MEMORANDUM

TO: Genesee Transportation Council Members & Alternates

FROM: James Stack, Executive Director

DATE: August 19, 2021

SUBJECT: Proposed Resolution 21-52, accepting report as evidence of a UPWP Task

The following item is provided for your consideration:

1.   **Proposed Resolution 21-52** (Accepting the *Monroe County Land Use Monitoring Report* as evidence of completion of UPWP Task 4210) and the **Executive Summary** of the project.

Recommended Action:

Approve proposed Resolution 21-52.

50 W. Main St • Suite 8112 • Rochester, New York • 14614-1227 • 585-232-6240 • Fax 585-262-3106 • www.gtcmpo.org   Acting Chairperson: *Hon. David LeFeber*

City of Rochester • Counties of: Genesee, Livingston, Monroe, Ontario, Orleans, Seneca, Wayne, Wyoming, and Yates
Genesee/Finger Lakes Regional Planning Council • Rochester Genesee Regional Transportation Authority • State of New York

GENESEE TRANSPORTATION COUNCIL

RESOLUTION

Resolution 21-52   **Accepting the *Land Use Report for Monroe County, New York –
Major Projects Proposed, Approved, and Constructed in 2020* as
evidence of completion of UPWP Task 4210**

WHEREAS,

1.   The *FY 2020-2021 Unified Planning Work Program* includes Task 4210, Monroe County
Land Use Monitoring, for the purpose of documenting land use and development trends
in Monroe County for use in updating the GTC Travel Demand Model;

2.   Said Task included inventorying and analyzing residential and non-residential building
permits, proposed major development projects, and the status of approved major
development projects that could have significant traffic impacts in Monroe County;

3.   Said Task has been completed and has resulted in the *Land Use Report for Monroe
County, New York – Major Projects Proposed, Approved, and Constructed in 2020* which
includes an estimation of future land use development projects by municipality and
Transportation Analysis Zone for use in the GTC Travel Demand Model, highway
projects, and economic development analyses; and

4.   Said Report has been reviewed by GTC staff and member agencies through the GTC
committee process and has been found to be consistent with the goals, objectives, and
recommendations of the Long Range Transportation Plan.

NOW, THEREFORE, BE IT RESOLVED

1.   That the Genesee Transportation Council hereby accepts the *Land Use Report for
Monroe County, New York – Major Projects Proposed, Approved, and Constructed in
2020* as evidence of completion of UPWP Task 4210; and

2.   That this resolution takes effect immediately.

CERTIFICATION

The undersigned duly qualified Secretary of the Genesee Transportation Council certifies that
the foregoing is a true and correct copy of a resolution adopted at a legally convened meeting
of the Genesee Transportation Council held on August 26, 2021.

Date _____   _____
                                                    CHRISTOPHER REEVE, Secretary
                                                    Genesee Transportation Council

**Monroe County Land Use Monitoring Report
UPWP Task # 4210**

Executive Summary

Project Purpose:

The Genesee Transportation Council (GTC) provided funding for the *Land Use Monitoring Report* (Report) for Monroe County in 2020 through its Unified Planning Work Program. Keeping track of growth and identifying development projects that could generate high levels of vehicular traffic on surrounding streets are tasks that are essential to sound land use decision making. In response to this need to monitor proposed development, the Monroe County Department of Planning and Development (County Planning) initiated a process to identify all proposed projects and approved major projects within a computerized database that can be updated on an annual basis. This is the latest annual update of the Report.

GTC uses information from the Report to update the land use data in their travel demand model (supplemented by data from the Genesee/Finger Lakes Regional Planning Council's *Regional Land Use Monitoring Report*). The data is also used to assist in the analysis of economic development activity and trends in the GTC region.

Monroe County uses information from the Report to track development trends and to respond to questions about development activity. The Report is also distributed to municipalities and posted on the Monroe County website so that it is available for public access.

Project Methodology:

All projects submitted to County Planning for development review are compiled into a computer database in order to record selected information about proposed residential and non-residential development projects in Monroe County. GTC's travel demand model focuses on significant traffic impacts and generation, therefore minimum thresholds based on the size of a development are used to screen out those projects that are **not** deemed to be significant traffic generators. Projects that meet the minimum requirements are deemed *major projects*. In the first quarter of 2021, each municipality in the county was sent a record of active *major projects* previously submitted for review under GML 239-l, -m, & -n with a request to update and verify the information therein.

The following additional data were collected for the 2020 Monroe County Land Use Report:

1. Proposed major projects in 2020;
2. Cumulative status of approved major projects: 1992-2020 – active major projects that have not been denied, withdrawn, or completed;
3. Cumulative status of rezonings – potential development: 2003-2020 – all rezoning's that have not resulted in any construction activity;
4. Potential development 2021-2023 – information from municipalities on known major projects that are in the "pipeline" but have not been formally submitted for approval; and
5. Residential building permit information – building permits issued by municipality for single family, two (2) family, three (3) or four (4) family, and five (5) or more family residential buildings (permits for new construction only, not remodeling).

Analysis Overview:

A total of 97 major projects were proposed in Monroe County in 2020. Among these, 35 were residential projects; 31 were commercial projects; 17 were community/public services; seven were industrial projects; three were mixed use developments; three were recreational/entertainment; and one was for institutional use. Per our survey in the first quarter of 2021, 18 of the 2020 major projects have been either completed or are under construction, 34 have been approved, five have been cancelled, on hold, or withdrawn, four projects have been removed due to duplication, and the rest (36) are still in the approval process.

Of the 97 major projects submitted to Monroe County, there were eight applications for rezoning, which is often the first indication of future development activity, and half of those rezoning requests (4) have been completed or approved. There were also 35 residential projects, proposing a total of 1,538 residential units. Four of these submitted residential developments were senior housing projects, proposing a total of 224 senior housing units.

In 2020, almost half of the major projects were from these six municipalities: Henrietta (10.8%), Irondequoit (9.0%), Greece (9.0%), Rochester (6.3%), Gates (5.4%), and Chili (5.4%). Henrietta has the most major projects in 2020, as well as in 2017 and 2019. Gates continued to stay strong in major project development in 2020, even though a slight decrease from 10 in 2019 to six in 2020. Other municipalities were showing little fluctuation in major project applications compared to previous years. Furthermore, 24 out of the 30 municipalities in Monroe County have had at least one major project that was proposed in 2019, which indicates development activities are distributed broadly in Monroe County.

The Report includes a new section this year to study the 2020 Covid19 pandemic's impacts on project developments in Monroe County. The Report compared the major project counts and development types in 2020 (97) with the three years prior: 2019 (111), 2018 (92), and 2017 (100). Even though the 2020 major project analysis showing no significant changes from previous years, there could be a lag between project development and pandemic impact. The total time lag for the effects of the pandemic to be seen on project development might take two to three years. Therefore, this special section to analyze the potential pandemic effect on project development will continue for the next few years to record the differences of pre/post-pandemic major projects in Monroe County.

Products:

1.   Land Use Monitoring Report for Monroe County
2.   Updated computerized database of major development projects