GENESEE TRANSPORTATION COUNCIL

RESOLUTION

Resolution 23-28   **Accepting the** *Land Use Report for Monroe County, New York – Major Projects Proposed, Approved, and Constructed in 2022* **as evidence of completion of UPWP Task 4210**

WHEREAS,

1. The *FY 2023-2024 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 informing 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 2022* 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 2022* 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 14, 2023.

Date _____   _____
                                                                  CHRISTOPHER REEVE, Secretary
                                                                  Genesee Transportation Council

Executive Summary

Project Purpose:

The Genesee Transportation Council (GTC) provided funding for the 2022 *Land Use Monitoring Report* (the Report) for Monroe County 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 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 edition of the Report.

GTC uses information from the Report to enhance 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 also plays a crucial role in the analysis of economic development activity and trends in the GTC region. Furthermore, Monroe County relies on the Report to track development trends and respond to inquiries about development activities.

The Report is made accessible to municipalities and the public through distribution and online availability on the Monroe County website.

Project Methodology:

All projects submitted to County Planning for development review, in accordance with General Municipal Law 239-l, -m, & -n (GML239), are compiled into a computer database 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 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 2023, each municipality in the county received records of active *major projects* previously submitted for review under GML 239 with a request to update and verify the information therein.

The following additional data were collected for the 2022 Monroe County Land Use Monitoring Report:
1) Proposed major projects in 2022;
2) Cumulative status of approved major projects: 2012-2022 – active major projects that have not been denied, withdrawn, or completed;
3) Cumulative status of rezonings (rezonings indicate potential development): 2003-2022 – all rezonings that have not resulted in any construction activity;
4) Potential development 2023-2025 – 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 new residential construction

Analysis Overview:
1. **Proposed Major Projects in 2022**

   In 2022, Monroe County had a total of 112 proposed major projects. Here's a breakdown of these projects by development type:
   - Commercial Projects: 41
   - Residential Projects: 33

- Industrial Projects: 12
- Mixed-Use Developments: 11
    - *Primarily Residential: 4*
    - *Primarily Industrial: 3*
    - *Primarily Commercial: 4*
- Community Services: 9
- Public Services: 5
- Agricultural Development: 1 (Horse barn project in Mendon)

A total of 2,263 residential units were proposed across 33 residential projects and 4 mixed-use projects. Notably, six (6) senior housing projects account for 538 senior housing units to this count.

Five municipalities, namely Henrietta (20), Brighton (12), Perinton (12), Greece (8), and Penfield (8), accounted for over half of the 112 major projects. Henrietta has consistently maintained its status as the municipality with the highest number of major projects not only in 2022 but also in the preceding years of 2021, 2020, 2019, and 2017. Furthermore, 26 out of the 30 municipalities in Monroe County saw at least one major project proposal in 2022, reflecting a widespread pattern of development across the county.

2. **Land Use Changes**
The Report also incorporates an analysis of the historical and current Land Use Classification data. Comparing data from 2007 and 2022 Monroe County, as a whole, shows an increase in land use classification for residential (+4,235 acres), commercial (+2,239 acres), community services (+2,457 acres), and open space (+2,144 acres); whereas, there was a decrease in land use classification for agricultural (-7,125 acres), vacant (-11,635 acres), and industrial (-2,116 acres).

A deeper examination of residential land use classification data from 2013 to 2022 across Monroe County municipalities highlights diverse residential land changes in the last decade. While some municipalities experienced reductions in residential property acreage, others remained relatively stable, and a third group saw increases. Notably, Clarkson and Hamlin documented decreases of 371 acres and 257 acres, whereas Penfield and Ogden displayed notable increases of 598 and 709 acres, respectively.

3. **Past Years Proposed Development Trend**
The Report builds upon last year's analysis, spanning from 2017 to 2022, with a specific focus on understanding land uses and development patterns in Monroe County during the post-Covid19 Pandemic era. The historical data also helps stakeholders and community leaders envision the county's long-term trajectory.

The Report compares the major project counts and development types in 2022 (112) with the previous four years: 2021 (98), 2020 (97), 2019 (111), 2018 (92), and 2017 (100). The number of major projects remains consistent, hovering around the 100 mark each year. Whereas, the proposed commercial projects started to outnumber the residential project development in 2021 and this trend continued to dominate in 2022. Meanwhile, industrial development remains relatively stable, maintaining an average of 10 projects per year.

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