

Regional Development Analysis

Project Report



November 2004

Genesee/Finger Lakes Regional Planning Council

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Executive Summary

The Regional Development Analysis can help 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. Essentially, this answers the question: If current trends in development and population continue, how much of the land available for development in a community will be utilized?

The answer appears to be: relatively little. As the table summarizing the findings on the following page shows, most counties 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 municipalities 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 setbacks, 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.

Regional Development Analysis**Regional Summary**

	Percentage of Available Capacity Developed by 2020	Percentage of Available Capacity Developed by 2040
Genesee		
<i>Residential</i>	less than 1	less than 1
<i>Commercial</i>	2.7-6.4%	6.4-15%
<i>Industrial</i>	0.4-1.3%	0.8-3.1%
Livingston		
<i>Residential</i>	less than 1	1.1-1.4%
<i>Commercial</i>	1.9-7.8%	4.6-18%
<i>Industrial</i>	0.9-3.2%	2-7.6%
Monroe		
<i>Residential</i>	17.9-21.5%	27.4-33%
<i>Commercial</i>	51-103%	119-241%
<i>Industrial</i>	10.2-20%	23.9-46.3%
Ontario		
<i>Residential</i>	0.01-2.9%	1.7-4.9%
<i>Commercial</i>	0.6-1.6%	1.3-3.7%
<i>Industrial</i>	2.6-6.1%	6.2-14.3%
Orleans		
<i>Residential</i>	0.50%	0.7-0.8%
<i>Commercial</i>	4-15.2%	9.1-35.5%
<i>Industrial</i>	1.4-5.6%	3.2-13.1%
Seneca		
<i>Residential</i>	0.3-0.5%	0.4-0.5%
<i>Commercial</i>	1.2-4.8%	2.8-11.2%
<i>Industrial</i>	0.03-0.2%	0.1-0.4%
Wayne		
<i>Residential</i>	0.8-1.3%	1.1-2%
<i>Commercial</i>	2.5-6.9%	5.9-16%
<i>Industrial</i>	2.3-5.8%	5.4-13.5%
Wyoming		
<i>Residential</i>	0.1-0.3%	0.2-0.3%
<i>Commercial</i>	0.2-1.2%	0.4-2.8%
<i>Industrial</i>	0.3-1.2%	0.6-2.7%
Yates		
<i>Residential</i>	9.2-10.2%	15.7-17.4%
<i>Commercial</i>	<i>Data gaps effected results</i>	
<i>Industrial</i>	3.6-15.5%	8.4-36.1%

NOTES

In order to facilitate the analysis, the study assumes that only lands classified by the municipality's Real Property Assessor as 'Agriculture' or 'Vacant' would be considered for potential development. This is not meant to presume that all farmland is simply "waiting for development" but rather was a way to efficiently calculate land that *could* be developed.

While it is entirely possible that further development may occur on lands currently classified as 'residential' or 'commercial', given the scale of the study area and scope of this project, the subdivision of large parcels that have been identified as 'developed' (e.g. rural non-farm residential parcels of several acres) has been excluded from consideration.

Several municipalities are forecasted to lose population, resulting in a negative build-out.

Theoretically, this would lead to the demolition of excess residential dwelling capacity. In practice, however, that is not likely to occur except in the most severe cases.

Introduction

The Regional Development Analysis can help 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. In addition to the aforementioned documentation, zoning districts for all municipalities in the region were obtained and digitized. Further digital data sets were acquired or developed as they were seen as useful for the projections, including land cover and land use.

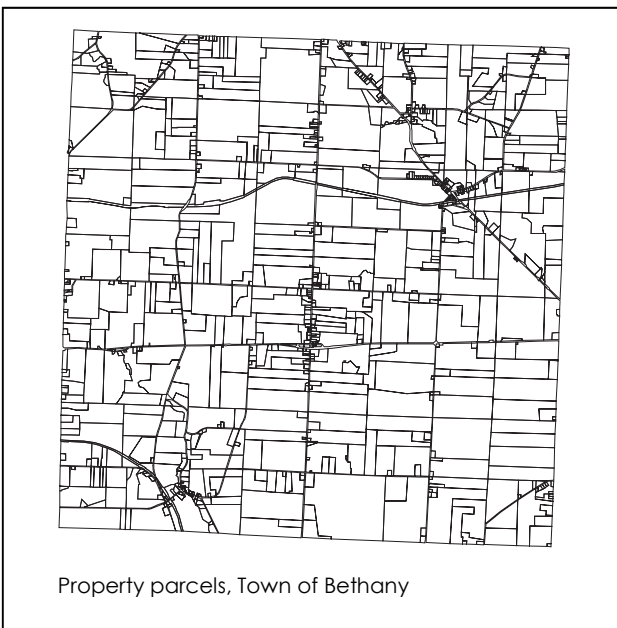
Due to the size of the study area (i.e. the entire Genesee-Finger Lakes Region with 192 municipalities), it was determined that the Regional Development Analysis would be based primarily on a mathematical interpretation of regional land use patterns through the compilation of municipal-level data. Build out analyses typically focus on a relatively small land area (municipality or zoning district) using uniform base data with the intent of providing its audience with detailed, micro-level information. Given the broad land area that the Regional Development Analysis covers and the differing sources of land use data available, such an analysis is not feasible. This analysis therefore uses baseline data to produce a uniform approximation of potential build out acreage throughout the region.

It is important to note that limitations of the data affect the analysis, particularly with a project area that covers the entire region. Projections of trends reflect the best methodology available for a project of this scope. It should be emphasized that these are only *projections*. The Regional Development Analysis is meant to be one tool that communities can use to gauge their land use and development activities. The Analysis can also serve as a starting point for discussions on the future of the community, and as the basis for further, more detailed analyses.

Note: The illustrations show the Town of Bethany, Genesee County, as a graphic to help readers visualize the process.

1. Existing Land Use

The first task in the build-out was to determine the existing land use situation in the region. This



was done at the municipal level. Town data was analyzed including any villages that are contained within them. In addition, village data was extracted and analyzed separately to provide data specific to each village to complement the data specific to each town.

Property parcel data was obtained to determine land use. Two methods were used to collect this land use information. For counties with digital tax parcels in Geographic Information System (GIS) format (Genesee, Monroe, Ontario, Wayne, and Yates), the GIS coverages obtained from each County were used. For the counties without digital tax parcel data (Livingston, Orleans, Seneca, and Wyoming), the parcel information was acquired in tabular format from the county offices of Real Property Services or parcel centroid data was obtained

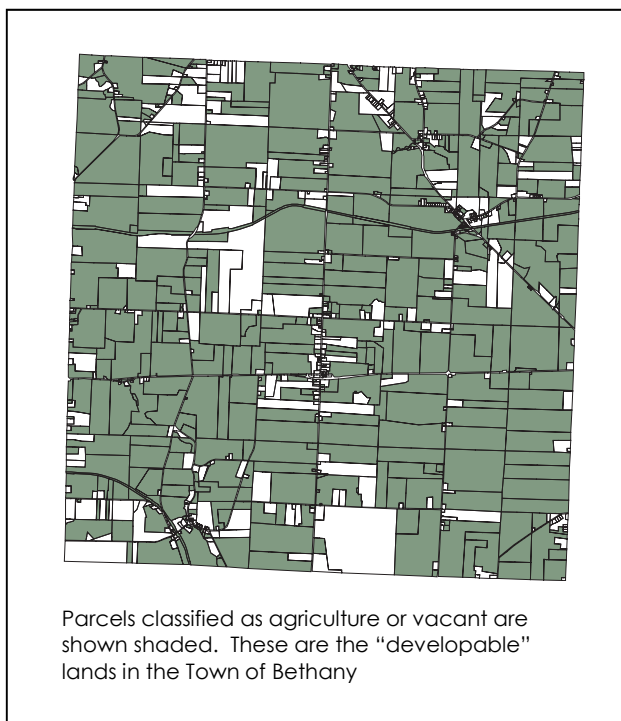
from New York State.

In any instances where a parcel was missing a land use code, an appropriate code was assigned by visually examining the parcel using aerial photography. Once a land use code was determined for each parcel, further analysis could be applied in order to group land uses within the property classification system.

G/FLRPC utilized the three-digit land use code assigned to each property by municipal assessors. This property classification system is used by the New York State Office of Real Property Services and consists of nine categories with 296 individual codes. The purpose of these codes is to describe the primary use of each parcel of real property on an assessment roll. For the Regional Development Analysis, these codes were consolidated into seven broad categories of land use:

- Agriculture
- Commercial
- Industrial
- Parks/Public Land
- Residential
- Utilities
- Vacant Land

With each parcel grouped into one of seven categories, calculations were performed to obtain the area (in acres) for each land use category within each municipality.



The overarching assumption of a build out analysis is that development will occur primarily on land that presently lacks development. Thus, existing land uses were used to determine the overall land area that is subject to potential development. In order to facilitate the analysis, the study assumes that only lands classified by the municipality's Real Property Assessor as 'Agriculture' or 'Vacant' would be considered for potential development. This is not meant to presume that all farmland is simply "waiting for development" but rather was a way to efficiently calculate land that *could* be developed.

While it is entirely possible that further development may occur on lands currently classified as 'residential' or 'commercial', given the scale of the study area and scope of this project, the subdivision of large parcels that have been identified as 'developed' (e.g. rural non-farm residential parcels of several acres) has been excluded from consideration.

Furthermore, despite the fact that much agricultural land is protected under Article 25AA of the NYS Agriculture and Markets Law ("Ag Districts"), these lands are subject to cyclical eight-year reviews and may be removed by the owner at the time of such review. Therefore, given that

this analysis extends to the year 2040, farmland is considered to be developable.

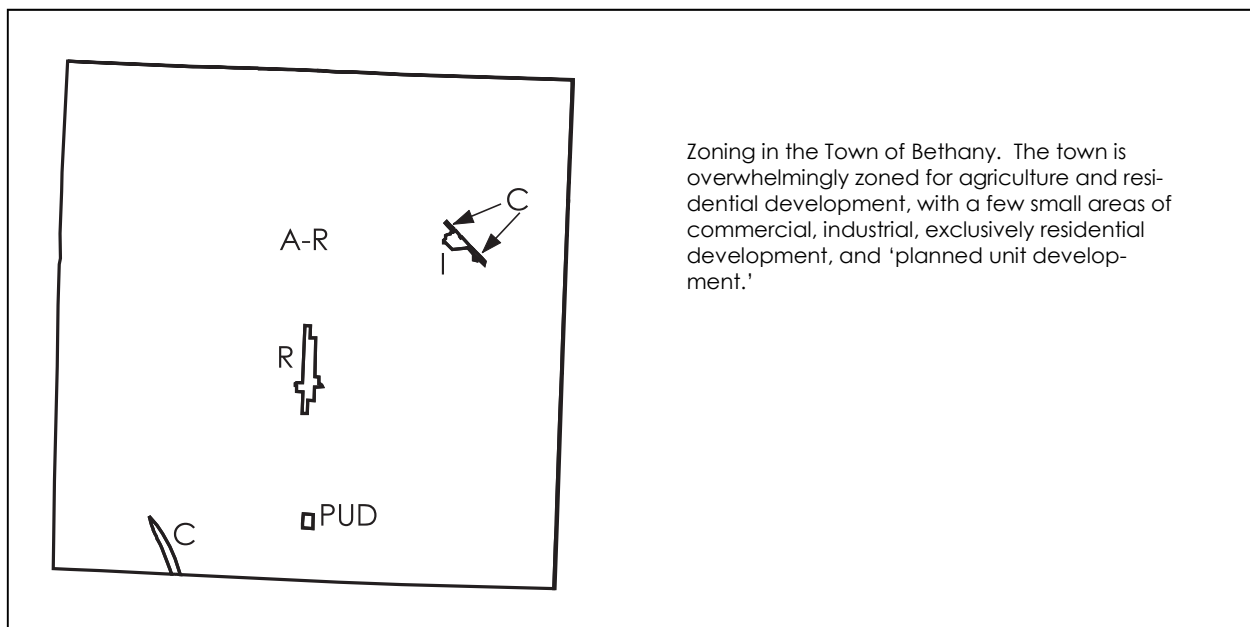
Therefore, the term “**developable land**” shall be used when referring to the agricultural and vacant land identified in the parcel analysis.

2. Potential Future Land Use

In determining future land uses, it was assumed that existing zoning statutes would remain constant over time. The area of various zoning districts in each municipality was calculated.

As with the land use calculations, the multitude of specific zoning categories was consolidated into broad categories:

- Agriculture
- Commercial
- Industrial
- Parks/Public Land
- Residential



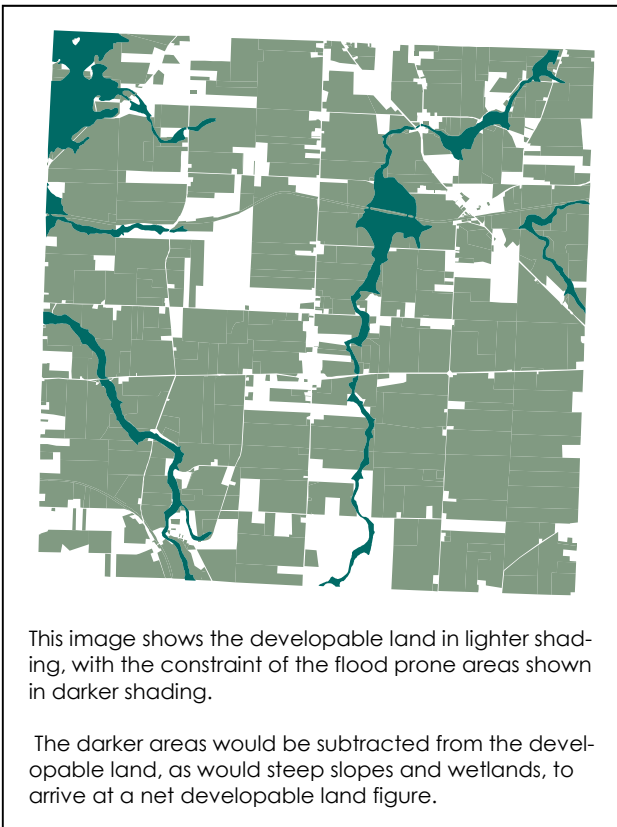
For counties with digital tax parcels

The next step was determining which zoning districts the developable land is situated in. Using GIS, the various zoning classifications were linked to the developable parcels. This step is important because it determines what zoning regulation will be applied to the acreages. Simply put, 100 developable acres in a residential zone with a 1 acre minimum lot size will lead to 100 new houses, whereas 100 developable acres in a commercial zone with a 35% lot coverage requirement will lead to approximately 1.48 million square feet (35 acres) of commercial space. (note: the preceding examples are meant to illustrate the concept and do not reflect final calculations).

For counties without digital tax parcels

For counties without digital tax parcels, the determination of developable land was purely a mathematical exercise. Without having digital parcels, there is no way within the scope and resources of this project to determine which zoning district the developable land lies in.

Therefore, the zoning districts were calculated as a percentage of the municipality. For example, a given town might have 60% of its land in agricultural zones, 20% in residential, 10% in commercial, and 10% in industrial. These percentages were then applied to the developable land. In a town with 1000 developable acres, the resulting percentages would be 600 acres in agricultural zoning districts, 200 in residential, 100 in commercial and 100 in industrial. The appropriate zoning regulations can then be applied to these land area figures.



3. Constraints

Once the developable land was allocated to its appropriate zoning classifications, the constraint percentages could be applied. Constraints are factors that affect the ability to develop land. These factors include steep slopes, flood prone areas and wetlands (flood prone areas and wetlands were taken together and termed "hydrological constraints").

These constraints were calculated to be a percentage of the entire municipality. For instance, steep slopes might occupy 1% of a given municipality's land area, and hydrological constraints 20%, for a total constraint factor of 21% of the municipality's area.

This percentage was applied to the developable acres to "net-out" the undevelopable land and produce a "net developable land" figure. For more details on how the various constraint factors were calculated, please see the appendix.

4. Zoning Capacity

Zoning regulations were applied to the net developable land figure to calculate how many residential units and how much commercial and industrial square footage was permitted in a municipality. This is termed "zoning capacity."

Residential Development

Residential capacity was calculated in building lots, since that is the method by which zoning regulations control most residential development in the region. Residential lots are mostly of a standard and relatively narrow range of sizes (1-5 acres). Moreover, most people tend to envision new residential development in terms of new building lots.

Zoning districts typically delineate the minimum allowable area of new lots (i.e. "lot size"), thus creating a range of possible lot sizes within the various residential zoning districts. Therefore, a range of figures are provided to illustrate this. In instances where only one lot area is stipulated under the zoning code, that figure is repeated to show that the range of lot sizes is limited.

Commercial and Industrial Development

Commercial and industrial capacity was calculated in building square footage, since that is how zoning regulations control commercial and industrial development and, unlike residential lots, these lots vary widely in size, from less than 2 acres for a small retail development to over 100 for large industrial campuses. Again, in contrast to residential development, most people tend to envision new commercial and industrial development in terms of the size of the structures, rather than the size of the lots.

Zoning districts typically delineate the maximum allowable coverage of new buildings in commercial and industrial zones (i.e. "lot coverage"), thus forecasting the "built" square footage of new structures in a particular district.

5. Demographic Considerations

To arrive at potential buildout, two different techniques were used: one for residential buildout and one for commercial/industrial buildout. Not only does this continue the distinction made between the two categories in the calculation of zoning capacity (potential residential lots for residential versus potential square footage for commercial/industrial) but it also reflects the differing quality and comprehensiveness of available data.

Residential Buildout

Calculating residential buildout was a straightforward mathematical exercise taking the forecasted population for a given municipality from the Regional Population Forecast: County, City, Town, and Village Projections for the Genesee/Finger Lakes Region out to the year 2040 (G/FLRPC, 2003) (the years 2020 and 2040 were chosen). The difference between the forecasted population in these two years and 2000 (the most recent Census) was calculated. In many municipalities in the region, population is actually forecasted to decline, making an accurate buildout analysis within the realm of this project impossible. The theoretical implications of population loss is a complete cessation of building and, in fact, the demolition of excess dwelling units. In reality, however, that usually doesn't occur.

Thus, in municipalities where population growth is projected to increase, the difference between present and future population was divided by the average projected household size to arrive at the estimated number of new households in a given municipality. The number of households was assumed, for the purposes of this study, to be equivalent to the number of residential building lots, since generally one household will occupy one lot.

The result is an estimate of the number of new housing units that will be demanded in any given municipality given current trends in population growth and standing local zoning ordinances.

The following series of formulae demonstrate how the residential figures for each municipality (see tables on pages 11 through 46) were determined:

Step 1

$$\begin{array}{r} 2020 \text{ Forecasted} \\ \text{Population} \end{array} \quad - \quad \begin{array}{r} 2000 \\ \text{Population} \end{array} \quad = \quad \begin{array}{r} \text{Population} \\ \text{Change} \end{array}$$

Step 2

$$\frac{\begin{array}{r} \text{Population} \\ \text{Change} \end{array}}{\begin{array}{r} 2020 \text{ Average} \\ \text{Household Size} \end{array}} \quad = \quad \begin{array}{r} \text{Estimated num-} \\ \text{ber of new} \\ \text{households} \\ \text{(dwelling units)} \end{array}$$

Step 3

$$\frac{\begin{array}{r} \text{Estimated number} \\ \text{of new households} \\ \text{(dwelling units)} \end{array}}{\begin{array}{r} \text{Estimated number of} \\ \text{lots (zoning capacity)} \end{array}} \quad \times \quad 100 \quad = \quad \begin{array}{r} \text{Estimated percentage of} \\ \text{lots (zoning capacity)} \\ \text{developed by 2020} \end{array}$$

Commercial and Industrial Buildout

Because the base data of average household size and population forecasts do not exist in a comparable form for commercial and industrial development, G/FLRPC used the data from the five most recent Land Use Monitoring Reports. These reports, produced annually by G/FLRPC, compile all building permits, by municipality, issued throughout the region in a calendar year. The information is requested by commercial, industrial, or residential permit, and square footage of commercial and industrial projects permitted.

The municipal permit data was ranked by amount of new commercial and industrial square footage constructed over the five year period. This ranking was divided into five categories:

- E – Low rate of construction
- D – Low to Moderate rate of construction
- C – Moderate rate of construction
- B – Moderate to high rate of construction
- A – High rate of construction

Therefore, certain municipalities in the region exhibited low rates of commercial and industrial construction activity while others showed high rates of this type of non-residential growth. These growth factors can then be applied forward, to show how much non-residential growth might take place by 2020 and 2040.

Although it was felt that this was the only pragmatic method for arriving at non-residential build-out, there were three main challenges with this method.

1. The Land Use Monitoring Reports only cover a five year period with any degree of comprehensiveness, meaning that trends are based on a short time span
2. Even in those five years, with the most complete response rate ever to the Land Use Monitoring Report survey, many municipalities still do not return the survey or return it incomplete (i.e. simply giving the total number of permits issues and not breaking them down by type or square footage in any way.)
3. Within those short five years, huge changes were seen from year to year in many municipalities. A given town might have 100,000 square feet of commercial growth one year, and zero the next.

Despite these issues, it was felt this was the only practical method to proceed with the commercial and industrial build out. Because of the base data issues, the annual average growth rates for commercial and industrial development were reduced significantly. Even with this conservative forecast, many municipalities still show extremely long build out time frames for commercial and industrial development. This suggests places tend to be “over zoned” for this type of development.

6. Analysis and Conclusions

Based on this analysis, it appears that many municipalities have excess zoning capacity. Many are legally zoned for thousands of residences and hundreds of thousands of square feet of commercial and industrial space. This level of development may not be what the community truly 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, 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 should be encouraged
- Promoting walking, bicycling, and transit use through appropriate setbacks, 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.

There is a crucial need for better and more uniform land use data. This includes, at a minimum, digital real property parcels on a county-wide level and digital floodplain maps at a county-wide level. An additional, and beneficial, level of data would be to link the land use regulation (i.e. zoning) with the parcel of property. Currently, in the majority of cases, even those with

digital zoning and digital real property parcels, there is no link between the land and the regulations governing that piece of land.

Genesee County - Summary

Genesee County municipalities have approximately 169,000 acres of land available for development. The projected number of residential lots available are between 147,000 and 248,000. Of these lots available for residential development, approximately 120 lots (well under one percent) are projected to be developed by 2020. Approximately 160 (well under one percent) are projected to be developed by 2040.

The allowable square footage for commercial development is approximately 19.1 million. Of allowable square footage for commercial development, between 525,000 and 1.2 million (between 2.7 and 6.4 percent) is projected to be developed by 2020. Between 1.2 and 2.9 million (6.4 and 15.0 percent) is projected by 2040.

The allowable square footage for industrial development is approximately 61.7 million. Of allowable square footage for industrial development, between 216,000 and 828,000 (between 0.4 and 1.3 percent) is projected to be developed by 2020. Between 504,000 and 1.9 million (0.8 and 3.1 percent) is projected by 2040.

Regional Development Analysis

Genesee County - Residential Development Analysis

				Scenario A - Of Land Available for Development, % Projected to be Developed (assuming small lot size)		Scenario B - Of Land Available for Development, % Projected to be Developed (assuming large lot size)	
Municipality	Land Available for Development (Acres)	Scenario A - Projected Number of Lots Assuming Smaller Lot Size	Scenario B - Projected Number of Lots Assumed Larger Lot Size	2020	2040	2020	2040
Alabama	12,715	11,161	6,378	-	-	-	-
Alexander	13,339	14,521	7,304	-	-	-	-
Alexander (Village)	60	126	101	-	-	-	-
Batavia	15,990	34,240	7,227	-	-	-	-
Batavia (City)	439	1,117	923	-	-	-	-
Bergen	6,304	4,869	4,608	0.6%	0.9%	0.6%	1.0%
Bergen (Village)	45	214	85	9.0%	14.6%	22.6%	36.5%
Bethany	15,558	22,545	16,909	-	-	-	-
Byron	12,630	26,461	21,886	0.1%	0.1%	0.1%	0.2%
Corfu (Village)	110	159	53	-	-	-	-
Darien	13,765	29,543	7,439	0.0%	0.0%	0.0%	0.0%
Elba	14,423	15,631	7,815	-	-	-	-
Elba (Village)	304	1,297	290	-	-	-	-
LeRoy	16,201	26,877	26,877	0.1%	0.2%	0.1%	0.2%
LeRoy (Village)	561	1,431	454	-	-	-	-
Oakfield	7,267	10,103	10,103	-	-	-	-
Oakfield (Village)	108	385	101	-	-	-	-
Pavilion	15,352	16,966	16,628	0.0%	0.0%	0.0%	0.0%
Pembroke	12,725	13,460	6,730	-	-	-	-
Stafford	11,403	16,399	4,961	-	-	-	-

'Land Available for Development' reflects only lands classified by the municipality's Real Property Assessor as 'Agriculture' or 'Vacant,' and zoned for residential development. This methodology is not meant to presume that all farmland is simply "waiting for development" but rather was a way to efficiently calculate land that *could* be developed.

While it is entirely possible that further development may occur on lands currently classified as 'residential' or 'commercial', given the scale of the study area and scope of this project, the subdivision of large parcels that have been identified as 'developed' (e.g. rural non-farm residential parcels of several acres) has been excluded from consideration.

Dashes indicate that a municipality is forecasted to lose population, resulting in a negative build-out.

Theoretically, this would lead to the demolition of excess residential dwelling capacity. In practice, however, that is not likely to occur except in the most severe cases.

Genesee County - Commercial Development Analysis

MUNICIPALITY	COUNTY	Comm Category	Range		Allowable Sq Footage (zoning capacity)	2020		2040	
			Low	High		Low	High	Low	High
Alabama	Gen	E	0	999	22,740	0.00%	13.18%	0.00%	21.97%
Alexander	Gen	E	0	999	297,530	0.00%	1.01%	0.00%	1.68%
Alexander, Village	Gen	D	1,000	7,499	6,654	45.09%	Built Out	75.14%	Built Out
Batavia	Gen	A	100,000	100,000	11,624,126	2.58%	2.58%	4.30%	4.30%
Batavia, City	Gen	B	25,000	99,999	234,508	31.98%	Built Out	53.30%	Built Out
Bergen	Gen	E	0	999					
Bergen, Village	Gen	E	0	999	64,717	0.00%	4.63%	0.00%	7.72%
Bethany	Gen	E	0	999	217,976	0.00%	1.37%	0.00%	2.29%
Byron	Gen	E	0	999	26,466	0.00%	11.32%	0.00%	18.87%
Corfu, Village	Gen	E	0	999	10,296	0.00%	29.11%	0.00%	48.51%
Darien	Gen	E	0	999	2,349,051	0.00%	0.13%	0.00%	0.21%
Elba	Gen	E	0	999					
Elba, Village	Gen	E	0	999	76,924	0.00%	3.90%	0.00%	6.49%
LeRoy	Gen	C	7,500	24,999	851,467	2.64%	8.81%	4.40%	14.68%
LeRoy, Village	Gen	B	25,000	99,999	96,799	77.48%	Built Out	Built Out	Built Out
Oakfield	Gen	C	7,500	24,999	40,948	54.95%	Built Out	91.58%	Built Out
Oakfield, Village	Gen	E	0	999	46,777	0.00%	6.41%	0.00%	10.68%
Pavilion	Gen	D	1,000	7,499	646,696	0.46%	3.48%	0.77%	5.80%
Pembroke	Gen	C	7,500	24,999	1,579,817	1.42%	4.75%	2.37%	7.91%
Stafford	Gen	D	1,000	7,499	923,002	0.33%	2.44%	0.54%	4.06%

E – Low rate of construction

0 to 999 square feet of new commercial construction in a 5 year period

D – Low to Moderate rate of construction

1,000 to 7,499 square feet of new commercial construction in a 5 year period

C – Moderate rate of construction

7,500 to 24,999 square feet of new commercial construction in a 5 year period

B – Moderate to high rate of construction

25,000 to 99,999 square feet of new commercial construction in a 5 year period

A – High rate of construction

Over 100,000 square feet of new commercial construction in a 5 year period

Regional Development Analysis**Genesee County - Industrial Development Analysis**

MUNICIPALITY	COUNTY	Ind Category	Range		Allowable Sq Footage (zoning capacity)	2020		2040	
			Low	High		Low	High	Low	High
Alabama	Gen	E	0	999	4,531,500	0.00%	0.07%	0.00%	0.11%
Alexander	Gen	E	0	999	297,530	0.00%	1.01%	0.00%	1.68%
Alexander, Village	Gen	E	0	999	517,325	0.00%	0.58%	0.00%	0.97%
Batavia	Gen	C	7,500	24,999	16,049,070	0.14%	0.47%	0.23%	0.78%
Batavia, City	Gen	C	7,500	24,999	2,108,811	1.07%	3.56%	1.78%	5.93%
Bergen	Gen	C	7,500	24,999	7,736,690	0.29%	0.97%	0.48%	1.62%
Bergen, Village	Gen	E	0	999	8,991	0.00%	33.33%	0.00%	55.56%
Bethany	Gen	E	0	999	240,852	0.00%	1.24%	0.00%	2.07%
Byron	Gen	E	0	999	2,379,343	0.00%	0.13%	0.00%	0.21%
Corfu, Village	Gen	E	0	999	13,795	0.00%	21.73%	0.00%	36.21%
Darien	Gen	E	0	999					
Elba	Gen	E	0	999	588,501	0.00%	0.51%	0.00%	0.85%
Elba, Village	Gen	E	0	999	116,166	0.00%	2.58%	0.00%	4.30%
LeRoy	Gen	C	7,500	24,999	13,136,501	0.17%	0.57%	0.29%	0.95%
LeRoy, Village	Gen	B	25,000	99,999	2,187,258	3.43%	13.72%	5.71%	22.86%
Oakfield	Gen	D	1,000	7,499	6,211,016	0.05%	0.36%	0.08%	0.60%
Oakfield, Village	Gen	E	0	999	509,095	0.00%	0.59%	0.00%	0.98%
Pavilion	Gen	C	7,500	24,999	353,105	6.37%	21.24%	10.62%	35.40%
Pembroke	Gen	C	7,500	24,999	4,233,929	0.53%	1.77%	0.89%	2.95%
Stafford	Gen	D	1,000	7,499	433,535	0.69%	5.19%	1.15%	8.65%

E – Low rate of construction

0 to 999 square feet of new industrial construction in a 5 year period

D – Low to Moderate rate of construction

1,000 to 7,499 square feet of new industrial construction in a 5 year period

C – Moderate rate of construction

7,500 to 24,999 square feet of new industrial construction in a 5 year period

B – Moderate to high rate of construction

25,000 to 99,999 square feet of new industrial construction in a 5 year period

A – High rate of construction

Over 100,000 square feet of new industrial construction in a 5 year period

Livingston County - Summary

Livingston County municipalities have approximately 205,000 acres of land available for development. The projected number of residential lots available are between 149,000 and 194,000. Of these lots available for residential development, approximately 1,200 lots (less than one percent) are projected to be developed by 2020. Approximately 2,100 (between 1.1 and 1.4 percent) are projected to be developed by 2040.

The allowable square footage for commercial development is approximately 12.7 million. Of allowable square footage for commercial development, between 250,000 and 996,000 (between 1.9 and 7.8 percent) is projected to be developed by 2020. Between 585,000 and 12.3 million (4.6 and 18 percent) is projected by 2040.

The allowable square footage for industrial development is approximately 39.7 million. Of allowable square footage for industrial development, between 336,000 and 1.3 million (between 0.9 and 3.2 percent) is projected to be developed by 2020. Between 784,000 and 3 million (2.0 and 7.6 percent) is projected by 2040.

Livingston County - Residential Development Analysis

				Scenario A - Of Land Available for Development, % Projected to be Developed (assuming small lot size)		Scenario B - Of Land Available for Development, % Projected to be Developed (assuming large lot size)	
Municipality	Land Available for Development (Acres)	Scenario A - Projected Number of Lots Assuming Smaller Lot Size	Scenario B - Projected Number of Lots Assumed Larger Lot Size	2020	2040	2020	2040
Avon	18,115	16,479	3,351	0.9%	1.4%	4.4%	6.9%
Avon (Village)	722	1,098	101	0.8%	2.4%	9.1%	25.8%
Caledonia	16,477	8,773	8,773	0.7%	1.3%	0.7%	1.3%
Caledonia (Village)	412	858	824	4.1%	7.1%	4.2%	7.4%
Conesus	4,852	2,609	2,603	2.9%	5.3%	2.9%	5.3%
Dansville (Village)	235	578	361	-	-	-	-
Geneseo	16,202	23,133	17,358	0.3%	0.5%	0.4%	0.7%
Geneseo (Village)	365	1,046	939	23.8%	40.9%	26.5%	45.6%
Groveland	11,000	23,013	23,013	0.3%	0.5%	0.3%	0.5%
Leicester	10,827	22,728	11,364	0.2%	0.3%	0.3%	0.6%
Leicester (Village)	10	28	28	26.7%	45.3%	26.7%	45.3%
Lima	14,117	5,516	5,447	0.9%	1.6%	0.9%	1.6%
Lima (Village)	209	486	365	8.7%	15.4%	11.6%	20.5%
Livonia	12,374	9,798	5,267	1.9%	3.4%	3.5%	6.3%
Livonia (Village)	233	779	276	1.5%	2.6%	4.2%	7.4%
Mount Morris	16,358	3,523	1,464	-	-	-	-
Mount Morris (Village)	317	1,410	1,035	1.3%	2.2%	1.8%	3.0%
North Dansville	1,580	401	221	4.9%	8.3%	8.9%	15.1%
Nunda	9,006	5,838	3,261	0.7%	1.1%	1.2%	2.1%
Nunda (Village)	149	29	29	49.9%	87.5%	49.9%	87.5%
Ossian	11,055	8,026	8,026	0.0%	0.2%	0.0%	0.2%
Portage	7,834	Data Not Available					
Sparta	9,156	6,301	6,301	0.6%	1.1%	0.6%	1.1%
Springwater	12,134	Data Not Available					
West Sparta	8,774	2,925	877	0.3%	0.6%	1.0%	1.9%
York	22,815	48,194	48,194	0.1%	0.2%	0.1%	0.2%

'Land Available for Development' reflects only lands classified by the municipality's Real Property Assessor as 'Agriculture' or 'Vacant,' and zoned for residential development. This methodology is not meant to presume that all farmland is simply "waiting for development" but rather was a way to efficiently calculate land that *could* be developed.

While it is entirely possible that further development may occur on lands currently classified as 'residential' or 'commercial', given the scale of the study area and scope of this project, the subdivision of large parcels that have been identified as 'developed' (e.g. rural non-farm residential parcels of several acres) has been excluded from consideration.

Dashes indicate that a municipality is forecasted to lose population, resulting in a negative build-out.

Theoretically, this would lead to the demolition of excess residential dwelling capacity. In practice, however, that is not likely to occur except in the most severe cases.

Livingston County - Commercial Development Analysis

MUNICIPALITY	COUNTY	Comm Category	Range		Allowable Sq Footage (zoning capacity)	2020		2040	
			Low	High		Low	High	Low	High
Avon	Liv	C	7,500	24,999	1,124,622	2.00%	6.67%	3.33%	11.11%
Avon, Village	Liv	E	0	999	84,499	0.00%	3.55%	0.00%	5.91%
Caledonia	Liv	E	0	999					
Caledonia, Village	Liv	E	0	999	353,414	0.00%	0.85%	0.00%	1.41%
Conesus	Liv	D	1,000	7,499	62,019	4.84%	36.27%	8.06%	60.46%
Dansville, Village	Liv	C	7,500	24,999	135,105	16.65%	55.51%	27.76%	92.52%
Geneseo	Liv	D	1,000	7,499	306,270	0.98%	7.35%	1.63%	12.24%
Geneseo, Village	Liv	C	7,500	24,999	1,049,652	2.14%	7.14%	3.57%	11.91%
Groveland	Liv	E	0	999					
Leicester	Liv	E	0	999	4,918,236	0.00%	0.06%	0.00%	0.10%
Leicester, Village	Liv	E	0	999					
Lima	Liv	D	1,000	7,499	1,136,225	0.26%	1.98%	0.44%	3.30%
Lima, Village	Liv	E	0	999					
Livonia	Liv	C	7,500	24,999	1,269,393	1.77%	5.91%	2.95%	9.85%
Livonia, Village	Liv	E	0	999	820,451	0.00%	0.37%	0.00%	0.61%
Mount Morris	Liv	D	1,000	7,499	605,630	0.50%	3.71%	0.83%	6.19%
Mount Morris, Village	Liv	D	1,000	7,499	414,521	0.72%	5.43%	1.21%	9.05%
North Dansville	Liv	B	25,000	99,999	273,504	27.42%	Built Out	45.70%	Built Out
Nunda	Liv	C	7,500	24,999					
Nunda, Village	Liv	D	1,000	7,499					
Ossian	Liv	E	0	999					
Portage	Liv	E	0	999					
Sparta	Liv	E	0	999					
Springwater	Liv	C	7,500	24,999					
West Sparta	Liv	E	0	999					
York	Liv	C	7,500	24,999	184,589	12.19%	40.63%	20.32%	67.72%

E – Low rate of construction

0 to 999 square feet of new commercial construction in a 5 year period

D – Low to Moderate rate of construction

1,000 to 7,499 square feet of new commercial construction in a 5 year period

C – Moderate rate of construction

75,00 to 24,999 square feet of new commercial construction in a 5 year period

B – Moderate to high rate of construction

25,000 to 99,999 square feet of new commercial construction in a 5 year period

A – High rate of construction

Over 100,000 square feet of new commercial construction in a 5 year period

Livingston County - Industrial Development Analysis

MUNICIPALITY	COUNTY	Ind Category	Range		Allowable Sq Footage (zoning capacity)	2020		2040	
			Low	High		Low	High	Low	High
Avon	Liv	B	25,000	99,999	563,985	13.30%	53.19%	22.16%	88.65%
Avon, Village	Liv	C	7,500	24,999	3,583,165	0.63%	2.09%	1.05%	3.49%
Caledonia	Liv	C	7,500	24,999	11,496,600	0.20%	0.65%	0.33%	1.09%
Caledonia, Village	Liv	E	0	999	870,685	0.00%	0.34%	0.00%	0.57%
Conesus	Liv	E	0	999	0				
Dansville, Village	Liv	C	7,500	24,999	67,990	33.09%	Built Out	55.16%	Built Out
Geneseo	Liv	E	0	999	1,049,338	0.00%	0.29%	0.00%	0.48%
Geneseo, Village	Liv	E	0	999	6,789	0.00%	44.14%	0.00%	73.57%
Groveland	Liv	E	0	999	332,747	0.00%	0.90%	0.00%	1.50%
Leicester	Liv	E	0	999	736,029	0.00%	0.41%	0.00%	0.68%
Leicester, Village	Liv	E	0	999					
Lima	Liv	C	7,500	24,999	5,857,394	0.38%	1.28%	0.64%	2.13%
Lima, Village	Liv	C	7,500	24,999	390,489	5.76%	19.21%	9.60%	32.01%
Livonia	Liv	C	7,500	24,999	1,387,594	1.62%	5.40%	2.70%	9.01%
Livonia, Village	Liv	E	0	999	0				
Mount Morris	Liv	E	0	999	605,630	0.00%	0.49%	0.00%	0.82%
Mount Morris, Village	Liv	E	0	999	0				
North Dansville	Liv	D	1,000	7,499	2,895,970	0.10%	0.78%	0.17%	1.29%
Nunda	Liv	E	0	999	3,316,639	0.00%	0.09%	0.00%	0.15%
Nunda, Village	Liv	B	25,000	99,999	58,665	Built Out	Built Out	Built Out	Built Out
Ossian	Liv	E	0	999					
Portage	Liv	E	0	999					
Sparta	Liv	E	0	999	889,170	0.00%	0.34%	0.00%	0.56%
Springwater	Liv	C	7,500	24,999					
West Sparta	Liv	D	1,000	7,499					
York	Liv	C	7,500	24,999	5,580,216	0.40%	1.34%	0.67%	2.24%

E – Low rate of construction

0 to 999 square feet of new industrial construction in a 5 year period

D – Low to Moderate rate of construction

1,000 to 7,499 square feet of new industrial construction in a 5 year period

C – Moderate rate of construction

75,00 to 24,999 square feet of new industrial construction in a 5 year period

B – Moderate to high rate of construction

25,000 to 99,999 square feet of new industrial construction in a 5 year period

A – High rate of construction

Over 100,000 square feet of new industrial construction in a 5 year period

Monroe County - Summary

Monroe County municipalities have approximately 13,400 acres of land available for development. The projected number of residential lots available are between 12,600 and 15,100. Of these lots available for residential development, approximately 2,700 lots (between 17.9 and 21.5 percent) are projected to be developed by 2020. Approximately 4,100 (between 27.4 and 33 percent) are projected to be developed by 2040.

The allowable square footage for commercial development is approximately 3.6 million. Of allowable square footage for commercial development, between 1.8 and 3.7 million (between 51 and 103 percent) is projected to be developed by 2020. Between 4.3 and 8.6 million (119 and 241 percent) is projected by 2040. Because land projected for development percentages exceed the allowable square footage for commercial development, Monroe County is projected (according to the methodology used for this analysis) to be fully built out as early as 2020.

The allowable square footage for industrial development is approximately 13.1 million. Of allowable square footage for industrial development, between 1.3 and 2.6 million (between 10.2 and 20.0 percent) is projected to be developed by 2020. Between 3.1 and 6 million (23.9 and 46.3 percent) is projected by 2040.

Monroe County - Residential Development Analysis

				Scenario A - Of Land Available for Development, % Projected to be Developed (assuming small lot size)		Scenario B - Of Land Available for Development, % Projected to be Developed (assuming large lot size)	
Municipality	Land Available for Development (Acres)	Scenario A - Projected Number of Lots Assuming Smaller Lot Size	Scenario B - Projected Number of Lots Assumer Larger Lot Size	2020	2040	2020	2040
Brighton	132	329	329	55.2%	87.5%	55.2%	87.5%
Brockport (Village)	11	36	36	-	-	-	-
Chili	771	366	366	Built Out	Built Out	Built Out	Built Out
Churchville (Village)	18	28	28	2.0%	3.5%	2.0%	3.5%
Clarkson	1,004	3,408	2,268	9.0%	11.4%	13.4%	17.0%
East Rochester	3	12	11	-	-	-	-
Fairport (Village)	5	14	9	-	-	-	-
Gates	115	378	378	82.8%	Built Out	82.8%	Built Out
Greece	483	829	829	Built Out	Built Out	Built Out	Built Out
Hamlin	1,527	523	512	22.7%	40.5%	23.2%	41.4%
Henrietta	614	1,349	1,349	78.2%	136.0%	78.2%	Built Out
Hilton (Village)	14	12	12	Built Out	Built Out	Built Out	Built Out
Honeoye Falls (Village)	48	75	60	11.2%	17.0%	14.0%	21.2%
Irondequoit	74	311	304	-	-	-	-
Mendon	858	446	446	Built Out	Built Out	Built Out	Built Out
Ogden	1,006	2,236	2,236	21.4%	37.9%	21.4%	37.9%
Parma	1,158	955	226	21.0%	36.3%	88.4%	Built Out
Penfield	608	548	548	Built Out	Built Out	Built Out	Built Out
Perinton	417	421	306	Built Out	Built Out	Built Out	Built Out
Pittsford	348	59	59	Built Out	Built Out	Built Out	Built Out
Pittsford (Village)	6	17	17	-	-	-	-
Riga	1,123	1,476	1,016	4.0%	7.1%	5.8%	10.3%
Rochester (City)	120	417	417	-	-	-	-
Rush	745	1,082	1,082	6.8%	10.6%	6.8%	10.6%
Scottsville (Village)	3	11	6	Built Out	Built Out	Built Out	Built Out
Spencerport (Village)	4	3	3	Built Out	Built Out	Built Out	Built Out
Sweden	769	712	190	20.8%	36.6%	78.0%	Built Out
Webster	489	494	191	Built Out	Built Out	Built Out	Built Out
Webster (Village)	13	32	32	-	-	-	-
Wheatland	982	791	427	5.8%	9.4%	10.7%	17.4%

'Land Available for Development' reflects only lands classified by the municipality's Real Property Assessor as 'Agriculture' or 'Vacant,' and zoned for residential development. This methodology is not meant to presume that all farmland is simply "waiting for development" but rather was a way to efficiently calculate land that *could* be developed.

While it is entirely possible that further development may occur on lands currently classified as 'residential' or 'commercial', given the scale of the study area and scope of this project, the subdivision of large parcels that have been identified as 'developed' (e.g. rural non-farm residential parcels of several acres) has been excluded from consideration.

Dashes indicate that a municipality is forecasted to lose population, resulting in a negative build-out.

Theoretically, this would lead to the demolition of excess residential dwelling capacity. In practice, however, that is not likely to occur except in the most severe cases.

Regional Development Analysis**Monroe County - Commercial Development Analysis**

MUNICIPALITY	COUNTY	Comm Category	Range		Allowable Sq Footage (zoning capacity)	2020		2040	
			Low	High		Low	High	Low	High
Brighton	Mon	A	100,000	100,000	244,879	Built Out	Built Out	Built Out	Built Out
Brockport, Village	Mon	E	0	999	3,842	0.00%	78.01%	0.00%	Built Out
Chili	Mon	B	25,000	99,999	67,773	Built Out	Built Out	Built Out	Built Out
Churchville, Village	Mon	E	0	999	9,454	0.00%	31.70%	0.00%	52.84%
Clarkson	Mon	C	7,500	24,999	201,059	11.19%	37.30%	18.65%	62.17%
East Rochester	Mon	E	0	999	3,935	0.00%	76.16%	0.00%	Built Out
Fairport, Village	Mon	E	0	999	54,514	0.00%	5.50%	0.00%	9.16%
Gates	Mon	B	25,000	99,999	40,289	Built Out	Built Out	Built Out	Built Out
Greece	Mon	A	100,000	100,000	330,025	90.90%	90.90%	Built Out	Built Out
Hamlin	Mon	E	0	999	315,695	0.00%	0.95%	0.00%	1.58%
Henrietta	Mon	B	25,000	99,999	321,729	23.31%	93.25%	38.85%	Built Out
Hilton, Village	Mon	E	0	999	6,320	0.00%	47.42%	0.00%	79.04%
Honeoye Falls, Village	Mon	E	0	999	63,524	0.00%	4.72%	0.00%	7.86%
Irondequoit	Mon	B	25,000	99,999	15,503	Built Out	Built Out	Built Out	Built Out
Mendon	Mon	E	0	999	4,924	0.00%	60.87%	0.00%	Built Out
Ogden	Mon	C	7,500	24,999	156,883	14.34%	47.80%	23.90%	79.67%
Parma	Mon	B	25,000	99,999	160,159	46.83%	Built Out	78.05%	Built Out
Penfield	Mon	B	25,000	99,999	313,799	23.90%	95.60%	39.83%	159.34%
Perinton	Mon	A	100,000	100,000	87,270	Built Out	Built Out	Built Out	Built Out
Pittsford	Mon	B	25,000	99,999	111,926	67.01%	Built Out	Built Out	Built Out
Pittsford, Village	Mon	E	0	999	13,889	0.00%	21.58%	0.00%	35.96%
Riga	Mon	C	7,500	24,999	187,715	11.99%	39.95%	19.98%	66.59%
Rochester, City	Mon	C	7,500	24,999	115,578	19.47%	64.89%	32.45%	Built Out
Rush	Mon	E	0	999	313,610	0.00%	0.96%	0.00%	1.59%
Scottsville, Village	Mon	E	0	999	2,073	0.00%	Built Out	0.00%	Built Out
Spencerport, Village	Mon	D	1,000	7,499	2,080	Built Out	Built Out	Built Out	Built Out
Sweden	Mon	D	1,000	7,499	185,058	1.62%	12.16%	2.70%	20.26%
Webster	Mon	A	100,000	100,000	216,497	Built Out	Built Out	Built Out	Built Out
Webster, Village	Mon	E	0	999	14,899	0.00%	20.12%	0.00%	33.53%
Wheatland	Mon	D	1,000	7,499	19,381	15.48%	Built Out	25.80%	Built Out

E – Low rate of construction

0 to 999 square feet of new commercial construction in a 5 year period

D – Low to Moderate rate of construction

1,000 to 7,499 square feet of new commercial construction in a 5 year period

C – Moderate rate of construction

75,00 to 24,999 square feet of new commercial construction in a 5 year period

B – Moderate to high rate of construction

25,000 to 99,999 square feet of new commercial construction in a 5 year period

A – High rate of construction

Over 100,000 square feet of new commercial construction in a 5 year period

Monroe County - Industrial Development Analysis

MUNICIPALITY	COUNTY	Ind Category	Range		Allowable Sq Footage (zoning capacity)	2020		2040	
			Low	High		Low	High	Low	High
Brighton	Mon	C	7,500	24,999	0				
Brockport, Village	Mon	A	100,000	100,000	58,223	Built Out	Built Out	Built Out	Built Out
Chili	Mon	B	25,000	99,999	1,400,668	5.35%	21.42%	8.92%	35.70%
Churchville, Village	Mon	E	0	999	67,595	0.00%	4.43%	0.00%	7.39%
Clarkson	Mon	D	1,000	7,499	0				
East Rochester	Mon	C	7,500	24,999	12,269	Built Out	Built Out	Built Out	Built Out
Fairport, Village	Mon	E	0	999	68,706	0.00%	4.36%	0.00%	7.27%
Gates	Mon	A	100,000	100,000	371,680	80.71%	80.71%	Built Out	Built Out
Greece	Mon	B	25,000	99,999	1,488,051	5.04%	20.16%	8.40%	33.60%
Hamlin	Mon	E	0	999	550,880	0.00%	0.54%	0.00%	0.91%
Henrietta	Mon	C	7,500	24,999	981,213	2.29%	7.64%	3.82%	12.74%
Hilton, Village	Mon	C	7,500	24,999	28,188	79.82%	Built Out	Built Out	Built Out
Honeoye Falls, Village	Mon	E	0	999	14,718	0.00%	20.36%	0.00%	33.94%
Irondequoit	Mon	C	7,500	24,999	1,044,991	2.15%	7.18%	3.59%	11.96%
Mendon	Mon	E	0	999	354,768	0.00%	0.84%	0.00%	1.41%
Ogden	Mon	C	7,500	24,999	236,582	9.51%	31.70%	15.85%	52.83%
Parma	Mon	D	1,000	7,499	227,275	1.32%	9.90%	2.20%	16.50%
Penfield	Mon	C	7,500	24,999	60,557	37.15%	Built Out	61.92%	Built Out
Perinton	Mon	B	25,000	99,999	469,952	15.96%	63.84%	26.60%	Built Out
Pittsford	Mon	C	7,500	24,999	1,390,338	1.62%	5.39%	2.70%	8.99%
Pittsford, Village	Mon	E	0	999	10,352	0.00%	28.95%	0.00%	48.25%
Riga	Mon	D	1,000	7,499	1,613,305	0.19%	1.39%	0.31%	2.32%
Rochester, City	Mon	A	100,000	100,000	918,585	32.66%	32.66%	54.43%	54.43%
Rush	Mon	E	0	999	173,441	0.00%	1.73%	0.00%	2.88%
Scottsville, Village	Mon	E	0	999	894	0.00%	Built Out	0.00%	Built Out
Spencerport, Village	Mon	E	0	999	1,962	0.00%	Built Out	0.00%	Built Out
Sweden	Mon	D	1,000	7,499	743,628	0.40%	3.03%	0.67%	5.04%
Webster	Mon	C	7,500	24,999	668,140	3.37%	11.22%	5.61%	18.71%
Webster, Village	Mon	E	0	999	66,752	0.00%	4.49%	0.00%	7.48%
Wheatland	Mon	E	0	999	81,619	0.00%	3.67%	0.00%	6.12%

E – Low rate of construction
 0 to 999 square feet of new industrial construction in a 5 year period

D – Low to Moderate rate of construction
 1,000 to 7,499 square feet of new industrial construction in a 5 year period

C – Moderate rate of construction
 75,00 to 24,999 square feet of new industrial construction in a 5 year period

B – Moderate to high rate of construction
 25,000 to 99,999 square feet of new industrial construction in a 5 year period

A – High rate of construction
 Over 100,000 square feet of new industrial construction in a 5 year period

Ontario County - Summary

Ontario County municipalities have approximately 182,000 acres of land available for development. The projected number of residential lots available are between 82,000 and 232,000 . Of these lots available for residential development, approximately 2,400 lots (between 0.01 and 2.9 percent) are projected to be developed by 2020. Approximately 3,900 (between 1.7 and 4.9 percent) are projected to be developed by 2040.

The allowable square footage for commercial development is approximately 142 million. Of allowable square footage for commercial development, between 806,000 and 2.2 million (between 0.6 and 1.6 percent) is projected to be developed by 2020. Between 1.9 and 5.2 million (1.3 and 3.7 percent) is projected by 2040.

The allowable square footage for industrial development is approximately 41.3 million . Of allowable square footage for industrial development, between 1.1 and 2.5 million (between 2.6 and 6.1 percent) is projected to be developed by 2020. Between 2.5 and 5.9 million (6.2 and 14.3 percent) is projected by 2040.

Ontario County - Residential Development Analysis

				Scenario A - Of Land Available for Development, % Projected to be Developed (assuming small lot size)		Scenario B - Of Land Available for Development, % Projected to be Developed (assuming large lot size)	
Municipality	Land Available for Development (Acres)	Scenario A - Projected Number of Lots Assuming Smaller Lot Size	Scenario B - Projected Number of Lots Assumed Larger Lot Size	2020	2040	2020	2040
Bloomfield (Village)	317	865	650	2.55%	3.52%	3.39%	4.69%
Bristol	6,453	3,209	381	2.27%	3.80%	19.07%	31.94%
Canadice	2,526	No Zoning					
Canandaigua	17,411	16,042	2,829	2.78%	4.78%	15.79%	27.10%
Canandaigua (City)	347	739	512	22.94%	33.61%	33.10%	48.49%
Clifton Springs (Village)	227	825	770	9.63%	15.33%	10.32%	16.42%
East Bloomfield	9,126	1,277	1,277	3.19%	4.99%	3.19%	4.99%
Farmington	14,762	12,185	12,185	1.59%	2.48%	1.59%	2.48%
Geneva	7,645	63,007	6,894	0.08%	0.12%	0.75%	1.08%
Geneva (City)	196	555	380	-	-	-	-
Gorham	20,870	19,951	3,850	0.32%	0.47%	1.63%	2.41%
Hopewell	7,811	22,746	2,089	0.37%	0.61%	4.00%	6.62%
Manchester	13,180	13,030	13,030	1.09%	1.77%	1.09%	1.77%
Manchester (Village)	-	Built Out		Built Out	Built Out	Built Out	Built Out
Naples	5,541	1,890	638	2.09%	3.42%	6.18%	10.14%
Naples (Village)	131	338	317	-	-	-	-
Phelps	17,866	25,246	17,387	0.33%	0.50%	0.48%	0.73%
Phelps (Village)	146	299	299	5.73%	6.50%	5.73%	6.50%
Richmond	11,652	19,435	5,771	0.57%	0.94%	1.92%	3.18%
Seneca	26,043	13,349	3,034	0.12%	0.13%	0.54%	0.56%
Shortsville (Village)	53	226	226	-	-	-	-
South Bristol	4,638	831	831	7.42%	12.31%	7.42%	12.31%
Victor	7,220	11,123	6,323	5.66%	9.47%	9.96%	16.66%
Victor (Village)	154	288	288	19.08%	29.99%	19.08%	29.99%
West Bloomfield	8,040	5,041	1,627	1.46%	2.34%	4.53%	7.26%

'Land Available for Development' reflects only lands classified by the municipality's Real Property Assessor as 'Agriculture' or 'Vacant,' and zoned for residential development. This methodology is not meant to presume that all farmland is simply "waiting for development" but rather was a way to efficiently calculate land that could be developed.

While it is entirely possible that further development may occur on lands currently classified as 'residential' or 'commercial', given the scale of the study area and scope of this project, the subdivision of large parcels that have been identified as 'developed' (e.g. rural non-farm residential parcels of several acres) has been excluded from consideration.

Dashes indicate that a municipality is forecasted to lose population, resulting in a negative build-out.

Theoretically, this would lead to the demolition of excess residential dwelling capacity. In practice, however, that is not likely to occur except in the most severe cases.

Regional Development Analysis**Ontario County - Commercial Development Analysis**

MUNICIPALITY	COUNTY	Comm Category	Range		Allowable Sq Footage (zoning capacity)	2020		2040	
			Low	High		Low	High	Low	High
Bloomfield, Village	Ont	E	0	999	111,466	0.00%	2.69%	0.00%	4.48%
Bristol	Ont	C	7,500	24,999	930,541	2.42%	8.06%	4.03%	13.43%
Canadice	Ont	E	0	999	no zoning				
Canandaigua	Ont	B	25,000	99,999	5,927,139	1.27%	5.06%	2.11%	8.44%
Canandaigua, City	Ont	C	7,500	24,999	389,718	5.77%	19.24%	9.62%	32.07%
Clifton Springs, Village	Ont	C	7,500	24,999	784,917	2.87%	9.55%	4.78%	15.92%
East Bloomfield	Ont	C	7,500	24,999	1,038,468	2.17%	7.22%	3.61%	12.04%
Farmington	Ont	C	7,500	24,999	5,065,376	0.44%	1.48%	0.74%	2.47%
Geneva	Ont	B	25,000	99,999	2,748,522	2.73%	10.91%	4.55%	18.19%
Geneva, City	Ont	B	25,000	99,999	64,657	Built Out	Built Out	Built Out	Built Out
Gorham	Ont	E	0	999	138,251	0.00%	2.17%	0.00%	3.61%
Hopewell	Ont	C	7,500	24,999	94,906,390	0.02%	0.08%	0.04%	0.13%
Manchester	Ont	E	0	999	652,990	0.00%	0.46%	0.00%	0.76%
Manchester, Village	Ont	E	0	999					
Naples	Ont	E	0	999	61,945	0.00%	4.84%	0.00%	8.06%
Naples, Village	Ont	E	0	999	247,296	0.00%	1.21%	0.00%	2.02%
Phelps	Ont	C	7,500	24,999	9,828,582	0.23%	0.76%	0.38%	1.27%
Phelps, Village	Ont	E	0	999	30,464	0.00%	9.84%	0.00%	16.40%
Richmond	Ont	C	7,500	24,999	1,408,406	1.60%	5.32%	2.66%	8.87%
Rushville, Village	Ont	E	0	999					
Seneca	Ont	B	25,000	99,999	4,539,759	1.65%	6.61%	2.75%	11.01%
Shortsville, Village	Ont	E	0	999	123,221	0.00%	2.43%	0.00%	4.05%
South Bristol	Ont	C	7,500	24,999	2,067,117	1.09%	3.63%	1.81%	6.05%
Victor	Ont	A	100,000	100,000	9,937,684	3.02%	3.02%	5.03%	5.03%
Victor, Village	Ont	D	1,000	7,499					
West Bloomfield	Ont	E	0	999	1,184,188	0.00%	0.25%	0.00%	0.42%

E – Low rate of construction

0 to 999 square feet of new commercial construction in a 5 year period

D – Low to Moderate rate of construction

1,000 to 7,499 square feet of new commercial construction in a 5 year period

C – Moderate rate of construction

75,000 to 24,999 square feet of new commercial construction in a 5 year period

B – Moderate to high rate of construction

25,000 to 99,999 square feet of new commercial construction in a 5 year period

A – High rate of construction

Over 100,000 square feet of new commercial construction in a 5 year period

Ontario County - Industrial Development Analysis

MUNICIPALITY	COUNTY	Ind Category	Range		Allowable Sq Footage (zoning capacity)	2020		2040	
			Low	High		Low	High	Low	High
Bloomfield, Village	Ont	B	25,000	99,999	70,113	Built Out	Built Out	Built Out	Built Out
Bristol	Ont	E	0	999	596,031	0.00%	0.50%	0.00%	0.84%
Canadice	Ont	E	0	999	No zoning				
Canandaigua	Ont	C	7,500	24,999	5,294,561	0.42%	1.42%	0.71%	2.36%
Canandaigua, City	Ont	C	7,500	24,999	310,724	7.24%	24.14%	12.07%	40.23%
Clifton Springs, Village	Ont	A	100,000	100,000	107,775	Built Out	Built Out	Built Out	Built Out
East Bloomfield	Ont	C	7,500	24,999	4,014,224	0.56%	1.87%	0.93%	3.11%
Farmington	Ont	B	25,000	99,999	11,442,900	0.66%	2.62%	1.09%	4.37%
Geneva	Ont	C	7,500	24,999	5,668,925	0.40%	1.32%	0.66%	2.20%
Geneva, City	Ont	C	7,500	24,999	850,103	2.65%	8.82%	4.41%	14.70%
Gorham	Ont	E	0	999	407,212	0.00%	0.74%	0.00%	1.23%
Hopewell	Ont	E	0	999	785,826	0.00%	0.38%	0.00%	0.64%
Manchester	Ont	E	0	999	852,513	0.00%	0.35%	0.00%	0.59%
Manchester, Village	Ont	E	0	999	Built Out				
Naples	Ont	E	0	999	0				
Naples, Village	Ont	E	0	999	225,154	0.00%	1.33%	0.00%	2.22%
Phelps	Ont	B	25,000	99,999	598,595	12.53%	50.12%	20.88%	83.53%
Phelps, Village	Ont	E	0	999	167,220	0.00%	1.79%	0.00%	2.99%
Richmond	Ont	B	25,000	99,999	1,995,215	3.76%	15.04%	6.26%	25.06%
Rushville, Village	Ont	E	0	999	No data				
Seneca	Ont	B	25,000	99,999	4,589,892	1.63%	6.54%	2.72%	10.89%
Shortsville, Village	Ont	E	0	999	45,858	0.00%	6.54%	0.00%	10.89%
South Bristol	Ont	E	0	999	0				
Victor	Ont	A	100,000	100,000	1,784,018	16.82%	16.82%	28.03%	28.03%
Victor, Village	Ont	E	0	999	1,151,636	0.00%	0.26%	0.00%	0.43%
West Bloomfield	Ont	D	1,000	7,499	326,806	0.92%	6.88%	1.53%	11.47%

E – Low rate of construction

0 to 999 square feet of new industrial construction in a 5 year period

D – Low to Moderate rate of construction

1,000 to 7,499 square feet of new industrial construction in a 5 year period

C – Moderate rate of construction

75,00 to 24,999 square feet of new industrial construction in a 5 year period

B – Moderate to high rate of construction

25,000 to 99,999 square feet of new industrial construction in a 5 year period

A – High rate of construction

Over 100,000 square feet of new industrial construction in a 5 year period

Orleans County - Summary

Orleans County municipalities have approximately 154,000 acres of land available for development. The projected number of residential lots available are between 194,000 and 216,000 . Of these lots available for residential development, approximately 1,000 lots (approximately 0.5 percent) are projected to be developed by 2020. Approximately 1,600 lots (between 0.7 and 0.8 percent) are projected to be developed by 2040.

The allowable square footage for commercial development is approximately 4.4 million. Of allowable square footage for commercial development, between 171,000 and 666,000 (between 4.0 and 15.2 percent) is projected to be developed by 2020. Between 399,000 and 1.6 million (9.1 and 35.5 percent) is projected by 2040.

The allowable square footage for industrial development is approximately 14.9 million . Of allowable square footage for industrial development, between 204,000 and 838,000 (between 1.4 and 5.6 percent) is projected to be developed by 2020. Between 476,000 and 2 million (3.2 and 13.1 percent) is projected by 2040.

Orleans County - Residential Development Analysis

				Scenario A - Of Land Available for Development, % Projected to be Developed (assuming small lot size)		Scenario B - Of Land Available for Development, % Projected to be Developed (assuming large lot size)	
Municipality	Land Available for Development (Acres)	Scenario A - Projected Number of Lots Assuming Smaller Lot Size	Scenario B - Projected Number of Lots Assumer Larger Lot Size	2020	2040	2020	2040
Albion	8,151	16,348	8,174	1.3%	1.9%	2.5%	3.9%
Albion (Village)	445	2,269	2,269	3.9%	4.3%	3.9%	4.3%
Barre	22,424	24,801	24,801	0.2%	0.3%	0.2%	0.3%
Carlton	21,112	25,305	23,098	0.4%	0.5%	0.4%	0.6%
Clarendon	13,497	14,699	14,699	1.2%	2.0%	1.2%	2.0%
Gaines	16,035	34,923	24,951	0.3%	0.5%	0.5%	0.6%
Holley (Village)	244	677	677	6.4%	8.4%	6.4%	8.4%
Kendall	14,269	11,276	11,276	0.9%	1.3%	0.9%	1.3%
Lyndonville (Village)	327	1,226	98	0.6%	0.9%	7.7%	10.8%
Medina (Village)	502	2,948	2,948	0.8%	2.4%	0.8%	2.4%
Murray	7,816	9,121	9,121	1.0%	1.5%	1.0%	1.5%
Ridgeway	21,799	31,558	31,558	-	-	-	-
Shelby	13,725	19,987	19,987	0.2%	0.3%	0.2%	0.3%
Yates	13,068	20,549	20,549	0.2%	0.3%	0.2%	0.3%

'Land Available for Development' reflects only lands classified by the municipality's Real Property Assessor as 'Agriculture' or 'Vacant,' and zoned for residential development. This methodology is not meant to presume that all farmland is simply "waiting for development" but rather was a way to efficiently calculate land that *could* be developed.

While it is entirely possible that further development may occur on lands currently classified as 'residential' or 'commercial', given the scale of the study area and scope of this project, the subdivision of large parcels that have been identified as 'developed' (e.g. rural non-farm residential parcels of several acres) has been excluded from consideration.

Dashes indicate that a municipality is forecasted to lose population, resulting in a negative build-out.

Theoretically, this would lead to the demolition of excess residential dwelling capacity. In practice, however, that is not likely to occur except in the most severe cases.

Regional Development Analysis**Orleans County - Commercial Development Analysis**

MUNICIPALITY	COUNTY	Comm Category	Range		Allowable Sq Footage (zoning capacity)	2020		2040	
			Low	High		Low	High	Low	High
Albion	Orl	C	7,500	24,999	1,667,284	1.35%	4.50%	2.25%	7.50%
Albion, Village	Orl	B	25,000	99,999	141,626	52.96%	211.82%	88.26%	Built Out
Barre	Orl	E	0	999	0				
Carlton	Orl	E	0	999	411,832	0.00%	0.73%	0.00%	1.21%
Clarendon	Orl	D	1,000	7,499	0				
Gaines	Orl	E	0	999	116,711	0.00%	2.57%	0.00%	4.28%
Holley, Village	Orl	E	0	999	0				
Kendall	Orl	E	0	999	91,124	0.00%	3.29%	0.00%	5.48%
Lyndonville, Village	Orl	E	0	999	0				
Medina, Village	Orl	C	7,500	24,999	1,946,655	1.16%	3.85%	1.93%	6.42%
Murray	Orl	C	7,500	24,999	0				
Ridgeway	Orl	C	7,500	24,999	0				
Shelby	Orl	D	1,000	7,499	0				
Yates	Orl	E	0	999	0				

E – Low rate of construction

0 to 999 square feet of new commercial construction in a 5 year period

D – Low to Moderate rate of construction

1,000 to 7,499 square feet of new commercial construction in a 5 year period

C – Moderate rate of construction

75,00 to 24,999 square feet of new commercial construction in a 5 year period

B – Moderate to high rate of construction

25,000 to 99,999 square feet of new commercial construction in a 5 year period

A – High rate of construction

Over 100,000 square feet of new commercial construction in a 5 year period

Regional Development Analysis**Orleans County - Industrial Development Analysis**

MUNICIPALITY	COUNTY	Ind Category	Range		Allowable Sq Footage (zoning capacity)	2020		2040	
			Low	High		Low	High	Low	High
Albion	Orl	C	7,500	24,999	7,601,134	0.30%	0.99%	0.49%	1.64%
Albion, Village	Orl	C	7,500	24,999	158,579	14.19%	47.29%	23.65%	78.82%
Barre	Orl	E	0	999	399,283	0.00%	0.75%	0.00%	1.25%
Carlton	Orl	E	0	999	0				
Clarendon	Orl	D	1,000	7,499	0				
Gaines	Orl	E	0	999					
Holley, Village	Orl	B	25,000	99,999	1,323,954	5.66%	22.66%	9.44%	37.77%
Kendall	Orl	E	0	999	0				
Lyndonville, Village	Orl	E	0	999	992,489	0.00%	0.30%	0.00%	0.50%
Medina, Village	Orl	D	1,000	7,499	714,562	0.42%	3.15%	0.70%	5.25%
Murray	Orl	E	0	999	103,694	0.00%	2.89%	0.00%	4.82%
Ridgeway	Orl	E	0	999	1,366,104	0.00%	0.22%	0.00%	0.37%
Shelby	Orl	D	1,000	7,499	64,005	4.69%	35.15%	7.81%	58.58%
Yates	Orl	B	25,000	99,999	2,223,788	3.37%	13.49%	5.62%	22.48%

E – Low rate of construction

0 to 999 square feet of new industrial construction in a 5 year period

D – Low to Moderate rate of construction

1,000 to 7,499 square feet of new industrial construction in a 5 year period

C – Moderate rate of construction

75,00 to 24,999 square feet of new industrial construction in a 5 year period

B – Moderate to high rate of construction

25,000 to 99,999 square feet of new industrial construction in a 5 year period

A – High rate of construction

Over 100,000 square feet of new industrial construction in a 5 year period

Seneca County - Summary

Seneca County municipalities have approximately 149,000 acres of land available for development. The projected number of residential lots available are between 93,000 and 133,000 . Of these lots available for residential development, approximately 435 lots (between 0.3 and 0.5 percent) are projected to be developed by 2020. Approximately 470 (between 0.4 and 0.5 percent) are projected to be developed by 2040.

The allowable square footage for commercial development is approximately 12.8 million. Of allowable square footage for commercial development, between 152,000 and 616,000 (between 1.2 and 4.8 percent) is projected to be developed by 2020. Between 354,000 and 1.4 million (2.8 and 11.2 percent) is projected by 2040.

The allowable square footage for industrial development is approximately 7.3 million . Of allowable square footage for industrial development, between 32,000 and 175,000 (between 0.4 and 2.4 percent) is projected to be developed by 2020. Between 74,000 and 409,000 (1.0 and 5.6 percent) is projected by 2040.

Seneca County - Residential Development Analysis

				Scenario A - Of Land Available for Development, % Projected to be Developed (assuming small lot size)		Scenario B - Of Land Available for Development, % Projected to be Developed (assuming large lot size)	
Municipality	Land Available for Development (Acres)	Scenario A - Projected Number of Lots Assuming Smaller Lot Size	Scenario B - Projected Number of Lots Assumer Larger Lot Size	2020	2040	2020	2040
Covert	10,448	No Zoning		-	-	-	-
Fayette	26,809	29,195	29,195	-	-	-	-
Interlaken (Village)	14	No Zoning		-	-	-	-
Junius	10,703	No Zoning		-	-	-	-
Lodi	11,972	No Zoning		-	-	-	-
Lodi(Village)	59	No Zoning		-	-	-	-
Ovid	13,132	No Zoning		-	-	-	-
Ovid (Village)	40	No Zoning		-	-	-	-
Romulus	11,533	6,646	6,646	5.9%	6.2%	5.9%	6.2%
Seneca Falls	37,308	72,977	36,528	0.1%	0.1%	0.1%	0.2%
Seneca Falls (Village)	830	6,436	6,436	-	-	-	-
Tyre	7,355	7,355	7,355	-	-	-	-
Varick	12,386	No Zoning		-	-	-	-
Waterloo	6,273	9,482	6,358	-	-	-	-
Waterloo (Village)	123	697	697	-	-	-	-

'Land Available for Development' reflects only lands classified by the municipality's Real Property Assessor as 'Agriculture' or 'Vacant,' and zoned for residential development. This methodology is not meant to presume that all farmland is simply "waiting for development" but rather was a way to efficiently calculate land that *could* be developed.

While it is entirely possible that further development may occur on lands currently classified as 'residential' or 'commercial', given the scale of the study area and scope of this project, the subdivision of large parcels that have been identified as 'developed' (e.g. rural non-farm residential parcels of several acres) has been excluded from consideration.

Dashes indicate that a municipality is forecasted to lose population, resulting in a negative build-out.

Theoretically, this would lead to the demolition of excess residential dwelling capacity. In practice, however, that is not likely to occur except in the most severe cases.

Regional Development Analysis**Seneca County - Commercial Development Analysis**

MUNICIPALITY	COUNTY	Comm Category	Range		Allowable Sq Footage (zoning capacity)	2020		2040	
			Low	High		Low	High	Low	High
Covert	Sen	E	0	999	no zoning				
Fayette	Sen	E	0	999	no zoning				
Interlaken, Village	Sen	E	0	999	no zoning				
Junius	Sen	E	0	999	no zoning				
Lodi	Sen	E	0	999	no zoning				
Lodi, Village	Sen	E	0	999	no zoning				
Ovid	Sen	D	1,000	7,499	no zoning				
Ovid, Village	Sen	C	7,500	24,999	no zoning				
Romulus	Sen	C	7,500	24,999					
Seneca Falls	Sen	B	25,000	99,999	2,796,970	2.68%	10.73%	4.47%	17.88%
Seneca Falls, Village	Sen	E	0	999	23,588	0.00%	12.71%	0.00%	21.18%
Tyre	Sen	D	1,000	7,499	505,864	0.59%	4.45%	0.99%	7.41%
Varick	Sen	E	0	999					
Waterloo	Sen	D	1,000	7,499	5,660,835	0.05%	0.40%	0.09%	0.66%
Waterloo, Village	Sen	C	7,500	24,999	3,832,476	0.59%	1.96%	0.98%	3.26%

E – Low rate of construction

0 to 999 square feet of new commercial construction in a 5 year period

D – Low to Moderate rate of construction

1,000 to 7,499 square feet of new commercial construction in a 5 year period

C – Moderate rate of construction

75,000 to 24,999 square feet of new commercial construction in a 5 year period

B – Moderate to high rate of construction

25,000 to 99,999 square feet of new commercial construction in a 5 year period

A – High rate of construction

Over 100,000 square feet of new commercial construction in a 5 year period

Regional Development Analysis**Seneca County - Industrial Development Analysis**

MUNICIPALITY	COUNTY	Ind Category	Range		Allowable Sq Footage (zoning capacity)	2020		2040	
			Low	High		Low	High	Low	High
Covert	Sen	E	0	999	No zoning				
Fayette	Sen	E	0	999	No zoning				
Interlaken, Village	Sen	E	0	999	No zoning				
Junius	Sen	E	0	999	No zoning				
Lodi	Sen	E	0	999	No zoning				
Lodi, Village	Sen	E	0	999	No zoning				
Ovid	Sen	E	0	999	No zoning				
Ovid, Village	Sen	E	0	999	No zoning				
Romulus	Sen	E	0	999	226,152	0.00%	1.33%	0.00%	2.21%
Seneca Falls	Sen	C	7,500	24,999	4,654,220	0.48%	1.61%	0.81%	2.69%
Seneca Falls, Village	Sen	D	1,000	7,499	920,609	0.33%	2.44%	0.54%	4.07%
Tyre	Sen	E	0	999	0				
Varick	Sen	E	0	999	No zoning				
Waterloo	Sen	D	1,000	7,499	1,366,164	0.22%	1.65%	0.37%	2.74%
Waterloo, Village	Sen	D	1,000	7,499	170,999	1.75%	13.16%	2.92%	21.93%

E – Low rate of construction

0 to 999 square feet of new industrial construction in a 5 year period

D – Low to Moderate rate of construction

1,000 to 7,499 square feet of new industrial construction in a 5 year period

C – Moderate rate of construction

75,00 to 24,999 square feet of new industrial construction in a 5 year period

B – Moderate to high rate of construction

25,000 to 99,999 square feet of new industrial construction in a 5 year period

A – High rate of construction

Over 100,000 square feet of new industrial construction in a 5 year period

Wayne County - Summary

Wayne County municipalities have approximately 174,000 acres of land available for development. The projected number of residential lots available are between 101,000 and 180,000 . Of these lots available for residential development, approximately 1,350 lots (between 0.8 and 1.3 percent) are projected to be developed by 2020. Approximately 2000 (between 1.1 and 2.0 percent) are projected to be developed by 2040.

The allowable square footage for commercial development is approximately 28.4 million. Of allowable square footage for commercial development, between 719,000 and 2.0 million (between 2.5 and 6.9 percent) is projected to be developed by 2020. Between 1.7 and 4.6 million (5.9 and 16.0 percent) is projected by 2040.

The allowable square footage for industrial development is approximately 51.5 million . Of allowable square footage for industrial development, between 1.2 and 3.0 million (between 2.3 and 5.8 percent) is projected to be developed by 2020. Between 2.8 and 7.0 million (5.4 and 13.5 percent) is projected by 2040.

Wayne County - Residential Development Analysis

				Scenario A - Of Land Available for Development, % Projected to be Developed (assuming small lot size)		Scenario B - Of Land Available for Development, % Projected to be Developed (assuming large lot size)	
Municipality	Land Available for Development (Acres)	Scenario A - Projected Number of Lots Assuming Smaller Lot Size	Scenario B - Projected Number of Lots Assumed Larger Lot Size	2020	2040	2020	2040
Arcadia	11,850	11,808	11,805	1.1%	1.8%	1.1%	1.8%
Butler	12,832	No Zoning					
Clyde (Village)	420	1,182	1,182	-	-	-	-
Galen	16,550	16,013	15,069	0.1%	0.1%	0.1%	0.1%
Huron	12,987	2,756	2,733	1.2%	1.9%	1.2%	1.9%
Lyons	11,764	45,494	11,049	0.1%	0.1%	0.2%	0.4%
Lyons (Village)	857	4,553	4,553	-	-	-	-
Macedon	7,771	7,476	4,984	5.3%	7.5%	8.0%	11.3%
Macedon (Village)	189	548	274	6.5%	10.5%	13.0%	20.9%
Marion	6,747	11,803	5,911	0.4%	0.7%	0.9%	1.3%
Newark (Village)	673	1,844	463	-	-	-	-
Ontario	8,688	13,104	10,507	3.1%	4.3%	3.9%	5.4%
Palmyra*	9,622	3,801	1,629	1.6%	2.5%	3.8%	5.9%
Palmyra (Village)	147	1,322	176	-	-	-	-
Red Creek (Village)	140	No Zoning					
Rose	12,548	5,971	3,002	0.3%	0.3%	0.5%	0.6%
Savannah	8,111	No Zoning					
Sodus	21,382	12,831	12,831	0.1%	0.2%	0.1%	0.2%
Sodus (Village)**	78						
Sodus Point (Village)	179	345	345	2.1%	2.1%	2.1%	2.1%
Walworth***	8,620	Unable to verify data					
Williamson****	12,421	29,462	5,623	0.2%	0.3%	1.1%	1.6%
Wolcott	9,115	8,856	8,856	0.9%	1.5%	0.9%	1.5%
Wolcott (Village)	433	852	304	1.2%	1.2%	3.3%	3.5%

'Land Available for Development' reflects only lands classified by the municipality's Real Property Assessor as 'Agriculture' or 'Vacant,' and zoned for residential development. This methodology is not meant to presume that all farmland is simply "waiting for development" but rather was a way to efficiently calculate land that *could* be developed.

While it is entirely possible that further development may occur on lands currently classified as 'residential' or 'commercial', given the scale of the study area and scope of this project, the subdivision of large parcels that have been identified as 'developed' (e.g. rural non-farm residential parcels of several acres) has been excluded from consideration.

Dashes indicate that a municipality is forecasted to lose population, resulting in a negative build-out.

Theoretically, this would lead to the demolition of excess residential dwelling capacity. In practice, however, that is not likely to occur except in the most severe cases.

*Town of Palmyra: No data for three zones which comprise approx. 8,800 acres (primarily T R/A)

**Village of Sodus: No digital zoning data

***Town of Walworth: Data cannot be verified; zoning abbreviations do not match local code on file (1994)

****Town of Williamson requires verification: Code not on file

Wayne County - Commercial Development Analysis

MUNICIPALITY	COUNTY	Comm Category	Range		Allowable Sq Footage (zoning capacity)	2020		2040	
			Low	High		Low	High	Low	High
Arcadia	Way	C	7,500	24,999	586,316	3.84%	12.79%	6.40%	21.32%
Butler	Way	D	1,000	7,499	0				
Clyde, Village	Way	D	1,000	7,499	365,742	0.82%	6.15%	1.37%	10.25%
Galen	Way	E	0	999	21,890	0.00%	13.69%	0.00%	22.82%
Huron	Way	E	0	999	222,406	0.00%	1.35%	0.00%	2.25%
Lyons	Way	E	0	999	393,071	0.00%	0.76%	0.00%	1.27%
Lyons, Village	Way	C	7,500	24,999	626,161	3.59%	11.98%	5.99%	19.96%
Macedon	Way	B	25,000	99,999	2,236,723	3.35%	13.41%	5.59%	22.35%
Macedon, Village	Way	E	0	999	303,799	0.00%	0.99%	0.00%	1.64%
Marion	Way	E	0	999	575,197	0.00%	0.52%	0.00%	0.87%
Newark, Village	Way	B	25,000	99,999	0				
Ontario	Way	B	25,000	99,999	4,442,833	1.69%	6.75%	2.81%	11.25%
Palmyra	Way	B	25,000	99,999	0				
Palmyra, Village	Way	E	0	999	27,703	0.00%	10.82%	0.00%	18.03%
Red Creek, Village	Way	E	0	999	no zoning				
Rose	Way	E	0	999	91,753	0.00%	3.27%	0.00%	5.44%
Savannah	Way	E	0	999	no zoning				
Sodus	Way	E	0	999	1,201,962	0.00%	0.25%	0.00%	0.42%
Sodus Point, Village	Way	C	7,500	24,999					
Sodus, Village	Way	E	0	999	55,614	0.00%	5.39%	0.00%	8.98%
Walworth	Way	C	7,500	24,999	17,269,948	0.13%	0.43%	0.22%	0.72%
Williamson	Way	E	0	999					
Walcott	Way	C	7,500	24,999	0				
Walcott, Village	Way	A	100,000	100,000	6,491	Built Out	Built Out	Built Out	Built Out

E – Low rate of construction

0 to 999 square feet of new commercial construction in a 5 year period

D – Low to Moderate rate of construction

1,000 to 7,499 square feet of new commercial construction in a 5 year period

C – Moderate rate of construction

75,00 to 24,999 square feet of new commercial construction in a 5 year period

B – Moderate to high rate of construction

25,000 to 99,999 square feet of new commercial construction in a 5 year period

A – High rate of construction

Over 100,000 square feet of new commercial construction in a 5 year period

Regional Development Analysis**Wayne County - Industrial Development Analysis**

MUNICIPALITY	COUNTY	Ind Category	Range		Allowable Sq Footage (zoning capacity)	2020		2040	
			Low	High		Low	High	Low	High
Arcadia	Way	C	7,500	24,999	2,157,692	1.04%	3.48%	1.74%	5.79%
Butler	Way	C	7,500	24,999	0				
Clyde, Village	Way	E	0	999	434,820	0.00%	0.69%	0.00%	1.15%
Galen	Way	E	0	999	146,294	0.00%	2.05%	0.00%	3.41%
Huron	Way	E	0	999	72,094	0.00%	4.16%	0.00%	6.93%
Lyons	Way	E	0	999	3,333,265	0.00%	0.09%	0.00%	0.15%
Lyons, Village	Way	B	25,000	99,999	2,051,508	3.66%	14.62%	6.09%	24.37%
Macedon	Way	A	100,000	100,000	13,305,787	2.25%	2.25%	3.76%	3.76%
Macedon, Village	Way	E	0	999	1,733,297	0.00%	0.17%	0.00%	0.29%
Marion	Way	E	0	999	2,291,194	0.00%	0.13%	0.00%	0.22%
Newark, Village	Way	C	7,500	24,999	1,013,800	2.22%	7.40%	3.70%	12.33%
Ontario	Way	A	100,000	100,000	9,320,145	3.22%	3.22%	5.36%	5.36%
Palmyra	Way	E	0	999	504,694	0.00%	0.59%	0.00%	0.99%
Palmyra, Village	Way	B	25,000	99,999	36	Built Out	Built Out	Built Out	Built Out
Red Creek, Village	Way	E	0	999	No zoning				
Rose	Way	D	1,000	7,499	285,767	1.05%	7.87%	1.75%	13.12%
Savannah	Way	E	0	999	No zoning				
Sodus	Way	B	25,000	99,999	1,318,587	5.69%	22.75%	9.48%	37.92%
Sodus Point, Village	Way	E	0	999	No data				
Sodus, Village	Way	B	25,000	99,999	822,756	9.12%	36.46%	15.19%	60.77%
Walworth	Way	B	25,000	99,999	1,574,602	4.76%	19.05%	7.94%	31.75%
Williamson	Way	B	25,000	99,999	10,816,245	0.69%	2.77%	1.16%	4.62%
Wolcott	Way	E	0	999	0				
Wolcott, Village	Way	B	25,000	99,999	365,740	20.51%	82.02%	34.18%	Built Out

E – Low rate of construction

0 to 999 square feet of new industrial construction in a 5 year period

D – Low to Moderate rate of construction

1,000 to 7,499 square feet of new industrial construction in a 5 year period

C – Moderate rate of construction

75,00 to 24,999 square feet of new industrial construction in a 5 year period

B – Moderate to high rate of construction

25,000 to 99,999 square feet of new industrial construction in a 5 year period

A – High rate of construction

Over 100,000 square feet of new industrial construction in a 5 year period

Wyoming County - Summary

Wyoming County municipalities have approximately 171,000 acres of land available for development. The projected number of residential lots available are between 71,000 and 136,000. Of these lots available for residential development, approximately 175 lots (between 0.1 and 0.3 percent) are projected to be developed by 2020. Approximately 200 (between 0.2 and 0.3 percent) are projected to be developed by 2040.

The allowable square footage for commercial development is approximately 15.5 million. Of allowable square footage for commercial development, between 29,000 and 186,000 (between 0.2 and 1.2 percent) is projected to be developed by 2020. Between 67,000 and 434,000 (0.4 and 2.8 percent) is projected by 2040.

The allowable square footage for industrial development is approximately 24.9 million. Of allowable square footage for industrial development, between 68,000 and 291,000 (between 0.3 and 1.2 percent) is projected to be developed by 2020. Between 158,000 and 679,000 (0.6 and 2.7 percent) is projected by 2040.

Wyoming County - Residential Development Analysis

				Scenario A - Of Land Available for Development, % Projected to be Developed (assuming small lot size)		Scenario B - Of Land Available for Development, % Projected to be Developed (assuming large lot size)	
Municipality	Land Available for Development (Acres)	Scenario A - Projected Number of Lots Assuming Smaller Lot Size	Scenario B - Projected Number of Lots Assumed Larger Lot Size	2020	2040	2020	2040
Arcade	13,846	1,421	1,421	4.3%	5.7%	4.3%	5.7%
Arcade (Village)	488	697	697	-	-	-	-
Attica	14,334	Data not available		-	-	-	-
Attica (Village-part)*	172			-	-	-	-
Bennington	13,999	7,830	7,599	0.9%	1.1%	0.9%	1.1%
Castile	11,134	17,435	16,463	0.1%	0.1%	0.1%	0.1%
Castile (Village)	490	2,206	1,122	-	-	-	-
Covington	9,846	4,981	1,145	-	-	-	-
Eagle	9,897	No Zoning		-	-	-	-
Gainesville	13,126	12,781	1,278	-	-	-	-
Gainesville (Village)	290	Data not available		-	-	-	-
Genesee Falls	4,031	No Zoning		-	-	-	-
Java	14,794	14,776	1,476	-	-	-	-
Middlebury	6,515	7,094	654	-	-	-	-
Orangeville	11,756	23,833	12,216	0.1%	0.1%	0.2%	0.2%
Perry	15,091	8,186	3,235	-	-	-	-
Perry (Village)	476	1,422	807	-	-	-	-
Pike	11,802	Data not available		-	-	-	-
Pike (Village)	392	1,281	1,281	-	-	-	-
Sheldon	20,061	19,289	19,189	-	-	-	-
Silver Springs (Village)	141	99	70	-	-	-	-
Warsaw	9,425	10,271	936	-	-	-	-
Warsaw (Village)	675	1,925	1,868	-	-	-	-
Wethersfield	11,672	No Zoning		-	-	-	-
Wyoming (Village)	80	44	33	-	-	-	-

'Land Available for Development' reflects only lands classified by the municipality's Real Property Assessor as 'Agriculture' or 'Vacant,' and zoned for residential development. This methodology is not meant to presume that all farmland is simply "waiting for development" but rather was a way to efficiently calculate land that *could* be developed.

While it is entirely possible that further development may occur on lands currently classified as 'residential' or 'commercial', given the scale of the study area and scope of this project, the subdivision of large parcels that have been identified as 'developed' (e.g. rural non-farm residential parcels of several acres) has been excluded from consideration.

Dashes indicate that a municipality is forecasted to lose population, resulting in a negative build-out.

Theoretically, this would lead to the demolition of excess residential dwelling capacity. In practice, however, that is not likely to occur except in the most severe cases.

*The Village of Attica straddles the county border; data requires verification

Wyoming County - Commercial Development Analysis

MUNICIPALITY	COUNTY	Comm Category	Range		Allowable Sq Footage (zoning capacity)	2020		2040	
			Low	High		Low	High	Low	High
Arcade	Wyo	E	0	999	1,089,136	0.00%	0.28%	0.00%	0.46%
Arcade, Village	Wyo	D	1,000	7,499	0				
Attica	Wyo	E	0	999	requires verification				
Attica, Village	Wyo	E	0	999	18,763	0.00%	15.97%	0.00%	26.62%
Bennington	Wyo	E	0	999	2,093,824	0.00%	0.14%	0.00%	0.24%
Castile	Wyo	E	0	999	169,699	0.00%	1.77%	0.00%	2.94%
Castile, Village	Wyo	E	0	999	112,248	0.00%	2.67%	0.00%	4.45%
Covington	Wyo	E	0	999					
Eagle	Wyo	E	0	999	no zoning				
Gainesville	Wyo	E	0	999	4,513,024	0.00%	0.07%	0.00%	0.11%
Gainesville, Village	Wyo	E	0	999	no zoning				
Genesee Falls	Wyo	E	0	999	no zoning				
Java	Wyo	E	0	999	329,959	0.00%	0.91%	0.00%	1.51%
Middlebury	Wyo	E	0	999	11,656	0.00%	25.71%	0.00%	42.85%
Orangeville	Wyo	E	0	999	203,139	0.00%	1.48%	0.00%	2.46%
Perry	Wyo	E	0	999	354,852	0.00%	0.84%	0.00%	1.41%
Perry, Village	Wyo	E	0	999	956,424	0.00%	0.31%	0.00%	0.52%
Pike	Wyo	E	0	999					
Pike, Village	Wyo	E	0	999	6,579	0.00%	45.55%	0.00%	75.92%
Sheldon	Wyo	E	0	999	4,672,334	0.00%	0.06%	0.00%	0.11%
Silver Springs, Village	Wyo	E	0	999	400,757	0.00%	0.75%	0.00%	1.25%
Warsaw	Wyo	C	7,500	24,999	141,428	15.91%	53.03%	26.52%	88.38%
Warsaw, Village	Wyo	D	1,000	7,499	379,860	0.79%	5.92%	1.32%	9.87%
Wethersfield	Wyo	E	0	999	no zoning				
Wyoming, Village	Wyo	E	0	999	2,750	0.00%	Built Out	0.00%	Built Out

E – Low rate of construction

0 to 999 square feet of new commercial construction in a 5 year period

D – Low to Moderate rate of construction

1,000 to 7,499 square feet of new commercial construction in a 5 year period

C – Moderate rate of construction

75,00 to 24,999 square feet of new commercial construction in a 5 year period

B – Moderate to high rate of construction

25,000 to 99,999 square feet of new commercial construction in a 5 year period

A – High rate of construction

Over 100,000 square feet of new commercial construction in a 5 year period

Regional Development Analysis**Wyoming County - Industrial Development Analysis**

MUNICIPALITY	COUNTY	Ind Category	Range		Allowable Sq Footage (zoning capacity)	2020		2040	
			Low	High		Low	High	Low	High
Arcade	Wyo	E	0	999	872,409	0.00%	0.34%	0.00%	0.57%
Arcade, Village	Wyo	C	7,500	24,999	895,485	2.51%	8.38%	4.19%	13.96%
Attica	Wyo	E	0	999	Data not available				
Attica, Village	Wyo	E	0	999	2,535,954	0.00%	0.12%	0.00%	0.20%
Bennington	Wyo	E	0	999	6,749,297	0.00%	0.04%	0.00%	0.07%
Castile	Wyo	E	0	999	2,428,961	0.00%	0.12%	0.00%	0.21%
Castile, Village	Wyo	E	0	999	112,248	0.00%	2.67%	0.00%	4.45%
Covington	Wyo	E	0	999	No industrial				
Eagle	Wyo	E	0	999	No zoning				
Gainesville	Wyo	E	0	999	1,861,533	0.00%	0.16%	0.00%	0.27%
Gainesville, Village	Wyo	E	0	999	Data not available				
Genesee Falls	Wyo	E	0	999	No zoning				
Java	Wyo	E	0	999	319,717	0.00%	0.94%	0.00%	1.56%
Middlebury	Wyo	E	0	999	0				
Orangeville	Wyo	E	0	999	0				
Perry	Wyo	E	0	999	524,534	0.00%	0.57%	0.00%	0.95%
Perry, Village	Wyo	C	7,500	24,999	2,053,766	1.10%	3.65%	1.83%	6.09%
Pike	Wyo	E	0	999	No data				
Pike, Village	Wyo	E	0	999	0				
Sheldon	Wyo	E	0	999	4,581,667	0.00%	0.07%	0.00%	0.11%
Silver Springs, Village	Wyo	E	0	999	557,985	0.00%	0.54%	0.00%	0.90%
Warsaw	Wyo	E	0	999	1,184,569	0.00%	0.25%	0.00%	0.42%
Warsaw, Village	Wyo	C	7,500	24,999	228,544	9.84%	32.82%	16.41%	54.69%
Wethersfield	Wyo	E	0	999	No zoning				
Wyoming, Village	Wyo	E	0	999	0				

E – Low rate of construction

0 to 999 square feet of new industrial construction in a 5 year period

D – Low to Moderate rate of construction

1,000 to 7,499 square feet of new industrial construction in a 5 year period

C – Moderate rate of construction

75,00 to 24,999 square feet of new industrial construction in a 5 year period

B – Moderate to high rate of construction

25,000 to 99,999 square feet of new industrial construction in a 5 year period

A – High rate of construction

Over 100,000 square feet of new industrial construction in a 5 year period

Yates County - Summary

Yates County municipalities have approximately 8,000 acres of land available for development. The projected number of residential lots available are between 7,200 and 8,000 . Of these lots available for residential development, approximately 730 lots (between 9.2 and 10.2 percent) are projected to be developed by 2020. Approximately 1,250 (between 15.7 and 17.4 percent) are projected to be developed by 2040.

The allowable square footage for commercial development is approximately 614,000. Of allowable square footage for commercial development, between 371,000 and 1.5 million (between 60.1 and 237.9 percent) is projected to be developed by 2020. Between 865,000 and 3.4 million (140.9 and 555 percent) is projected by 2040. Although land projected for development percentages exceed the allowable square footage for commercial development, and Yates County is projected (according to the methodology used for this analysis) to be fully built out as early as 2020, that is not likely to occur. Gaps present in the Yates County data have affected the outcome of the analysis.

The allowable square footage for industrial development is approximately 1.4 . Of allowable square footage for industrial development, between 51,000 and 219,000 (between 3.6 and 15.5 percent) is projected to be developed by 2020. Between 119,000 and 511,000 (8.4 and 36.1 percent) is projected by 2040.

Yates County - Residential Development Analysis

Municipality	Land Available for Development (Acres)	Scenario A - Projected Number of Lots Assuming Smaller Lot Size	Scenario B - Projected Number of Lots Assumer Larger Lot Size	Scenario A - Of Land Available for Development, % Projected to be Developed (assuming small lot size)		Scenario B - Of Land Available for Development, % Projected to be Developed (assuming large lot size)	
				2020	2040	2020	2040
Barrington*	916	894	891	7.5%	13.0%	7.5%	13.0%
Benton	1,692	1874	1874	3.8%	6.4%	3.8%	6.4%
Dresden (Village)	0	Built Out		Built Out	Built Out	Built Out	Built Out
Dundee (Village)	11	13	12	Built Out	Built Out	Built Out	Built Out
Italy	495	No Zoning					
Jerusalem	869	900	138	24.8%	42.3%	161.5%	275.1%
Middlesex	420	312	312	26.8%	46.1%	26.8%	46.1%
Milo	1,169	1786	1786	5.6%	9.6%	5.6%	9.6%
Penn Yan (Village)	9	31	31	-	-	-	-
Potter	1,233	983	983	6.0%	10.4%	6.0%	10.4%
Rushville (Village - po	4	No Zoning					
Starkey	813	760	760	10.6%	18.6%	10.6%	18.6%
Torrey	414	422	422	11.2%	18.6%	11.2%	18.6%

'Land Available for Development' reflects only lands classified by the municipality's Real Property Assessor as 'Agriculture' or 'Vacant,' and zoned for residential development. This methodology is not meant to presume that all farmland is simply "waiting for development" but rather was a way to efficiently calculate land that *could* be developed.

While it is entirely possible that further development may occur on lands currently classified as 'residential' or 'commercial', given the scale of the study area and scope of this project, the subdivision of large parcels that have been identified as 'developed' (e.g. rural non-farm residential parcels of several acres) has been excluded from consideration.

Dashes indicate that a municipality is forecasted to lose population, resulting in a negative build-out.

Theoretically, this would lead to the demolition of excess residential dwelling capacity. In practice, however, that is not likely to occur except in the most severe cases.

*Town of Barrington: Requires Verification; discrepancies between print zoning code and digital data

Regional Development Analysis**Yates County - Commercial Development Analysis**

MUNICIPALITY	COUNTY	Comm Category	Range		Allowable Sq Footage (zoning capacity)	2020		2040	
			Low	High		Low	High	Low	High
Barrington	Yat	C	7,500	24,999	requires verification				
Benton	Yat	B	25,000	99,999					
Dresden, Village	Yat	E	0	999	425	0.00%	Built Out	0.00%	Built Out
Dundee, Village	Yat	D	1,000	7,499	53,523	5.61%	42.03%	9.34%	70.05%
Italy	Yat	E	0	999	no zoning				
Jerusalem	Yat	C	7,500	24,999	3,539	Built Out	Built Out	Built Out	Built Out
Middlesex	Yat	E	0	999	129,039	0.00%	2.32%	0.00%	3.87%
Milo	Yat	C	7,500	24,999	288,342	7.80%	26.01%	13.01%	43.35%
Penn Yan, Village	Yat	B	25,000	99,999	8,464	Built Out	Built Out	Built Out	Built Out
Potter	Yat	E	0	999					
Starkey	Yat	B	25,000	99,999	40,294	Built Out	Built Out	Built Out	Built Out
Torrey	Yat	B	25,000	99,999	89,964	83.37%	Built Out	Built Out	Built Out

E – Low rate of construction

0 to 999 square feet of new commercial construction in a 5 year period

D – Low to Moderate rate of construction

1,000 to 7,499 square feet of new commercial construction in a 5 year period

C – Moderate rate of construction

75,00 to 24,999 square feet of new commercial construction in a 5 year period

B – Moderate to high rate of construction

25,000 to 99,999 square feet of new commercial construction in a 5 year period

A – High rate of construction

Over 100,000 square feet of new commercial construction in a 5 year period

Yates County - Industrial Development Analysis

MUNICIPALITY	COUNTY	Ind Category	Range		Allowable Sq Footage (zoning capacity)	2020		2040	
			Low	High		Low	High	Low	High
Barrington	Yat	E	0	999	requires verification				
Benton	Yat	E	0	999	No industrial				
Dresden, Village	Yat	E	0	999	0				
Dundee, Village	Yat	E	0	999	62,296	0.00%	4.81%	0.00%	8.02%
Italy	Yat	D	1,000	7,499	No zoning				
Jerusalem	Yat	E	0	999	0				
Middlesex	Yat	E	0	999	0				
Milo	Yat	C	7,500	24,999	483,098	4.66%	15.52%	7.76%	25.87%
Penn Yan, Village	Yat	C	7,500	24,999	65,216	34.50%	Built Out	57.50%	Built Out
Potter	Yat	E	0	999	No industrial				
Starkey	Yat	E	0	999	801,046	0.00%	0.37%	0.00%	0.62%
Torrey	Yat	D	1,000	7,499	3,304	90.81%	Built Out	151.35%	Built Out

E – Low rate of construction
 0 to 999 square feet of new industrial construction in a 5 year period

D – Low to Moderate rate of construction
 1,000 to 7,499 square feet of new industrial construction in a 5 year period

C – Moderate rate of construction
 75,00 to 24,999 square feet of new industrial construction in a 5 year period

B – Moderate to high rate of construction
 25,000 to 99,999 square feet of new industrial construction in a 5 year period

A – High rate of construction
 Over 100,000 square feet of new industrial construction in a 5 year period

Appendix 1 – Calculating Constraints

Steep Slopes

Steep slopes that prevent development were considered to be slopes of 15% or greater and were calculated using the Digital Elevation Model (DEM) data. Slope was derived as a percentage from the DEM data; the land area with greater than 15% slope were calculated as raw figures (acres) and as a percentage of the municipality.

Flood Prone Areas

Flood prone areas (the 100 year floodplain) were calculated from the digitized flood insurance rate maps from the Federal Emergency Management Agency (FEMA), also known as Q3 data. The counties with this digital data available were Genesee, Livingston, Monroe, Ontario, Wayne, and Wyoming.

As was done with steep slopes, the land area of the floodplains was calculated as raw figures (acres) and as a percentage of the municipality.

Orleans, Seneca, and Yates Counties do not have digital flood data so the following alternative methods were developed and used for those counties.

Orleans County currently lacks both SSURGO (Soil Survey Geographic) data and digital flood data. To estimate of the amount of land (acres) susceptible to flooding in Orleans County, data from neighboring counties sharing similar overall geographic and topographic features was extrapolated for use in Orleans County. The percentage of flood prone land was calculated for both Wayne and Niagara counties; the average of these two figures was calculated and used as the percentage of flood prone area in Orleans County. This percentage was then applied to the land area for each municipality in Orleans County to determine the total flood prone acreage within each municipality.

For Seneca and Yates Counties, the SSURGO (Soil Survey Geographic) database was used. Soil types known to be located in flood prone areas were selected as a proxy for the floodplains themselves. These soils included Alluvial Land, Eel Silt Loam, Sloan Silt Loam, Wallkill, Angola, Caneadea, Carlisle, Edwards, Eel (Teel), Fluvaquents, Genesee (Hamlin), Holly (Wayland), Lobdell (Teel), Poygan (Fonda), Sapristis, Sloan (Wayland), Toledo (Fonda) and Wayland. The land area of these soil types was calculated as raw figures (acres) and as a percentage of the municipalities.

Wetlands

Wetlands as defined by the New York State Department of Environmental Conservation were considered to be constraints to development. Wetland data was obtained from the Freshwater Wetland coverage created by the DEC. Similar to steep slopes and flood prone areas, wetland acreage was calculated by municipality following the same steps previously outlined.

Hydrological Constraints

Since wetlands and flood plains often occupy the same geographical area, but do not exclusively overlap, it had to be determined which wetlands lay outside of the flood plains. This was calculated for each municipality to produce a constraint factor called “hydrological constraints” that took into account flood plains and wetlands lying outside flood plains.

This was done by simply performing an intersect operation of flood prone areas and wetlands to identify areas that are wetlands outside of the areas that are flood prone. Calculating the area of this coverage provided a total acreage of areas that are either flood prone or wetlands.