

GENESEE TRANSPORTATION COUNCIL

RESOLUTION

Resolution 23-29 *Accepting the Genesee-Finger Lakes Regional Land Use Monitoring Report (2022) as evidence of completion of UPWP Task 4220*

WHEREAS,

1. The *FY 2023-2024 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 2022 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 *Genesee-Finger Lakes Regional Land Use Monitoring Report (2022)* 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 *Genesee-Finger Lakes Regional Land Use Monitoring Report (2022)* 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 14, 2023.

Date _____

CHRISTOPHER T. REEVE, Secretary
Genesee Transportation Council

Regional Land Use Monitoring Report (2022)
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 2022 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 contains Genesee, Livingston, Monroe, Ontario, Orleans, Seneca, Wayne, Wyoming, and Yates Counties. The report analyzes the number of permits issued, total square footage, and the total value of buildings for each municipality within the region as well as within the Metropolitan Planning Area (MPA). The MPA includes Monroe County and 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 years 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 2022 asking for the requested data. The initial survey was followed up with some reminder e-mails along with a telephone reminder to those municipalities that had yet to respond. Complete data was collected for 143 of 188 municipalities in the nine-county G-FL Region. Having an 76% response rate, G/FLRPC looked for alternate sources to infill 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. Nine (9) municipalities did not respond to any survey from all sources.

Analysis Overview:

The highest number of reported residential permits in the G-FL Region in 2022 was in the Town of Penfield (106) and followed by the Towns of Webster (87), Farmington (83), Victor (74) and Greece (73). The highest number of residential permitted units in the G-FL Region was in the Town of Henrietta (656), followed by the Towns of Perinton (192), Farmington (139), Victor (114), and Penfield (113).

Over the past 10 years (2013-2022), the majority of residential units permitted in the MPA have been in Monroe County, the most being in the Town of Henrietta (2,275), the City of Rochester (2,206), and the Towns of Webster (1,469) and Penfield (1,313). In the MPA outside of Monroe County, the Town of Farmington (Ontario) (1,159) has the next highest with the City of Canandaigua (Ontario) (823) and the Town of Victor (Ontario) (802) reporting permits for the largest number of residential units over the same ten-year time frame.

The top-ranking municipalities reporting permits issued for Industrial Buildings in the MPA in 2022 are the Town of Victor, Ontario County, with ten (10), the Town of East Bloomfield, Ontario County, with three (3) permits, the Town of Chili, Monroe County, with two (2) permits, and the Town of Wheatland, Monroe County, with two (2) permits. There were only 11 municipalities that reported Industrial Building permits out of 56 municipalities in the MPA area in 2022.

The top-ranking municipalities reporting permits issued for Commercial Buildings in the MPA in 2022 are the Town of Victor, Ontario County, with 84 permits, the Towns of Greece with eight (8), Parma with seven (7), and Gates with five (5), Monroe County, and the Town of East Bloomfield, Ontario County, with four (4).

The data on permitted building activity and demolition tables are provided in appendices at the end of the report. The report and appendices also cover 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 2022
3. Storymap containing an extended executive summary