

Regional Land Use Monitoring Report (2008) UPWP Task #4220

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 building permits in 2008 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 the Transportation Management Area (TMA). The TMA covers Monroe County and the municipalities adjacent to Monroe County in Livingston, Ontario, and Wayne Counties, as well as 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, commercial, 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, as well as subdivision approvals in the Transportation Management Area (TMA).

This year’s LUMR survey included additional questions for municipalities to provide further insight to the data inventory of each municipality. The questions related to historical building permit data, permit data by location and year, total count units, and zoning.

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 2009 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. Complete data was collected for all 192 municipalities in the nine-county G-FL Region.

Analysis Overview:

The highest number of residential permits in the G-FL Region in 2008 was in the Towns of Penfield, Greece, Henrietta, Victor and Webster. The Town of Penfield issued 135 residential building permits. The Town of Greece issued 121 permits totaling the largest number of units (142). The Town of Henrietta issued 117 permits. The Town of Victor issued 114 permits and the Town of Webster issued 96 permits. The highest number of residential permits issued by municipalities outside of Monroe County (except for the Town of Victor) were the Towns of Canandaigua and Farmington in Ontario County issuing 89 and 72 permits respectively, and in the Towns of Macedon and Ontario in Wayne County issuing 42 and 27 respectively. It is important to note however, that while these towns have had a large number of residential permits issued in the past two to three years, their total number of permits (as well as units permitted) have fluctuated during this same period. This general pattern is also apparent in other municipalities such as in the Towns of Avon, Barrington, Chili, Gates, Geneva, Palmyra, Pembroke, and the City of Rochester. There are a few cases of slight increases of permits issued and/or units in the Towns of Arcade, West Bloomfield and the Village of Spencerport.

The majority of industrial and commercial permits were issued in municipalities comprising the TMA.

Over the past fifteen years (1994 – 2008), the majority of residential units in the TMA have been in Monroe County. In the TMA outside of Monroe County, the Towns of Victor, Canandaigua, and Farmington in Ontario County, and the Towns of Ontario and Walworth in Wayne County issued permits for the largest numbers of residential units over the same fifteen year time frame.

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 2008