

Regional Land Use Monitoring Report (2017) 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 2017 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” (offices/banks, retail/service, service stations, hotels/motels); “community service” (hospitals/health facilities, schools/churches, public works/safety, utilities); 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 2018 asking for the requested data. The initial survey was followed up with a reminder e-mail along with a telephone reminder to those municipalities that had yet to respond. In some cases, several e-mails were sent or calls were made to the appropriate parties in an effort to acquire the requested information. Complete data was collected for all 190 municipalities in the nine-county G-FL Region.

Analysis Overview:

The highest number of residential permits in the G-FL Region in 2017 was in the Town of Webster (120) followed by the Towns of Henrietta (107), Victor (98), Penfield (94) and Canandaigua (71).

Over the years 2008-2017, 73.69% of residential units permitted in the MPA have been in Monroe County, the most being in the City of Rochester (1,433/9.09%); the Towns of Webster (1,431/9.08%), Henrietta (1,407/8.93%) and Penfield (1337/8.48%). In the MPA outside of Monroe County, Ontario County accounts for the most units (3,198/20.29%) of residential units permitted in the MPA. With the Ontario County Towns of Farmington (958/6.08%), Canandaigua (927/5.88%), and Victor (787/4.99%) permitting the most residential units in Ontario County over the past ten years. Wayne County has accounted for 4.98% (785) of residential permits in the MPA in the same ten-year period, with the Towns of Ontario (307/1.95%), Macedon (238/1.51%), and Walworth (198/1.26%) showing the most residential units permitted.

The data on permitted building activity and demolition tables are provided in appendices at the end of this report. Overall, the report serves as an information resource for the 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 2017