

6. Corridor Build-out Analysis

The Route 332 Corridor Build-out Analysis provides a study of the corridor that examines existing land uses, and opportunities and constraints for future uses of the land along the corridor based on regulatory controls and environmental factors.

These factors provide the inputs to determine probable growth scenarios along the corridor in the form of build out analyses by the type and amount of development— residential, commercial, and industrial.

Parcel analysis

Based on the land use analysis in the previous section, the land parcel analysis is a key step in determining zoning capacity and ultimately build-out potential. Every parcel was assigned one of three categories:

- fully built out, meaning that it was developed and that under current zoning no lot subdivision or development could take place
- partially developable, meaning that the parcel had some development on it, but it was large enough to be subdivided and potentially further developed
- fully developable, meaning that the land was agricultural land with no restrictions on it, or vacant land that could be fully developed

A total of 6,179 parcels containing 10,230.44 acres were analyzed in the study area. The average parcel size is 1.6557 acres

City of Canandaigua

3451 parcels in corridor
2,439.06 total acres
Average parcel size: 0.71 acres

Partially developable land: 1,035.65 acres, 42.46% of the city's land within the corridor
Fully developable: 206.8 acres, 8.48% of the city's land within the corridor

Town of Canandaigua

485 parcels in corridor
3,945.98 total acres
Average parcel size: 7.96 acres

Partially developable land: 1119.16 acres, 28.36% of the town's land within the corridor
Fully developable: 711.92 acres, 18.04% of the town's land within the corridor

Town of Farmington

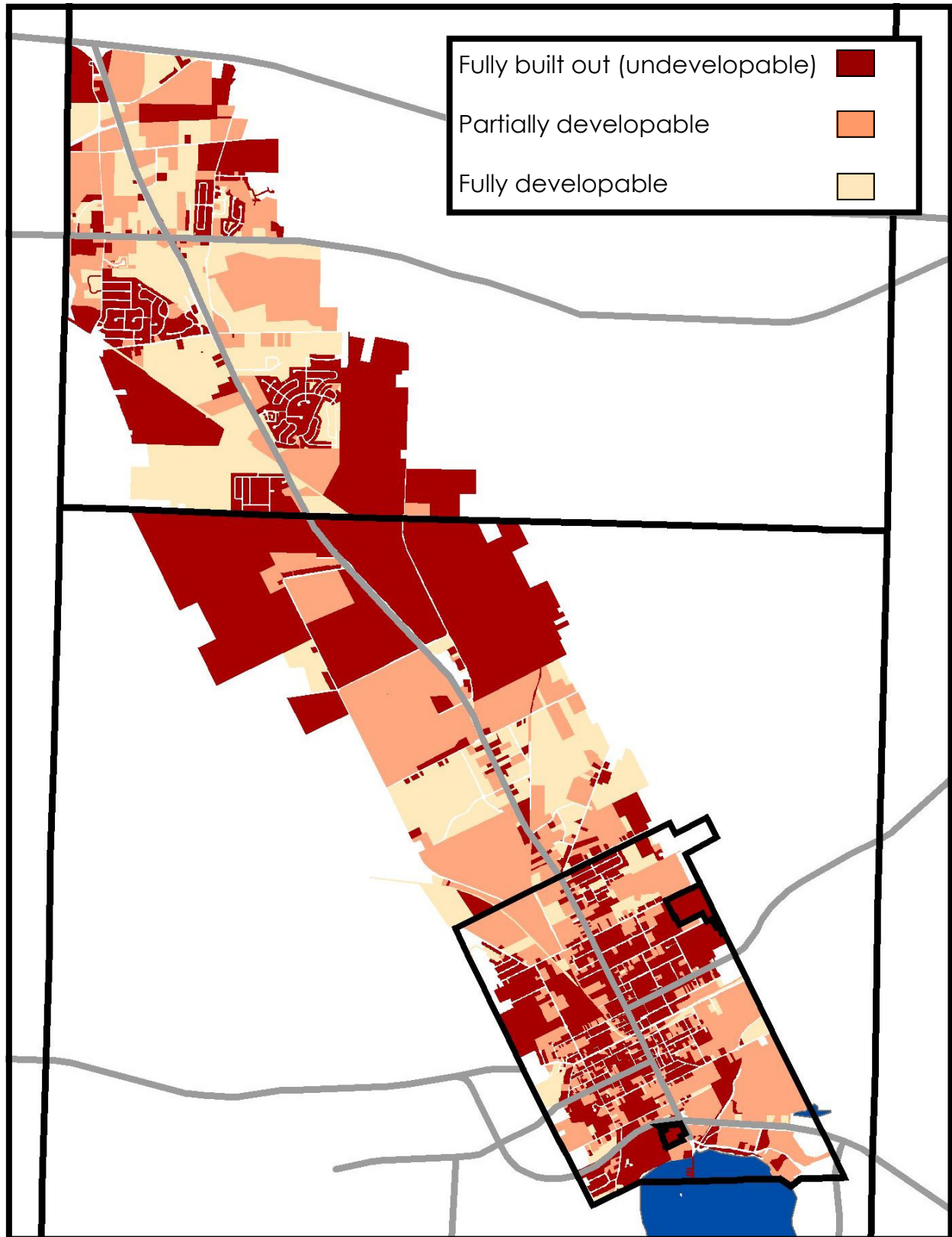
2,243 parcels in corridor
3,845.4 total acres
Average parcel size: 1.712 acres

Partially developable land: 1,014.25 acres, 26.38% of the town's land within the corridor
Fully developable: 1,290.26 acres, 33.55% of the town's land within the corridor

Analysis Methodology

The analysis was conducted using existing zoning regulations. These were reviewed for minimum lot size requirements in the various jurisdictions and zoning districts. Utilizing GIS technology, parcels were selected based on land use codes and parcel size. Parcels having an area less than twice the minimum lot size were considered to be

Map 6 - Parcel Build-out Status



fully developed (the reason being that no subdivision of the lot could occur because the resulting lots would be less than the minimum required size). Vacant or agricultural parcels not located in agricultural districts were considered to be fully developable, and the potential number of future lots in each parcel was calculated using the minimum lot size. Parcels containing some development but that were also large enough to subdivide were the most difficult to analyze. The development potential of these parcels was calculated the same as undeveloped land but weighted with a factor of 0.6 to account for existing development already on the land. This factor of 0.6 was based on analysis of a sampling of parcels and interpretation of aerial photographs of the corridor.

The raw acreage calculated was then converted into either number of units for residential zones or commercial or industrial square footage for those zones. The result of this initial analysis was a ‘zoning capacity’ (see Table 6) that was then used to base future growth scenarios on.

Table 6 - Corridor Zoning Capacity			
Municipality	Gross legal zoning capacity*	Actual legal zoning capacity**	Probable zoning capacity***
Town of Canandaigua			
Residential units	1,850	1,573	1,550
Commercial square footage	4,462,000	3,792,700	1,950,000
Industrial square footage	3,945,000	3,353,250	1,972,000
Town of Farmington			
Residential units	3,600	3,060	2,900
Commercial square footage	10,930,000	9,290,500	8,510,000
Industrial square footage	6,369,000	5,413,650	4,980,000
City of Canandaigua			
Residential units	2,150	1,828	1,325
Commercial square footage	1,416,000	1,203,600	796,000
Industrial square footage	3,121,000	2,652,850	1,560,000
* Includes factors impacting development such as minimum lot size, coverage, wetlands and floodplains			
** Includes additional factors such as lot configuration and internal circulation that reduces amount of developable land			
*** Based on actual development that does not reach the legal allowable coverage/lot size for reasons such as marketability, etc. (based on past projects in the corridor)			

Growth Scenarios

For the City of Canandaigua, it was assumed that 100% of future growth would occur in the Route 332 Corridor since virtually all of the city’s area was in the corridor.

For the Town of Canandaigua, it was assumed that 50% of future residential growth and 90% of future commercial and industrial growth would occur in the Route 332 Corridor. This was based on the town’s comprehensive plan as well as current zoning areas and water and sewer services.

For the Town of Farmington, it was assumed that 50% of future residential growth and 85% of future commercial and industrial growth would occur in the Route 332 Corridor. This was based on the town’s comprehensive plan as well as current zoning areas and water and sewer services.

Build-out Results

Residential rates of growth for all three municipalities were based on G/FLRPC population forecasts as well as an analysis of residential building permit data and average household size. This may account for the liberal growth rates and relatively short build-out time frames. It also may highlight the fact that the amount of land zoned for residential purposes is close to what is considered “healthy” for a residential development market scenario. Fi-

nally, some of the shorter build-out time frames are influenced by recent trends to larger and larger lot sizes, regardless of what the legal minimum is.

Commercial and industrial rates of growth were based on an analysis of G/FLRPC Land Use Monitoring Reports, which in turn is based on municipal building permits, for the past five years. This may account for the conservative growth rates and extremely long build-out time frames. It also highlights the fact that the amount of land zoned for commercial and industrial purposes is far in excess of what is necessary to accommodate foreseeable growth and could potentially “skew” the development market for these land uses.

This projection of recent trends gave the forecasted rate of growth. The slower rate of growth and the faster rate of growth were based on the forecasted rate with different weighting factors applied (0.5 and 1.5 respectively) to see potential time frames should development slow down or speed up from what has been occurring in the recent past (the relative strength or weakness of the local and regional economy was seen as the primary driving force behind slower or faster rates of growth).

Please see Tables 7, 8, and 9, below and on the following page for complete build-out results.

Table 7 - 332 Corridor Residential Build-out Summary				
	Estimated Total Additional Residential Units in Permitted in Corridor by Existing Zoning	Slower rate of growth	Forecasted rate of growth	Faster rate of growth
City of Canandaigua	1,325			
% Built out in 2025		11%	23%	34%
% Built out in 2050		24%	49%	73%
% Built out in 2100		51%	101%	152%
Year 100 % build out is reached		2192	2096	2064
Town of Canandaigua	1,550			
% Built out in 2025		18%	35%	53%
% Built out in 2050		38%	76%	114%
% Built out in 2100		78%	156%	235%
Year 100 % build out is reached		2124	2062	2041
Town of Farmington	2,900			
% Built out in 2025		22%	45%	67%
% Built out in 2050		48%	95%	143%
% Built out in 2100		98%	196%	295%
Year 100 % build out is reached		2058	2049	2019

Table 8 - 332 Corridor Commercial Build-out Summary				
	Estimated Total Additional Space Permitted in Corridor by Existing Zoning (in square feet)	Slower rate of growth	Forecasted rate of growth	Faster rate of growth
City of Canandaigua	796,000			
% Built out in 2025		8.2%	16.6%	24.9%
% Built out in 2050		17.7%	35.4%	53.1%
% Built out in 2100		36.6%	73.1%	109.7%
Year 100 % build out is reached		2265	2133	2088
Town of Canandaigua	1,950,000			
% Built out in 2025		2.0%	4.1%	6.1%
% Built out in 2050		4.3%	8.7%	13.0%
% Built out in 2100		8.9%	17.9%	26.9%
Year 100 % build out is reached		3300	2542	2433
Town of Farmington	8,510,000			
% Built out in 2025		0.3%	0.7%	1.0%
% Built out in 2050		0.7%	1.4%	2.1%
% Built out in 2100		1.5%	2.9%	4.4%
Year 100 % build out is reached		8675	5337	4225

Table 9 - 332 Corridor Industrial Build-out Summary				
	Estimated Total Additional Space Permitted in Corridor by Existing Zoning (in square feet)	Slower rate of growth	Forecasted rate of growth	Faster rate of growth
City of Canandaigua	1,560,000			
% Built out in 2025		0.5%	1.1%	1.6%
% Built out in 2050		1.1%	2.3%	3.4%
% Built out in 2100		2.3%	4.7%	7.0%
Year 100 % build out is reached		6160	4080	3387
Town of Canandaigua	1,972,000			
% Built out in 2025		1.7%	3.4%	5.1%
% Built out in 2050		3.7%	7.3%	10.9%
% Built out in 2100		7.5%	15.1%	22.6%
Year 100 % build out is reached		3547	2644	2516
Town of Farmington	4,980,000			
% Built out in 2025		0.7%	1.4%	1.8%
% Built out in 2050		1.4%	2.9%	3.9%
% Built out in 2100		3.0%	6.0%	8.0%
Year 100 % build out is reached		5255	3627	3221