

GENESEE TRANSPORTATION COUNCIL

RESOLUTION

Resolution 21-82 *Accepting the Regional Land Use Monitoring Report (2020) as evidence of completion of UPWP Task 4220*

WHEREAS,

1. The *FY 2021-2022 Unified Planning Work Program* includes Task 4220, Regional Land Use Monitoring, for the purpose of documenting land use and development trends in the Genesee-Finger Lakes Region for use by GTC, member agencies, and others;
2. Said Task included inventorying and analyzing the number of new building permits issued in 2020 for residential, industrial, commercial, and community service developments, total square footage, and total value of new buildings for each municipality within the Genesee-Finger Lakes Region;
3. Said Task has been completed and has resulted in the *Regional Land Use Monitoring Report (2020)* which includes a time series analysis of development in the Genesee-Finger Lakes Region; 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 *Regional Land Use Monitoring Report (2020)* as evidence of completion of UPWP Task 4220; 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 December 9, 2021.

Date _____

CHRISTOPHER REEVE, Secretary
Genesee Transportation Council

Regional Land Use Monitoring Report (2020) UPWP Task #4220

Executive Summary

Project Purpose:

The Genesee Transportation Council (GTC) provides annual funding for the *Regional Land Use Monitoring Report* under its Unified Planning Work Program. This report provides information on the issuance of building permits in 2020 to identify areas of growth within the Genesee-Finger Lakes Region (G-FL Region) that might require transportation planning and service modifications.

The G-FL Region is comprised of Genesee, Livingston, Monroe, Ontario, Orleans, Seneca, Wayne, Wyoming, and Yates Counties. The report analyzes the number of permits issued, total square footage, and total value for buildings for each municipality within the region as well as within the Metropolitan Planning Area (MPA). The MPA is comprised of Monroe County plus the adjacent developed areas of Livingston, Ontario, and Wayne counties. The analysis looks at the following categories and respective subcategories: “residential” (single-family, two-family, three or four-family, five-or-more family, mobile/manufactured homes); “industrial;” “commercial;” “community service;” “mixed use;” and “not elsewhere classified.”

A five-year trend analysis is provided for permitted residential units in all nine counties; industrial, commercial, and community service building permits are analyzed over the five-year period as well. In addition, a 10-year time series (historical trend) analysis is provided for residential, industrial, and commercial development in the MPA.

Project Methodology:

The building permit data included in this report was collected through surveys sent to the municipal or county officials responsible for the collection and dissemination of such data in the nine counties. In six counties, these officials were, in most municipalities, the code or zoning enforcement officers. In some cases they were municipal clerks. In Seneca and Wyoming Counties, building permit application approval and inspection are the responsibility of the respective county building departments. Those two departments provided the data for their counties. The Monroe County Planning and Development Department’s Division of Planning administered the surveys, received the responses from municipal officials in the County, and forwarded the data to the Genesee/Finger Lakes Regional Planning Council.

Surveys were distributed in January of 2021 asking for the requested data. The initial survey was followed up with a couple reminder e-mails along with a telephone reminder to those municipalities that had yet to respond. Complete data was collected for 153 of 188 municipalities in the nine-county G-FL Region. Having an 81% response rate, G/FLRPC looked for alternate sources to infill for the data requested. There are two databases that generally cover many of the same Residential categories. These are the US Census Bureau Building Permit Surveys and NYS DOS Uniform Code Annual Report. Census Building Permit Survey data was used as a second option to the G/FLRPC survey, as it aligns with

the G/FLRPC residential categories. The NYS DOS Uniform Code data was used as a third option to get data in. Five municipalities did not respond to any survey in all, and 30 of the non-responding municipalities had submitted their 2020 building permit data to the US Census Bureau and/or the NYS DOS report.

Analysis Overview:

The highest number of residential permits in the G-FL Region in 2020 was in the Town of Farmington (125) and followed by the Towns of Henrietta (108), Greece (100), City of Rochester (91) and Town of Penfield (81). The highest number of residential permitted units in the G-FL Region was in the City of Rochester (778), followed by the Towns of Henrietta (278), Irondequoit (270), Penfield (263), and Farmington (152).

Over the years (2011-2020), the majority residential units permitted in the MPA have been in Monroe County, the most being in the City of Rochester (2,582), the Towns of Webster (1,545), Henrietta (1,484) and Penfield (1,434). In the MPA outside of Monroe County, the Towns of Farmington (1,013), Canandaigua (780), Victor (693), in Ontario County, and the Towns of Ontario (348) and Macedon (185) in Wayne County issued permits for the largest number of residential units over the same ten year time frame.

Industrial permits in the MPA in 2020 totaled 18 permits with the Town of Chili permitting seven. Commercial permits in the MPA in 2020 totaled 55 permits. The top three permitting municipalities for commercial permits in 2020 were the City of Rochester (8), the Town of Chili (7), and the Towns of Canandaigua and Wheatland with four each.

The data on permitted building activity and demolition tables are provided in appendices at the end of the report. This year, the report and appendices also covers a “mixed use” permit category, rezoning/conversion applications alongside subdivisions, and remodel/upgrade permits. Overall, the report serves as an information resource for GTC and others to view and analyze permit activity in the G-FL Region to identify potential growth areas, and anticipate increased transportation needs.

Products:

1. Updated database and GIS coverage of building permits issued in the region
2. Report on building permits issued in the G-FL Region in 2020