

GENESEE TRANSPORTATION COUNCIL

RESOLUTION

Resolution 19-62 *Accepting the Land Use Report for Monroe County, New York – Major Projects Proposed, Approved, and Constructed in 2018 as evidence of completion of UPWP Task 4210*

WHEREAS,

1. The *FY 2019-2020 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 2017* 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 2018* 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 September 5, 2019.

Date _____

KEVIN C. BUSH, Secretary
Genesee Transportation Council

Monroe County Land Use Monitoring Report UPWP Task # 4210

Executive Summary

Project Purpose:

The Genesee Transportation Council (GTC) provided funding for the Land Use Report (Report) for Monroe County in 2018 through its Unified Planning Work Program. Keeping track of growth and identifying development projects that could generate high levels of vehicular traffic on surrounding streets are tasks that are essential to sound land use decision making. In response to this need to monitor proposed development, 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. This is the latest annual update of the Report.

GTC uses information from the Monroe County Land Use Monitoring Report to update the land use data in their travel demand model (supplemented by data from the Genesee/Finger Lakes Regional Planning Council's Regional Land Use Monitoring Report). The data is also used to assist in the analysis of economic development activity and trends in the GTC region.

Monroe County uses information from the Land Use Report to track development trends and to respond to questions about development activity. The Report is also distributed to municipalities and posted at monroecounty.gov.

Project Methodology:

All projects submitted to Monroe County for review are compiled into a computer database that allows us to record selected information about proposed residential and non-residential development projects in Monroe County (Monroe County Development Review Database). GTC's travel demand model focuses on significant traffic impacts and generation, therefore minimum thresholds based on the size of a development are used to screen out those projects that are **not** deemed to be significant traffic generators. Detailed information on projects that meet the minimum requirements are deemed *major projects*. In the first quarter of 2019, each municipality in the county was sent a record of *major projects* submitted for review under GML 239-1, -m, & -n with a request to update and verify the information therein.

The following additional data were collected for the 2018 Monroe County Land Use Report.

1. Residential building permit information – building permits issued by municipality for single family, two (2) family, three (3) or four (4) family, and five (5) or more family residential buildings (permits for new construction only, not remodeling).
2. Proposed major projects in 2018.
3. Cumulative status of approved major projects: 1992-2018 – major projects that have not been denied, withdrawn, or completed.
4. Cumulative status of rezonings – potential development: 2003-2018 – all rezoning's that have not resulted in any construction activity.
5. Potential development 2019-2021 – information from municipalities on known major projects that are in the “pipeline” but have not been formally submitted for approval.

Analysis Overview:

Of the 685 applications for residential building permits more than half (57%) were issued by Webster (17%), Henrietta (14%), Penfield (14%), and Greece (12%). The municipalities that accounted for the most units permitted were Rochester (437 units); Henrietta (259 units); Penfield (124 units); Webster (115 units); and Ogden (103 units). Together, the City of Rochester and Town of Henrietta, permitted nearly half (46%) of all units built in Monroe County.

Of the 92 major projects proposed in Monroe County there were fifty-four (54) applications for commercial projects, twenty-seven (27) applications for residential projects, fourteen (14) applications for rezoning, seven (7) applications for subdivision, six (6) residential-conversions, four (4) applications for senior housing, four (4) mixed-use projects, and one (1) application for a project classified as special needs. Ten (10) projects have been denied, withdrawn, or expired. The above numbers exceed the total number of projects submitted as projects can fit into multiple categories (as they are not mutually exclusive). For example, a project submitted in 2018 was simultaneously a senior housing project, a rezoning, a residential project, a residential-conversion, senior housing, and a mixed-use project. In 2018, the majority of major projects (53%) came from the following five municipalities; Greece (16%), Ogden (11%), Henrietta (9%), Irondequoit (9%), and Penfield (9%).

A long-term analysis of permits issued and units built since 2004 was conducted for the first time this year. Using historic data, Monroe County aggregated, graphed, and analyzed all permits and units from 2004-2018. These were graphed according to total, single family, and multi-family to understand the trends overtime. As can be expected, both permits and units varied considerable as housing demand and national markets have risen or fallen. However, the clearest trend is single-family units are trending down over the time period and multi-family units are trending up. This mirrors national trends towards more variation in the housing market, creating demand for housing types other than single-family residential. This is an interesting and informative way to understand the housing demand and land use in the region as density can increase traffic and also increase demand for public transportation services.

Products:

1. Land Use Monitoring Report for Monroe County
2. Updated computerized database of major development projects