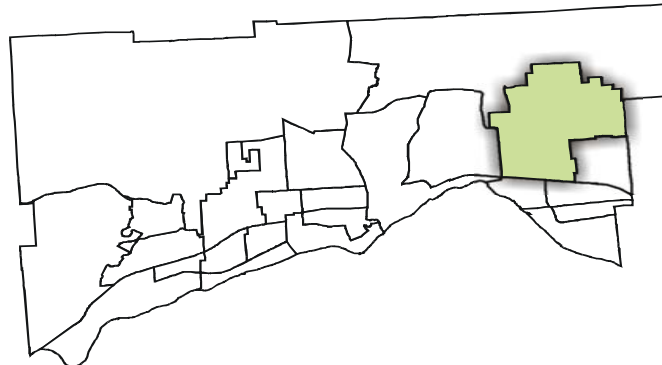


# TOWN OF UNION

## COMPREHENSIVE PLAN

### DEMOGRAPHIC PROFILE



## NEIGHBORHOOD SETTING

Map 1 ~ Neighborhood 19

Oakdale/Reynolds occupies 1,631 acres, or 7% of the total area of the Town, and ranks 4<sup>th</sup> of 25 neighborhoods by size. It occupies the northern half of Johnson City, north of Wren Street. The western portion of the neighborhood extends southward to the Norfolk Southern Railroad, and east to Richard, North Hudson, and Burns Streets. The Neighborhood is accessed from the west and east by Harry L. Drive, NY State Route 17c, and NY State Route 17. It is accessed from the north by Oakdale, Reynolds, Airport, and East Maine Roads, and is accessed from the south by NY Route 201. A highway interchange connecting NY Route 201 to NY Route 17 is located close to the southern border of the neighborhood.

## LANDSCAPE FEATURES

Carpathian Hill and Deyo Hill are the dominant landscape features of this neighborhood, occupying the entire area east of Reynolds Road and north of Harry L. Drive. The summit of Deyo Hill lies close to the northern border of the neighborhood, and the summit of Carpathian Hill lies directly south, connected to Deyo Hill by a short saddle. The south flank of the ridge is very steep (42% slope), overlooking a residential area in the adjoining neighborhood. A broader ridge extends along the northeast boundary of the neighborhood from the summit of Deyo Hill Road. The north slope of the ridge is also steep (32% gradient). North of Overbrook Road, a hillside rises west of Reynolds Road and crests at the northern boundary of the neighborhood. Finch Hollow Creek flows southward, between Oakdale and Reynolds Roads, in the western portion of the neighborhood. The creek flows into a flood control reservoir a short distance from the northern boundary of the neighborhood. After flowing a short distance from the outlet of the reservoir, the creek



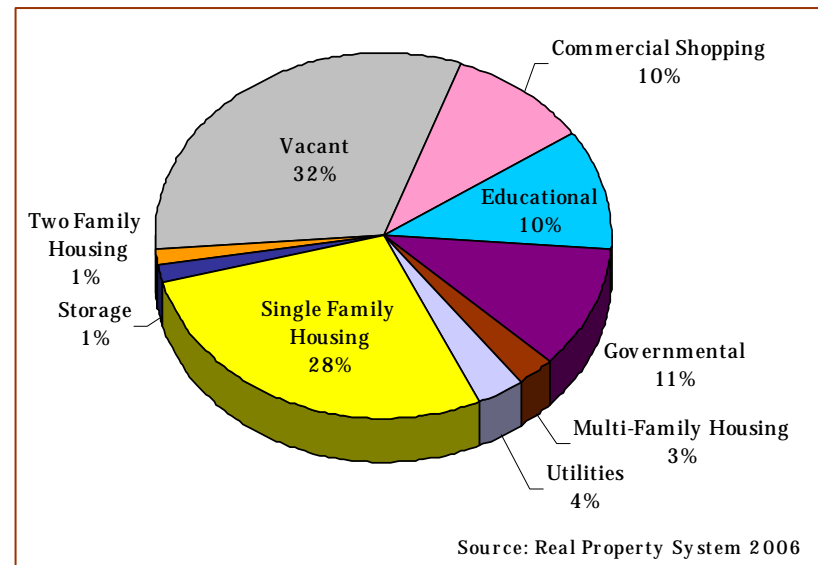
## Town of Union Unified Comprehensive Plan

descends a steep gradient north of the Oakdale Mall. The creek flows through a culvert beneath the parking lot at the Oakdale Mall, emerges from the culvert and flows under Harry L. Drive. The creek curves to the east, flows along Harry L. Drive, under NY Route 201, and beside the Highway interchange and joins Little Choconut Creek southeast of the highway interchange at the southern margin of the neighborhood. The 100-year flood zone is limited to a narrow band along Finch Hollow Creek from the flood control reservoir to the confluence with Little Choconut Creek. At the confluence the flood zone expands to fill the basin between the highway and the railroad. The flood zone narrows and extends to the west along Little Choconut Creek.

### EXISTING LAND USE

Figure 1 shows the parcel acreage by land use. Oakdale/Reynolds has a mix of commercial residential and vacant parcels. Twenty-eight percent of the parcels are for single-family housing, ten percent are commercial shopping and thirty-two percent are vacant. The Oakdale Mall is located north of Harry L. Drive, between Oakdale and Reynolds Roads. Commercial parcels are located along Harry L. Drive west and east of the intersection of NY Route 201 and Harry L. Drive, and across from the mall on Reynolds Road. A residential area lies west of the Oakdale Mall. Overbrook Recreational area, located within the floodway of a flood control dam, lies north of the mall. Large vacant parcels between several residential subdivisions occupy the northern portion of the neighborhood. The Johnson City High School is located east of Reynolds Road north of the mall, and the Johnson City Elementary/Middle School lies east of the high school on Columbia Drive. Calvary Cemetery lies east of the commercial area on Reynolds Road on each side of Fairview Street. It extends southward to Harry L. Drive. St. John's Cemetery lies on the north side of Fairview Street further to the east. A cluster of water supply tanks lie north of Fairview Street, several parcels east of the cemetery.

 Figure 1 ~ Existing Land Use By Acreage

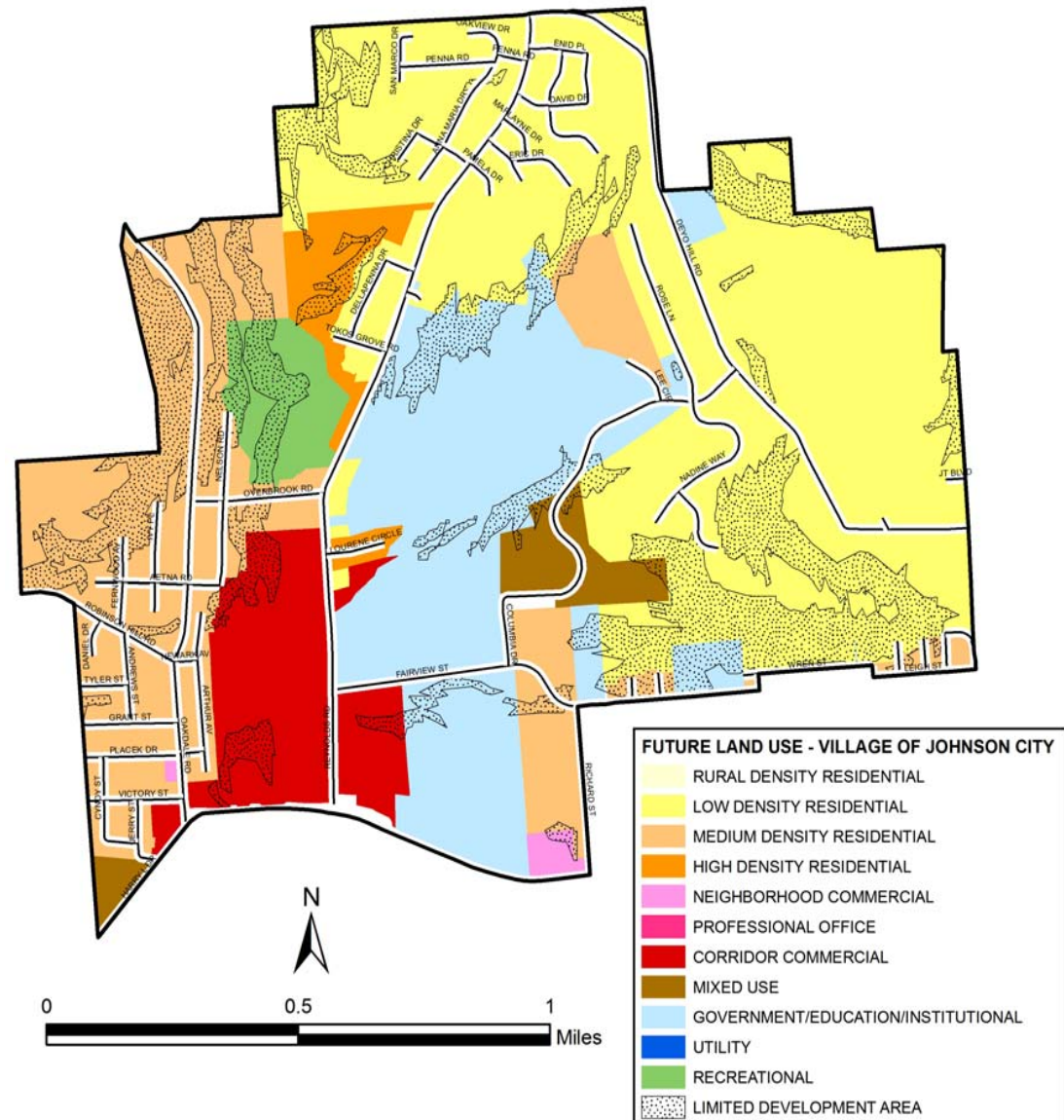


## FUTURE LAND USE

Map 2 ~ Proposed Future Land Use, Neighborhood 19

This neighborhood contains the regional shopping area for Greater Binghamton. The Oakdale Mall, Giant Plaza, Wegmans, and Johnson City Plaza anchor some smaller retail plazas along Harry L. Drive. The area along Oakdale Road from Harry L. Drive to Valley Plaza is experiencing pressure for development of small office spaces. The Residential 6,000 zoning district allows by right a school and by special permit a medical office. This should be modified to have an overlay zone for office use along Oakdale Road from Milton to Valley Plaza.

This neighborhood also contains the Johnson City Central School District campus consisting of a K-8 school building and a high school. The area from Route 201 east to the Northside Park boundary is zoned Planned Unit Development. This should be reviewed for a more appropriate classification of either Highway Development or Commercial.

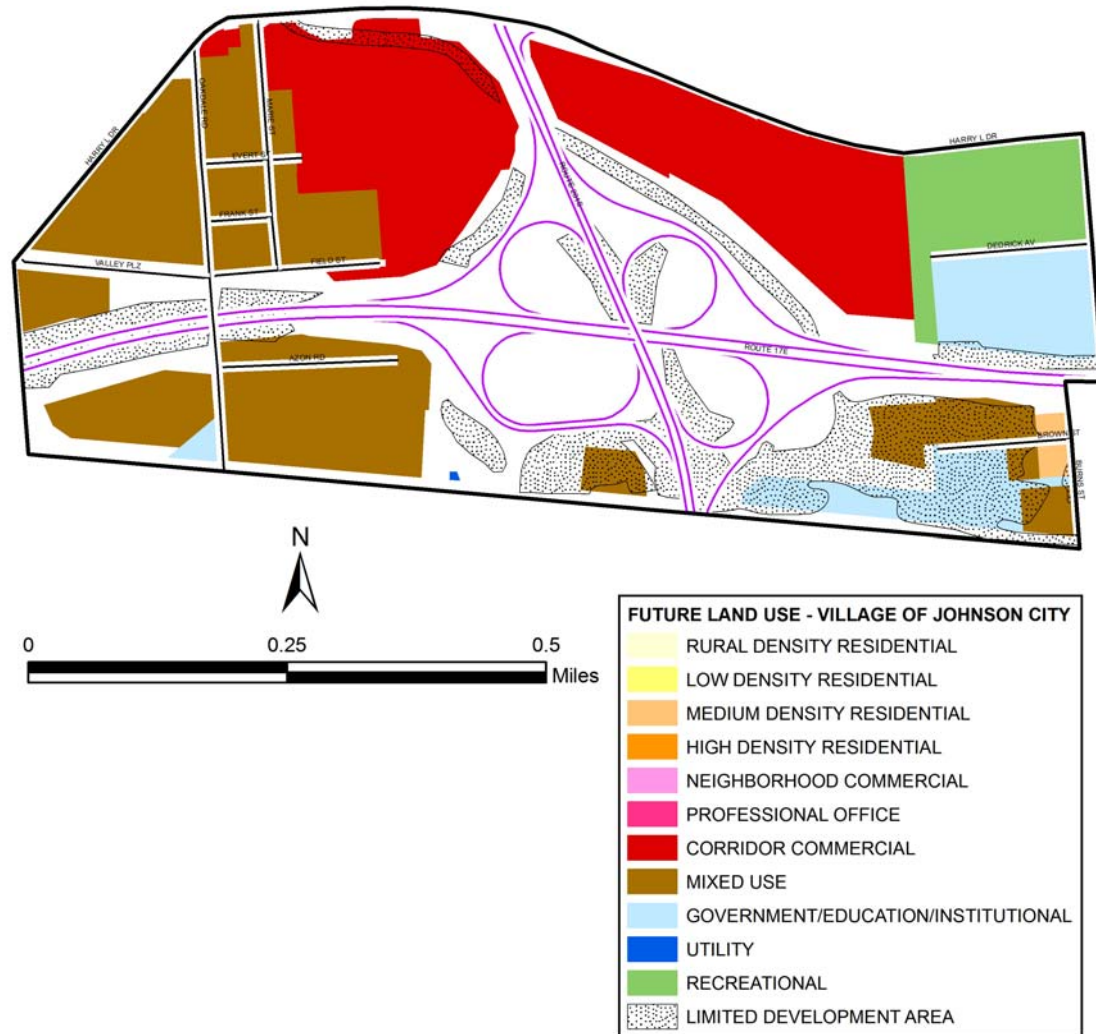


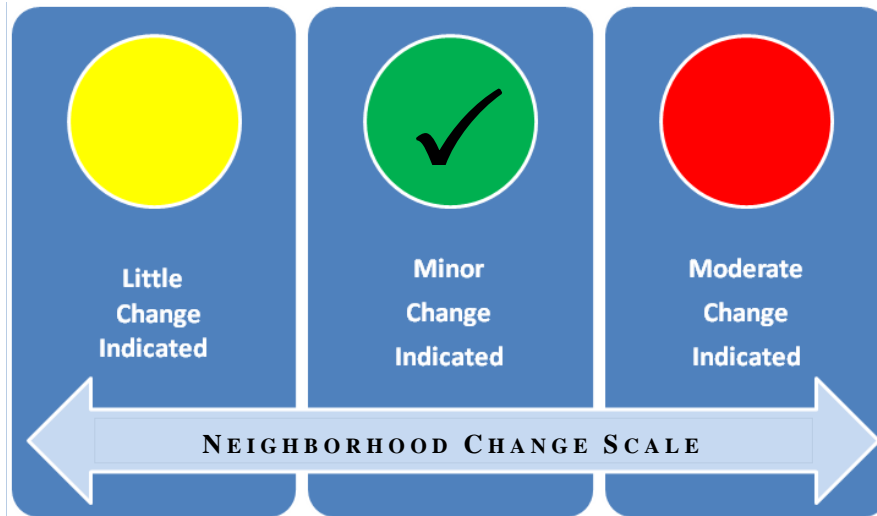
## Town of Union Unified Comprehensive Plan

This neighborhood also has the most vacant land available for development. A large tract of approximately 28 acres runs between Richard Street and Calvary Cemetery. There is an approximately 80 acre parcel on the east side of Deyo Hill Road and an undeveloped subdivision of approximately 60 lots that lacks roads and utilities.

Northside Park is a major recreational facility in this neighborhood offering two baseball fields, tennis and basketball courts, a wading pool, and playground. There is also a recreation area adjacent to the Finch Hollow Dam that the village leases from Broome County. The development of this area is very limited because it is a regulated floodway.

Map 3 ~ Proposed Future Land Use, Neighborhood 19





**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 19. The areas of the neighborhood that are not impacted by slope or floodplains have been largely built out. There is likely to be some minor change in the mix of commercial uses as properties are sold and redeveloped. The southeast portion of the neighborhood lies in the 100-year floodplain and is unlikely to experience any large scale redevelopment without the implementation of significant flood proofing measures. The area on the west side of Oakdale

Road between Field Street and Harry L. Drive has a relatively small amount of land that could be developed for commercial/professional office uses.

## 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 3.8% to 8.3%. In the year 2000, the percentage of minority population was larger than that of the Town of Union (6.9%), but was smaller than that of New York State (37.0%), and the Nation (29.5%). Oakdale/Reynolds ranks 9<sup>th</sup> out of 25 neighborhoods in percentage of minority population.

 Table 1 ~ Racial/Ethnic Composition

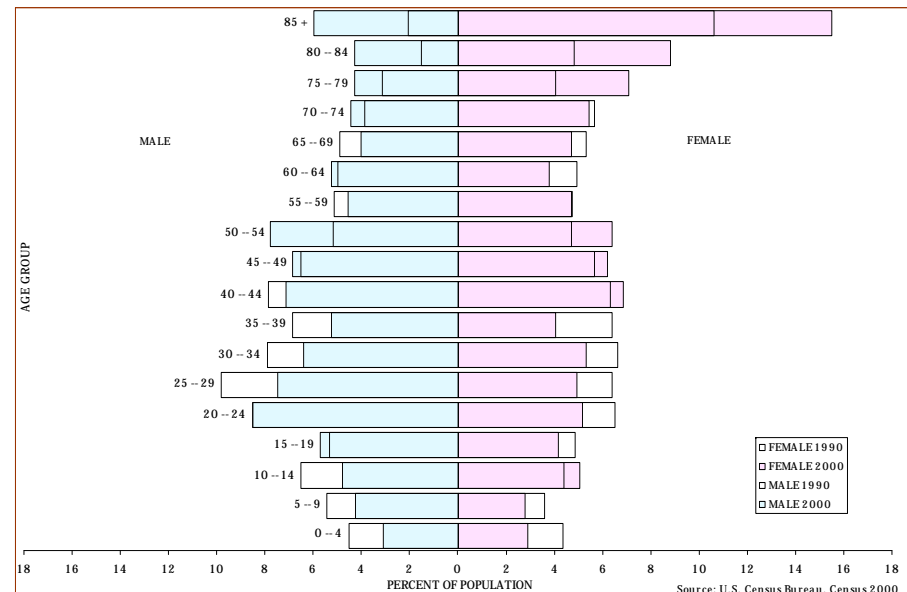
	NH 19 1990	%	NH 19 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Population	3,229		3,279		56,298		18,976,457		281,421,906	
Hispanic or Latino	45	1.4	32	1.0	863	1.5	2,867,583	15.1	35,305,818	12.5
Not Hispanic or Latino	3,184	98.6	3,247	99.0	55,435	98.5	16,108,874	84.9	246,116,088	87.5
White	3,135	97.1	3,025	92.3	52,198	92.7	12,893,689	67.9	211,460,626	75.1
Black	18	0.6	47	1.4	1,377	2.4	3,014,385	15.9	34,658,190	12.3
American Indian	2	0.1	4	0.1	96	0.2	82,461	0.4	2,475,956	0.9
Asian and Pacific Islander	57	1.8	157	4.8	1,528	2.7	1,053,794	5.6	10,641,833	3.8
Other Race	17	0.5	8	0.2	324	0.6	1,341,946	7.1	15,359,073	5.5
Two or More Races			38	1.2	775	1.4	590,182	3.1	6,826,228	2.4
Minority	124	3.8	273	8.3	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. Between 1990 and 2000 the percentage of the population aged 0 to 44 and 55 to 69 decreased, while the percentage of the population aged 45 to 54, and 74 and over increased. Oakdale/Reynolds ranks last out of 25 neighborhoods in percentage of population aged 17 and under, and is 1<sup>st</sup> 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 years and over. The percentage of the population aged 25 and over that graduated from high school increased from 80.7% in 1990 to 89.3% 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 dramatically from 4.0% in 1990 to 12.8% 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 7.0% in 1990 to 8.3% 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 increased from 1.4% in 1990 to 7.8% 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

	NH19 1990	%	NH19 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Less than 9th grade	171	7.2	129	5.0	1,952	5.0	1,005,805	8.0	13,755,477	7.5
9th to 12th no diploma	296	12.5	226	8.7	4,022	10.2	1,620,519	12.9	21,960,148	12.1
High school grad (incl. equiv.)	681	28.8	703	27.1	12,613	32.0	3,480,768	27.8	52,168,981	28.6
Some college, no degree	398	16.8	422	16.2	7,404	18.8	2,103,404	16.8	38,351,595	21.0
Associate's degree	270	11.4	176	6.8	4,135	10.5	898,828	7.2	11,512,833	6.3
Bachelor's degree	290	12.3	514	19.8	5,414	13.7	1,954,242	15.6	28,317,792	15.5
Grad. or prof. degree	258	10.9	427	16.4	3,850	9.8	1,478,970	11.8	16,144,813	8.9
High school grad (college/no coll.)	1,897	80.2	2,242	86.3	33,416	84.8	9,916,212	79.1	146,496,014	80.4
Total	2,364	100	2,597	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 63.3% in 1990 to 54.8% in 2000. In 2000, the percentage of family households in Oakdale/Reynolds was smaller than that of the Town of Union (59.3%), New York State (65.7%), and the Nation (68.1%). Oakdale/Reynolds ranks 15<sup>th</sup> of 25 neighborhoods in percentage of family households.

 Table 3 ~ Household Type

	NH 19 1990	%	NH 19 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Households	1,296		1,438		24,538		7,056,860		105,480,101	
Family households	820	63.3	788	54.8	14,556	59.3	4,639,387	65.7	71,787,347	68.1
Nonfamily households	476	36.7	650	45.2	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 the occupancy status of housing units. The percentage of vacant housing units remained virtually unchanged from 7.1% in 1990 to 7.2% 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%). Oakdale/Reynolds ranks 11<sup>th</sup> out of 25 neighborhoods in percentage of vacant housing units.

 Table 4 ~ Housing Occupancy

	NH 19 1990	%	NH 19 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Total Housing Units	1,395		1,550		26,507		7,679,307		115,904,641	
Occupied	1,296	92.9	1,438	92.8	24,538	92.6	7,056,860	91.9	105,480,101	91.0
Vacant	99	7.1	112	7.2	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 the tenure of occupied housing units. The percentage of owner-occupied housing units decreased from 60.5% in 1990 to 51.8% in 2000, and in 2000, was less than that of the Town of Union (60.1%), New York State (47.0%), and the Nation (66.2%). Oakdale/Reynolds ranks 16<sup>th</sup> out of 25 neighborhoods in percentage of owner-occupied housing units

 Table 5 ~ Housing Tenure

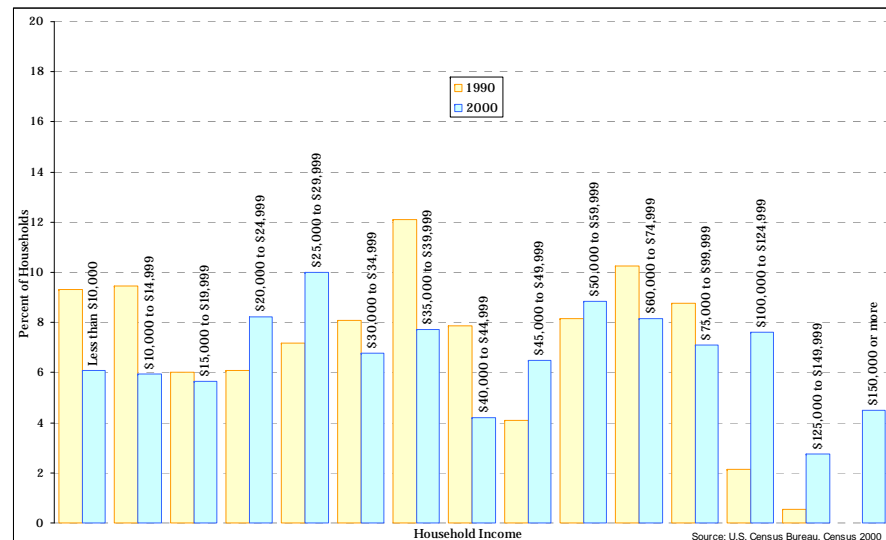
	NH 19 1990	%	NH 19 2000	%	Union 2000	%	New York 2000	%	United States 2000	%
Housing Units	1,296		1,438		24,538		7,056,860		105,480,101	
Owner occupied	784	60.5	745	51.8	14,747	60.1	3,739,166	53.0	69,815,753	66.2
Renter occupied	512	39.5	693	48.2	9,791	39.9	3,317,694	47.0	35,664,348	33.8

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 the lowest incomes decreased and the percentage with the highest incomes increased from 1990 to 2000. In the 10-year period, the percentage of households with incomes of between \$20,000 and \$29,999 increased and percentage of households with incomes of between \$30,000 and \$44,999 decreased. There was an increase in the percentage of households with incomes of between \$45,000 and \$59,999, and a decrease in the percentages of households with incomes of between \$60,000 and \$99,999. The most dramatic increase occurred in the percentage of household incomes of greater than \$100,000.

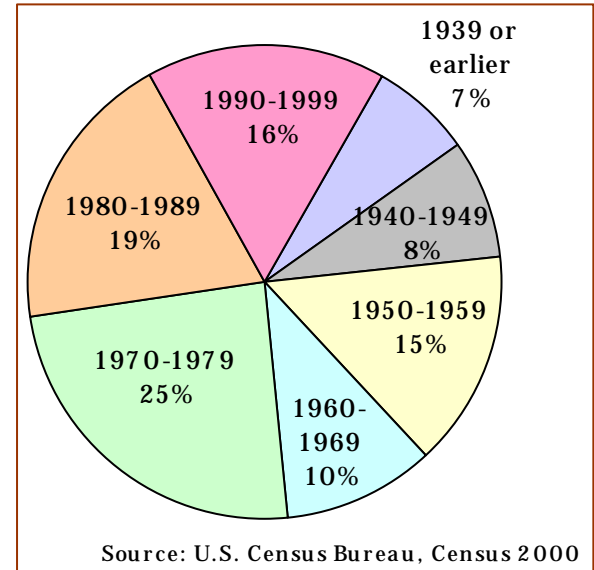
 Figure 3 ~ Household Income Change, 1990-2000



### AGE OF HOUSING STRUCTURES

Figure 4 shows housing age. Only fifteen percent of the housing structures were built prior to 1950. Twenty-five percent were built between 1950 and 1969. Forty-three percent were built between 1970 and 1990. The remaining seventeen percent of the housing structures were built after 1990.

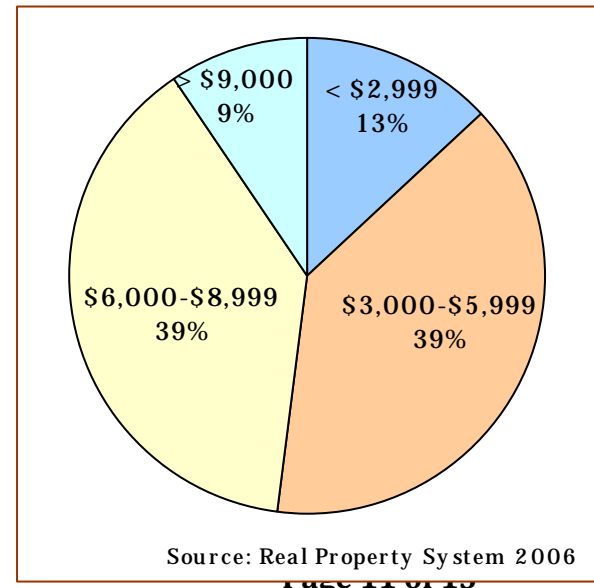
 Figure 4 ~ Age of Housing



### ASSESSED VALUE

Figure 5 illustrates the assessed value percentages of residential property. Thirteen percent of the residential properties have assessed values of less than \$2,999, thirty-nine percent have assessed values of between \$3,000 and \$5,999, and thirty-nine percent have assessed values of between \$6,000 and \$8,999. Nine percent of the residential properties have assessed values of greater than \$9,000.

 Figure 5 ~ Assessed Value



## REAL PROPERTY VALUE

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

 Figure 6 ~ Full Market Value

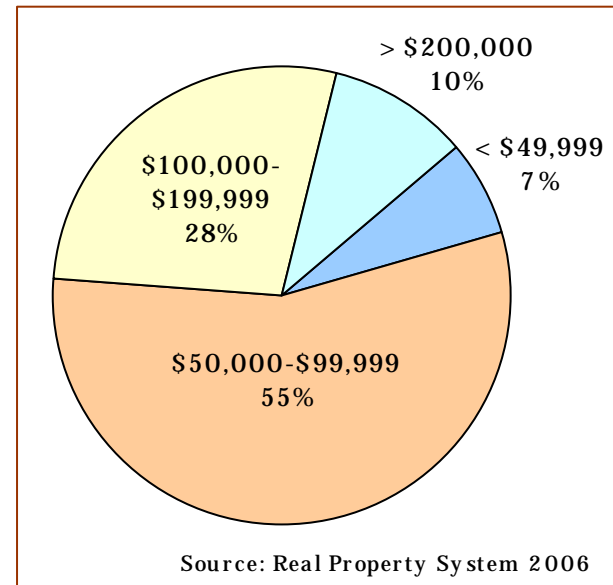


Table 6 Shows the Median Housing Value by block group within the neighborhood, as well as the average Median Housing Value across the neighborhood.

 Table 6 ~ Median Housing Value, By Block Group

Block Group 1, Census Tract 142	Block Group 2, Census Tract 142	Block Group 3, Census Tract 142	Block Group 4, Census Tract 142	Neighborhood Average
\$98,400	\$75,500	\$54,200	\$102,800	\$82,725

Source: U.S. Census Bureau, Census 2000

## Town of Union Unified Comprehensive Plan

### OCCUPATIONAL STRUCTURE

The occupational structure shows that fifty-five percent of the residents in this neighborhood are employed in Management, Professional, or Related occupations, while twenty-two percent work in Sales or Other office occupations. Service occupations account for eleven percent of the labor force, Construction, Extraction, and Maintenance occupations make up six percent, and Production, Transportation, and Material Moving jobs comprise the remaining eight percent of the residents. No residents are employed in Farming, Forestry, or Fishing 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
467	31.3	329	22.0	92	6.2	73	4.9	113	7.6	216	14.5	0	0.0	0	0.0	76	5.1	16	1.1	67	4.5	45	3.0

Source: U.S. Census Bureau, Census 2000

### COMMUTE TIME

Almost seventy-six percent of the residents enjoy a commute to work of less than twenty minutes, while close to sixteen percent travel twenty to forty-five minutes to reach their place of employment each day. Only four percent spend more than forty-five minutes getting to work each day, and approximately five percent work from 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	%
67	4.5	1,120	75.6	230	15.5	64	4.3

Source: U.S. Census Bureau, Census 2000