

## **GENESEE TRANSPORTATION COUNCIL**

### **RESOLUTION**

**Resolution 20-30 Accepting the *Land Use Report for Monroe County, New York – Major Projects Proposed, Approved, and Constructed in 2019* as evidence of completion of UPWP Task 4210**

#### **WHEREAS,**

1. The *FY 2020-2021 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 2019* 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 2019* 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 August 27, 2020.

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 Monitoring Report* (Report) for Monroe County in 2019 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 (County Planning) 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 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 Report to track development trends and to respond to questions about development activity. The Report is also distributed to municipalities and posted on the Monroe County website so that it is available for public access.

#### **Project Methodology:**

All projects submitted to County Planning for development review are compiled into a computer database in order to record selected information about proposed residential and non-residential development projects in Monroe County. 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. Projects that meet the minimum requirements are deemed *major projects*. In the first quarter of 2020, each municipality in the county was sent a record of *major projects* submitted for review under GML 239-l, -m, & -n with a request to update and verify the information therein.

The following additional data were collected for the 2019 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 2019;
3. Cumulative status of approved major projects: 1992-2019 – major projects that have not been denied, withdrawn, or completed;
4. Cumulative status of rezonings – potential development: 2003-2019 – all rezoning's that have not resulted in any construction activity; and
5. Potential development 2020-2022 – information from municipalities on known major projects that are in the “pipeline” but have not been formally submitted for approval.

**Analysis Overview:**

A total of 111 major projects were proposed in Monroe County in 2019. Among these, 42 were commercial projects; 44 were residential projects; 10 were industrial projects; nine were community/public services; two were solar developments; one was for agriculture; and three projects did not fall into any predefined development types. Per our survey in the first quarter of 2020, 25 of the 2019 major projects have been either completed or are under construction, 42 have been approved, 12 have been denied or withdrawn, two projects have been removed due to duplication, and the rest (30) are still in the approval process.

Of the 111 major projects submitted to Monroe County, there were 21 applications for rezoning, which is often the first indication of future development activity, and three of those rezoning requests have been denied, withdrawn, or discontinued. There were also five senior housing projects submitted for review in 2019, with a total of 400 proposed units, and 44 residential projects, with a total of 2,278 proposed units.

In 2019, over half of the major projects were from these six municipalities: Henrietta (14.4%), Gates (9.0%), Rochester (8.1%), Irondequoit (7.2%), Penfield (7.2%), and Brighton (6.3%). Gates has shown significant increases in major projects, changing from one and three applications in 2017 and 2018 respectively, to 10 in 2019. Other municipalities were showing little fluctuation in major project applications compared to previous years. Furthermore, 24 out of the 30 municipalities in Monroe County have had at least one major project that was proposed in 2019, which indicates development activities are distributed broadly in Monroe County.

**Products:**

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