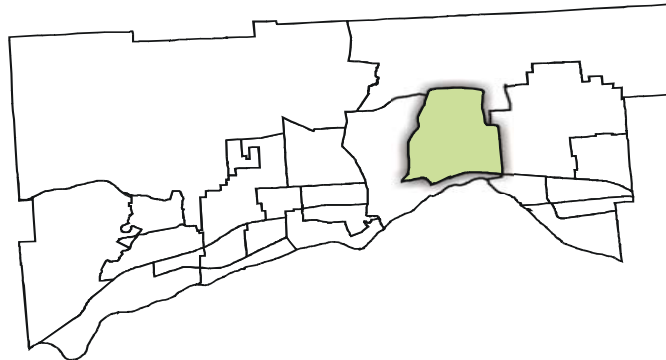


TOWN OF UNION

COMPREHENSIVE PLAN

DEMOGRAPHIC PROFILE



NEIGHBORHOOD SETTING

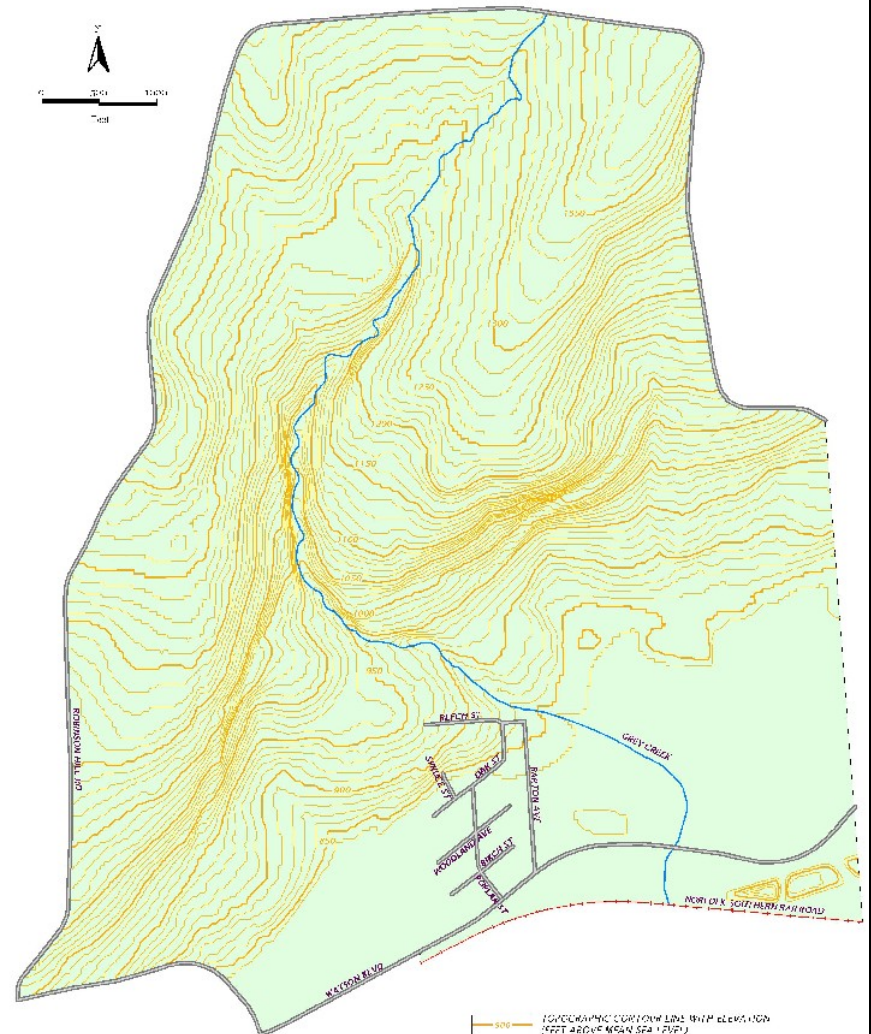
The Fairmont Park neighborhood occupies 1,053 acres, or 5% of the total area of the Town, and ranks 6th of 25 neighborhoods in size. It is located in the eastern portion of the Town, adjacent to the Village of Johnson City, and is accessed from the west by Country Club Road and Watson Blvd., and from the east by Harry L. Drive. Robinson Hill Road is the western, northern, and part of the eastern border of the neighborhood. The remaining segment of the eastern border coincides with the western border of the Village of Johnson City.

LANDSCAPE FEATURES

A prominent ridge trends to the southwest, emanating from the crest of a hill directly outside the neighborhood boundary. The local relief southward from the crest to the base of the ridge is among the highest in the Town dropping 560 feet. Robinson Hill Road, at the neighborhood boundary, ascends the east flank of the ridge and curves sharply to the west as it approaches the crest.

Gray Creek crosses the northern boundary of the neighborhood and flows to the southwest at the base of the ridge. The creek veers to the south, enters the deeply incised Gray Creek Gorge, and curves around the terminus of the ridge to the east. The lower west wall of the gorge is the steepest at 78% gradient. The gorge widens as Gray Creek curves to the east. West of the creek, a steep southeast-facing slope (41% gradient) crests at 1,380 feet above sea level directly outside the

Map 1 ~ Neighborhood 18



Town of Union Unified Comprehensive Plan

neighborhood boundary. The slope to the east, along the southern flank of the ridge, has a gradient up to 48%. The gradient of Gray Creek decreases as it flows to the southeast, north of the Traditions At The Glen Resort and Conference Center. The gradient of the creek decreases further, and it curves toward the Susquehanna River to the south as it flows onto the resort property at the golf course.

The 100-year flood zone extends across the southern half of the golf course and encompasses most of the Fairmont Park subdivision. Flood control levees protect the subdivision from flooding.

EXISTING LAND USE

Figure 1 shows the parcel acreage by land use. Sixty-two percent of the parcel acreage is listed as vacant. Only eight percent of the parcel acreage is used for single-family housing, five percent is farmland, and twenty-three percent is for utilities and travel oriented businesses. The northern half of this neighborhood is a heavily wooded area. The southern half of the neighborhood is occupied by the

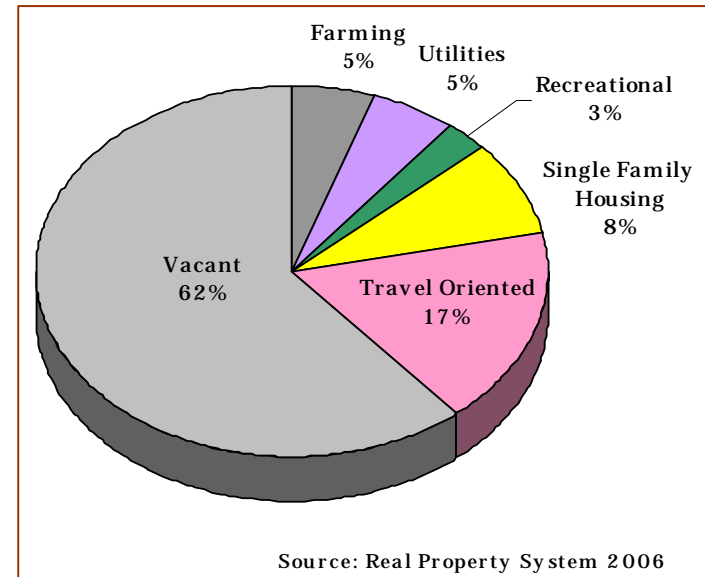
 Photograph 1 ~ American Cancer Society



Traditions at The Glen

Resort and Conference Center, and by the eastern portion of the Binghamton Country Club golf course. The Fairmont Park subdivision is a small residential area located north of Watson Blvd in the south central portion of the neighborhood. Other housing is along the north side of Country Club Road and a few scattered residences along Robinson Hill Road. A townhouse subdivision of 38 units is under construction between Country Club Road and the Traditions at the Glen complex. These townhomes, along with the new headquarters of the American Cancer Society, represent a positive trend and set precedent for a mixture of residential and professional office uses in the existing

 Figure 1 ~ Existing Land Use By Acreage



Town of Union Unified Comprehensive Plan

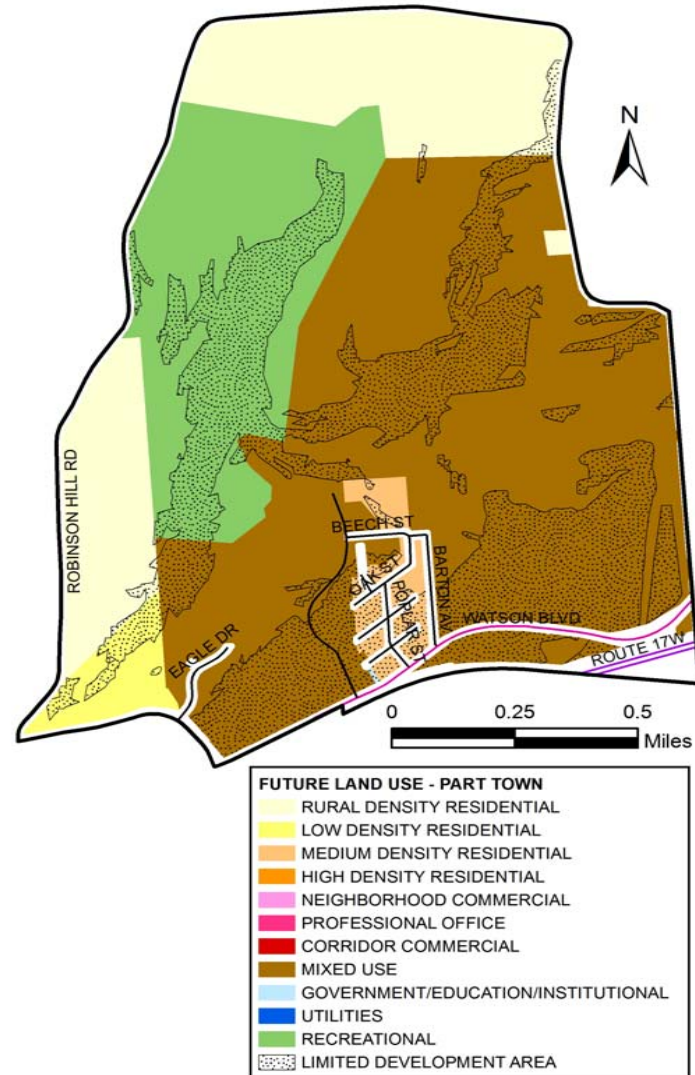
Planned Unit Development. A former gravel pit and a flood control area are located at the southeastern border of the neighborhood.

FUTURE LAND USE

Map 2 shows the recommended Future Land Use of Neighborhood 18. This area consists of 7 separate proposed land use categories. Rural Density Residential is present at the north and western portions of the map, and has been recommended for this area because of the lack of public sewer and water. In the southwest section of the neighborhood, a small section of Low Density Residential is present. It is primarily an extension of the same category in Neighborhood 17, which can support one to three dwelling units per acre with single-family housing on lots of 15,000 to 40,000 square feet in size. Medium Density Residential, the only other residential land use, is located in an area for which this Neighborhood 18 was named. Fairmont Park was designated as such mainly because of the size of the parcels and existing land uses here. This area and points east and west of it are often subject to moderate to severe flooding, and is one of the reasons most of this locale falls under the Limited Development Area.

Other portions of the limited development include areas that are federal wetlands or steep in slope. The large green Recreational future land use is owned by the Waterman Conservation Education Center and is home to beautiful hiking trails and scenery. Recreational use has been proposed for this area because of its natural beauty and because the Comprehensive Plan recognizes the need to preserve land that is free from pressures of commercial and residential development. The remainder and largest

Map 2 ~ Proposed Future Land Use, Neighborhood 18



Town of Union Unified Comprehensive Plan

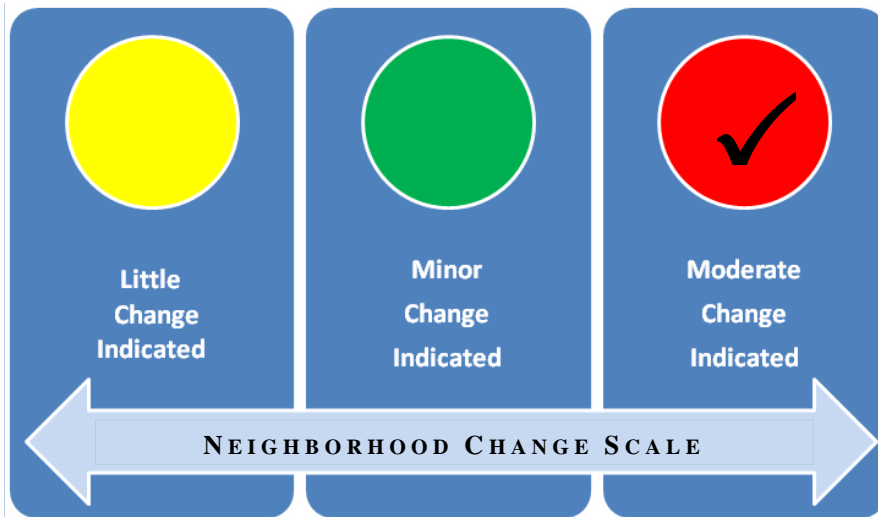
portion of this neighborhood is Mixed Use. The recommended Future Land Use for this location is Mixed Use consisting of Residential, Professional Office, and perhaps properly scaled commercial development. Industrial uses that contain outdoor storage components such as construction equipment, materials, and heavy trucks should not be permitted under any circumstances, as they do not represent the highest and best use of the land. Situated at a major gateway into the Town and highly visible from Route 17, this area represents some of the most valuable real estate in the Town of Union and therefore demands high standards for development. Although the area is located in floodplain, the area would benefit from a thoughtful and creative approach to construction that does not require large amounts of fill. It is suggested that only enough fill to raise the first floor elevation out of the floodplain be permitted with accessory uses such as parking remaining at current grades.

 Photograph 2 ~ Traditions At The Glen Hotel and Conference Center

High quality development of this area is warranted as a means of protecting the Fairmont Park subdivision. According to the 2000 Census, out of the 25 neighborhoods planning areas, Fairmont Park ranks 1st in median housing value, 1st in percentage of family households, 1st in percentage of owner occupied units, and has the lowest vacancy rate. This is clearly the most stable neighborhood in the entire Town.

 Photograph 3 ~ Former IBM Heritage Club Property





CHANGE INDICATOR

Based upon the proposed Future Land Use Recommendations, it is anticipated that there is potential for a moderate amount of change in Neighborhood 18. The positive development trend that has begun with regard to high quality professional office space should be encouraged at the former IBM Homestead property. It is recommended that the Town Board consider adopting new floodplain development regulations similar to those already adopted in the Town of Kirkwood aimed at substantially limiting or entirely eliminating the practice of filling in areas designated within the 100-year floodplain.

The Town should support efforts to maintain and improve the area known as “The Glen” as a passive recreational opportunity. It is unlikely that the areas designated for low density residential development along Robinson Hill Road will develop without access to both public water and sewer.

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 5.0% to 5.9%. In the year 2000, the percentage of minority population was smaller than that of the Town of Union (6.9%), New York State (37.0%), and the Nation (29.5%). Fairmont Park ranks 14th out of 25 neighborhoods in percentage of minority population.

 Table 1 ~ Racial/Ethnic Composition

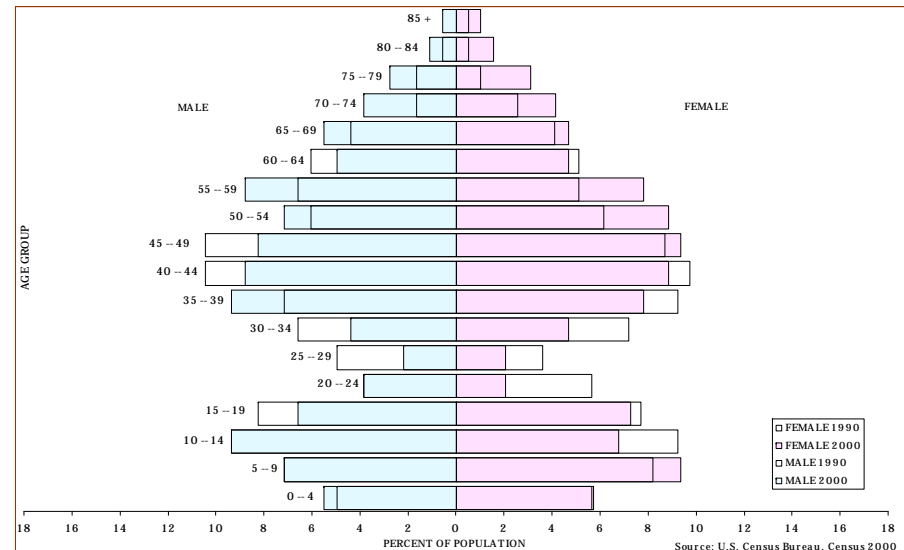
	NH 18 1990	%	NH 18 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Population	377		371		56,298		18,976,457		281,421,906	
Hispanic or Latino	3	0.8	4	1.1	863	1.5	2,867,583	15.1	35,305,818	12.5
Not Hispanic or Latino	374	99.2	367	98.9	55,435	98.5	16,108,874	84.9	246,116,088	87.5
White	360	95.5	351	94.6	52,198	92.7	12,893,689	67.9	211,460,626	75.1
Black	0	0.0	1	0.3	1,377	2.4	3,014,385	15.9	34,658,190	12.3
American Indian		0.0	0	0.0	96	0.2	82,461	0.4	2,475,956	0.9
Asian and Pacific Islander	15	4.0	13	3.5	1,528	2.7	1,053,794	5.6	10,641,833	3.8
Other Race	1	0.3	1	0.3	324	0.6	1,341,946	7.1	15,359,073	5.5
Two or More Races			5	1.3	775	1.4	590,182	3.1	6,826,228	2.4
Minority	19	5.0	22	5.9	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 age distribution by gender. The percentage of the population aged 0 to 9 increased slightly, while the percentages of the population aged 10 to 44 and 60 to 64 decreased from 1990 to 2000. The populations of 50 to 59 year olds and those 65 and over all increased in this neighborhood during the same time. Fairmont Park ranks 2nd out of 25 neighborhoods in percentage of population aged 17 and under, and 10th in percentage of population aged 62 and over.

 Figure 2 ~ Population Pyramid



Town of Union Unified Comprehensive Plan

EDUCATIONAL ATTAINMENT

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 decreased from 95.4% in 1990 to 94.0% in 2000, and in 2000 was larger 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 8.8% in 1990 to 11.6% in 2000, and in 2000 was larger than that of the Town of Union (10.5%), 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 increased from 24.2% in 1990 to 29.2% in 2000, and in 2000 was larger 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 increased from 24.6% in 1990 to 24.5% in 2000, and in 2000 was larger than that of the Town of Union (9.8%), New York State (11.8%), and the Nation (8.9%).

 Table 2 ~ Educational Attainment

	NH18 1990	%	NH 18 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Less than 9th grade	3	1.3	2	0.9	1,952	5.0	1,005,805	8.0	13,755,477	7.5
9th to 12th no diploma	8	3.3	12	5.2	4,022	10.2	1,620,519	12.9	21,960,148	12.1
High school grad (incl. equiv.)	60	25.0	40	17.2	12,613	32.0	3,480,768	27.8	52,168,981	28.6
Some college, no degree	31	12.9	27	11.6	7,404	18.8	2,103,404	16.8	38,351,595	21.0
Associate's degree	21	8.8	27	11.6	4,135	10.5	898,828	7.2	11,512,833	6.3
Bachelor's degree	58	24.2	68	29.2	5,414	13.7	1,954,242	15.6	28,317,792	15.5
Grad. or prof. degree	59	24.6	57	24.5	3,850	9.8	1,478,970	11.8	16,144,813	8.9
High school grad (college/no coll.)	229	95.4	219	94.0	33,416	84.8	9,916,212	79.1	146,496,014	80.4
Total	240	100.0	233	100.0	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 88.7% in 1990 to 86.4 % in 2000. The percentage of family households in Fairmont Park was larger than that of the Town of Union (59.3%), New York State (65.7%), and the Nation (68.1%). Fairmont Park ranks 1st out of 25 neighborhoods in percentage of family households.

 Table 3 ~ Household Type

	NH 18 1990	%	NH 18 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Households	124		132		24,538		7,056,860		105,480,101	
Family households	110	88.7	114	86.4	14,556	59.3	4,639,387	65.7	71,787,347	68.1
Nonfamily households	14	11.3	18	13.6	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. Vacant housing units decreased from 4.0% in 1990 to 2.9% in 2000. The housing vacancy rate in 2000 was smaller than that of the Town of Union (7.4%), New York State (8.1%), and the Nation (9.0%). Fairmont Park has the lowest percentage of vacant housing units out of the 25 neighborhoods.

 Table 4 ~ Housing Occupancy

	NH 18 1990	%	NH 18 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Housing Units	129		136		26,507		7,679,307		115,904,641	
Occupied	124	96.1	132	1.0	24,538	92.6	7,056,860	91.9	105,480,101	91.0
Vacant	5	4.0	4	2.9	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 increased from 93.5% in 1990 to 94.7% in 2000, and in 2000, was larger than that of the Town of Union (60.1%), the Nation (66.2%), and New York State (63.0%). Fairmont Park ranks 1st out of 25 neighborhoods in percentage of owner-occupied housing units.

 Table 5 ~ Housing Tenure

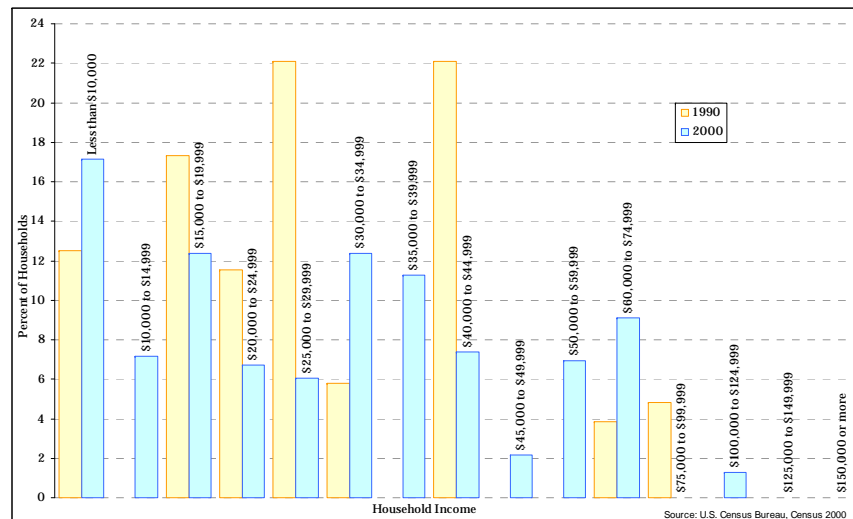
	NH 18 1990	%	NH 18 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Housing Units	124		132		24,538		7,056,860		105,480,101	
Owner occupied	116	93.5	125	94.7	14,747	60.1	3,739,166	53.0	69,815,753	66.2
Renter occupied	8	6.5	7	5.3	9,791	39.9	3,317,694	47.0	35,664,348	33.8

Source: U.S. Census Bureau, Census 2000

HOUSEHOLD INCOME

Figure 3 shows the change in household income from 1990 to 2000. The percentage of households with incomes of below \$15,000 increased from 12.5% in 1990 to 24.3% in 2000. The percentage of households with incomes of between \$15,000 and \$30,000 decreased from 50.9% in 1990 to 29.8% in 2000. The percentage of households with incomes of between \$30,000 and \$40,000 increased from 5.8% in 1990 to 23.7% in 2000. The percentage of households with incomes of between \$40,000 and \$45,000 decreased significantly from 22.1% in 1990 to 7.4% in 2000. In 1990, there were no households with incomes of between \$45,000 and \$60,000. By 2000, the percentage of households with incomes in this range rose to 9.1%.

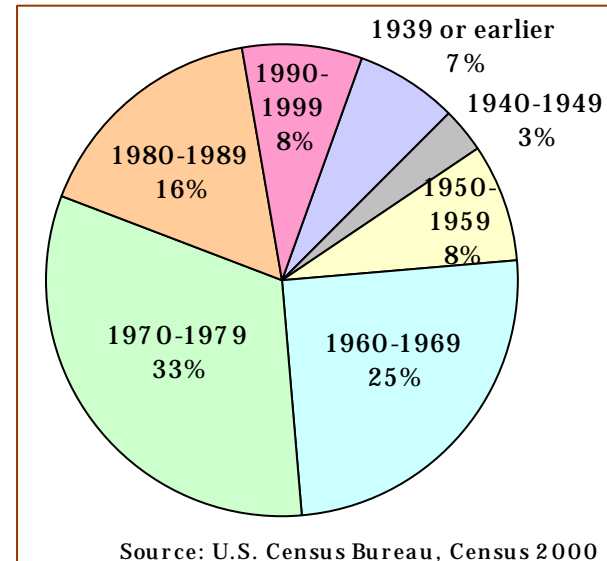
 Figure 3 ~ Household Income Change, 1990-2000



AGE OF HOUSING STRUCTURES

Figure 4 shows housing age. Very few of the housing structures (11%) were built prior to 1959. Twenty-five percent were built between 1960 and 1969. Almost half (49%) were built between 1970 and 1989. The remaining eight percent were built between 1990 and 1999.

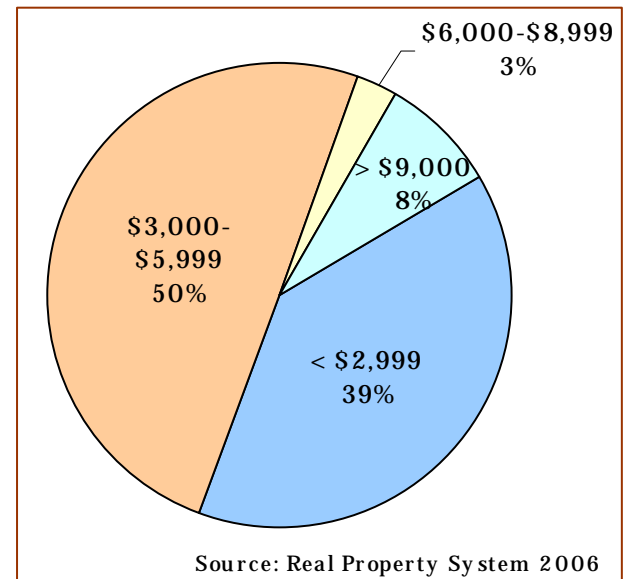
 Figure 4 ~ Age of Housing



ASSESSED VALUE

Figure 5 illustrates the assessed value percentages of residential property. Thirty-nine percent of the residential properties have assessed values of less than \$2,999, fifty percent have assessed values of between \$3,000 and \$5,999, and three percent have assessed values of between \$6,000 and \$8,999. Eight percent of the properties have assessed values of greater than \$9000.

 Figure 5 ~ Assessed Value



REAL PROPERTY VALUE

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

 **Figure 6 ~ Full Market Value**

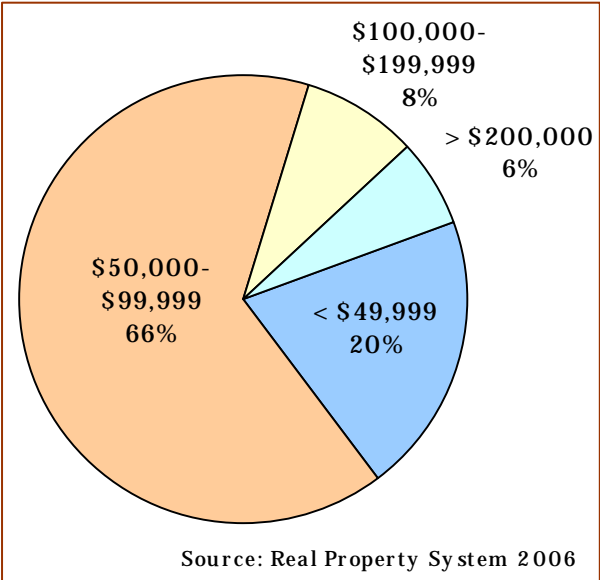


Table 6 Shows the Median Housing Value by block group within the neighborhood as well as the average Median Housing Value across the neighborhood.

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

Block Group 1, Census Tract 130	Neighborhood Average
\$137,700	\$137,700

Source: U.S. Census Bureau, Census 2000

Town of Union Unified Comprehensive Plan

OCCUPATIONAL STRUCTURE

The occupational structure shows that a little over sixty-three percent of the residents in this neighborhood are employed in Management, Professional, or Related Occupations, while another twenty percent work in Sales or other Office Occupations. Service Occupations account for ten percent of the labor force; and Production, Transportation, and Material Moving Occupations make up eight percent. No residents work in Construction, Extraction, or Material Moving, or Farming, Fishing, and 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
60	37.0	41	25.3	9	5.4	8	4.7	13	7.8	19	11.9	0	0.0	0	0.0	0	0.0	0	0.0	8	4.8	5	3.1

Source: U.S. Census Bureau, Census 2000

COMMUTE TIME

Close to sixty-five percent of the residents in this neighborhood spend less than twenty minutes commuting to work each day, while twenty-nine percent spend between twenty and forty-five minutes. Just under four percent spend more than forty-five minutes to get to their place of employment, and less than three 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	%
4	2.8	104	64.9	46	28.7	6	3.7

Source: U.S. Census Bureau, Census 2000