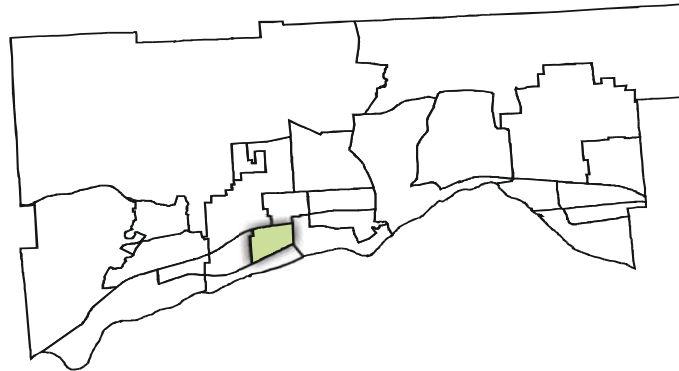
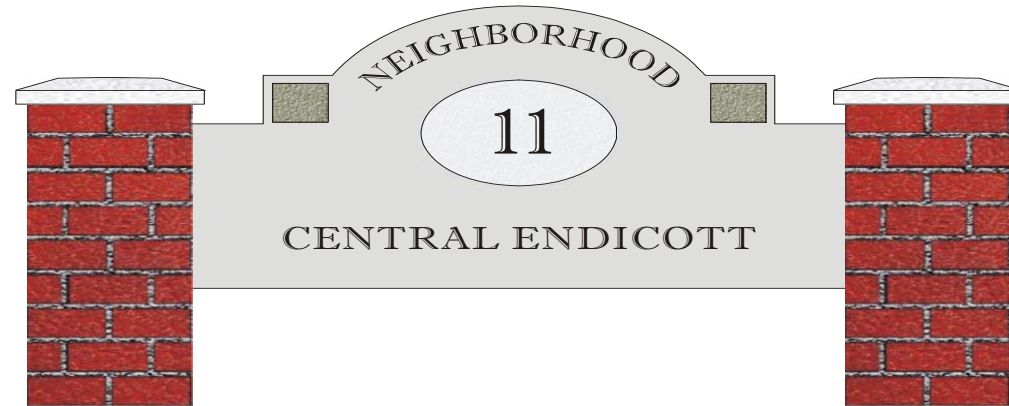


TOWN OF UNION

COMPREHENSIVE PLAN

DEMOGRAPHIC PROFILE



NEIGHBORHOOD SETTING

Central Endicott occupies 171 acres or less than 1% of the total area of the Town, and ranks 22nd out of 25 neighborhoods by area. It is located in the south central portion of the Town and is accessed from the east and west by North and Main Streets, and is accessed from the north and south by McKinley Avenue. McKinley Avenue directly accesses NY Route 17 and is one of two roads over the Susquehanna River with access to the Town of Vestal.

LANDSCAPE FEATURES

Central Endicott is flat without any distinguishing landscape features.

Map 1 ~ Neighborhood 11



EXISTING LAND USE

Figure 1 shows parcel acreage by land use. Thirty percent of the acreage has industrial land uses. Twenty-four percent is travel oriented and six percent is commercial shopping. Ten percent is used for single-family housing, six percent is used for two-family housing and eight percent is used for multi-family housing.

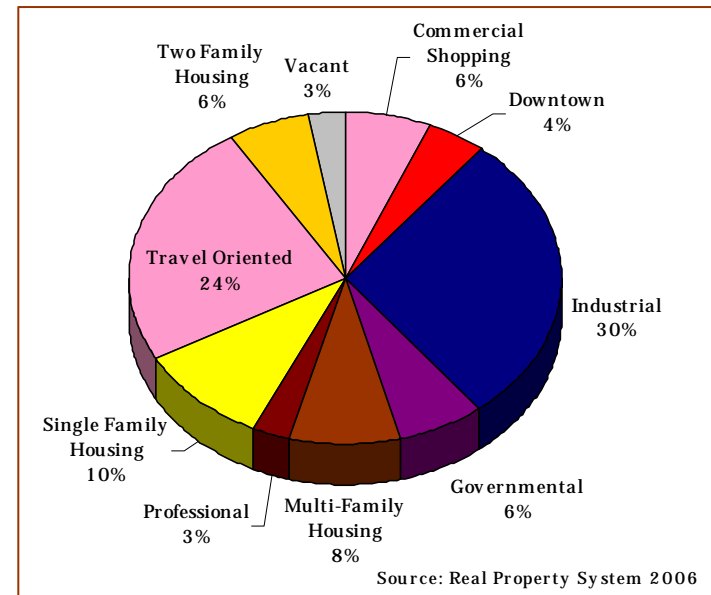
The center of this neighborhood, from the rear of the buildings along Washington Avenue east to Adams Avenue, and from North Street south to Monroe Street, is occupied by parking lots with scattered buildings. A cluster of large industrial/office buildings, part of the former IBM complex, is centered on McKinley Avenue, between the Norfolk Southern Railroad and North Street. Two additional former IBM buildings are opposite, on

 **Photograph 1 ~ Former IBM Building**



neighborhood. The Endicott Police and Fire Departments and a veteran's memorial are located in the extreme southwest corner of the neighborhood.

 **Figure 1 ~ Existing Land Use By Acreage**



the south side of North Street. Parking lots that once served the IBM buildings lie east and west of the former IBM Buildings. The remainder of the complex is north of the railroad tracks in the adjoining neighborhood. The former Union Forging facility lies at the northeast corner of the neighborhood, east of the former IBM buildings, between the railroad tracks and North Street. Additional parking lots lie across North Street, south of the former Union Forging facility.

Washington Avenue serves as the formal Central Business District (CBD) for the village. The CBD runs north to south in the western half of the neighborhood, and spans east and west across several blocks. A mostly institutional and residential area occupies three blocks south of Broad Street in the southwest corner of the

Town of Union Unified Comprehensive Plan

 **Photograph 2 ~ Veterans Memorial**



The areas to the east and west of the Washington Avenue commercial district are comprised of a mix of residential and commercial uses. Southeast of the former IBM complex, the eastern end of the neighborhood is primarily residential.

 **Photograph 3 ~ George W. Johnson Memorial Statue**



 **Photograph 4 ~ Huron Office Campus**



FUTURE LAND USE

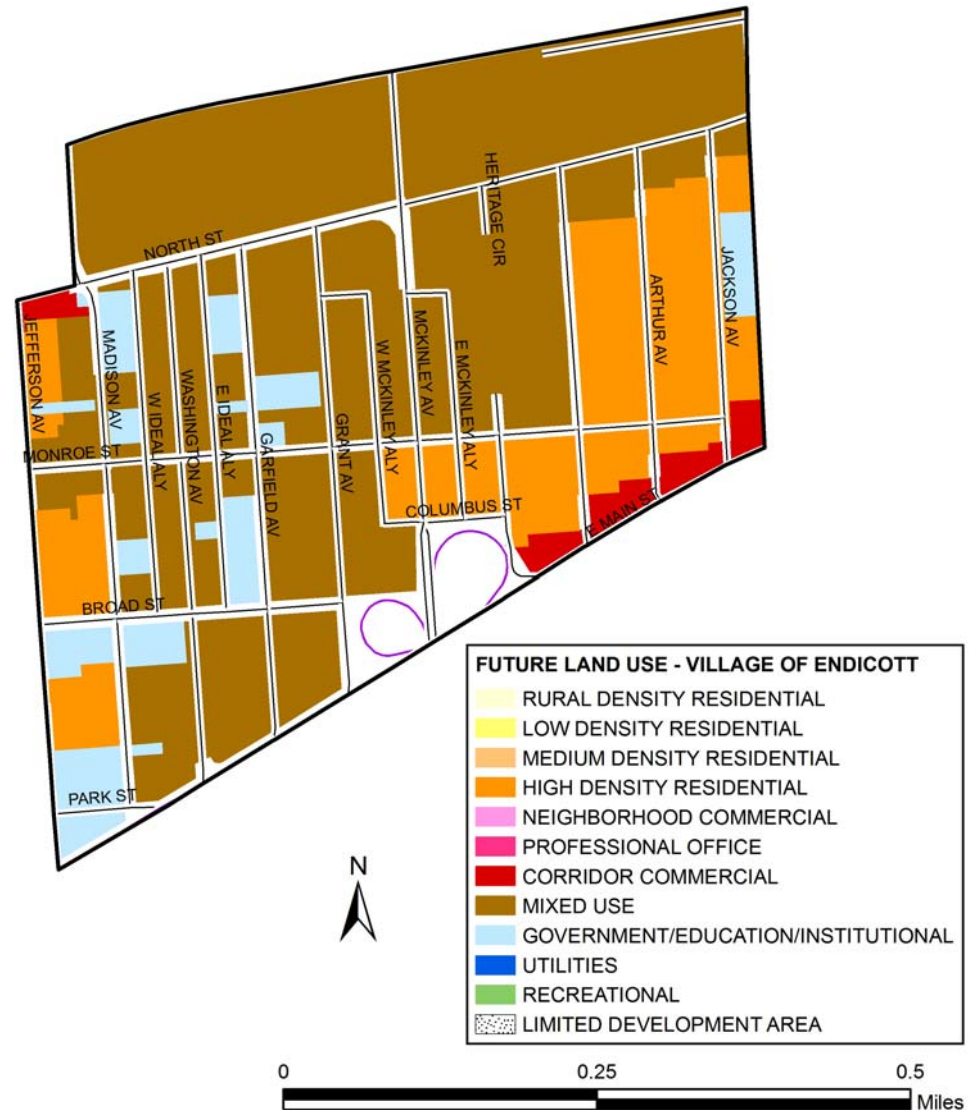
Map 2 ~ Neighborhood 11, Proposed Future Land Use

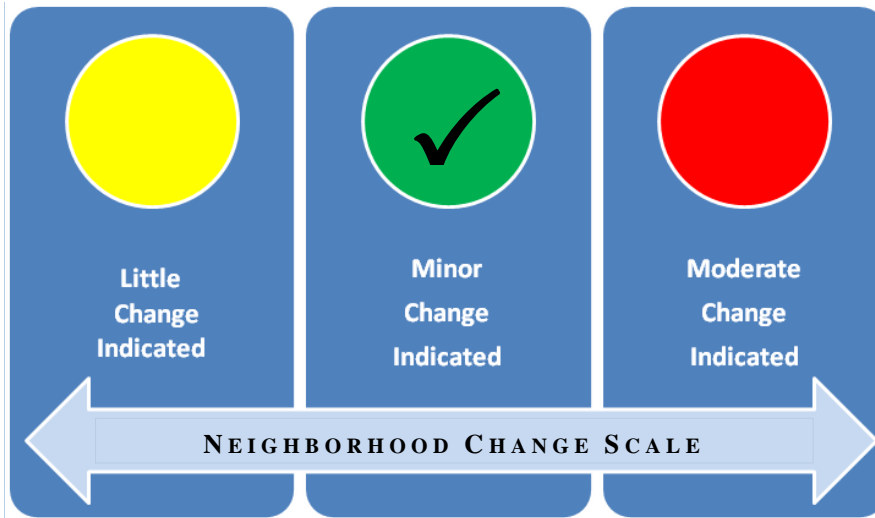
It is anticipated that little additional new construction will occur in this neighborhood, as it is already substantially built-out. Future land use in the northern end of the neighborhood is expected to continue to reflect the existing mixture of commercial/industrial/research uses.

The Village of Endicott has secured a grant to demolish the structure that formerly housed the Union Forging Works. Once environmental remediation activities are completed, this site will be well suited for research, light industrial, or office uses.

The center of the neighborhood is best suited for mixed use commercial and office. Given the existing lot sizes in the more residential areas, it is proposed that high-density residential use be continued, which would permit infill construction on residential lots consistent with the surrounding lots.

Typical of a downtown area, there are a relatively high number of institutional uses. These uses including the fire station, village hall, visitor center, library, post office, and several municipal parking lots, are expected to remain.





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 11. The neighborhood would benefit from additional public investment in the Washington Avenue business district, including redesign and reconstruction of the public parking facilities along Garfield and Madison Avenues to include landscaping and lighting. The McKinley Avenue corridor is a primary gateway into the village and should also be considered for streetscape improvements and targeted redevelopment activities.

MINORITY POPULATION

Table 1 shows the racial/ethnic composition of the neighborhood. Between the years 1990 and 2000, the minority population increased from 8.3% to 12.9%. 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 New York State (37.0%), and the Nation (29.5%). Central Endicott ranks 4th out of 25 neighborhoods in percentage of minority population.

Table 1 ~ Racial/Ethnic Composition

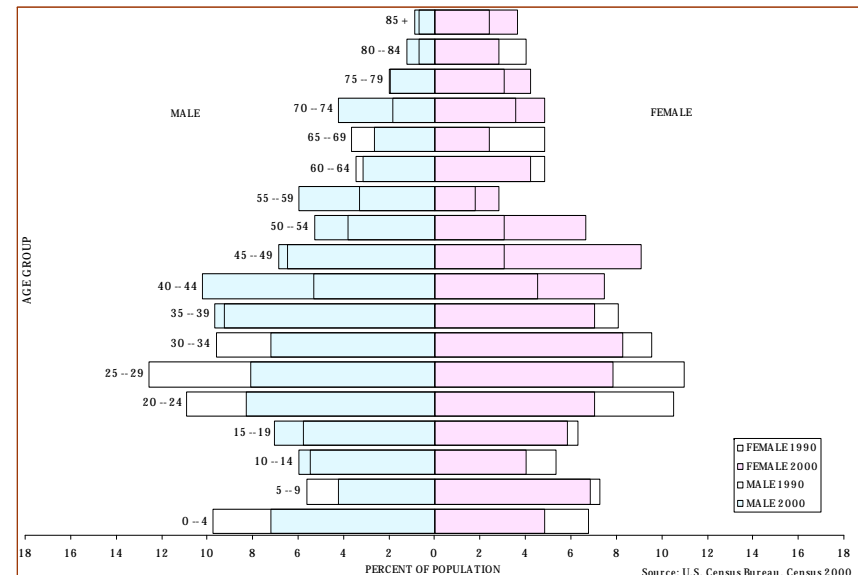
	NH 11 1990	%	NH 11 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Population	1,224		1,065		56,298		18,976,457		281,421,906	
Hispanic or Latino	15	1.2	18	1.7	863	1.5	2,867,583	15.1	35,305,818	12.5
Not Hispanic or Latino	1,209	98.8	1,047	98.3	55,435	98.5	16,108,874	84.9	246,116,088	87.5
White	1,135	92.7	938	88.1	52,198	92.7	12,893,689	67.9	211,460,626	75.1
Black	41	3.3	46	4.3	1,377	2.4	3,014,385	15.9	34,658,190	12.3
American Indian	6	0.5	7	0.7	96	0.2	82,461	0.4	2,475,956	0.9
Asian and Pacific Islander	27	2.2	43	4.0	1,528	2.7	1,053,794	5.6	10,641,833	3.8
Other Race	15	1.2	6	0.6	324	0.6	1,341,946	7.1	15,359,073	5.5
Two or More Races			25	2.3	775	1.4	590,182	3.1	6,826,228	2.4
Minority	102	8.3	137	12.9	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 the age distribution by gender. The percentage of the population aged 9 and under decreased from 1990 to 2000. The percentage of the population under the age of 39 decreased from 1990 to 2000, with the biggest losses occurring in the age groups between 20 and 34. There was an increase in nearly all the age groups above 35 except for the 65 to 69 year old age group, and females aged 80 to 84. Central Endicott ranks 20th out of 25 neighborhoods in percentage of population aged 17 and under, and 19th in percentage of population aged 62 and over.

Figure 2 ~ Population Pyramid



Town of Union Unified Comprehensive Plan

EDUCATIONAL ATTAINMENT

Table 2 shows educational attainment for the population aged 25 and over. The percentage of the population aged 25 and over that graduated from high school decreased from 77.9% in 1990 to 70.4% in 2000, and in 2000 was smaller 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 7.7% in 1990 to 8.9% 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 remained unchanged (9.5% in 1990 and 9.6% 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 8.2% in 1990 to 6.3% 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

	NH 11 1990	%	NH11 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Less than 9th grade	43	5.6	81	10.7	1,952	5.0	1,005,805	8.0	13,755,477	7.5
9th to 12th no diploma	127	16.5	143	18.9	4,022	10.2	1,620,519	12.9	21,960,148	12.1
High school grad (incl. equiv.)	248	32.2	220	29.1	12,613	32.0	3,480,768	27.8	52,168,981	28.6
Some college, no degree	156	20.3	125	16.5	7,404	18.8	2,103,404	16.8	38,351,595	21.0
Associate's degree	59	7.7	67	8.9	4,135	10.5	898,828	7.2	11,512,833	6.3
Bachelor's degree	73	9.5	73	9.6	5,414	13.7	1,954,242	15.6	28,317,792	15.5
Grad. or prof. degree	63	8.2	48	6.3	3,850	9.8	1,478,970	11.8	16,144,813	8.9
High school grad (college/no coll.)	599	77.9	533	70.4	33,416	84.8	9,916,212	79.1	146,496,014	80.4
Total	769	100	757	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 43.3% in 1990 to 39.1% in 2000. The percentage of family households in Central Endicott was smaller than that of the Town of Union (59.3%), New York State (65.7%), and the Nation (68.1%). Central Endicott ranks last out of 25 neighborhoods in percentage of family households.

 Table 3 ~ Household Type

	NH 11 1990	%	NH 11 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Households	591		514		24,538		7,056,860		105,480,101	
Family households	256	43.3	201	39.1	14,556	59.3	4,639,387	65.7	71,787,347	68.1
Nonfamily households	335	56.7	313	60.9	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. The percentage of vacant housing units increased from 13.5% in 1990 to 20.4% in 2000. The housing vacancy rate in 2000 was much larger than that of the Town of Union (7.4%), New York State (8.1%), and the Nation (9.0%). Central Endicott ranks 1st out of 25 neighborhoods in percentage of vacant housing units.

 Table 4 ~ Housing Occupancy

	NH 11 1990	%	NH 11 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Housing Units	683		646		26,507		7,679,307		115,904,641	
Occupied	591	86.5	514	79.6	24,538	92.6	7,056,860	91.9	105,480,101	91.0
Vacant	92	13.5	132	20.4	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 increased from 21.0% in 1990 to 23.0% in 2000, and in 2000, was smaller than that of the Town of Union (60.1%), the Nation (66.2%), and New York State (63.0%). Central Endicott ranks 24th out of 25 neighborhoods in percentage of owner-occupied housing units.

 Table 5 ~ Housing Tenure

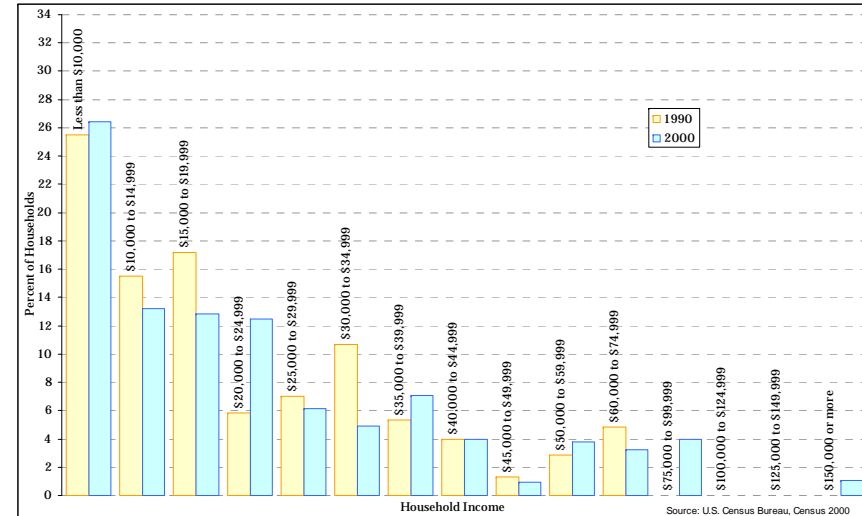
	NH 11 1990	%	NH 11 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Housing Units	591		514		24,538		7,056,860		105,480,101	
Owner occupied	124	21.0	118	23.0	14,747	60.1	3,739,166	53.0	69,815,753	66.2
Renter occupied	467	79.0	396	77.0	9,791	39.9	3,317,694	47.0	35,664,348	33.8

Source: U.S. Census Bureau, Census 2000

HOUSEHOLD INCOME

Figure 3 shows the change in household income from 1990 to 2000. There was only slight change in the income structure in this neighborhood between 1990 and 2000. Those households earning between \$10,000 and \$19,999 declined to a small degree, as did the \$30,000 to \$34,999 group. Households with incomes of between \$20,000 and \$24,000 and of between \$75,000 and \$99,999 increased 4% to 6% over the same 10-year period.

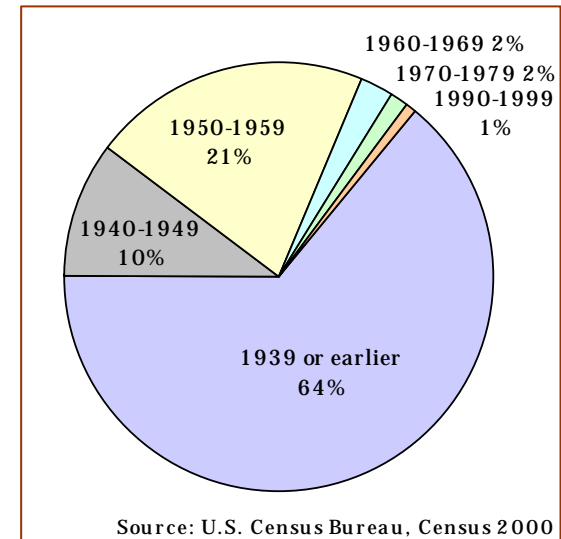
 Figure 3 ~ Household Income Change, 1990-2000



AGE OF HOUSING STRUCTURES

Figure 4 shows housing age. The majority (64%) of housing structures in this area were built prior to 1940. Thirty-one percent were built between 1940 and 1959. The remaining five percent of the housing was built in 1960 or later.

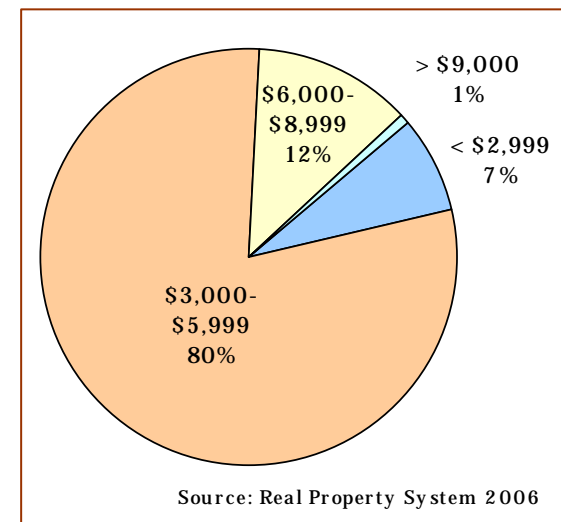
 **Figure 4 ~ Age of Housing**



ASSESSED VALUE

Figure 5 illustrates the assessed value percentages of residential property. Only seven percent of the residential properties have assessed values of less than \$2,999. Eighty percent of the residential properties have assessed values of between \$3,000 and \$5,999, twelve percent have assessed values of between \$6,000 and \$8,999, and one percent has assessed values of greater than \$9,000.

 **Figure 5 ~ Assessed Value**



REAL PROPERTY VALUES

Figure 6 shows residential property Full Market Values (FMVs). Three percent of the residential properties have FMVs of less than \$49,999. Seventy percent have FMVs of between \$50,000 and \$99,999, twenty-six 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

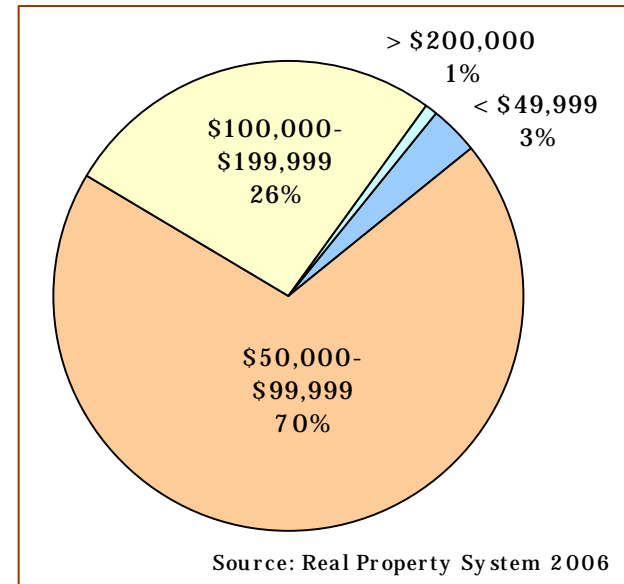


Table 6 Shows the Median Housing Value by block group within the neighborhood, as well as the average Median Housing Value across the neighborhood.

 Table 6 ~ Median Housing Value, By Block Group

Block Group 1, Census Tract 135	Block Group 2, Census Tract 135	Neighborhood Average
\$59,300	\$62,500	\$60,900

Source: U.S. Census Bureau, Census 2000

OCCUPATIONAL STRUCTURE

The occupational structure shows that Production, Transportation, and Material Moving Occupations made up twenty-eight percent of the jobs held by residents in this neighborhood. Twenty-six percent of the residents worked in Sales and Office Occupations, and another twenty-four percent worked in Management, Professional or Related Occupations. Almost nineteen percent had jobs in Service Occupations, while only three percent worked in Construction, Extraction, or Maintenance Occupations. No residents were employed in Farming, Forestry, or Fishing.

 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
48	9.0	82	15.3	71	13.3	28	5.2	75	14.0	65	12.1	0	0.0	0	0.0	18	3.4	0	0.0	110	20.6	38	7.1

Source: U.S. Census Bureau, Census 2000

COMMUTE TIME

A little more than sixty-five percent of the residents in this neighborhood travel less than twenty minutes to get to work each day. Around twenty-three percent travel between twenty to forty-five minutes to reach work, while only six percent travel more than forty-five minutes to their place of employment. A little more than five percent of the residents work at home.

 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	%
29	5.4	349	65.2	125	23.4	32	6.0

Source: U.S. Census Bureau, Census 2000