



**Land Use Report
for
Monroe County, New York**

**Major Projects Proposed, Approved and
Constructed in 2014**

**Monroe County
Department of Planning and Development
Planning Division**

Land Use Report for Monroe County, New York 2014

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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, guide capital project investments, 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.

Our 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 2014, each municipality was contacted.

Information on proposed and approved projects was gathered from a variety of sources including our 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. To reduce the volume of proposed projects, 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 2014
- Table C. Cumulative Report on the Status of Major Projects: 1992-2014
- Table D. Cumulative Status of Rezonings – Potential Development: 2003-2014
- Table E. Potential Development: 2015-2017

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 2014.

	Number Building Permits Issued	% of Total Building Permits Issued	Municipalities with Most Significant Construction
Single Family	882	92%	Rochester (214); Penfield (112); Henrietta (111); Greece (77); Webster (65)
Two (2) Family	34	4%	Greece (13); Churchville (9); Webster (8)
Three (3) or Four (4) Family	20	2%	Perinton (6); Webster (5); Penfield (4)
Five (5) or More Family	19	2%	Clarkson (9); Webster (6); Gates (3); Perinton (2); Webster Village (2)
Total Permits Issued 2014	955	100%	

Proposed Major Projects in 2014

Table B. indicates there were a total of 105 major projects proposed in Monroe County in 2014. Twenty (20) 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 105 major projects proposed in Monroe County in 2014, the majority came from a handful of municipalities. Henrietta had the most major projects with 16, followed by Greece with 15, Perinton with 13 and Brighton with 9.

The proposed major projects data indicates there were 40 projects with residential development in 2014. The remaining balance of 65 projects therefore was non-residential development.

Cumulative Report on the Status of Major Projects: 1992-2014

Table C. is a status report for all major projects in Monroe County between 1992 and 2014 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: 2003-2014

Table D. This table is an accumulation of all rezonings in Monroe County, which have not resulted in final construction between 2003 and 2014. In cases where a project is not listed under a land use category the type of development has not been identified.

Potential Development: 2015-2017

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 2014.

DESCRIPTION OF DATABASE ELEMENTS

The following description of the database elements can be used to interpret the data provided in the attached tables:

Applicant's Name: The name of the applicant as it appears on the development referral form submitted to Monroe County Department of Planning and Development.

Census Tract Number: Small statistical subdivisions of a county determined by the United States Census Bureau.

Development Information: The name used by NYS and the Monroe County Real Property Tax offices to identify property categories.

Land Use Code: The three-digit number used by NYS and the Monroe County Real Property Tax offices to identify type of land use.

Number of Lots: Number of lots resulting from any subdivision of land.

Number of Units: Applies to number of units in an apartment project or a motel/hotel.

Parcel Address: The name of the primary access road to the property.

Project Name: The title or most recognized reference name for the proposed project, if available.

Project Status: Indicates if a project is approved, pending approval, under construction or complete.

Referral Number: This is Monroe County's identification number assigned to each proposed project submitted for our review. The capital letters represent the municipality, the year the project was initially proposed follows, and then a file number was assigned to each project. The letter at the end identifies the type of review (S = subdivision, Z = site plan review, special permit, or any other type of zoning action, and A = airport review).

Residential Conversion: Indicates that an industrial, commercial or vacant building was converted for residential use.

Senior Housing: Indicates that a project is for senior housing.

Special Needs: Indicates that a project is for a special needs development.

Tax Account Number: The County's Real Property Tax number.

Total Acreage: Total acreage of site to be developed.

Total Gross Floor Area (GFA): The total square footage of gross floor area (if available).

Transportation Analysis Zone (TAZ): This code number identifies the location of a property for use in the computer modeling system of Genesee Transportation Council.

LAND USE CLASSIFICATION CODE

The New York State Office of Real Property Services has developed a simple and uniform classification system to be used in assessment administration in New York State. The system of classification consists of numeric codes within specific land use categories (listed below). The land use code indicated for each project in the Development Referrals File of approved major projects conforms to this system and all land use codes found in the file are described below:

Land Use Code Numbers and Categories

100		AGRICULTURAL (Property used for the production of crops or livestock)
	105	Agricultural vacant land (productive)
	110	Livestock and products
	120	Field crops
	130	Truck crops – mucklands
	140	Truck crops – not mucklands
	150	Orchard crops
	160	Other fruits
	170	Nursery and greenhouse
	180	Specialty farms
	190	Fish, Game and Wildlife Preserves
200		RESIDENTIAL
	210	One family year-round residence (Apartments are #411 under the Commercial category)
	220	Two family year-round residence
	230	Three family year-round residence
	240	Rural residence with acreage
	250	Estate
	260	Seasonal residences
	270	Mobile home
	280	Residential – multi-purpose/multi-structure
	281	Multiple residences
300		VACANT LAND
	310	Residential
	311	Residential vacant land
	320	Rural
	330	Vacant land located in commercial areas
	340	Vacant land located in industrial areas
	350	Urban Renewal or slum clearance
	380	Public utility vacant land
400		COMMERCIAL
	410	Living accommodations
	411	Apartments
	414	Hotel

	418	Inns, lodges, boarding and rooming houses, tourist homes, fraternity and sorority houses
	420	Dining establishments
	421	Restaurant (full service)
	430	Motor vehicle services
	431	Auto dealers – sales and service
	434	Automatic car wash
	440	Storage, warehouse and distribution facilities
	442	Mini warehouse (self service storage)
	450	Retail services
	451	Regional shopping centers
	452	Area or neighborhood shopping centers
	453	Large retail outlets
	454	Large retail food stores
	460	Banks and office buildings
	461	Standard bank/single occupant
	464	Office building
	465	Professional building
	470	Miscellaneous services
	480	Multiple use or multipurpose
	482	Downtown row type (detached)
	484	One story small structure
500		RECREATION AND ENTERTAINMENT
	510	Entertainment assembly
	520	Sports assembly
	530	Amusement facilities
	540	Indoor sports facilities
	542	Ice or roller skating rinks
	543	YMCA's, YWCA's, etc.
	546	Other indoor sports
	550	Outdoor sports activities
	552	Public golf course
	560	Improved beaches
	570	Marinas
	580	Camps, camping facilities and resorts
	590	Parks
600		COMMUNITY SERVICES
	610	Education
	612	School (general, elementary and secondary)
	613	Colleges and universities
	615	Other educational facilities
	620	Religious
	630	Welfare
	633	Homes for the aged
	640	Health

	641	Hospitals
	642	All other health facilities
	650	Government
	660	Protection
	662	Facilities for police and fire protection
	670	Protection
	680	Cultural and recreational
	690	Miscellaneous
	695	Cemeteries
700		INDUSTRIAL
	710	Manufacturing and processing
	712	High tech. manufacturing and processing
	720	Mining and quarrying
	730	Wells
	750	Industrial product pipelines
800		PUBLIC SERVICES
	820	Water
	830	Communication
	840	Transportation
	850	Waste disposal
	852	Landfills and dumps
	860	Special franchise property
	870	Electric and gas
	880	Electric and gas transmission and distribution
900		WILD, FORESTED, CONSERVATION LANDS AND PUBLIC PARKS
	910	Private wild and forest lands except for private hunting and fishing clubs
	920	Private hunting and fishing clubs
	930	State owned forest lands
	940	Reforested land and other related conservation purposes
	950	Hudson River and Black River regulating district land
	960	Public parks
	970	Other wild or conservation lands
	980	Taxable state owned conservation easements
	990	Other taxable state land assessments

LAND USE CLASSIFICATION: NUMBER OF PROPERTIES AND ACREAGE

The following tables were created by summarizing all of the land use codes by nine general land use categories and calculating the total number of parcels, or properties, in each category. The property acreage was also aggregated for each category. Percentages were calculated for both properties and acreage. The first Land Use Classification Table provides a compilation of data for all municipalities in Monroe County. The second table provides the 2014 Property Classification Summary Final by Municipality.

Property Code	Category Description	Property Count	Count %	Property Acreage	Acreage %
100	Agricultural	1509	0.57%	80939.99314	20.80%
200	Residential	226066	85.69%	154274.8748	39.65%
300	Vacant land	18211	6.90%	68156.80262	17.52%
400	Commercial	12409	4.70%	19103.4749	4.91%
500	Recreation and entertainment	583	0.22%	10636.64835	2.73%
600	Community services	2002	0.76%	17232.91777	4.43%
700	Industrial	885	0.34%	7547.886552	1.94%
800	Public services	824	0.31%	7480.803416	1.92%
900	Wild, forested, conservation lands and public parks	313	0.12%	16634.73588	4.28%
No Data		1029	0.39%	7075.767486	1.82%
Total		263831	100.00%	389083.9049	100.00%

Source: Monroe County GIS Parcel File, April 2015

Municipality	Property Code	Category Description	Property Count	Count %	Property Acreage	Acreage %
Brighton	200	Residential	9881	83.05%	3370.67	41.12%
Brighton	300	Vacant land	1201	10.09%	1623.68	19.81%
Brighton	400	Commercial	542	4.56%	1117.12	13.63%
Brighton	500	Recreation and entertainment	32	0.27%	356.15	4.34%
Brighton	600	Community services	87	0.73%	985.65	12.02%
Brighton	700	Industrial	12	0.10%	47.69	0.58%
Brighton	800	Public services	38	0.32%	241.48	2.95%
Brighton	900	Wild, forested, conservation lands and public parks	12	0.10%	338.02	4.12%
Brighton	00	No data	92	0.77%	116.66	1.42%
		Total	11897	100%	8197.12	100%
Brockport	200	Residential	1373	79.36%	405.88	32.19%
Brockport	300	Vacant land	106	6.13%	215.19	17.06%
Brockport	400	Commercial	197	11.39%	181.57	14.40%
Brockport	500	Recreation and entertainment	8	0.46%	13.21	1.05%
Brockport	600	Community services	31	1.79%	255.74	20.28%
Brockport	700	Industrial	6	0.35%	105.43	8.36%
Brockport	800	Public services	9	0.52%	84.01	6.66%
		Total	1730	100%	1261.02	100%
Chili	100	Agricultural	116	1.09%	6615.11	28.15%
Chili	200	Residential	9350	88.03%	6741.27	28.68%
Chili	300	Vacant land	671	6.32%	3559.85	15%
Chili	400	Commercial	203	1.91%	1224.70	5.21%
Chili	500	Recreation and entertainment	9	0.08%	473.05	2.01%
Chili	600	Community services	100	0.94%	1198.42	5.10%
Chili	700	Industrial	32	0.30%	343.41	1.46%
Chili	800	Public services	58	0.55%	902.49	3.84%
Chili	900	Wild, forested, conservation lands and public parks	45	0.42%	2045.04	8.70%
Chili	00	No data	37	0.35%	399.32	1.70%
		Total	10621	100%	23502.66	100%
Churchville	100	Agricultural	3	0.34%	102.91	15.09%
Churchville	200	Residential	746	84.10%	258.00	37.83%
Churchville	300	Vacant land	67	7.55%	108.03	15.84%
Churchville	400	Commercial	35	3.95%	52.73	7.73%
Churchville	600	Community services	19	2.14%	69.32	10.16%
Churchville	700	Industrial	4	0.45%	23.94	3.51%
Churchville	800	Public services	6	0.68%	25.92	3.80%
Churchville	900	Wild, forested, conservation lands and public parks	5	0.56%	37.92	5.56%
Churchville	00	No data	2	0.23%	3.24	0.48%
		Total	887	100%	682.01	100%
Clarkson	100	Agricultural	41	1.65%	3028.31	14.63%
Clarkson	200	Residential	1935	77.87%	7355.56	35.54%
Clarkson	300	Vacant land	378	15.21%	8466.48	40.90%

Clarkson	400	Commercial	63	2.54%	372.95	1.80%
Clarkson	500	Recreation and entertainment	9	0.36%	591.60	2.86%
Clarkson	600	Community services	25	1.01%	134.67	0.65%
Clarkson	700	Industrial	2	0.08%	10.61	0.05%
Clarkson	800	Public services	11	0.44%	129.52	0.63%
Clarkson	900	Wild, forested, conservation lands and public parks	10	0.40%	416.24	2.01%
Clarkson	00	No data	11	0.44%	192.51	0.93%
		Total	2485	100%	20698.44	100%
East Rochester	200	Residential	2278	84.68%	304.98	43.60%
East Rochester	300	Vacant land	117	4.35%	30.49	4.36%
East Rochester	400	Commercial	185	6.88%	152.45	21.80%
East Rochester	500	Recreation and entertainment	6	0.22%	39.32	5.62%
East Rochester	600	Community services	26	0.97%	73.87	10.56%
East Rochester	700	Industrial	22	0.82%	66.46	9.50%
East Rochester	800	Public services	3	0.11%	22.16	3.17%
East Rochester	900	Wild, forested, conservation lands and public parks	2	0.07%	1.85	0.26%
East Rochester	00	No data	51	1.90%	7.90	1.13%
		Total	2690	100%	699.48	100%
Fairport	200	Residential	1911	90.01%	539.46	64.37%
Fairport	300	Vacant land	53	2.50%	58.13	6.94%
Fairport	400	Commercial	106	4.99%	46.09	5.50%
Fairport	600	Community services	23	1.08%	80.50	9.61%
Fairport	700	Industrial	12	0.57%	55.37	6.61%
Fairport	800	Public services	6	0.28%	34.29	4.09%
Fairport	900	Wild, forested, conservation lands and public parks	4	0.19%	13.66	1.63%
Fairport	00	No data	8	0.38%	10.50	1.25%
		Total	2123	100%	838.01	100%
Gates	100	Agricultural	2	0.02%	33.96	0.43%
Gates	200	Residential	9907	89.92%	3281.80	41.11%
Gates	300	Vacant land	413	3.75%	1502.82	18.82%
Gates	400	Commercial	423	3.84%	1096.48	13.73%
Gates	500	Recreation and entertainment	17	0.15%	487.71	6.11%
Gates	600	Community services	61	0.55%	533.72	6.69%
Gates	700	Industrial	126	1.14%	719.71	9.02%
Gates	800	Public services	28	0.25%	180.32	2.26%
Gates	00	No data	40	0.36%	146.86	1.84%
		Total	11017	100%	7983.38	100%
Greece	100	Agricultural	49	0.14%	1219.46	4.58%
Greece	200	Residential	31401	92.43%	12156.87	45.65%

Greece	300	Vacant land	1428	4.20%	4673.55	17.55%
Greece	400	Commercial	714	2.10%	1895.13	7.12%
Greece	500	Recreation and entertainment	47	0.14%	511.64	1.92%
Greece	600	Community services	159	0.47%	1629.52	6.12%
Greece	700	Industrial	35	0.10%	702.78	2.64%
Greece	800	Public services	59	0.17%	618.14	2.32%
Greece	900	Wild, forested, conservation lands and public parks	20	0.06%	2892.66	10.86%
Greece	00	No data	60	0.18%	330.36	1.24%
		Total	33972	100%	26630.09	100%
Hamlin	100	Agricultural	198	5.75%	11508.17	43.52%
Hamlin	200	Residential	2678	77.71%	9074.38	34.32%
Hamlin	300	Vacant land	428	12.42%	3376.12	12.77%
Hamlin	400	Commercial	61	1.77%	424.30	1.60%
Hamlin	500	Recreation and entertainment	12	0.35%	204.30	0.77%
Hamlin	600	Community services	24	0.70%	162.40	0.61%
Hamlin	700	Industrial	4	0.12%	81.05	0.31%
Hamlin	800	Public services	7	0.20%	26.01	0.10%
Hamlin	900	Wild, forested, conservation lands and public parks	4	0.12%	685.97	2.59%
Hamlin	00	No data	30	0.87%	898.42	3.40%
		Total	3446	100%	26441.11	100%
Henrietta	100	Agricultural	56	0.40%	2507.29	12.09%
Henrietta	200	Residential	11813	85.43%	6424.71	30.98%
Henrietta	300	Vacant land	983	7.11%	4049.61	19.53%
Henrietta	400	Commercial	608	4.40%	2716.66	13.10%
Henrietta	500	Recreation and entertainment	69	0.50%	798.37	3.85%
Henrietta	600	Community services	129	0.93%	2834.10	13.67%
Henrietta	700	Industrial	64	0.46%	516.15	2.49%
Henrietta	800	Public services	70	0.51%	451.99	2.18%
Henrietta	900	Wild, forested, conservation lands and public parks	3	0.02%	37.52	0.18%
Henrietta	00	No data	33	0.24%	403.31	1.94%
		Total	13828	100%	20739.71	100%
Hilton	200	Residential	1782	91.38%	461.76	46.90%
Hilton	300	Vacant land	46	2.36%	119.24	12.11%
Hilton	400	Commercial	87	4.46%	101.42	10.30%
Hilton	500	Recreation and entertainment	4	0.21%	3.73	0.38%
Hilton	600	Community services	18	0.92%	224.34	22.79%
Hilton	700	Industrial	1	0.05%	6.54	0.66%
Hilton	800	Public services	9	0.46%	7.59	0.77%
Hilton	900	Wild, forested, conservation lands and public parks	2	0.10%	35.18	3.57%
Hilton	00	No data	1	0.05%	24.75	2.51%
		Total	1950	100%	984.56	100%
Honeoye Falls	100	Agricultural	2	0.20%	251.26	16.31%
Honeoye	200	Residential	803	79.43%	572.63	37.16%

Falls						
Honeoye Falls	300	Vacant land	77	7.62%	328.05	21.29%
Honeoye Falls	400	Commercial	91	9.00%	114.15	7.41%
Honeoye Falls	500	Recreation and entertainment	1	0.10%	2.82	0.18%
Honeoye Falls	600	Community services	18	1.78%	84.12	5.46%
Honeoye Falls	700	Industrial	10	0.99%	102.14	6.63%
Honeoye Falls	800	Public services	4	0.40%	20.44	1.33%
Honeoye Falls	900	Wild, forested, conservation lands and public parks	2	0.20%	19.56	1.27%
Honeoye Falls	00	No data	3	0.30%	45.68	2.96%
		Total	1011	100%	1540.83	100%
Irondequoit	100	Agricultural	3	0.01%	15.04	0.19%
Irondequoit	200	Residential	19197	90.87%	5184.86	64.80%
Irondequoit	300	Vacant land	1304	6.17%	974.86	12.18%
Irondequoit	400	Commercial	426	2.02%	697.91	8.72%
Irondequoit	500	Recreation and entertainment	35	0.17%	138.41	1.73%
Irondequoit	600	Community services	90	0.43%	487.81	6.10%
Irondequoit	700	Industrial	3	0.01%	2.42	0.03%
Irondequoit	800	Public services	47	0.22%	58.06	0.73%
Irondequoit	900	Wild, forested, conservation lands and public parks	5	0.02%	409.77	5.12%
Irondequoit	00	No data	16	0.08%	31.69	0.40%
		Total	21126	100%	8000.84	100%
Mendon	100	Agricultural	103	3.66%	5341.77	23.17%
Mendon	200	Residential	2230	79.25%	11090.99	48.10%
Mendon	300	Vacant land	361	12.83%	3505.16	15.20%
Mendon	400	Commercial	58	2.06%	81.74	0.35%
Mendon	500	Recreation and entertainment	6	0.21%	326.83	1.42%
Mendon	600	Community services	15	0.53%	101.20	0.44%
Mendon	700	Industrial	1	0.04%	33.10	0.14%
Mendon	800	Public services	8	0.28%	28.26	0.12%
Mendon	900	Wild, forested, conservation lands and public parks	18	0.64%	2387.83	10.36%
Mendon	00	No data	14	0.50%	161.10	0.70%
		Total	2814	100%	23057.96	100%
Ogden	100	Agricultural	132	2.14%	5733.81	27.23%
Ogden	200	Residential	5151	83.54%	8337.65	39.59%
Ogden	300	Vacant land	682	11.06%	4313.18	20.48%
Ogden	400	Commercial	66	1.07%	419.85	1.99%
Ogden	500	Recreation and entertainment	9	0.15%	273.41	1.30%
Ogden	600	Community services	40	0.65%	413.76	1.96%
Ogden	700	Industrial	32	0.52%	472.30	2.24%
Ogden	800	Public services	20	0.32%	84.51	0.40%

Ogden	900	Wild, forested, conservation lands and public parks	15	0.24%	642.20	3.05%
Ogden	00	No data	19	0.31%	368.94	1.75%
		Total	6166	100%	21059.60	100%
Parma	100	Agricultural	99	2.22%	5107.38	20.54%
Parma	200	Residential	3560	79.73%	11687.53	47.01%
Parma	300	Vacant land	617	13.82%	5410.30	21.76%
Parma	400	Commercial	110	2.46%	765.23	3.08%
Parma	500	Recreation and entertainment	13	0.29%	684.99	2.76%
Parma	600	Community services	25	0.56%	250.37	1.01%
Parma	700	Industrial	9	0.20%	284.60	1.14%
Parma	800	Public services	11	0.25%	49.89	0.20%
Parma	00	No data	21	0.47%	621.80	2.50%
		Total	4465	100%	24862.07	100%
Penfield	100	Agricultural	95	0.68%	3762.66	16.74%
Penfield	200	Residential	12549	90.07%	10807.75	48.09%
Penfield	300	Vacant land	658	4.72%	2899.72	12.90%
Penfield	400	Commercial	325	2.33%	1005.13	4.47%
Penfield	500	Recreation and entertainment	25	0.18%	1070.81	4.76%
Penfield	600	Community services	98	0.70%	789.61	3.51%
Penfield	700	Industrial	11	0.08%	358.18	1.59%
Penfield	800	Public services	44	0.32%	336.90	1.50%
		Wild, forested, conservation lands and public parks	27	0.19%	1155.67	5.14%
Penfield	900	Wild, forested, conservation lands and public parks	27	0.19%	1155.67	5.14%
Penfield	00	No data	101	0.72%	286.01	1.27%
		Total	13933	100%	22472.44	100%
Perinton	100	Agricultural	62	0.40%	2070.96	10.90%
Perinton	200	Residential	14460	92.43%	9475.41	49.87%
Perinton	300	Vacant land	597	3.82%	3499.53	18.42%
Perinton	400	Commercial	287	1.83%	909.61	4.79%
Perinton	500	Recreation and entertainment	25	0.16%	700.49	3.69%
Perinton	600	Community services	58	0.37%	867.96	4.57%
Perinton	700	Industrial	34	0.22%	415.34	2.19%
Perinton	800	Public services	34	0.22%	372.76	1.96%
		Wild, forested, conservation lands and public parks	11	0.07%	517.65	2.72%
Perinton	900	Wild, forested, conservation lands and public parks	11	0.07%	517.65	2.72%
Perinton	00	No data	76	0.49%	171.51	0.90%
		Total	15644	100%	19001.22	100%
Pittsford	100	Agricultural	56	0.57%	2004.03	15.81%
Pittsford	200	Residential	8916	91.17%	5727.54	45.17%
Pittsford	300	Vacant land	521	5.33%	1678.31	13.24%
Pittsford	400	Commercial	119	1.22%	365.91	2.89%
Pittsford	500	Recreation and entertainment	12	0.12%	808.11	6.37%
Pittsford	600	Community services	52	0.53%	767.90	6.06%
Pittsford	700	Industrial	17	0.17%	110.62	0.87%
Pittsford	800	Public services	23	0.24%	254.48	2.01%
		Wild, forested, conservation lands and public parks	22	0.22%	568.58	4.48%
Pittsford	900	Wild, forested, conservation lands and public parks	22	0.22%	568.58	4.48%

Pittsford	00	No data	41	0.42%	393.37	3.10%
		Total	9779	100%	12678.84	100%
Pittsford (V)	100	Agricultural	1	0.14%	47.03	12.26%
Pittsford (V)	200	Residential	539	78.12%	198.41	51.71%
Pittsford (V)	300	Vacant land	29	4.20%	29.52	7.69%
Pittsford (V)	400	Commercial	100	14.49%	38.46	10.02%
Pittsford (V)	500	Recreation and entertainment	2	0.29%	1.07	0.28%
Pittsford (V)	600	Community services	13	1.88%	50.07	13.05%
Pittsford (V)	800	Public services	5	0.72%	14.86	3.87%
Pittsford (V)	00	No data	1	0.14%	4.31	1.12%
		Total	690	100%	383.73	100%
Riga	100	Agricultural	153	9.28%	9505.11	45.80%
Riga	200	Residential	1186	71.92%	6687.48	32.22%
Riga	300	Vacant land	244	14.80%	2408.95	11.61%
Riga	400	Commercial	21	1.27%	96.37	0.46%
Riga	500	Recreation and entertainment	6	0.36%	256.24	1.23%
Riga	600	Community services	10	0.61%	172.40	0.83%
Riga	700	Industrial	1	0.06%	6.40	0.03%
Riga	800	Public services	13	0.79%	564.57	2.72%
Riga	900	Wild, forested, conservation lands and public parks	3	0.18%	816.62	3.93%
Riga	00	No data	12	0.73%	241.39	1.16%
		Total	1649	100%	20755.52	100%
Rochester	200	Residential	52307	79.35%	6695.78	35.38%
Rochester	300	Vacant land	5042	7.65%	1315.89	6.95%
Rochester	400	Commercial	6926	10.51%	3243.27	17.13%
Rochester	500	Recreation and entertainment	120	0.18%	864.92	4.57%
Rochester	600	Community services	656	1.00%	2035.88	10.76%
Rochester	700	Industrial	393	0.60%	1585.52	8.38%
Rochester	800	Public services	217	0.33%	1799.93	9.51%
Rochester	900	Wild, forested, conservation lands and public parks	68	0.10%	1290.95	6.82%
Rochester	00	No data	190	0.29%	95.85	0.51%
		Total	65919	100%	18927.99	100%
Rush	100	Agricultural	124	6.97%	7790.50	41.02%
Rush	200	Residential	1323	74.33%	5735.75	30.20%
Rush	300	Vacant land	225	12.64%	2028.44	10.68%
Rush	400	Commercial	33	1.85%	80.94	0.43%
Rush	500	Recreation and entertainment	8	0.45%	691.19	3.64%
Rush	600	Community services	31	1.74%	962.07	5.07%
Rush	700	Industrial	4	0.22%	19.78	0.10%
Rush	800	Public services	12	0.67%	224.50	1.18%
Rush	900	Wild, forested, conservation lands and public parks	5	0.28%	261.29	1.38%
Rush	00	No data	15	0.84%	1198.26	6.31%
		Total	1780	100%	18992.72	100%
Scottsville	100	Agricultural	1	0.12%	1.16	0.21%

Scottsville	200	Residential	692	86.18%	322.27	59.47%
Scottsville	300	Vacant land	39	4.86%	34.33	6.33%
Scottsville	400	Commercial	34	4.23%	26.18	4.83%
Scottsville	500	Recreation and entertainment	3	0.37%	18.20	3.36%
Scottsville	600	Community services	25	3.11%	110.59	20.41%
Scottsville	700	Industrial	5	0.62%	15.07	2.78%
Scottsville	800	Public services	4	0.50%	14.09	2.60%
		Total	803	100%	541.88	100%
Spencerport	200	Residential	1144	84.18%	394.24	53.99%
Spencerport	300	Vacant land	95	6.99%	56.02	7.67%
Spencerport	400	Commercial	81	5.96%	62.41	8.55%
Spencerport	500	Recreation and entertainment	3	0.22%	3.28	0.45%
Spencerport	600	Community services	22	1.62%	102.01	13.97%
Spencerport	800	Public services	10	0.74%	68.56	9.39%
Spencerport	900	Wild, forested, conservation lands and public parks	1	0.07%	0.05	0.01%
Spencerport	00	No data	3	0.22%	43.65	5.98%
		Total	1359	100%	730.22	100%
Sweden	100	Agricultural	57	2.14%	3557.54	18.02%
Sweden	200	Residential	1860	69.92%	7521.76	38.09%
Sweden	300	Vacant land	583	21.92%	5699.26	28.86%
Sweden	400	Commercial	85	3.20%	443.48	2.25%
Sweden	500	Recreation and entertainment	8	0.30%	330.61	1.67%
Sweden	600	Community services	27	1.02%	300.58	1.52%
Sweden	700	Industrial	5	0.19%	377.01	1.91%
Sweden	800	Public services	21	0.79%	573.79	2.91%
Sweden	900	Wild, forested, conservation lands and public parks	5	0.19%	692.81	3.51%
Sweden	00	No data	9	0.34%	248.38	1.26%
		Total	2660	100%	19745.22	100%
Webster	100	Agricultural	28	0.19%	1259.71	6.91%
Webster	200	Residential	13089	90.23%	9354.78	51.31%
Webster	300	Vacant land	811	5.59%	3152.42	17.29%
Webster	400	Commercial	253	1.74%	1038.36	5.70%
Webster	500	Recreation and entertainment	80	0.55%	641.23	3.52%
Webster	600	Community services	51	0.35%	658.23	3.61%
Webster	700	Industrial	18	0.12%	349.70	1.92%
Webster	800	Public services	29	0.20%	154.76	0.85%
Webster	900	Wild, forested, conservation lands and public parks	20	0.14%	1221.34	6.70%
Webster	00	No data	127	0.88%	400.52	2.20%
		Total	14506	100%	18231.05	100%
Webster (V)	200	Residential	1134	81.82%	371.79	30.47%
Webster (V)	300	Vacant land	71	5.12%	115.22	9.44%
Webster (V)	400	Commercial	130	9.38%	140.44	11.51%
Webster (V)	500	Recreation and entertainment	6	0.43%	24.89	2.04%
Webster (V)	600	Community services	24	1.73%	63.76	5.23%

Webster (V)	700	Industrial	9	0.65%	488.08	40.01%
Webster (V)	800	Public services	4	0.29%	2.89	0.24%
Webster (V)	00	No data	8	0.58%	12.93	1.06%
		Total	1386	100%	1220.00	100%
Wheatland	100	Agricultural	128	8.56%	9476.82	52.00%
Wheatland	200	Residential	871	58.26%	3732.93	20.48%
Wheatland	300	Vacant land	364	24.35%	2924.46	16.05%
Wheatland	400	Commercial	40	2.68%	192.45	1.06%
Wheatland	500	Recreation and entertainment	8	0.54%	320.10	1.76%
Wheatland	600	Community services	45	3.01%	832.35	4.57%
Wheatland	700	Industrial	13	0.87%	248.51	1.36%
Wheatland	800	Public services	14	0.94%	133.64	0.73%
Wheatland	900	Wild, forested, conservation lands and public parks	4	0.27%	146.37	0.80%
Wheatland	00	No data	8	0.54%	216.58	1.19%
		Total	1495	100%	18224.22	100%

Source: Monroe County GIS Parcel File, April 2015

Table A

Residential Building Permit Information

2014 Residential Building Permits Issued

Municipality	Single Family	Two (2) Family	Three (3) or Four (4) Family	Five (5) or More Family
Brighton	5	3	2	0
Brockport	4	0	0	0
Chili	58	0	0	0
Churchville	0	9	0	0
Clarkson	16	0	0	9
East Rochester	0	0	0	0
Fairport	1	0	0	0
Gates	45	0	0	0
Greece	77	13	0	0
Hamlin	8	0	0	0
Henrietta	111	0	0	0
Hilton	3	0	0	0
Honeoye Falls	0	0	1	0
Irondequoit	4	0	0	0
Mendon	10	0	0	0
Ogden	33	0	0	0
Parma	19	0	0	0
Penfield	112	0	4	0
Perinton	36	1	6	2
Pittsford	33	0	0	0
Pittsford (V)	0	0	0	0
Riga	4	0	0	0
Rochester	214	0	0	0
Rush	3	0	0	0
Scottsville	0	0	0	0
Spencerport	3	0	2	0
Sweden	9	0	0	0
Webster	65	8	5	6
Webster (V)	0	0	0	2
Wheatland	9	0	0	0
Total 2014	882	34	20	19

2014 Residential Building Permits Issued

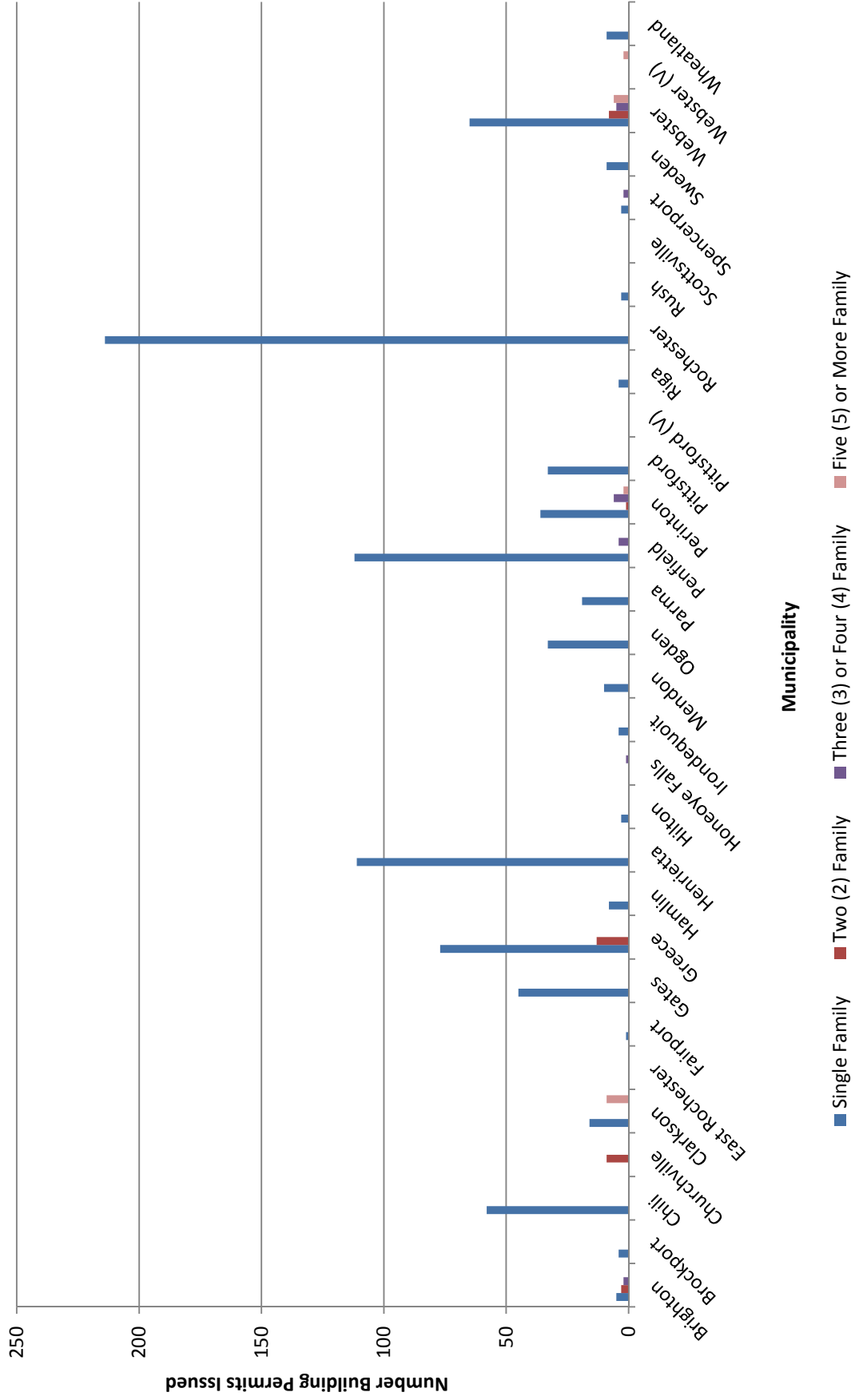


Table B

Proposed Major Projects in 2014

Table C

Cumulative Report on the Status of Major Projects: 1992-2014

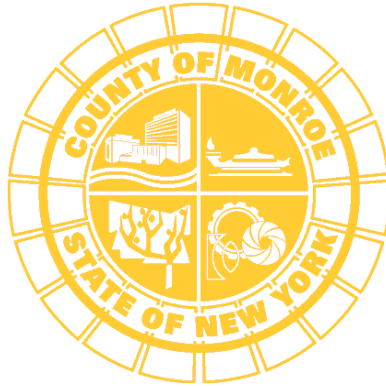
Table D

Cumulative Status of Rezonings - Potential Development: 2003-2014

Table E

Potential Development: 2015-2017

Maps



Monroe County
Department of Planning and Development
Planning Division

CityPlace
50 West Main Street, Suite 8100
Rochester, New York 14614

Phone: (585) 753-2000
Fax: (585) 753-2028

www.monroecounty.gov