



# Genesee/Finger Lakes REGIONAL REVIEW

NEWSLETTER OF THE GENESSEE/FINGER LAKES REGIONAL PLANNING COUNCIL

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## Looking Ahead: the Regional Development Analysis

By Jason Haremza and Brian Slack

If current trends in development and population continue across the region, how much of the land available for development in each community will be utilized?

The recently completed Regional Development Analysis helps to answer this question and identify anticipated land use patterns in the region. This project is the next step to the 2001-2002 Unified Planning and Work Program (UPWP) Regional Development Analysis which collected and analyzed all regional municipal land use regulation and control documents including zoning, subdivision, site plan and other

local land use laws.

A mathematical process used data on existing land use, potential future land use (zoning), and constraints to development, to determine the land available for development and the zoning capacity of the towns, cities, and villages in the nine-county Genesee-Finger Lakes Region. Zoning capacity is the amount of development that could legally occur given current zoning regulations in the municipality.

The data from the *Regional Population Forecast: County, City, Town, and Village Projections for the*

*Genesee/Finger Lakes Region* (G/FLRPC, 2003) were applied to the land available for development and zoning capacity figures to determine an estimated build out potential in residential, commercial, and industrial development categories.

Most counties in the Genesee-Finger Lakes Region have build out percentages under 20%. In some places, in some categories, the percentages are under one percent. This reflects the slow growth in population in many areas across the region and indicates that many municipi-

*Continued. Please see 'Development' on Page 2*

## Upcoming Events

*Happy Holidays from G/FLRPC and  
Best Wishes for 2005!*

FOR FURTHER INFORMATION, CALL 585-454-0190, EMAIL US AT [GFLRPC@GFLRPC.ORG](mailto:GFLRPC@GFLRPC.ORG), OR VISIT US ONLINE AT [WWW.GFLRPC.ORG](http://WWW.GFLRPC.ORG)

IF YOU HAVEN'T VISITED OUR WEBSITE RECENTLY, PLEASE CHECK OUT [WWW.GFLRPC.ORG](http://WWW.GFLRPC.ORG). WE'VE COMPLETELY REORGANIZED THE SITE IN AN EFFORT TO MAKE IT MORE USER FRIENDLY. LET US KNOW WHAT YOU THINK!

## Development (continued)

perties are zoned far in excess of the amount of residential, commercial, and industrial development that could realistically be expected in the next 25 to 50 years. The issue of excess zoning capacity is only one facet to be examined. Municipalities may wish to examine whether the amount of “land available for development” is truly what the community desires for its future.

Communities may want to consider changes to their zoning based on the following:

- Likely growth scenarios (many communities are extremely optimistic with

their zoning given current development trends)

- Optimal siting of specific land uses with consideration of constraints (steep slopes, wetlands, waterways, etc.), transportation, infrastructure, commercial district viability, fiscal impacts of land use, and impacts on adjacent land uses (including those in nearby municipalities)
- Density requirements, especially in areas served by water and sewer where higher densities could be encouraged
- Promoting walking, bicycling, and transit use through appropriate set-

backs, parking requirements, building placement, density, and mix of uses.

- Stormwater and drainage management

In recent years, many communities have rejected the view that growth and development is an unmitigated good. More and more municipalities realize that while growth does add to the tax base, it can also impose costs— financial and otherwise— on the community. Therefore, it is recommended that communities perform a buildout and fiscal impact analysis as part of their comprehensive planning process.

[www.gflrpc.org/Publications/Build-Out.htm](http://www.gflrpc.org/Publications/Build-Out.htm)

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## Agricultural District Mapping

By Kevin Beers

**G**/FLRPC continues to work with its member counties on Agricultural District updates. Over the last few months, Seneca County has been working to consolidate three of its agricultural districts into a single “mid-county” agricultural district.

Previously, District 1 covered the eastern portions of the Towns of Fayette and

Varick, District 4 covered the central portions of the Town of Fayette and the southern portion of the Town of Seneca Falls and District 8 covered the western portions of the Towns of Fayette and Varick and a small northern section of the Town of Romulus. With the completion of this review process, these three previously distinct districts were consolidated into one.

G/FLRPC provided database and mapping services to facilitate this review process and upon completion, delivered the final maps to the Institute for Resource Information Systems (IRIS), which oversees the Agricultural District Mapping Program (ADMP) for New York State’s Department of Agriculture & Markets.

## A River Runs Through It: the Genesee River Basin Action Strategy

By Brian Slack

Under the authority of the 1996 Water Resources Development Act, the US Army Corps of Engineers agreed to assist G/FL and other pertinent watershed managers with the evaluation, prioritization and implementation of alternatives for soil conservation and non-point source pollution prevention in the Genesee River Basin. The end result of this initiative was the *Genesee River Basin Action Strategy* (GRBAS), completed in October of this year, providing stakeholders from throughout the basin with an in-depth guide to a variety of water quality and natural resource issues and data sets.

The GRBAS is intended to be a concise, action-oriented compilation of current data regarding the state of the 24 watersheds that comprise the

entire Genesee River Basin, providing steps and recommendations for future restorative efforts based on the degree of impairment within each watershed. Report data was derived from a variety of publicly available data sources; some of the most revealing information, however, was gained from local sources such as county health officials, county soil and water conservation districts and local residents. The report compiles all available data and prioritizes watersheds in the basin based on their degree of water quality impairment and their need for restoration and protection. Data sets critical for comprehensive watershed planning have also been included, such as NYS Heritage Data (displaying the general location and types of threatened and endangered species), fish stocking locations and an ar-

ray of useful maps.

The majority of high-priority watersheds lie at the northern end of the basin—primarily because of high population density, but also because of the accumulation of pollutants from downstream sources. Given that the Basin covers such a wide area of land, a variety of pollutant sources are found throughout it that impact water uses to different extents. Fifty-two percent of the Basin's land area is devoted to agricultural uses, for example, so it is not surprising to find that agriculture comprises a primary, basin-wide non-point pollution source. Other serious basin-wide non-point pollution sources include failing private septic systems, streambank erosion and stormwater runoff.

[www.gflrpc.org/Publications/GenRiverActionStrategy.htm](http://www.gflrpc.org/Publications/GenRiverActionStrategy.htm)

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## School District Enrollment Projections

Over the past month G/FLRPC staff has completed school district enrollment projections for three area school districts - Canandaigua City School District,

Churchville-Chili Central School District, and the Wheatland-Chili Central School District – with the goal of assisting in planning for the future and gaining a

better understanding of the demographic conditions in the district. For more information on the School District Enrollment Projection program at G/FLRPC visit:

[www.gflrpc.org/Publications/EnrollmentProjections.htm](http://www.gflrpc.org/Publications/EnrollmentProjections.htm)

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## Finger Lakes Energy \$mart Coordinator News

### Greater Rochester YMCA to Benefit from Energy Efficiency Incentives: Westside Family Branch to save more than \$38,000 annually

By Matt Griffiths

**T**hrough its **New York Energy \$mart<sup>SM</sup>** New Construction Program, NYSERDA provided \$51,416 toward energy-efficiency measures implemented at the facility's newly constructed 36,000 square foot, \$5.2 million addition to its day-care center. The addition includes a recreation area, an "adventure center," indoor swimming pool and locker facilities, aerobics studios, wellness center, and offices.

The energy-efficient measures incorporated into the addition's design include an energy management system; a high-efficiency HVAC and dehumidification system; high-efficiency lighting with daylight controls; and premium efficiency motors and drives. It is estimated that

these energy-saving measures will result in an annual saving of 285,627 kWh of electricity - a projected \$38,388 - for the Greater Rochester YMCA.

Funding for the New Construction Program and other NYSERDA incentives are provided through the **New York Energy \$mart<sup>SM</sup>** program, which lowers electricity costs by encouraging energy efficiency as the State's electric utilities move to competition. The programs are available to all electric distribution customers (residential, commercial, institutional, and industrial) of Central Hudson, Con Edison, NYSEG, Niagara Mohawk, Orange and Rockland, and Rochester Gas and Electric. **New York Energy \$mart<sup>SM</sup>** programs are funded by a

System Benefits Charge (SBC) paid by electric distribution customers of participating utilities. NYSERDA, a public benefit corporation established by law in 1975, administers SBC funds and programs under an agreement with the Public Service Commission. In addition to the New Construction Program, NYSERDA offers a variety of other financial and technical assistance programs related to energy-efficient improvements in commercial, residential, industrial, institutional and agricultural market sectors.

For more information on NYSERDA programs contact your Finger Lakes Energy \$mart Coordinator, Matt Griffiths, at 585-454-0190 ext 22 or by e-mail: [mgriffiths@gflrpc.org](mailto:mgriffiths@gflrpc.org)

### Opportunities for Stormwater Education

Please let us know if your municipality would like a presentation on the municipal implications of the two general stormwater permits issued by the NYS Department of Environmental Conservation in 2003 that now affect stormwater management, construction, and erosion and sediment control.

## Regional Roundtable 9

G/FLRPC held its Ninth Regional Roundtable on October 22, 2004. The topic was Consumer Market Demographics and Market Strategies. The Roundtable was lead by Warren Brown, Director of the Program on Applied Demographics, Cornell Institute for Social and Economic Research, Cornell University. Mr. Brown addressed the role of market conditions in revitalization of downtown shopping districts by discussing four components: regional market; local trade area; consumer segments; and market potential. For more information on the G/FLRPC Regional Roundtables see the web link at the bottom of the page.

## Fall Local Government Workshop

This year's Fall Local Government Workshop was held on November 19 and featured three concurrent tracks totaling 10 individual sessions. These included:

- Planning Board Overview
- Zoning Board of Appeals Overview
- Creating Quality Communities: Tools and Strategies for Municipalities
- Records & Decision Making
- Freedom of Information & Open Meetings Laws
- Environmental Facilities Corporation: Helping

Communities Protect and Enhance NYS Water and Air Quality

- Stormwater Control for Local Review Boards
- Development & Water Quality: Tools & Tips for Review Boards
- Challenges and Opportunities in Siting Wind Energy
- Planning for Agriculture

For information on the Spring Local Government Workshop, slated for May 13, 2005, please see the web link at the bottom of this page.

## Staff Training

G/FLRPC staff have been active in the past few months with various conference and training activities. These include:

*Data Technology and Resource Center*

**GIS/SIG – September Program**, September 2004, Fairport, NY  
(Kevin Beers)

**NYS GIS Conference**, October 2004, Kerhonkson, NY  
(Kevin Beers)

**NYS Data Center Affiliate Meet-**

**ing**, October 2004, Rensselaerville, NY  
(Kevin Beers)

*Regional, Local, and Water Resources Planning*

**NYS Stormwater and Floodplain Managers Conference**, September 2004, Syracuse, NY. (Jason Haremza)

**Introduction to the Principles of Fluvial Geomorphology**, November 2004, Auburn, NY (Brian Slack)

**Regionalism in NYS**, December

2004, Albany, NY (Jason Haremza)

*Economic Development*

**Young Adult Summit**, November 2004, Rochester, NY (Margaret DelPlato and Jason Haremza)

*Energy Smart Coordinator*

**NYS WDA Basic Weatherization**, October 2004, Perry, NY  
(Matt Griffiths)

**US DOE Rebuild America**, November 2004, Boston, MA  
(Matt Griffiths)

Regional Roundtable:

[www.gflrpc.org/ProgramAreas/AdditionalServices/RegionalRoundtables.htm](http://www.gflrpc.org/ProgramAreas/AdditionalServices/RegionalRoundtables.htm)

Spring Local Government Workshop:

[www.gflrpc.org/EventsWhatsNew.htm](http://www.gflrpc.org/EventsWhatsNew.htm)

## *"A Sense of Place"*

*Stories about the things that make our Region unique.*

I recently had the opportunity to visit the Genesee Country Village Museum in Mumford and participate in the museum's *American Patchwork Holiday Tour*. This gave me the chance to reflect on the sort of life our predecessors led here in the Genesee-Finger Lakes Region.

I found it interesting to learn that winter was the preferred time for traveling, visiting, and socializing in the early 19th century. Today, we tend to view winter travel as a hardship, but 200 years ago, the frozen ground and snow provided much easier travel than the muddy roads of spring or the dust of summer. Visiting friends and family was also often a winter activity in an agrarian economy, when the work of planting and harvesting was done.

Interesting points to think about as we practice our winter driving skills in the 21st century Genesee-Finger Lakes Region. —*Jason Haremza*

## **Genesee/Finger Lakes Regional Review**

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ning, economic development, data resources,  
and other program areas.

Genesee/Finger Lakes Regional Planning Council  
50 West Main Street, Suite 8107  
Rochester, NY 14614  
[www.gflrpc.org](http://www.gflrpc.org)

Telephone: 585-454-0190

Fax: 585-454-0191

Email: [gflrpc@gflrpc.org](mailto:gflrpc@gflrpc.org)

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Rochester, NY 14614