

# Regional Land Use Monitoring Report (2006) UPWP Task # 5800

## Executive Summary

### **Project Purpose:**

The Genesee Transportation Council (GTC) provides funding annually for the *Regional Land Use Monitoring Report* under its Unified Planning Work Program. This report provides information on the issuance of new building permits in 2006 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 new buildings for each municipality within the region as well as the Transportation Management Area (TMA). The TMA covers Monroe County and the municipalities adjacent to Monroe County in Livingston, Ontario, and Wayne Counties, and the Town and City of Canandaigua. 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 three-year trend analysis is provided for permitted residential units in all nine counties; industrial and community service building permits are analyzed over the three-year period as well. In addition, a time series (or historical trend) analysis is provided for residential, industrial, and commercial development and subdivision approvals in the Transportation Management Area (TMA).

### **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 the 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.

Each municipality received a survey in January of 2007 asking for the requested data. The initial survey was followed up with a reminder postcard along with a telephone reminder to those municipalities that had yet to respond. In some cases, several calls were made to the appropriate parties, in an effort to acquire the requested information. Overall, data was collected for 167 of the 192 municipalities in the nine-county Genesee/Finger Lakes Region (86.9%).

### **Analysis Overview:**

The greatest amount of development in the G-FL Region in 2006 was permitted in the eastern and southern suburbs of Monroe County. The Town of Webster, Monroe County issued 159 permits comprising the largest number of new residential units (187). The Town of Henrietta, a suburb south of the City of Rochester, issued the most residential permits (176) for the same number of units. Going against this trend however, the Town of Greece, a suburb northwest of Rochester, issued 170 permits for a total of 184 units. It is also important to note that while the abovementioned towns are still witnessing the most growth and development in the G-FL Region, their total numbers of residential permits (as well as units permitted) have been gradually decreasing over the past two to three years. This recent pattern is apparent in other high growth municipalities as well such as in the towns of Brighton, Parma, Penfield, Perinton, Pittsford, and Victor. Conversely, permits in the towns of Canandaigua and Farmington have increased in recent years. Industrial and Commercial development patterns remained similar to past years in that the counties comprising the TMA (Monroe, Livingston, Ontario, and Wayne) issued the most permits for new structures in 2006. Wyoming County reported 40 commercial permits in 2006; some of those likely for industrial buildings however, as those permit types were not separated.

Over the past thirteen years (1994 – 2006), the majority of development in the TMA has been in the first ring suburbs of the City of Rochester and the eastern towns of Monroe County. Outside of Monroe County, the Towns of Victor, Farmington, Ontario, and Canandaigua issued permits for the largest numbers of new residential units.

Given that many conclusions can be drawn from the data on permitted building activity and property net physical change, tables are provided in appendices at the end of this report for the reader to use as a basis for their own needs and analysis. Overall, the report serves as an information resource for the GTC and others to view and analyze land use activity in the rural counties of the G-FL Region to identify growth areas and anticipate increased transportation needs associated with this growth.

### **Products:**

1. Updated Database and GIS Coverages of building permits issued in the region
2. Report on building permits issued in the G-FL Region in 2006