

**GENESEE TRANSPORTATION COUNCIL**

**RESOLUTION**

**Resolution 17-92** *Accepting the Land Use Report for Monroe County, New York – Major Projects Proposed, Approved, and Constructed in 2016 as evidence of completion of UPWP Task 4210*

**WHEREAS,**

1. The *FY 2017-2018 Unified Planning Work Program* includes Task 4210, Monroe County Land Use Monitoring, for the purpose of documenting land use and development trends in Monroe County for use in updating the GTC Travel Demand Model;
2. Said Task included inventorying and analyzing residential and non-residential building permits, proposed major development projects, and the status of approved major development projects that could have significant traffic impacts in Monroe County;
3. Said Task has been completed and has resulted in the *Land Use Report for Monroe County, New York – Major Projects Proposed, Approved, and Constructed in 2016* which includes an estimation of future land use development projects by municipality and Transportation Analysis Zone for use in the GTC Travel Demand Model, highway projects, and economic development analyses; and
4. Said Report has been reviewed by GTC staff and member agencies through the GTC committee process and has been found to be consistent with the goals, objectives, and recommendations of the Long Range Transportation Plan.

**NOW, THEREFORE, BE IT RESOLVED**

1. That the Genesee Transportation Council hereby accepts the *Land Use Report for Monroe County, New York – Major Projects Proposed, Approved, and Constructed in 2016* as evidence of completion of UPWP Task 4210; and
2. That this resolution takes effect immediately.

**CERTIFICATION**

The undersigned duly qualified Secretary of the Genesee Transportation Council certifies that the foregoing is a true and correct copy of a resolution adopted at a legally convened meeting of the Genesee Transportation Council held on December 14, 2017.

Date \_\_\_\_\_

\_\_\_\_\_  
KEVIN C. BUSH, Secretary  
Genesee Transportation Council

**Summary**  
**2016 Land Use Report for Monroe County, New York**  
**UPWP Task #4210**

**INTRODUCTION**

Funds from the Genesee Transportation Council (GTC) Unified Planning Work Program (UPWP) were provided as a grant to continue a system for annually reporting changes in land use within Monroe County. Up-to-date land use data is important for transportation modeling and analysis and will be used by GTC as inputs into their traffic simulation model. This land use information will be used to assess changes in land use, identify trends, and help pinpoint “hot spots” of traffic congestion that may become candidates for possible traffic management solutions such as Transportation Development Districts (T. D. D.) or Transportation Management Associations (T. M. A.).

Keeping track of growth is a task that is essential to sound land use decision-making. New land uses can place a strain on existing infrastructure and other community facilities. In reviewing development applications, communities should be aware of other proposed developments that could impact a proposed facility or the area in which the project is located. In response to the need to monitor proposed development, the Genesee Transportation Council and the Monroe County Department of Planning and Development initiated a process to identify all proposed projects and approved major projects within a computerized database that can be updated on an annual basis.

The emphasis on major projects is intended to identify significant economic activity that can generate high levels of vehicular traffic that could impact traffic operations on a particular highway or within a transportation corridor. This information is obtained as early as possible in the development process and actual construction activity each year until the project is completed.

The Department files also contain detailed data on proposed projects, which are below the thresholds for major projects. However, we did not monitor these “minor” projects to determine if or when they were approved or constructed. Information on the location and type of proposed minor projects may be important in the future to determine the cumulative development impacts of both major and minor projects when considering specific infrastructure improvements or in analyzing development trends.

## **LAND USE DATA**

### **Project Database**

This database is a compilation of selected information about proposed residential and non-residential development projects which have been submitted for county review under General Municipal Law § 239-1, -m, -n by the city, towns and villages. The status of each project is tracked through construction, denial, or withdrawal. For the actual project status as of the spring of 2016, each municipality was contacted.

Information on proposed and approved projects was gathered from a variety of sources including the computerized log in system, from project reporting forms completed by municipal officials, and discussions with local officials.

### **Major Project Criteria**

This database focuses on those proposed projects that could have significant traffic impacts. It would be cumbersome to track every project that has been proposed in the county. Thresholds were established to eliminate those that are not deemed to be significant traffic generators. The criteria used are as follows:

5 or more residential lots or dwelling units; OR  
5,000 square feet of non-residential gross floor area; OR  
Rezoning for an area of 10 acres or more.

Department staff identified those major projects proposed within each calendar year, which meet these thresholds. Detailed information on each proposed major project is recorded on a Municipal Land Use Monitoring Report form, which is submitted to municipal officials for their verification of all data for each project.

### **Additional Land Use Data**

The following additional data has been collected for this report:

- Table A. Residential Building Permit Information
- Table B. Proposed Major Projects in 2016
- Table C. Cumulative Report on the Status of Major Projects: 1992-2016
- Table D. Cumulative Status of Rezonings – Potential Development: 2003-2016
- Table E. Potential Development: 2017-2019

Residential Building Permit Information

Table A. shows residential building permits issued by municipality for single family, two (2) family, three (3) or four (4) family, five (5) or more family in Monroe County. The building permit data was obtained directly from the municipalities and is consistent with the Genesee/Finger Lakes Regional Planning Council’s Regional Land Use Monitoring Report. These building permits are for new construction only.

The following table shows a breakdown of data for residential building permits issued in 2016.

	Number of Building Permits Issued	% of Total Building Permits Issued	Municipalities with Most Significant Construction
Single Family	727	92%	Henrietta (110); Webster (106); Gates (91); Greece (79); Penfield (62); Perinton (49)
Two (2) Family	12	2%	Greece (8); Perinton (2); Brighton (2)
Three (3) or Four (4) Family	5	1%	Brighton (3); Perinton (2)
Five (5) or More Family	25	3%	Perinton (10); Henrietta (8); Greece (4)
Mobile or Manufactured	18	2%	Penfield (10); Hamlin (5); Clarkson (3)
<b>Total Permits Issued 2016</b>	<b>787</b>		

Proposed Major Projects in 2016

Table B. indicates there were a total of 106 major projects proposed in Monroe County in 2016. Five (5) of those projects included applications for re-zoning, which is often the first indication of future development activity. The data in Table B also indicates residential projects which are senior or special needs facilities. Residential conversions, which would include all industrial, commercial or vacant buildings that are converted for residential use, are also identified in this table.

Of the 106 major projects proposed in Monroe County in 2016, the majority came from a handful of municipalities. Greece had the most major projects with 26, followed by Henrietta with 15, and Irondequoit and Penfield each with 8.

The proposed major projects data indicates there were 34 projects with residential development in 2016. The remaining balance of 72 projects therefore was non-residential development.

### Cumulative Report on the Status of Major Projects: 1992-2016

Table C. is a status report for all major projects in Monroe County between 1992 and 2016 listed by land use. In cases where a project is not listed under a land use category the type of development has not been identified.

The only way a major project will be deleted from this cumulative list in future years is: 1) if the project has been denied; 2) if the project has been approved, but then subsequently withdrawn; or 3) if construction has been completed.

This table is a valuable resource within the Land Use Report because many major projects take longer than one year to work through the approval and construction process.

### Cumulative Status of Rezoning – Potential Development: 2003-2016

Table D. This table is an accumulation of all rezonings in Monroe County, which have not resulted in final construction between 2003 and 2016. In cases where a project is not listed under a land use category the type of development has not been identified.

### Potential Development: 2017-2019

Table E. is constructed from information supplied by the municipality as known major projects which are in the “pipeline” but have not been formally submitted for approval in 2016.