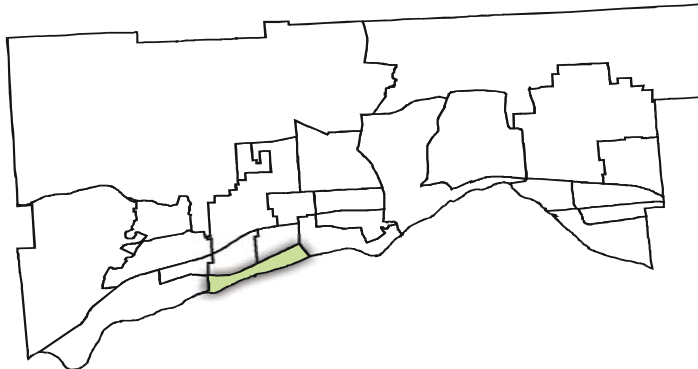


TOWN OF UNION

COMPREHENSIVE PLAN

DEMOGRAPHIC PROFILE



NEIGHBORHOOD SETTING

Southside/Riverview Endicott occupies 189 acres, or less than 1% of the total area of the Town, and ranks 20th of 25 neighborhoods in size. It is located along the Susquehanna River in the south central portion of the town. Main Street, at the northern border of the neighborhood, provides access from the east and west, and McKinley Avenue (State Route 26) passes over the Susquehanna River providing one of two accesses to the Town of Vestal to the south. The neighborhood is completely within the Village of Endicott, sharing an eastern boundary with the Part-Town section of Town of Union.

LANDSCAPE FEATURES

Southside/Riverview Endicott is flat with a slightly higher elevation east of McKinley Avenue. West of Union Endicott High School, the 100-year flood zone is limited by flood protection levees to a narrow strip along the Susquehanna River. The athletic fields south of Union-Endicott High School are not protected by levees, are in the 100-year flood zone, and are prone to periodic flooding. East of McKinley Avenue the 100-year flood zone is limited to a strip along the river due to the higher elevation and steepness of the riverbank.

 Map 1 ~ Neighborhood 12

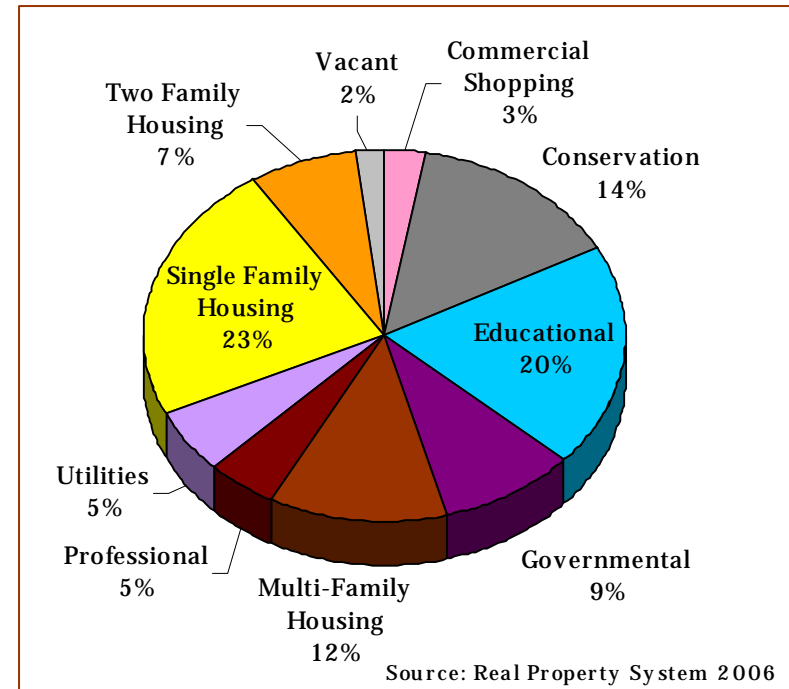


EXISTING LAND USE

Figure 1 shows parcel acreage by land use. Twenty-three percent of the parcel acreage is used for single-family housing, seven percent is used for two-family housing and twelve percent is used for multi-family housing. Twenty percent of the parcel acreage is used for educational purposes and fourteen percent of the parcel acreage is used for conservation.

The Union Endicott High School and the school district offices are located at the center of the neighborhood. A residential area, with a mix of single-family, two-family and multi-family housing, lies east of the high school. Another residential area, with a mix of single-family and two-family housing, lies west of the high school. Mersereau Park lies along the Susquehanna River at the western boundary of the neighborhood. Riverside Cemetery lies north of the park in the center of the residential area. Apartment buildings are located east of the park. A narrow strip designated for conservation lies along the river, adjacent to the high school property and to the east between Riverview Drive and the river.

 Figure 1 ~ Existing Land Use, By Acreage

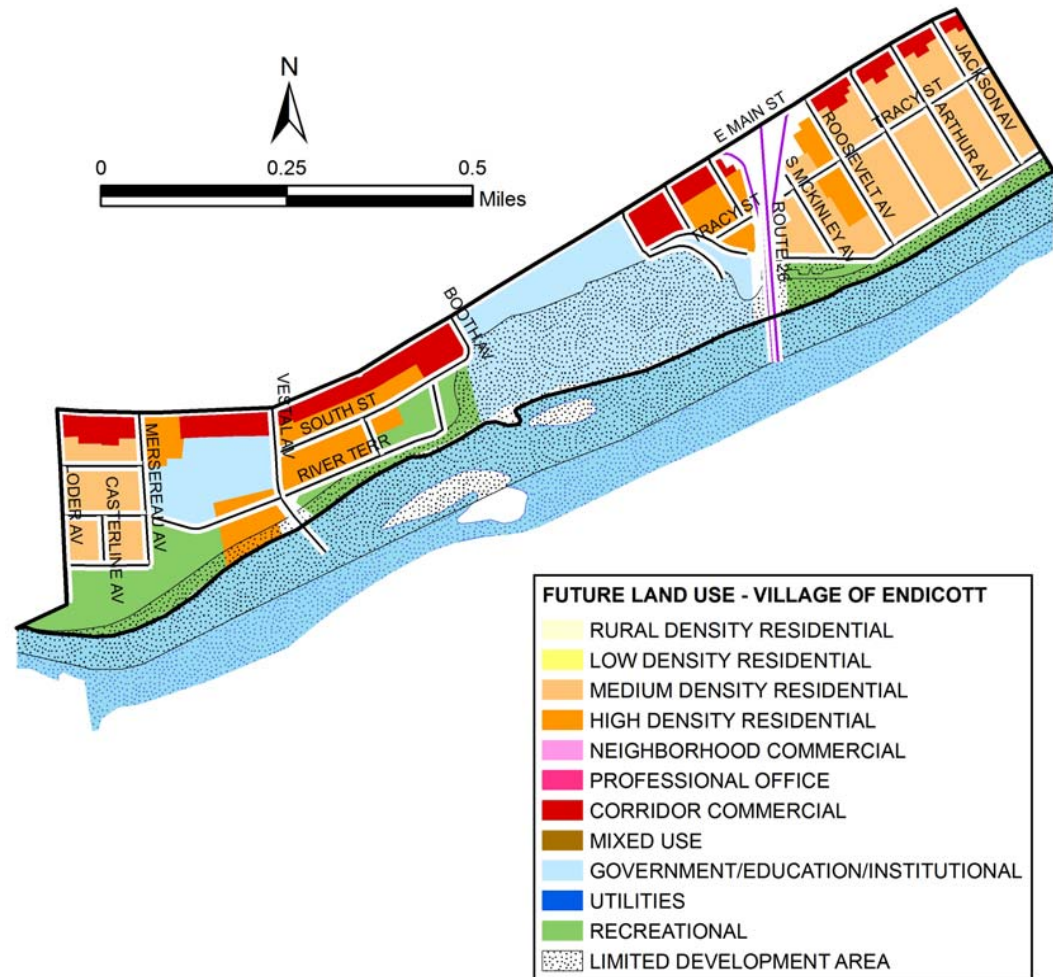


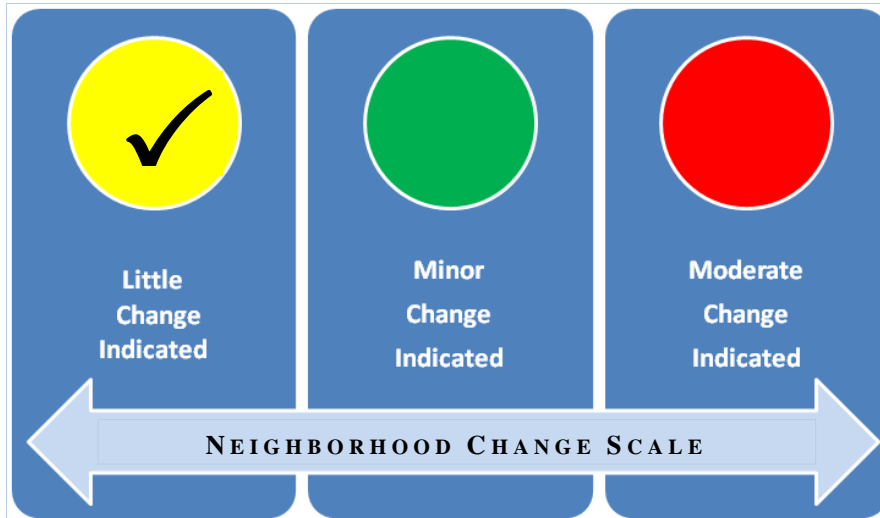
FUTURE LAND USE

The proposed Future Land Use map does not reflect any significant changes in land use and is essentially based upon existing development patterns. The Corridor Commercial designation along Main Street recognizes a long-term trend away from low-density residential uses as traffic volumes have increased along the corridor. It is likely that existing single family homes along Main Street may ultimately be converted to office uses. In some instances, several lots could be acquired and assembled into a larger parcel in order to allow for more intensive commercial uses. As uses change, great care must be taken to provide for substantial buffers between non-residential and residential development.

The southernmost portion of the neighborhood along the river was recommended in the 1999 Binghamton Metropolitan Greenway Study as the likely location of a segment of a riverbank trail.

Map 2 ~ Neighborhood 12, Proposed Future Land Use Map





CHANGE INDICATOR

Based upon the proposed Future Land Use Brecommendations, it is not anticipated that there will be a significant amount of change in Neighborhood 12. More than a third of the land is owned occupied institutional uses such as the Union-Endicott School District, the Boys and Girls Club of Western Broome, the American Red Cross, a private cemetery, and the Village of Endicott. The residential areas are mature and unlikely to change significantly given the downward trend in population.

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 4.6% to 12.1%. In the year 2000, the percentage of minority population was larger than that of the Town of Union (6.9%), but was smaller than New York State (37.0%), and the Nation (29.5%). Southside/Riverview Endicott ranks 4th out of 25 neighborhoods in percentage of minority population.

AGE

Figure 2 shows age distribution by gender. There was a drop in the percentage of residents under the age of 9 overall, even with a small gain in 5 to 9 year old girls. The percentage of 15 to 19 year olds grew slightly. There was a big loss in the age group between 20 and 34, while those aged 35 to 54 saw a large increase in the percentage of the population in this neighborhood. In the age groups 55 and above, the only one that showed any significant change from 1990 to 2000 was the 70 to 74 year age group. Southside/Riverview Endicott ranks 5th out of 25 neighborhoods in percentage of population aged 17 and under, and 23rd in percentage of population aged 62 and over.

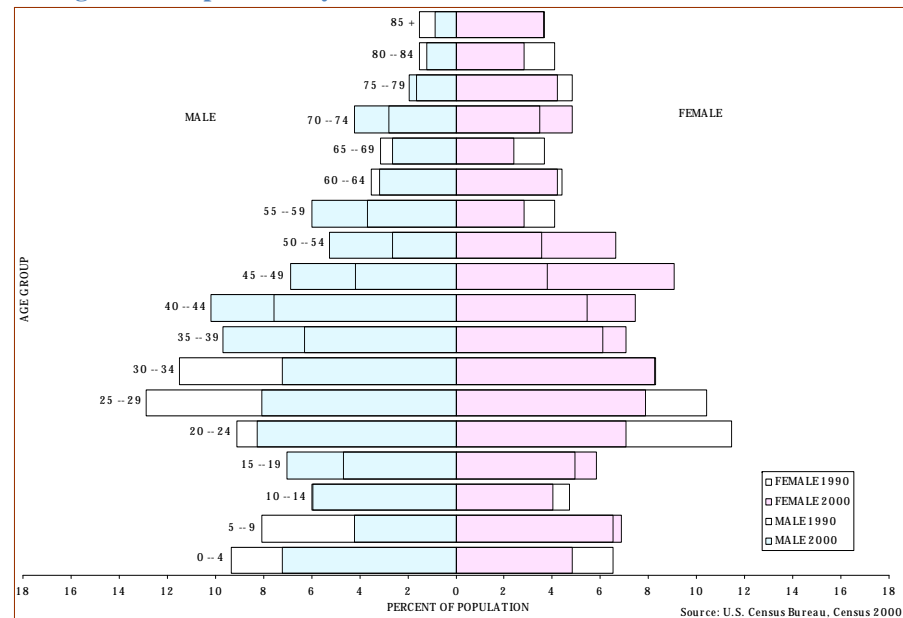
EDUCATIONAL ATTAINMENT

 Table 1 ~ Racial/Ethnic Composition

	NH 12 1990	%	NH 12 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Population	1,744		1,659		56,298		18,976,457		281,421,906	
Hispanic or Latino	41	2.4	56	3.4	863	1.5	2,867,583	15.1	35,305,818	12.5
Not Hispanic or Latino	1,703	97.6	1,603	96.6	55,435	98.5	16,108,874	84.9	246,116,088	87.5
White	1,695	97.2	1,482	89.3	52,198	92.7	12,893,689	67.9	211,460,626	75.1
Black	22	1.3	94	5.7	1,377	2.4	3,014,385	15.9	34,658,190	12.3
American Indian	2	0.1	9	0.5	96	0.2	82,461	0.4	2,475,956	0.9
Asian and Pacific Islander	13	0.7	30	1.8	1,528	2.7	1,053,794	5.6	10,641,833	3.8
Other Race	12	0.7	14	0.8	324	0.6	1,341,946	7.1	15,359,073	5.5
Two or More Races			30	1.8	775	1.4	590,182	3.1	6,826,228	2.4
Minority	81	4.6	200	12.1	3,864	6.9	7,018,223	37.0	83,081,797	29.5

Source: U.S. Census Bureau, Census 2000

 Figure 2 ~ Population Pyramid



Town of Union Unified Comprehensive Plan

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 remained essentially unchanged from 84.7% in 1990 to 84.6% in 2000, and in 2000 was equal to that of the Town of Union (84.8%), and was larger than that of 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 6.0% in 1990 to 7.6% 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 15.5% in 1990 to 13.9% in 2000, and in 2000 was equal to that of the Town of Union (13.7%), and 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 as their highest level of education increased from 7.9% in 1990 to 8.2% 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 12 1990	%	NH12 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Less than 9th grade	77	7.2	33	3.1	1,952	5.0	1,005,805	8.0	13,755,477	7.5
9th to 12th no diploma	88	8.2	129	12.3	4,022	10.2	1,620,519	12.9	21,960,148	12.1
High school grad (incl. equiv.)	402	37.4	313	29.8	12,613	32.0	3,480,768	27.8	52,168,981	28.6
Some college, no degree	191	17.8	262	25.0	7,404	18.8	2,103,404	16.8	38,351,595	21.0
Associate's degree	65	6.0	80	7.6	4,135	10.5	898,828	7.2	11,512,833	6.3
Bachelor's degree	167	15.5	146	13.9	5,414	13.7	1,954,242	15.6	28,317,792	15.5
Grad. or prof. degree	85	7.9	86	8.2	3,850	9.8	1,478,970	11.8	16,144,813	8.9
High school grad (college/no coll.)	910	84.7	887	84.6	33,416	84.8	9,916,212	79.1	146,496,014	80.4
Total	1,075	100	1,049	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 53.3% in 1990 to 48.2% in 2000. The percentage of family households in Southside Riverview Endicott was smaller than that of the Town of Union (59.3%), New York State (65.7%), and the Nation (68.1%). Southside/Riverview Endicott ranks 20th out of 25 neighborhoods in percentage of family households.

 Table 3 ~ Household Type

	NH 12 1990	%	NH 12 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Households	814		780		24,538		7,056,860		105,480,101	
Family households	434	53.3	376	48.2	14,556	59.3	4,639,387	65.7	71,787,347	68.1
Nonfamily households	380	46.7	404	51.8	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 6.2% in 1990 to 8.0% in 2000. The housing vacancy rate in 2000 was larger than that of the Town of Union (7.4%) equal to that of New York State (8.1%), and smaller than that of the Nation (9.0%). Southside/Riverview Endicott ranks 8th out of 25 neighborhoods in percentage of vacant housing units.

 Table 4 ~ Housing Occupancy

	NH 12 1990	%	NH 12 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Housing Units	868		848		26,507		7,679,307		115,904,641	
Occupied	814	93.8	780	92.0	24,538	92.6	7,056,860	91.9	105,480,101	91.0
Vacant	54	6.2	68	8.0	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 34.4% in 1990 to 31.8% in 2000, and in 2000, was smaller than that of the Town of Union (60.1%), of the Nation (66.2%), and New York State (63.0%). Southside/Riverview Endicott ranks 22nd out of 25 neighborhoods in percentage of owner-occupied housing units.

 Table 5 ~ Housing Tenure

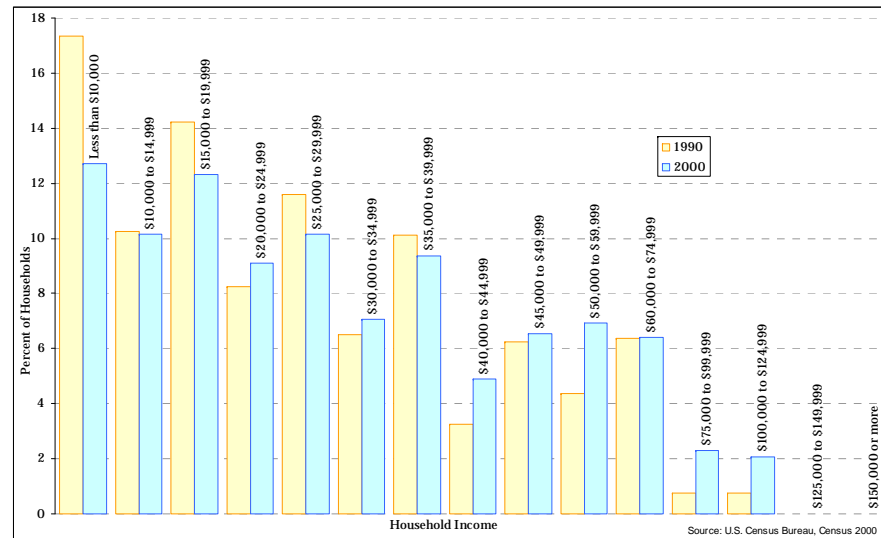
	NH 12 1990	%	NH 12 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Housing Units	814		780		24,538		7,056,860		105,480,101	
Owner occupied	280	34.4	248	31.8	14,747	60.1	3,739,166	53.0	69,815,753	66.2
Renter occupied	534	65.6	532	68.2	9,791	39.9	3,317,694	47.0	35,664,348	33.8

Source: U.S. Census Bureau, Census 2000

HOUSEHOLD INCOME

Table 3 shows the change in household income from 1990 to 2000. In 1990, 41.8%, and in 2000 35.1%, of the households had incomes of below \$20,000. Only 12.2% of the households in 1990, and 17.7% of the households in 2000, had incomes of over \$50,000. Only 1.4% of the households in 1990, and 4.4% of the households in 2000, had incomes of over \$75,000.

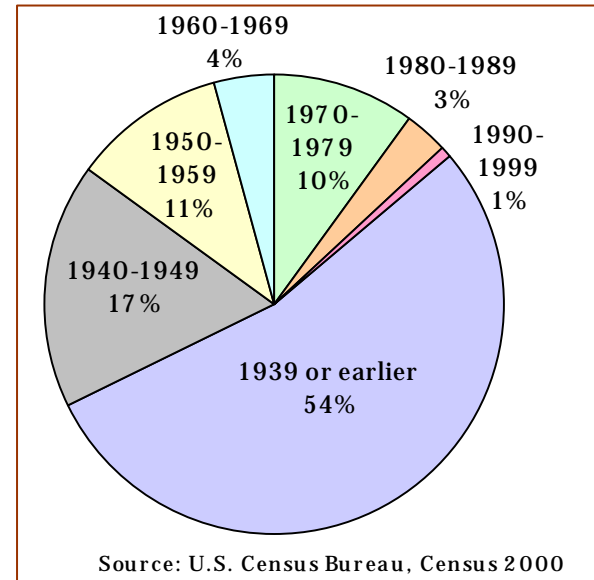
 Figure 3 ~ Household Income Change, 1990-2000



AGE OF HOUSING STRUCTURES

Figure 4 shows housing age. Fifty-four percent of the housing structures in this neighborhood were built prior to 1940. Twenty-eight percent were built between 1940 and 1959. Fourteen percent were built between 1960 and 1979. Only four percent of the housing structures were built in 1980 or later.

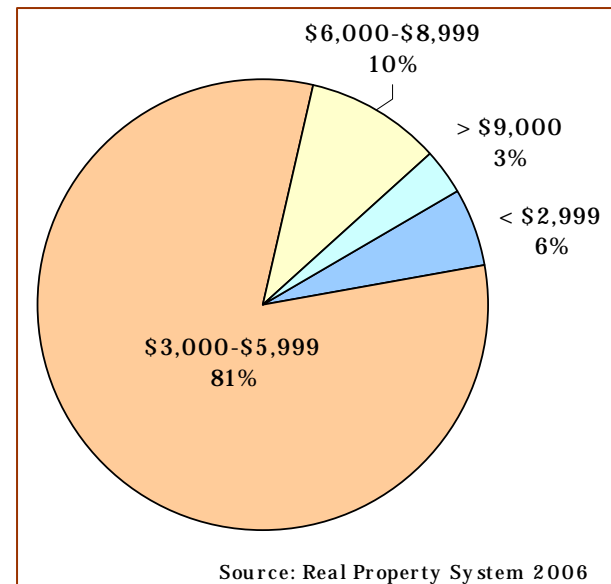
 Figure 4 ~ Age of Housing



ASSESSED VALUE

Figure 5 illustrates the assessed value percentages of residential property. Only six percent of the residential properties have assessed values of less than \$2,999, eighty-one percent have assessed values of between \$3,000 and \$5,999, and ten percent have assessed values of between \$6,000 and \$8,999. Only 3% of the total have assessed values of greater than \$9,000.

 Figure 5 ~ Assessed Value



REAL PROPERTY VALUE

Figure 6 shows Full Market Values (FMVs). None of the residential properties have FMVs of less than \$10,000. One percent of the residential properties have FMVs of between \$10,000 and \$29,999. Forty-six percent have FMVs of between \$30,000 and \$59,999, forty-five percent have FMVs of between \$60,000 and \$89,999, and eight percent have FMVs of between \$90,000 and \$149,999. None of the residential properties have FMVs of greater than \$149,999.

 Figure 6 ~ Full Market Value

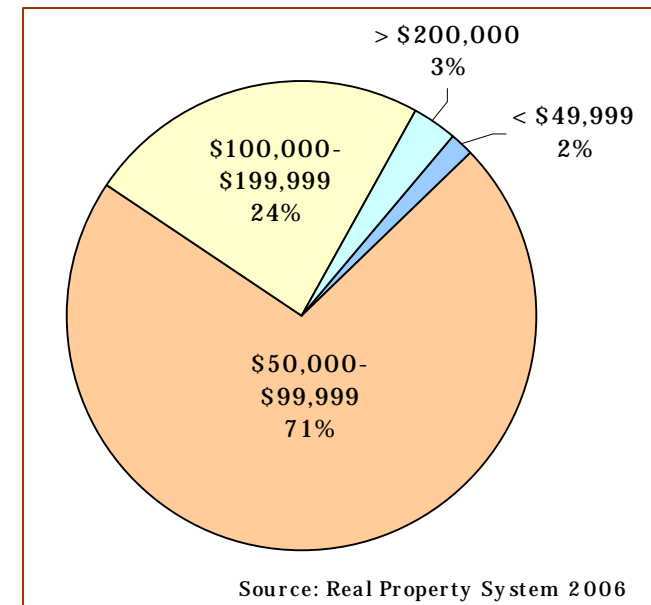


Table 6 Shows the Median Housing Value by block group within the neighborhood, as well as the average Median Housing Value across the neighborhood.

 Table 6 ~ Median Housing Value, By Block Group

Block Group 1, Census Tract 137	Block Group 2, Census Tract 137	Neighborhood Average
\$70,000	\$67,600	\$68,800

Source: U.S. Census Bureau, Census 2000

OCCUPATIONAL STRUCTURE

The occupational structure of this neighborhood shows that thirty-three percent of the residents were employed in Sales and Office Occupations. Almost twenty-six percent work in Management, Professional, or Related Occupations. Service occupation make up almost nineteen percent of the labor force, while Production, Transportation, and Material Moving jobs account for a little over sixteen percent. Six-percent of the residents are employed in Construction, Transportation, or Maintenance Occupations. Just seven tenths of a percent 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
126	14.2	102	11.5	69	7.8	97	10.9	102	11.5	191	21.5	6	0.7	0	0.0	49	5.5	0	0.0	74	8.3	71	8.0

Source: U.S. Census Bureau, Census 2000

COMMUTE TIME

Sixty-eight percent of the residents in this neighborhood travel less than twenty minutes to work each day. Twenty-six percent travel twenty to forty-five minutes, while slightly less than three percent spends more than forty-five minutes to get to work. Just over two percent of the residents in this neighborhood 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	%
21	2.4	607	68.4	235	26.5	24	2.7

Source: U.S. Census Bureau, Census 2000