



## Existing Land Use

### EXISTING LAND USE (Map 2)

The City of Oneonta has 3,586 parcels representing approximately 2,201 acres of land. Oneonta's total assessed land value is \$633,421,880.00 (including structures and improvements), while the land is valued at \$48,961,236.00. This data is based on digital information obtained from the Otsego County Real Property Tax Office.

CODE	PROPERTY CLASS	# PARCELS	% OF TOTAL	ACREAGE	% OF TOTAL	ASSESSED LAND VALUE	% OF TOTAL	ASSESSED TOTAL VALUE	% OF TOTAL
100	Agricultural	0	0.00%	0.00	0.00%	0	0.00%	0	0.00%
200	Residential	2597	72.42%	599.80	27.25%	25,821,100	52.74%	204,140,185	32.23%
300	Vacant	453	12.63%	582.34	26.45%	5,405,020	11.04%	6,022,520	0.95%
400	Commercial	436	12.16%	208.79	9.48%	8,981,316	18.34%	102,472,534	16.18%
500	Recreation and Entertainment	20	0.56%	143.47	6.52%	1,164,300	2.38%	5,671,000	0.90%
600	Community Service	49	1.37%	436.92	19.85%	5,790,700	11.83%	300,350,910	47.42%
700	Industrial	8	0.22%	32.92	1.50%	870,500	1.78%	4,747,200	0.75%
800	Public Service	14	0.39%	195.01	8.86%	882,600	1.80%	9,852,531	1.56%
900	Wild, Conservation, Forest	1	0.03%	2.12	0.10%	45,700	0.09%	165,000	0.03%
	0 Property Data Unavailable	8	0.22%	0.00	0.00%	N/A	N/A	N/A	N/A
	<b>TOTAL</b>	<b>3586</b>	<b>100.00%</b>	<b>2201.37</b>	<b>100.00%</b>	<b>48,961,236</b>	<b>100.00%</b>	<b>633,421,880</b>	<b>100.00%</b>

Source: Otsego County Real Property Tax Office, 2005.

### *Residential*

Approximately 82 percent of Oneonta's parcels are assessed as residential. In general, residential development is located north of Main Street between SUNY Oneonta and Hartwick College campuses. Additional development is located along the River Street corridor in the southern section of the city. Parcel sizes are primarily a quarter of an acre or less, with few over acre in size. Seventy-eight percent of the residential homes are single-family, while 21 percent occupy 2- and 3-family houses. Higher density apartments, or "multiple residences" as classified by the County, make up the additional homes. According to the US Census, the City of Oneonta has an aging housing stock with over 65 percent of the homes



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constructed prior to 1939. A more suburban style type of development has been followed north of the city in design and scale. Homes in this area are located on larger lots with a more curvilinear streets, rather than a more traditional, urban street grid.

### *Commercial*

The city has 436 parcels classified as commercial properties. These commercial areas are found primarily along Main Street, which gives the city a more traditional urban feel. Warehouses and multi-use buildings are located outside of the Main Street corridor, most of which are between Chestnut Street and River Street near the former Oneonta Roundhouse area. Since commercial uses tend to demand less in public services than residential uses, maintaining an appropriate balance between residential and commercial land is critical to minimizing the tax burden placed on City residents.

### *Industrial*

Eight parcels, encompassing 33 acres, are classified as industrial uses in the City of Oneonta. Six of the parcels are used for manufacturing purposes by companies such as the former KMS Plastics Company. The other 2 tracts of land are occupied by Otsego Ready Mix, Inc. as mines/quarries for cement and concrete manufacturing.

### *Vacant*

Vacant lands represent 12 percent, or 582 acres, of property in the City of Oneonta. The largest properties are located on the western side of the city north of Hartwick College and on the old Oneonta Roundhouse parcel. Ownership of the parcels varies from the County IDA to private holdings by the schools. The amount of space available represents vast redevelopment opportunities for the city to explore.

