

GENESEE TRANSPORTATION COUNCIL

RESOLUTION

Resolution 22-58 *Accepting the Land Use Report for Monroe County, New York – Major Projects Proposed, Approved, and Constructed in 2021 as evidence of completion of UPWP Task 4210*

WHEREAS,

1. The *FY 2022-2023 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 2021* 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 2021* 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 December 8, 2022.

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 2021 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 2022, 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 2021 Monroe County Land Use Monitoring Report:

1. Proposed major projects in 2021;
2. Cumulative status of approved major projects: 1992-2021 – active major projects that have not been denied, withdrawn, or completed;
3. Cumulative status of rezonings – potential development: 2003-2021 – all rezoning's that have not resulted in any construction activity;
4. Potential development 2022-2024 – 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 98 major projects were proposed in Monroe County in 2021. Among these, 36 were commercial projects; 31 were residential projects; 15 were industrial projects; seven were mixed-use developments; five were community/public services; and four were for institutional use. The 31 residential projects proposed a total of 1,764 residential units, including 192 senior housing units. Additionally, six of the seven proposed mixed-use projects included 452 residential units. There were also six applications for rezoning, which is often the first indication of future development activity; three of those rezoning requests have been completed or approved.

In 2021, almost half of the 98 major projects were from these four municipalities: Gates (13.3% of the major projects), Henrietta (13.3%), Penfield (12.2%), and Greece (10.2%). Gates, as projected in last year's report, has strong growth in major project development in recent years. Other municipalities were showing little fluctuation in major project applications compared to previous years. Henrietta and Greece had the most major projects in the five-year total count, with 64 and 50 respectively.

This year's Report includes a new study of the historic and current Land Use Classification data. Comparing data from 2007 and 2021 Monroe County, as a whole, shows an increase in land use classification for residential (+5,415 acres), commercial (+2,894 acres), community services (+1,654 acres), and open space (+2,269 acres); in consequence, there was a decrease in land use classification for agricultural (-4,442 acres), vacant (-9,615 acres), and industrial (-1,294 acres).

Comparing residential land use classification data from 2013 and 2021 for all the municipalities within Monroe County indicates that almost all municipalities in the County added residential lands in the last eight years, except the Town of Clarkson (-238 acres), Sweden (-136 acres), Riga (-57 acres), and Hamlin (-20 acres), losing a total of 451 acres residential lands. The towns that gained significant residential lands are the Town of Penfield, Ogden, Rush, and Parma, adding 736 acres, 695 acres, 543 acres, and 524 acres of residential land, respectively.

The Report continues last year's study of the Covid19 pandemic's impacts on project developments in Monroe County. The Report compared the major project counts and development types in 2021 (98) with the four years prior: 2020 (97), 2019 (111), 2018 (92), and 2017 (100). The major project counts do not show any fluctuations pre/post-pandemic, whereas residential development shows a decline in 2021, which could be caused by the supply chain crisis that resulted from the pandemic. Also, the total time lag for the effects of the pandemic to be seen on project development might take two to three years. With this in mind, it is still too early to determine development pattern changes for Monroe County post-pandemic; 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