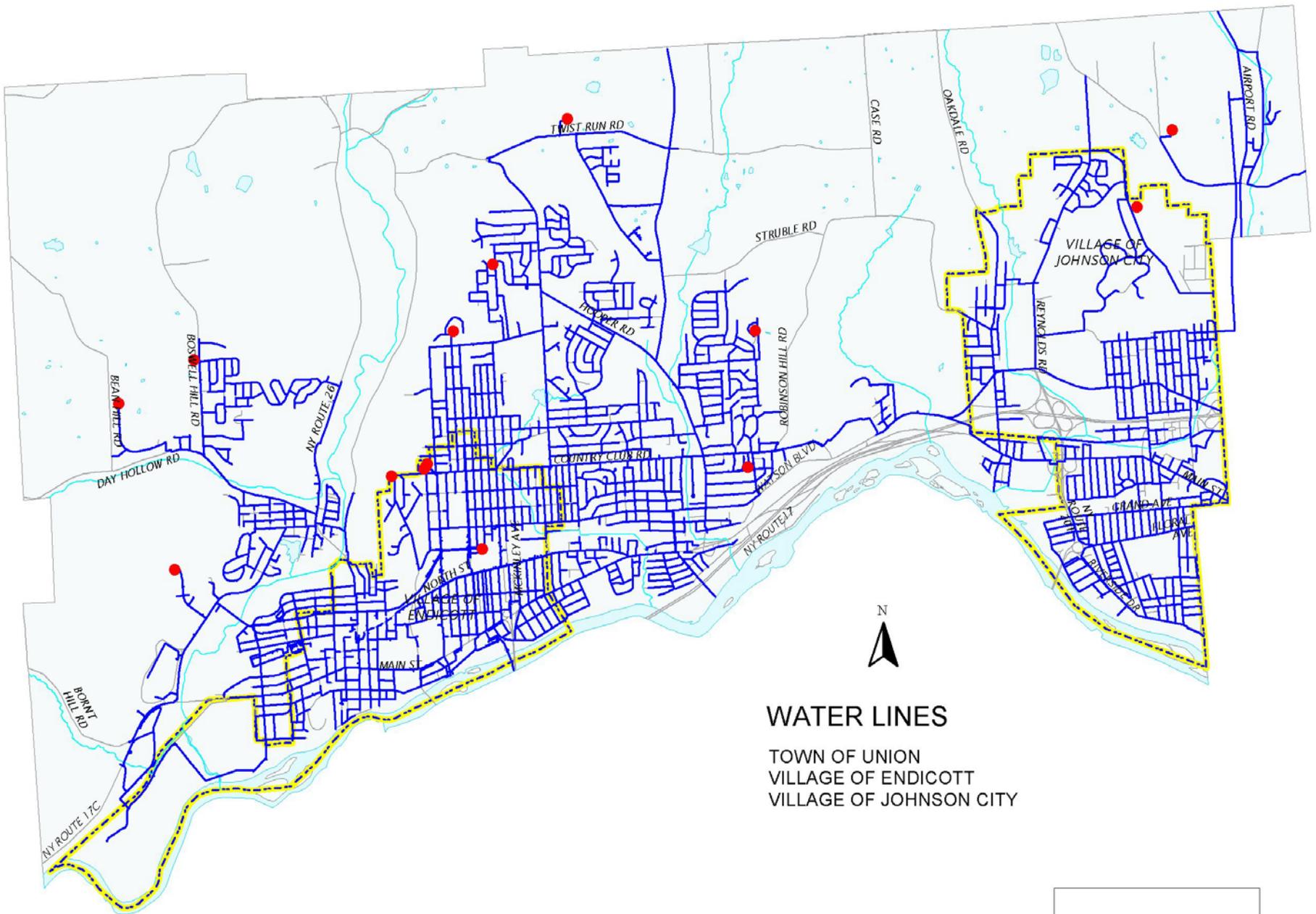


SANITARY SEWER SYSTEM

TOWN OF UNION
 VILLAGE OF ENDICOTT
 VILLAGE OF JOHNSON CITY

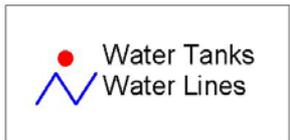
- SEWAGE PUMPING STATION
- SEWER PIPES

Source: Village of Endicott & Village of Johnson City; 2007



WATER LINES

TOWN OF UNION
 VILLAGE OF ENDICOTT
 VILLAGE OF JOHNSON CITY



Regional Issues

- **PROMOTE REGIONAL COOPERATION**
 - Water treatment and supply
 - Sewage treatment
 - Storm water
 - Hazard mitigation
 - Economic development
 - River crossing
 - Main Street corridor improvements

Comprehensive Plan Work Products

- Technical Background Reports
 - Introduction
 - History
 - Natural Features
 - Demographics
 - Land Use Compatibility
 - Housing
- Statement Of Goals and Objectives
- Neighborhood Profiles
- Future Land Use Map
- SEQRA Review – Full Environmental Assessment Form Parts 1 and 2 (Supplemented By Expanded Narrative And Maps)

Grant Writing

- FEMA Hazard Mitigation Grant Program
- RESTORE NY Program
- Main Street Program
- Environmental Protection Fund
 - Parks
 - Historic Preservation
 - Heritage Areas
- Local Waterfront Revitalization Program
- Shared Municipal Services Initiative
 - Unified Zoning Ordinance

Town of Union Web Page

- www.townofunion.com
- Planning and Zoning
 - Goals and Objectives
 - Neighborhood Plans
 - Technical Background Reports
 - SEQRA Full EAF
 - Comprehensive Plan Survey

SIDE
TING
REN

PIG ROAST
THIS
SATURDAY
NOON TH

FREE SEX ADVICE
TRY OUR NEW MENU

Awesome
SAUSAGE & BURGERS

Budget
BETTER Move
1 800 60 BUDGET
www.budget.com

RIES
RESTAURANT

MONRO
MUFFLER
BRAKE

RIES
RESTAURANT

Oil
Change

OIL
CHANGE



THURSDAY 7:30 A.M.
BANQUET MASTERS

ENDICOTT, BERKSHIRE
ENDICOTT, N.Y.

VILLAGE OF
ENDICOTT

NO PARKING
ALL ROADS
1 AM - 6 AM
VILLAGE OF
ENDICOTT

UNLESS OTHERWISE POSTED

MANDATORY FINE
DURING
SNOW EMERGENCY
AFTER 3" SNOWFALL
NOV. 15 - MAY 15

LEE'S
GLASS &
MIRRORS, INC.



GEORGE H. NICHOLS SCHOOL

NICHOLS NOTCH
Apartments

owned by SEPP, Inc.
100% AFFORDABLE



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Family
Enrichment
Network



100

Enter

Autozone Express

Waste Management

Waste Management

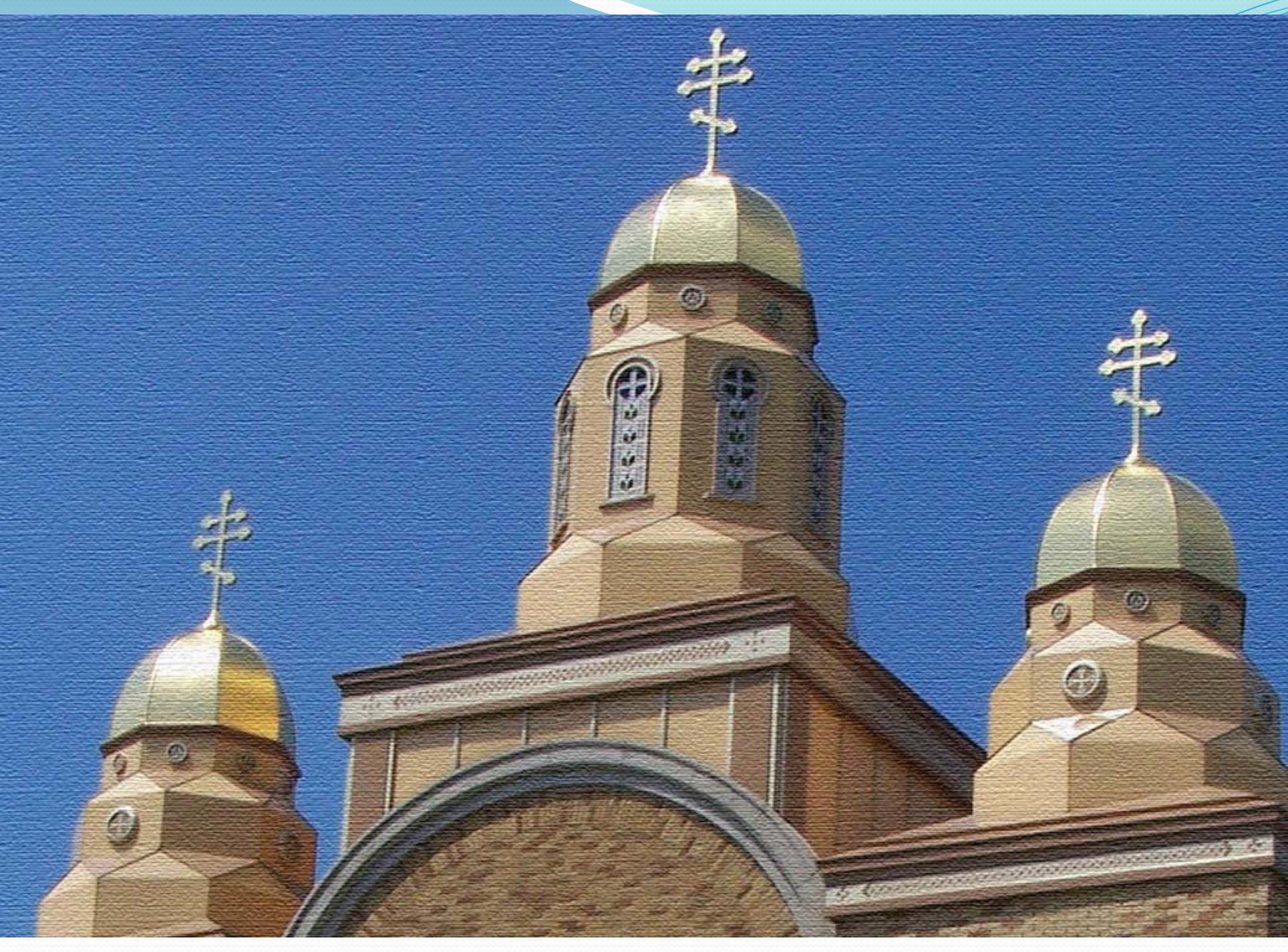
NO OPEN BURNING



CVS/pharmacy 24 HOURS

DRIVE-THRU/EXIT







TOWN OF UNION
POLICE BUILDING

Town of Union
Office Building

RIES
CAR & TRUCK
RENTAL

RIES
CAR & TRUCK
RENTAL

RIES

RIES
CAR & TRUCK
RENTAL

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CAR & TRUCK
RENTAL

RIES

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CAR & TRUCK
RENTAL

RIES

RIES
CAR & TRUCK
RENTAL





NO
PARKING
ANY
TIME

NO
PARKING
ANY
TIME

Handwritten graffiti in black and white, featuring stylized, bubbly letters and symbols.

END-WELL
SERVICE

NOT-A-LOT
SELL YOUR CAR HERE
PARKING SPACES FOR RENT
222-1047

SELL IT HERE
E' BAY & MORE

DROP IT OFF
PICK UP CASH

ANY ITEM

WE DO THE WORK

E' BAY SELLERS WE DO THE WORK

COMIN
SO

222-1347

SAVE A LOT
BUY YOUR CAR AT
NOT-A-LOT

AUTO MAIL AUCTION
CENTER SALES

WE
DO
IT
ALL

SELL BUY SHIP
IT IT IT
MAIL





TAYLOR
GARBAGE
797-5377

TAGER
MANAGEMENT
123 BEDROOMS
RENTAL UNITS
AVAILABLE
845-774-7094





NEW YORK CABLE CO













11:57
66°F

COMING SOON
**NBT
★
BANK**

TO
17



CVS
pharmacy
\$4.99
\$4.99















BINGHAMTON CITY











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THE REVOLUTIONARY
"HANDS FREE" SHOE COVER



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Available exclusively at
www.tidy-trax.com

Lost Car Magnet.



Available at
www.lostcar.com

**Do other banks...
can't you merging?**



WELLS FARGO

Custom Jewelry Design
By *Black*



VAN HOEN
JEWELRY

NO LEFT TURN



EQUALS HOPE.

**Every 20 minutes
a child diagnosed
with autism.**



Learn the signs at www.autismpeaks.org

