

# Regional Land Use Monitoring Report (2010) 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 2010 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).

To provide further insight into municipal related information, municipalities were requested to provide the most recent updates related to zoning maps and ordinances as of 2010.

### **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 2011 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 191 municipalities in the nine-county G-FL Region.

### **Analysis Overview:**

The highest number of residential permits in the G-FL Region in 2010 was in the Towns of Penfield (120), Henrietta (107), Farmington (89), Greece (75) and Canandaigua (56). The City of Rochester issued 36 permits totaling the largest number of units (161); The Town of Farmington issued 89 permits totaling 155 units. The highest number of residential permits issued by municipalities outside of Monroe County was in the Towns of Farmington, Canandaigua and Victor in Ontario County issuing 89, 56 and 54 permits respectively and the Towns of Ontario and Macedon in Wayne County issuing 29 and 22 respectively.

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

Over the years (2000-2010), the majority of permits for 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 number of residential units over the same eleven 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 2010