Appendix VIII: Victor Build-out Analysis

Town of Victor
Buildout Analysis

Prepared For: Town of Victor
Prepared By: Ontario County Planning Department

September 9, 2005

Acknowledgements

This report has been funded by the Town of Victor for the benefit of the citizens of Victor through a contract with the Ontario County Department of Planning. Ontario County has also contributed time as staff support beyond the hours funded in the development of this "build out" analysis. The techniques and data structures developed here can be used in providing similar information for other communities. We thank Victor Town Supervisor Jack Richter for his leadership and support in the completion of this work.

Special thanks are given to the memory of Chris Hart, former Chair of the Victor Planning Board and the Ontario County Planning Board. Mr. Hart first conceived of this project and was actively pursuing it when he became ill last year. Christie's vision and passion for the betterment of the Town of Victor will be long remembered.

We would also like to thank Victor Development Director Jane Luce, whose timely and excellent guidance on many aspects of this study, and specifically with regards to the base assumptions for commercial and industrial use growth factors, have enabled an effective estimation of future needs. Jane's intimate knowledge and command of the Victor Land Use regulations have served the Town and this study well.

This report was prepared by the Ontario County Planning Department under the direction of Kris Hughes, Planning Director. Kevin Schultz, Senior Planner, was project manager. Kevin's skill and efforts with the use of Geographic Information Systems and associated data are self-evident in the products generated with this report. Tom Harvey, AICP, Associate Planner, also provided valuable comment and some editing for the final report.

Kristen Mark Hughes

Director
Ontario County Department of Planning
September 8, 2005

Town of Victor Buildout Analysis

Residential and Commercial/Light Industrial

Introduction:

The Town of Victor is located in the Northwest corner of Ontario County, NY adjacent to the fast growing suburbs of Monroe County. As a result of the extension of public sewers and expanding outward development from metropolitan Rochester and its surrounding suburbs the Town of Victor population has increased by 39% over the last decade. The Town of Victor population, excluding the Village, grew by 54%. A look back over the last 30 years reveals a similar trend. This rapid population increase has transformed a significant portion of the town from a rural community to a center of residential and commercial/light industrial development.

This report examines the population and housing statistics, land use trends, and zoning conditions. It does not address the fiscal impacts that residential and commercial/light industrial development will have on the Town of Victor. It should also be noted that land in the Village of Victor was not analyzed in this report, since the Village has autonomous zoning authority. *(Therefore, all Town data and calculations provided are exclusive of Village data except where otherwise indicated.)*

Population and Housing Trends:

As the main route from the City of Rochester to the City of Canandaigua, the Town of Victor has always had diverse land uses and a growing population base. In the late 1800's the farming community settled here along with an industrial center located in the Hamlet of Fishers. However, it wouldn't be until the mid 1940's that Victor would see its transformation to a sub-urban community, escalated by the opening of the New York State Thruway in 1952. Since the construction of Eastview Mall in 1971, the town has become a major center of commercial/light industrial development in Ontario County.

Between 1970 and 2000, the Town of Victor (excluding the Village of Victor) population more than doubled –(262%). This growth represents 22% of population growth in the entire county. In 2000, approximately 28% of the population was under the age of 18, while nearly 13% were over the age of 65 the median household income in 1999 was $59,349 while the median family income was over $71,000. Approximately 74% of the households within the town are family based households of which only 2.3% are below the poverty level. The Town Development Office estimates the entire Town 2003 population at 10,900 and projects a 2008 population of 12,400. "Under 18" population is expected to increase to 30% of the population, while the over 65 population should decrease to 11%.

During the same time period the Town of Victor, excluding the Village, more than tripled its number of residential housing units. The 2000 census indicates that there were approximately 2,900 housing units, of which 83% were owner occupied. The median home value in the town was over $144,000, while the median rent was over $600. The tables below show the change in both population and housing units from 1970 – 2000.

Population Trends 1970-2000

Municipality	1970	1980	1970-1980 % Change	1990	1980-1990 % Change	2000	1990-2000 % Change	1970-2000 % Change
T. Victor	2,884	3,414	18.4%	4,883	43.03%	7,544	54.5%	161.6%
V. Victor	2,187	2,370	8.4%	2,308	-2.62%	2,433	5.4%	11.2%
Total	**5,071**	**5,784**	**14.1%**	**7,191**	**24.33%**	**9,977**	**38.7%**	**96.7%**
County	**78,849**	**88,909**	**12.8%**	**95,101**	**6.96%**	**100,224**	**5.4%**	**27.1%**

Source: U.S. Census Bureau, 1970, 1980, 1990 and 2000 Census figures.

Housing Trends 1970-2000

Municipality	1970	1980	1970-1980 % Change	1990	1980-1990 % Change	2000	1990-2000 % Change	1970-2000 % Change
T. Victor	822	1,082	31.6%	1,913	76.8%	2,900	51.6%	252.8%
V. Victor	612	732	19.6%	850	16.1%	972	14.4%	58.8%
Total	**1,434**	**1,814**	**26.5%**	**2,763**	**52.3%**	**3,872**	**40.1%**	**170.0%**
County	**25,118**	**30,307**	**20.7%**	**38,497**	**27.0%**	**42,647**	**10.8%**	**69.8%**

Source: U.S. Census Bureau, 1970, 1980, 1990 and 2000 Census figures.

Existing Land Use & Zoning Conditions:

The Town of Victor is approximately 35 square miles or 22,200 acres in size. The town has diverse land uses. Most notable are its commercial development along the State Route 96 corridor, high tech development along County Road 42 and NYS Route 251, the Village downtown area, and scenic residential areas. The Route 96 corridor area north of the Thruway serves as a regional shopping center for much of Western New York. While commercial development within this corridor has continued to flourish the town has also seen an increase in the high-tech and manufacturing sectors. Commercial and light Industrial land comprise only 10% of the land area in the Town of Victor but have a far reaching impact on the region's economy and the economic vitality of Ontario County (See Map 1).

The largest land use area within the town is residential. Over the last 30 years the town has seen numerous multi-lot sub-divisions develop. Approximately 4,173 acres of active agriculture exist in the town today, or 18.8% of the town excluding the village. Much of this land is located in the northeast or southwest corners of the town where municipal sewer service is generally not available. The presence of public infrastructure has had the biggest impact on the changing landscape of Victor. While public sewer serves only 28% of the town, nearly 75% of the town has access to public water (See Maps 2 and 3). As infrastructure is extended, land values will escalate. Such change is likely to further displacement of agriculture and other open space uses in favor of the low-density residential development currently allowed.

2004 Land Use Statistics

Municipality	*Agriculture*	*Residential*	*Vacant*	*Commercial*	*Recreation*	*Institutional*	*Industrial*	*Public Service*	*Conservation*	*R-O-W*	*Total*
T. Victor	18.8%	34.2%	21.3%	4.7%	5.4%	3.5%	4.2%	0.9%	1.8%	5.0%	100%
V. Victor	0	40.6%	19.4%	7.8%	0.9%	11.0%	6.9%	5.2%	0	8.0%	100%
Total	**18%**	**35%**	**21%**	**5%**	**5%**	**4%**	**4%**	**1%**	**2%**	**5%**	**100%**
County	**42%**	**26%**	**16%**	**2%**	**1%**	**2%**	**1%**	**2%**	**3%**	**6%**	**100%**

Source: 2004 Real Property Tax Data and Ontario County GIS

Land in the Town of Victor is separated into 10 different zoning districts (See Map 4). This does not include the Planned Development Districts or Overlay districts located throughout the town. Of these 10 zoning districts the R-2 Residential District is the largest, covering approximately 70% of the town's land area. The allowable uses in the R-2 Residential District range from Single or Two Family homes to agricultural uses. Institutional and health care uses are allowed by special use permit. While zoning guides development, it is not the intent of this report to analyze each of the zoning districts and their allowable uses. Provided below is a table listing the districts along with the acres and the percentage of land within each district. In the coming sections a detailed methodology is presented which outlines the zoning factors used to conduct the buildout analysis.

Along with traditional zoning districts the Town of Victor also has three Residential or Density Overlay Districts. These districts set the maximum living units per acre of gross property area for new subdivisions. These districts serve as the backbone for the residential build-out analysis. (See Map 5)

Town of Victor Zoning Statistics

Zoning District	Acres	% Land
R-1 District	1,346	6%
R-2 District	15,471	70%
R-3 District	750	3%
Commercial	874	4%
Comm./Lt Industrial	542	2%
Light Industrial	1,371	6%
Mobile Home	198	1%
Multiple Dwelling	164	1%
Senior Housing	2.59	0.01%
Limited Development	1,478	7%

Source: Ontario County GIS

Town of Victor Residential Overlay Statistics

Zoning District	Acres	Density
Res. Overlay A	9,061	0.33
Res. Overlay B	8,114	0.50
Res. Overlay C	1,863	1.00

Source: Town of Victor Zoning Code

Buildout Analysis:

For the purposes of the Buildout Analysis, this report assumes that existing zoning status remains constant. Zoning and subdivision code factors such as clustering, presence of utilities, environmental constraints, and site density affect developments within the town. As described by the Town's Director of Development Jane Luce, each section below details how each of these factors affects the residential and commercial/industrial build-out projections.

Open Space: Open space provisions described in the town's Zoning Code provide that major residential sub-divisions set aside 50% of the gross land area for open space. Commercial/industrial sub-divisions must reserve 35% open space. A major subdivision is defined as any parcel (as it existed in 1977) being split into 5 or more parcels since 1977.

Environmental Constraints: Environmentally sensitive lands addressed in the town code include NYS DEC Freshwater Wetlands (and others identified by the town) and perennial streams delineated on the United States Geological Survey Maps. These features constrain subdivision development on parcels if they exceed the 50%/35% open space subdivision requirements**.** These parcels can still be developed. However, maximum densities may not be achieved. The Town allows the inclusion of these environmentally constrained areas to be part of the required "open space set aside." As a result, the open space requirements have a less than 1% impact on the total number of residential units the town could potentially build. Please see Map 6 to observe the extent of lands constrained by more then 50 percent.

Site Density: Schedule II of the Zoning Code regulates the density of new residential subdivisions. Commercial and industrial site density calculations, while not specifically addressed in the zoning code, are determined by lot coverage, topography, setback, open space, and parking requirements. When determining the residential capacity of a particular parcel, this buildout analysis methodology multiplies the gross acreage by the density of the applicable residential overlay district. (Gross Parcel Acreage x Density Overlay). Density for Commercial/Industrial developments is estimated in square feet per acre. Victor Development Director Jane Luce has directed that real property industry standards estimate new commercial/industrial developments at 10,000 square feet per acre. Because Victor requires that 35% green space and 100-foot landscaped buffers adjacent to residentially zoned lands be provided, the buildout analysis methodology used for this report multiplies the gross available commercial and light industrial zoned acreage by 8,000 square feet to estimate gross future buildout. This is more consistent with actual Victor development history under the current zoning and is the factor recommended to be used by the Town Development Director.

It is also noted that while the Zoning Ordinance permits on its face a maximum 40% lot coverage for commercial and industrial buildings (17,424 sq.ft. per acre), the combined effect of regulations and the open space requirement has resulted in actual net building areas more consistent with the 8,000 square feet per acre used in this study. Actual developed area (building plus parking, road and other improvements) for commercial and industrial property cannot exceed 65% or (26,136 sq.ft. per acre) due to the open space requirement. Such constraints do not present serious restrictions to use because projects are able to cluster uses on the site to insure optimum use of allowable lot density. Such clustering also enables the protection of important environmental site features.

Residential Example: A one-hundred acre parcel located in Residential Overlay District C (Density factor = 1 unit per acre) has the capacity for 100 units to be built. With public sewer and water, lot sizes can be as small as 25,000 square feet, or approximately ½ acre. At least 50 acres will be permanent open space, typically either protected by a conservation easement or dedicated to the town.

Commercial/Industrial Example: Under the above assumptions a one-hundred acre parcel has the potential capacity for 800,000 square feet to be built. These are average figures used for extrapolating growth Town-wide. Specific projects will experience maximum "build outs" based on site specific parameters, e.g. traffic volumes, steep slopes, proximity to existing non-compatible uses, access, unique natural resource or cultural heritage resources.

Public Utilities: Schedule II of the zoning code addresses the area requirements or minimum residential lot sizes based on the presence of public infrastructure. Because the density overlay district requirements are more stringent in terms of calculating subdivision lot yield, the presence or lack of public utilities does not measurably impact the total number of potential residential units.

Residential Buildout Methodology and Results:

Appendix A provides a detailed explanation of the methodology used for the residential buildout analysis. In summary, total residentially zoned parcel acreage was multiplied by the permitted densities to determine the maximum permissible number of units. Existing houses were then deducted to determine future build-out capacity.

In total, the town has the capacity under existing zoning density regulations to permit construction of approximately 5,342 additional housing units. When projected over time, and assuming no changes in current regulation, the town will reach buildout in approximately 35 years or in the year 2040. This result is generated from an average growth rate of 40% per decade. The "Buildable Residential Units" map (Map 7) and Dot Density Maps (Maps 7b and 7c) combine to show the capacity of each of the parcels considered in this analysis along with the existing public utilities available on each property. While the presence of public utilities does not impact the maximum permitted density, property with access to public sewers is likely to be developed first.

Town Housing Units Only								
Year	**1970**	**1980**	**1990**	**2000**	**2010**	**2020**	**2030**	**2040**
Total Hosing Units	822	1152	1913	2900	4060	5684	7958	8242
Percent Change		40.1%	66.1%	51.6%	40.0%	40.0%	40.0%	40.0%
Total Increase		330	761	987	1160	1624	2274	284

35 Year Buildout in 2040

*This 40% projection of town housing unit growth per decade is based on 1980-2000 US census information for the entire town, including the village. The projection was rounded down from the actual 42.2% average growth/decade.

Commercial/Light Industrial Buildout Methodology and Results:

Appendix B provides a detailed explanation of the methodology used for the commercial/light industrial build out analysis. In summary, available parcel acreage was multiplied by 8,000 sq. ft/acre to determine the maximum square footage capable of being developed. Existing development was deducted to determine future build-out capacity. The analysis used a 25% growth rate per decade (utilizing actual historic growth rates). The commercial/light industrial growth rate for the first five years of this decade, 2000 through 2004, was 25%. In previous decades it was much higher due to major new projects such as Eastview Mall in the 60's and 70's and the industrial expansions in the Fishers Area during the 80's and 90's. Map 8 shows the commercial/light industrial buildout.

The town has the capacity to permit construction of an additional 10.2 million square feet of commercial/light industrial space throughout the existing commercial/light industrial zoning districts. The tables below show the results of this analysis and it should be noted that each one of these districts would reach buildout at various points in time. The Commercial District is anticipated to be "built out" in 20 years, specifically by 2025 based on a 25% growth rate. It should also be noted that Eastview Mall was not included in the calculation for future development because it is assumed to be at or near full potential. Full buildout in the Commercial/Light Industrial is calculated to occur in 2082 (77 years). Light Industrial Districts will reach "build out" in 66 years in 2071.

Existing Commercial/Light Industrial Square Footage (Town Only)*

	1960-69	1970-79	1980-89	1990-99	2000-04
Commercial	45,502	825,317	54,086	968,796	288,545
Comm./Lt Ind.	37,819	96,126	142,662	195,437	59,006
Light Industrial	89,139	237,383	652,307	717,511	212,043
Planned Unit Dev.	0	0	0	414,652	0
Percent Change		370%	60%	99%	25%
Total	172,460	1,331,286	2,180,341	4,476,737	5,036,331

*The individual Sq Ft numbers by zoning district are the gross additions to the Sq Ft for that decade. The total column represents the total commercial & light industrial square footage over time.

Projected Commercial/Light Industrial Square Footage (Town Only)*

	2000-09	2010-19	2020-2029	2030-39	2040-49	2050-59	2060-69
Commercial**	2,470,791	3,088,489	3,559,849				
Change Per Decade	*577,090*	*617,698*	*471,360*				
Comm./Lt Ind.***	590,056	737,570	921,963	1,152,453	1,440,566	1,800,708	2,250,885
Change Per Decade	*118,012*	*147,514*	*184,393*	*230,491*	*288,113*	*360,142*	*450,177*
Light Industrial***	2,120,426	2,650,533	3,313,166	4,141,547	5,176,821	6,471,027	8,088,783
Change Per Decade	*424,086*	*530,107*	*662,633*	*828,291*	*1,035,364*	*1,294,205*	*1,617,757*
Percent Change	25%	25%	25%	25%	25%	25%	25%
Total	5,955,925	6,891,243	8,209,629	9,268,411	10,591,888	12,246,235	14,314,169

*The individual Sq Ft numbers by zoning district are cumulative totals from decade to decade. Total Includes PUDs
** Commercial Zoning District Reaches Buildout in 2025 based on 25% growth rate
*** Commercial/Light Industrial Reaches Buildout in 2082 and Light Industrial Reach Buildout in 2070

Conclusions:

This analysis quantifies the amount of land available for development in the Town of Victor. Two general classes of land have been reviewed; residential and commercial/industrial. The Town has employed a number of effective strategies to make land available for development while at the same time attempting to conserve open space lands and otherwise preserve the character of the community. The growth rates observed for Victor over the past several decades suggest that the current land use policies enable the achievement of a number of competing public interests. And, have certainly not significantly hindered what can only be described as a strong market for land development in Victor, as compared to the Rochester Region and New York State.

This report has taken existing conditions and extrapolated recent trends to estimate when current zoning districts and regulations will reach a maximum capacity for development. This is commonly known as "build out."

Residential Build Out

The town under current zoning can allow approximately 5,342 additional residential housing units. If existing growth rates continue the Town will reach this "build out" in approximately 35 years or in 2040. This is an increase of 184 percent over the 2,900 units extant in Victor according to the 2000 U.S. Census. The maps provided in this report further identify the specific location of this available capacity. To attain the permitted "build out" significant portions of land current considered undeveloped will become housing sites. Land currently or still available for agriculture will no longer be available for such pursuits as this conversion occurs.

The Town may want to explore further techniques to channel development in ways that will optimize the use of existing infrastructure and minimize increased demands for public services. The current growth pattern permitted by the Town Zoning ordinance promotes the eventual consumption of all remaining undeveloped, vacant and agricultural land throughout the Town in fulfilling the current "build out" plan. Although, 50% of gross land area (in most cases to include the environmentally sensitive lands) in each individual project will be set aside in some form of open space.

In other rapidly growing communities throughout the U.S., one effective method for assisting the market to optimize use of available land is to develop a comprehensive plan that clearly identifies the time period within; and geographic area where growth will occur. Such planning and subsequent implementation through zoning enables effective delivery of services, and significantly reduces market risk for developers in desired growth areas. This phasing of the land use plan is directly implemented by adjusting the zoning maps to reflect only that development which is expected to occur within a 5-10 year time frame. Only after this "available" land is developed to some threshold (e.g. 80%) will rezoning of additional land be considered by the Town.

Such changes would also necessitate the creation of a zoning district that would insure protection of rural lands. This new district might establish agriculture or rural estates as a preferred use for land. Further, it could provide that other uses not generally compatible with agriculture, such as residential subdivisions, be allowed only at much lower development densities than presently allowed. Some highly successful communities have used rural residential zoning densities ranging from 25-100 acres. For example, the Town of Seneca in Ontario County has recently adopted a 40-acre per unit density standard in its Agricultural Zoning District.

The "Buildable Residential Units" map (Map 8) shows the capacity of each of the parcels considered in this analysis along with the existing public utilities currently available on each property. While the presence of public utilities does not impact the maximum permitted density, property with access to public sewers is likely to be developed first. This information could be used to guide the development of a 5-10 year threshhold zoning map and zoning local law.

Commercial / Industrial Build Out

As presently zoned, the town has the capacity to build an additional 10.2 million square feet of commercial/light industrial space throughout their existing commercial/light industrial zoning districts. Such "build out" will be reached at different times for each zoning class. Commercial land will be fully utilized in 20 years (by the year 2025). Full build out in the Commercial/Light Industrial District is expected to occur in 2082 (77 years). Light Industrial Districts will reach "build out" in 66 years in 2071.

It should be noted that this commercial and industrial "build out" assumes current standards are applied. That means that every acre of land produces approximately 8,000 square feet of building space. In fact, many recent projects are showing net usable building space yields of 2-3,000 square feet per acre. This means that additional substantial capacity for expansion of current developed sites exists.

Changes to setback rules, parking standards, height ratios, and open space requirements for industrial, light industrial and commercial space could enable actual growth yields far greater than those currently allowed, on the same amount of land. In fact, large-scale development utilizing Planned Development rules can allow far greater yields than those assumed for this study. Should such development strategies be utilized, far greater capacity will be enjoyed than even those projected in this report.

Regardless of these future possibilities, this study demonstrates substantial existing capacity for residential, commercial, light industrial and industrial growth under the current zoning structure for the Town. The Town may want to consider ways to target certain development locations for growth. This could include reductions in the amount of currently zoned land, establishment of clear rules and standards to create preference for projects that use or expand existing utility capacity as preferred over new construction absent public utilities, and other targeted economic incentives.

This effective oversupply of developable land now present in the market may also artificially lower the effective assessable base for the Town by reducing the per acre value of these lands. While other factors remain constant, an increase in supply of land creates a necessary reduction in price. This approach to making land available reduces the Town's ability to reap the benefit of this highly desirable type of development.

The Town of Victor remains extraordinarily positioned for healthy expansion of all forms of development due to its proximity to regional economic centers, unparalleled access to major road networks, the existence of a highly skilled and available workforce, excellent schools, and its location at the gateway to the recreational bounty of the Finger Lakes Region. The remaining challenge is to capture and encourage this potential while preserving and enhancing the quality of life for all the residents of the community.

This report can assist the Town by providing information that serves as a basis for:

1. Evaluating the scale and location of necessary infrastructure;

2. Determining whether continued expansion/growth as allowed under current land use regulation is appropriate and furthers preservation of the Towns desired community character; and

3. Assessing whether significant changes may be needed to insure the long-term survival of land uses such as agriculture and rural open space, and the preservation of important elements of what makes Victor an attractive home for its residents and businesses.

It is also important to recognize that attendant to growth is increased demand for a wide range of public services and infrastructure, such as, road capacity; water and sewer service; parkland and recreational services; educational system capacity; health and senior services; emergency service delivery and public safety services (police and security); etc. Each of these have profound affects on the costs as much as the quality of living in Victor and must be balanced to insure that such service expansion occurs in the most cost-effective and efficient manner.

While all of these areas are ripe for further study, such analysis is beyond the scope of this report.

Appendix A

Using the County's Geographic Information System (GIS) this analysis identified the base zoning district and residential overlay district for each parcel, developed or undeveloped. The analysis uses attributes for parcel **size** in acres and applicable residential density to calculate the total units each parcel could support. Once this was completed Real Property Tax data was used to determine the existing land use of each of these parcels and whether there was additional residential development capacity. All residentially zoned agricultural and vacant land (based on the RPTS Property Class Codes) was considered to be developable, while current residential lands were further analyzed. For each parcel with a residential property class code, one (1) unit was subtracted from the total units available for additional development. Based on this calculation if a residential parcel was only capable of accepting 0.99 additional units (or less) it was determined to hold no additional development potential. Land that was previously accounted for as part of a "clustered sub-division" was manually deleted so as to not artificially inflate the town's residential capacity. The table below shows how each of calculation was done and the resulting data that was generated.

Example Residential Buildout Calculations

Parcel ID	Zoning	Overlay	Property Class	Acres	Density	Gross Units	Adjusted Units	Status
1	R-1	Residential-C	Agriculture	100	1	100	100	In
2	R-2	Residential-B	Vacant	50	0.50	25	25	In
3	R-3	Residential-A	Residential	10	0.33	3.30	2	In

Notes: Acres x Density = Gross Units
Gross Units – 1 = Adjusted Units (Residential Property Only & Rounded Down)

From this information a developable lands map (Map 9) was generated. This map identifies all of the parcels within the town that are capable of additional residential development. Of the total acreage available, nearly 37% of it is already classified as residential. More the 76% of these parcels are greater then 5 acres in size and all of these parcels are 2 acres or greater. For the purposes of this analysis ***all*** potential units were accounted for. Zoning also allows residential units on the second floor of commercial developments. This is not anticipated to be a major source of new residential units. The analysis assumes that the number of new residential units over commercial development will equal the number of un-built potential residential units.

Agricultural land accounts for nearly 33% of the acreage available for residential development within the town. Of the 646 parcels considered in this analysis only 76 of them are actively being farmed. Public sewers are not available to most of these 76 parcels; however, most are within the water benefited area. The presence of public utilities will increase the attractiveness of this land for residential development, resulting in pressure on this land to be removed from agricultural use. The town's 50% open space requirement provides an opportunity to preserve large portions of these agriculture lands.

Victor Hills Golf Club, Ravenwood Golf Club, and the Victor Rod and Gun Club have the potential for adjacent residential development, or in the case of the rod and gun club, to be converted to residential use. The table below shows counts for each parcel type along with their acreage.

Developable Lands

Land Use	Parcel Ct.	Acreage	%	Res. Units
Agriculture	76	4,174	32%	1,708
Residential	337	4,710	37%	1,708
Vacant	212	3,276	25%	1,544
Recreation	12	789	6%	382
Totals	634	12,947	100%	5,342

Appendix B

The commercial/light industrial buildout analysis has some limitations. It is important for the reader to understand what they are and not misinterpret the results presented here. While Real Property Tax information indicates what a property is generally used for, its approximate square footage, and the year built, it should not be taken as an exhaustive listing. What follows is a list of the various elements used from the RPTS data along with an explanation of how this data was used for this exercise.

Property Class Codes: These are three-digit land use codes attributed to all parcels in the Real Property Tax Database. These codes differentiate Agricultural Land, Vacant Land, Residential Land, and Commercial Land. For the commercial buildout all land identified as commercial, industrial, vacant, or agriculture was used in the analysis. Property class codes refer to the primary use of a particular property. This code does not refer to the zoning of a property and does not imply an allowable use under zoning. For a list of allowable uses in each zoning district one must consult the town's zoning code. The property class code for commercial land includes everything from Apartment Buildings to Office Building to Retail Shops, to parking lots. When we refer to commercial square footage all of these uses are being tallied.

Building Inventory: For each parcel with a property class code of commercial or industrial a building inventory form is filled out. As part of that form, general building information and the gross floor area is entered into the database. These numbers are approximate figures and do not represent the actual "as built" square footage. In some instances it was noticed that an inventory form had not been filled out on property that did have structures. When possible these numbers were entered into the GIS. Estimates indicate that this analysis could be missing close to 1 million square feet of commercial square footage.

As part of the building inventory form "year built" information is also entered. The more current the data, or the newer the structure, the more accurate this value is. In some instances buildings built prior to the inception of the Real Property Tax Database "year built" information was estimated. Today as parcels change in land use and development occurs these numbers are kept accurate. It should also be noted that as buildings expand in square footage over time new building information is entered. So if a 20,000 sq ft commercial building was built in 1985 and was expanded by 10,000 sq ft in 1995 two records would appear in the database. In theory this gives us the ability to accurately track change over time, as long as the year built information and gross floor area information is accurate. Without reviewing historical building permits it would be extremely difficult to determine when a building was built and how many square feet it is.

The objective of the commercial/industrial buildout was to determine how many additional square feet of retail, commercial, office, and light industrial uses the town will be built based on current trends and existing zoning. While this section will show "projected growth" over time we used a conservative 25% growth rate per decade. The commercial/light industrial growth rate for the first five years of this decade, 2000 through 2004, was 25%. In previous decades it was much higher. The rest of this analysis focuses on current information based on the real property tax data and what the town can expect if zoning regulations remain constant.

The Town of Victor has approximately 5-6 million square feet of retail/office/light industrial space located throughout the town. Almost all (more than 99%) of that space was built after 1970. Nearly half of it was built between 1990 and 1999. This was due mainly to the construction and expansion of Eastview Mall and the surrounding commercial areas. The commercial/light industrial space is located throughout the town. It is located within the Commercial, Commercial/Light Industrial, Light Industrial or Planned Development Zoning Districts. Over 2 million square feet of space is located immediately around Eastview Mall, which is located in a Commercial Zoning District and near three commercial planned development districts. The chart below details each of these zoning districts and their existing square footage, and the development potential.

To determine the growth rate to be used in this buildout analysis, the approximate square footage built during the five-year period from 2000 through 2004 was multiplied by 2 to determine the growth from 2000 through 2009. Factored out, this results in a 25% growth rate per decade, yielding approximately 1.2 million square feet in a ten-year period. Forecasted numbers, using this 25% growth rate are detailed by zoning districts below.

The analysis used GIS technology to code each parcel's zoning district. Estimated full buildout potential was calculated by multiplying parcel acreage by 8000 sq. ft. per acre. See the Site Density section for more details.

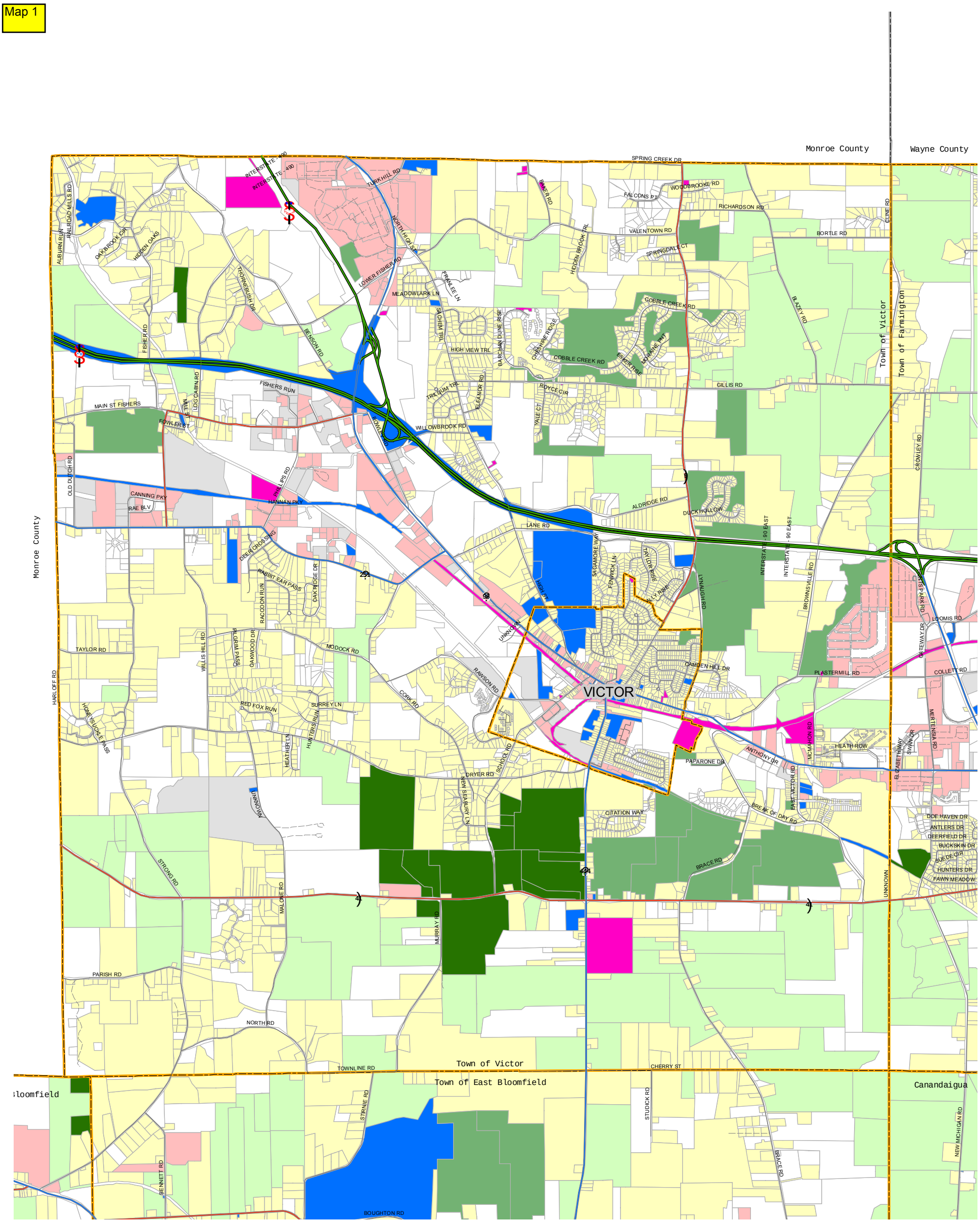
All agricultural and vacant land within the commercial, commercial/light industrial, or light industrial districts(based on the RPTS Property Class Codes) was considered developable. Land with other land uses was further analyzed. All residentially zoned parcels were eliminated from the dataset. The analysis assumes that these parcels will remain in residential use for the foreseeable future. The analysis also assumes that square footage numbers obtained through the Real Property Tax are accurate. Based on these numbers a second calculation was performed to determine the expansion possibilities of each of these parcels. Existing building square footage was subtracted from potential square footage to obtain future square footage potential.

Existing & Future Commercial/Light Industrial Square Footage (Town Only)

Zoning district:	Total Acres	Net Developable Acres	Existing Sq Ft	Additional Sq Ft
Commercial	874	172	2,317,418	1,377,603
Commercial/Lt Ind	542	311	235,340	2,484,960
Light Industrial	1,371	797	1,530,922	6,378,314
Planned Unit Dev	100	0	414,652	0
Total	2,787	1,280	4,498,332	10,240,877

*Net Developable Acres and Additional Sq Ft equals the Acreage or Sq Ft of parcels considered for this analysis. Eastview Mall is assumed to be near full potential and removed from this analysis.

Map 1



Town of Victor - Property Class Codes

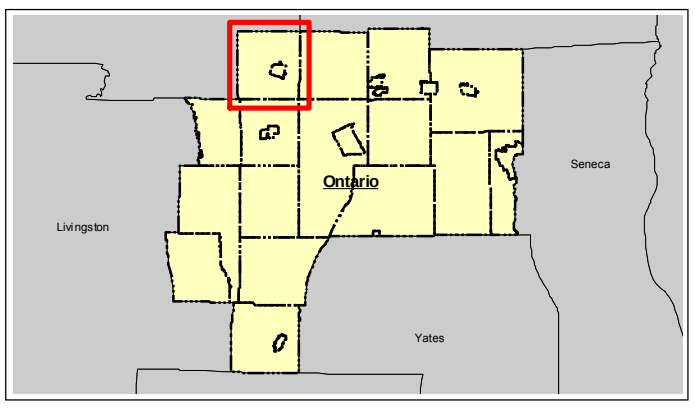
Ontario County, NY

Produced by the Ontario County Planning Department

June 2005

0 0.45 0.9 1.8 2.7 3.6

Miles



Road Classes

- NYS Thruway
- State or US Routes
- County Roads
- Municipal Roads
- Private Drives

K e y

- Municipal Boundary

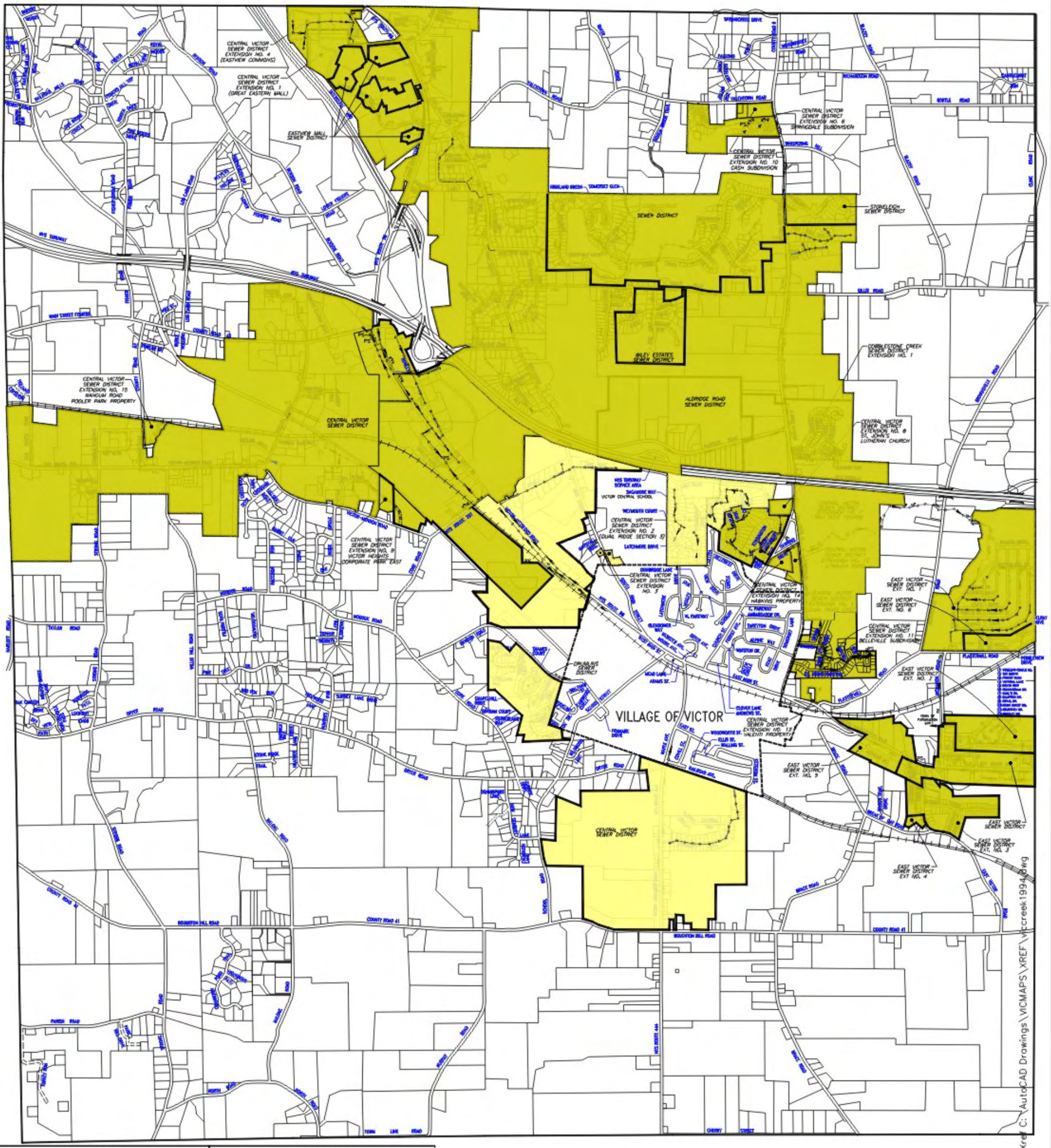
RPTS Property Class

- Agricultural
- Residential
- Vacant
- Commercial
- Recreational
- Community Service
- Industrial
- Public Service
- Conservation

Notes: These maps are reasonably accurate and should be used for general reference only.

Sources: Ontario County Planning Department Street Centerlines, USGS 1:24,000 Hydrology, and other public data sources

Map 2



REVISIONS		
DATE	RESOLUTION	DESCRIPTION
2/22/93	103	CREATION OF EXTENSION NO. 1 TO C.V.S.D. (GREAT EASTERN MALL)
12/13/94	412	CREATION OF EXTENSION NO. 2 TO C.V.S.D. (QUAIL RIDGE SECTION 3)
6/26/95	229	REMOVAL OF SOHN & GRETH PROPERTIES FROM C.V.S.D.
9/11/95	399	CREATION OF ALDRIDGE ROAD SEWER DISTRICT
9/11/95	301	CREATION OF EXTENSION NO. 1 TO COBBLESTONE CREEK SEWER DISTRICT
9/08/96	390	CREATION OF EXTENSION NO. 2 TO C.V.S.D. (HIGH STREET)
3/9/98	114	CREATION OF EXTENSION NO. 4 TO C.V.S.D. (EASTVIEW COMMONS)
5/28/98	150	CREATION OF EXTENSION NO. 5 TO C.V.S.D. QUAIL RIDGE EAST (FORMER HAWKINS SUBDIVISION)
5/27/99	167	CREATION OF EXTENSION NO. 6 TO C.V.S.D. GYPSUM WELLS
5/7/00	142	CREATION OF EXTENSION NO. 6 TO C.V.S.D. SPRINGDALE SUBDIVISION
6/12/00	373	CREATION OF EXTENSION NO. 7 TO C.V.S.D. RICH GOLF COURSE
12/28/00	488	CREATION OF EXTENSION NO. 8 TO C.V.S.D. ST. JOHN'S LUTHERAN CHURCH

REVISIONS		
DATE	RESOLUTION	DESCRIPTION
03/26/01	153	CREATION OF EXTENSION NO. 9 TO C.V.S.D. VICTOR HEIGHTS CORPORATE PARK EAST
11/26/01	389	CREATION OF EXTENSION NO. 10 TO C.V.S.D. CASH SUBDIVISION
03/26/02	87	CREATION OF EXTENSION NO. 11 TO C.V.S.D. BELLEVILLE SUBDIVISION
12/30/02	84	CREATION OF EXTENSION NO. 12 TO C.V.S.D. LYNAUGH ROAD
08/25/03	204	CREATION OF EXTENSION NO. 13 TO C.V.S.D. ANTHONY VALENTI PROPERTY
08/11/03	296	CREATION OF EXTENSION NO. 14 TO C.V.S.D. HAWKINS PROPERTY
09/22/03	300	CREATION OF EXTENSION NO. 15 TO C.V.S.D. WANGUM ROAD POOLER PARK PROPERTY

TOWN OF VICTOR, ONTARIO COUNTY, NEW YORK

SEWER DISTRICT MAP

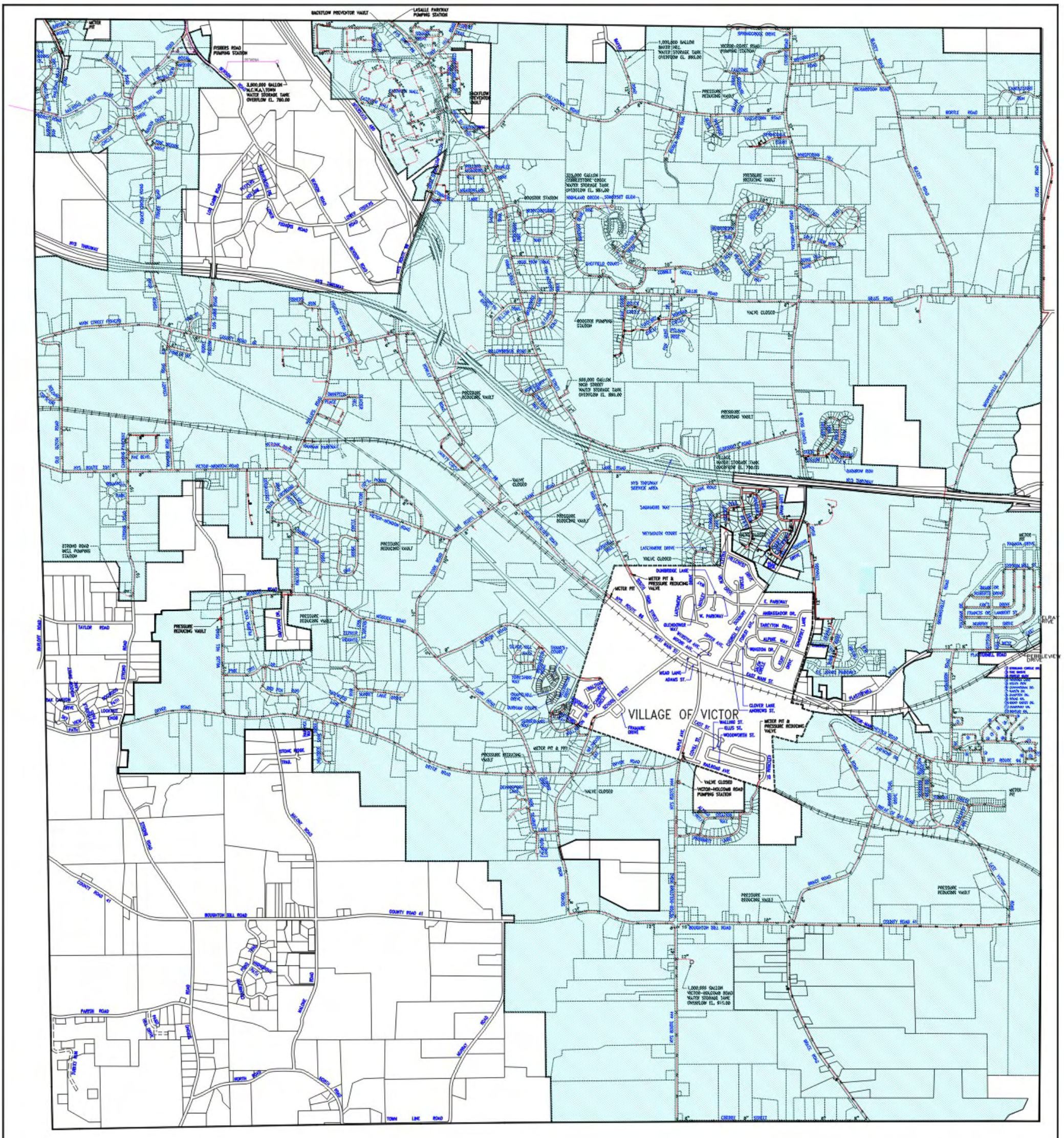
SCALE: 1" = 1000'

SNIEDZE ASSOCIATES - CONSULTING ENGINEERS
CANANDAIGUA, NEW YORK

REVISED JANUARY 2004

4210-1C

Map 3



TOWN OF VICTOR, ONTARIO COUNTY, NEW YORK

WATER BENEFITTED AREA MAP

SCALE: 1" = 1000'

SNIEDZE ASSOCIATES - CONSULTING ENGINEERS
CANANDAIGUA, NEW YORK

REVISED JANUARY 2004

4020-1C

Map 4

Town of Victor - Zoning Districts

Ontario County, NY

Produced by the Ontario County Planning Department

June 2005

0 0.45 0.9 1.8 2.7 3.6

Miles

Key

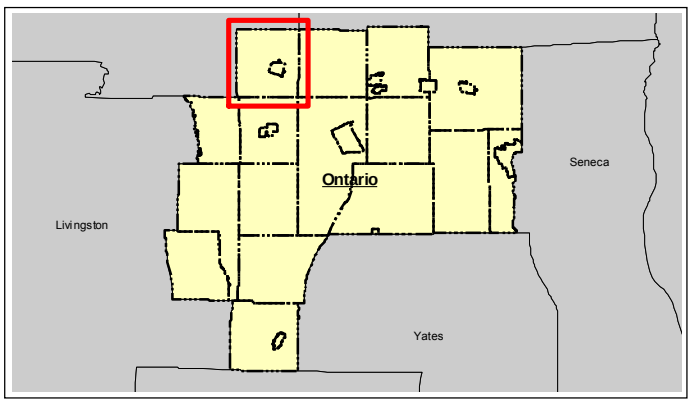
Road Classes

- NYS Thruway
- State or US Routes
- County Roads
- Municipal Roads
- Private Drives

- Parcel Boundaries
- Municipal Boundary

Zoning Districts

- RESIDENTIAL - 1
- RESIDENTIAL - 2
- RESIDENTIAL - 3
- MOBILE HOME
- MULTIPLE DWELLING
- SENIOR CITIZEN
- LIMITED DEVELOPMENT
- COMMERCIAL
- COMM - LIGHT IND
- LIGHT INDUSTRAIL



Notes: These maps are reasonably accurate and should be used for general reference only. This is not the Offical Zoning Map of the Town of Victor.

Sources: Ontario County Planning Department Street Centerlines, USGS 1:24,000 Hydrology, and other public data sources

Map 5

Town of Victor - Residential Overlay Districts

Ontario County, NY

Produced by the Ontario County Planning Department
June 2005

0 0.45 0.9 1.8 2.7 3.6

Miles

Key

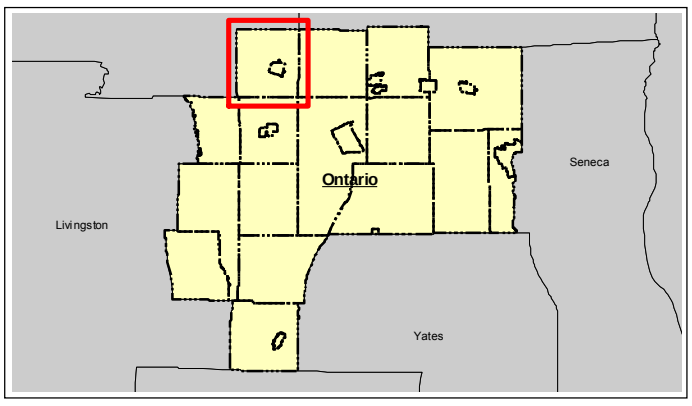
Road Classes

- NYS Thruway
- State or US Routes
- County Roads
- Municipal Roads
- Private Drives

- Finger Lakes
- Parcel Boundaries
- Municipal Boundary

Residential Overlay District

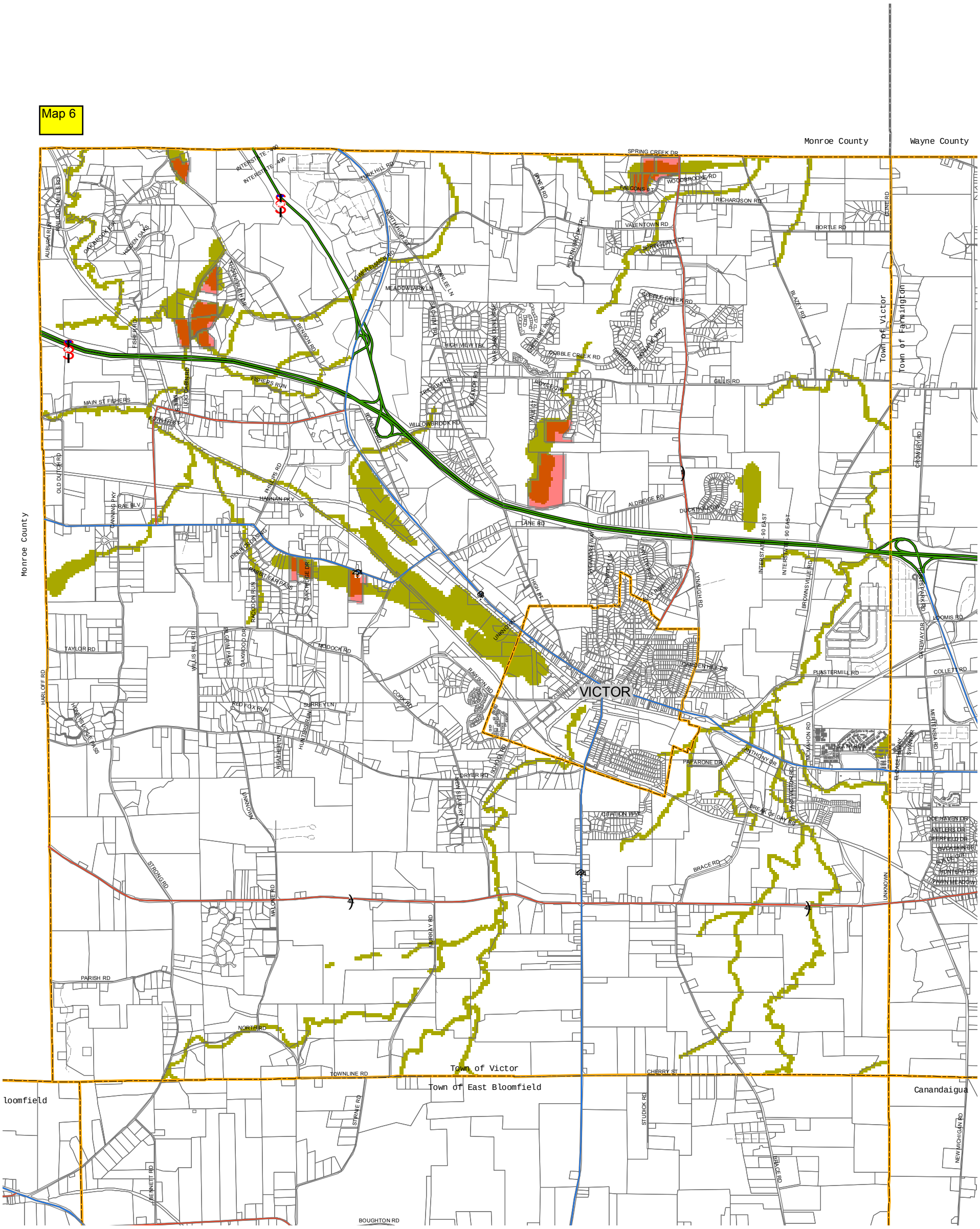
- A - Residential (.33 Units/Acre)
- B - Residential (.5 Units/Acre)
- C - Residential (1 Unit/Acre)



Notes: These maps are reasonably accurate and should be used for general reference only.

Sources: Ontario County Planning Department Street Centerlines, USGS 1:24,000 Hydrology, and other public data sources

Map 6



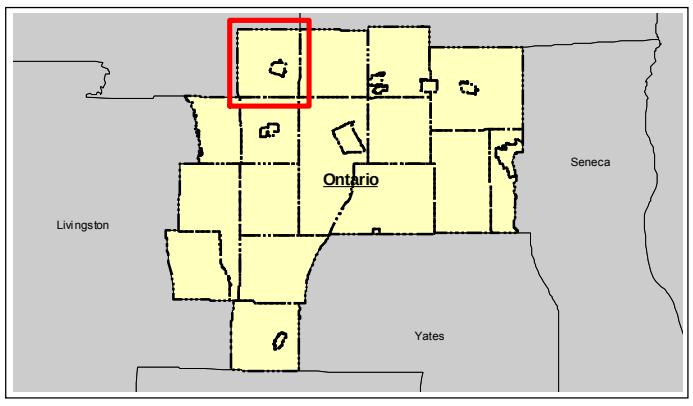
Town of Victor - Environmental Constraints

Ontario County, NY

Produced by the Ontario County Planning Department
June 2005

0 0.45 0.9 1.8 2.7 3.6

Miles



Road Classes

- NYS Thruway
- State or US Routes
- County Roads
- Municipal Roads
- Private Drives

K e y

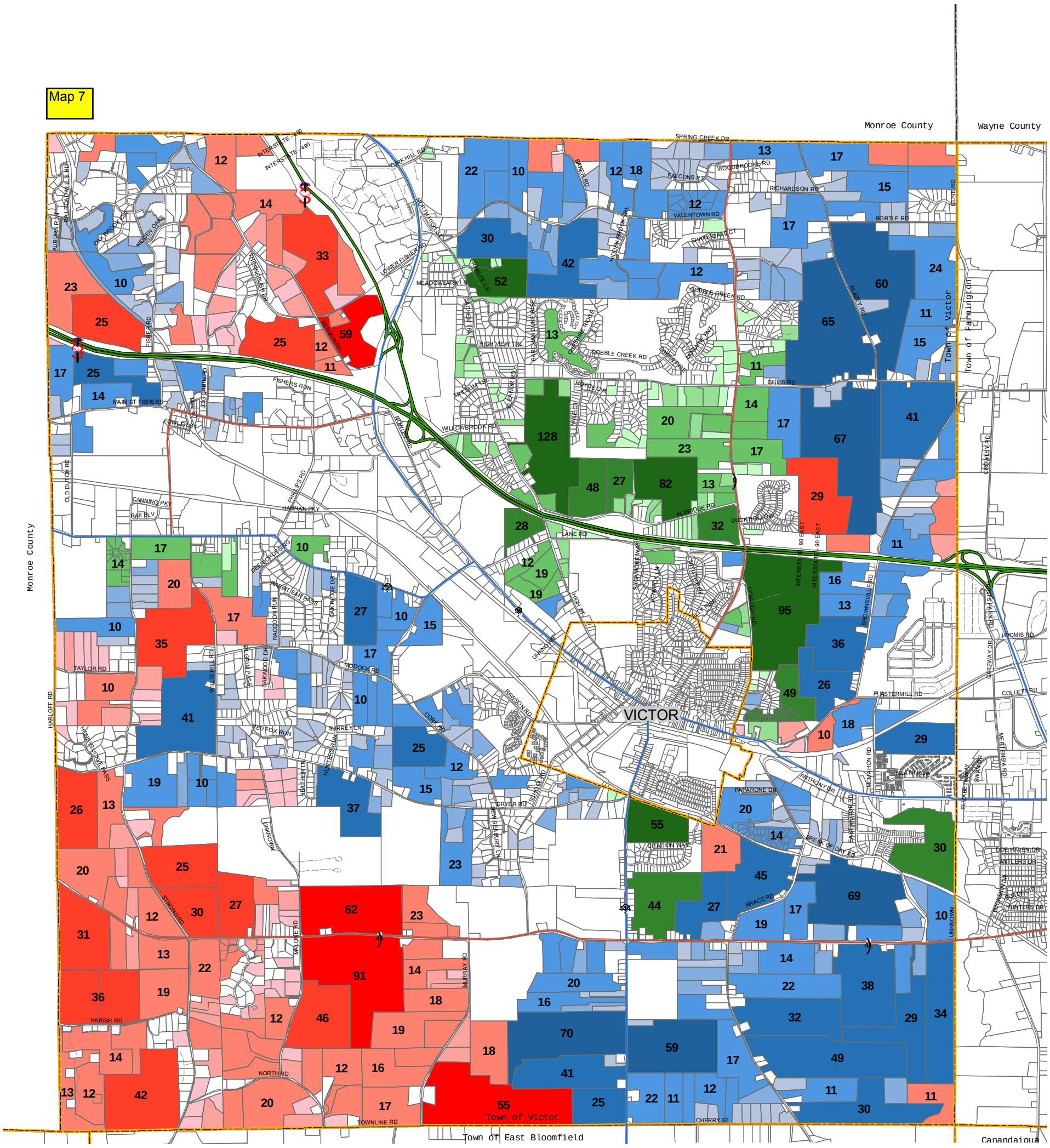
- Finger Lakes
- Parcel Boundaries
- Municipal Boundary
- NYS DEC Wetalnds with 100Ft Buffer
- USGS Perennial with 75Ft Buffer
- 50% or Greater - Environmental Constraints

18 Pracels for 43 Units

Notes: These maps are reasonably accurate and should be used for general reference only.

Sources: Ontario County Planning Department Street Centerlines, USGS 1:24,000 Hydrology, and other public data sources

Map 7



Town Housing Units Only

Year	1970	1980	1990	2000	2010	2020	2030	2040
Total Hosing Units	822	1152	1913	2900	4060	5684	7958	8242
Percent Change		40.1%	66.1%	51.6%	40.0%	40.0%	40.0%	40.0%
Total Increase		330	761	987	1160	1624	2274	284

Buildout in 2040

35 Year Builtout

No Utilities — Avalible Units - 1,598

- 1.00 - 2.50
- 2.51 - 5.00
- 5.01 - 25.00
- 25.01 - 25.00
- 25.01 - 50.00
- 50.01 - 130.00

Water Only — Avalible Units - 2,632

- 1.00 - 2.50
- 2.51 - 5.00
- 5.01 - 25.00
- 25.01 - 25.00
- 25.01 - 50.00
- 50.01 - 130.00

Sewer & Water — Avalible Units - 1,112

- 1.00 - 2.50
- 2.51 - 5.00
- 5.01 - 25.00
- 25.01 - 25.00
- 25.01 - 50.00
- 50.01 - 130.00

Town of Victor - Total Residential Units

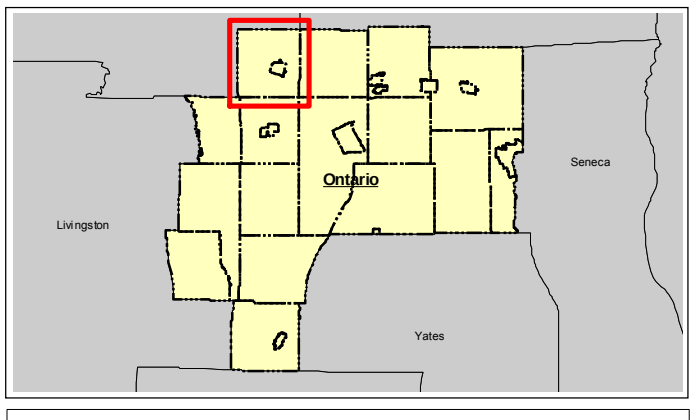
Ontario County, NY

Produced by the Ontario County Planning Department

June 2005

0 0.45 0.9 1.8 2.7 3.6

Miles



Road Classes

- NYS Thruway
- State or US Routes
- County Roads
- Municipal Roads
- Private Drives

Key

- Parcel Boundaries
- Municipal Boundary

Notes: These maps are reasonably accurate and should be used for general reference only.

Sources: Ontario County Planning Department Street Centerlines, USGS 1:24,000 Hydrology, and other public data sources

Map 7b

Town of Victor - Existing Residential Dot Density

Ontario County, NY

Produced by the Ontario County Planning Department
June 2005

1 DOT = 1 HOUSING UNIT

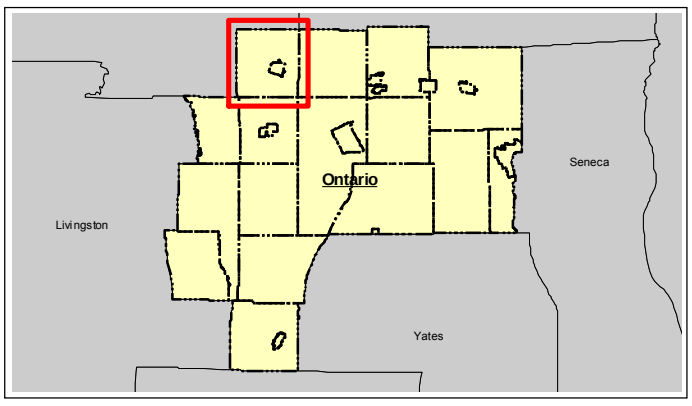
0 0.45 0.9 1.8 2.7 3.6
Miles

Key

Road Classes
- NYS Thruway
- State or US Routes
- County Roads
- Municipal Roads
- Private Drives

- Municipal Boundary

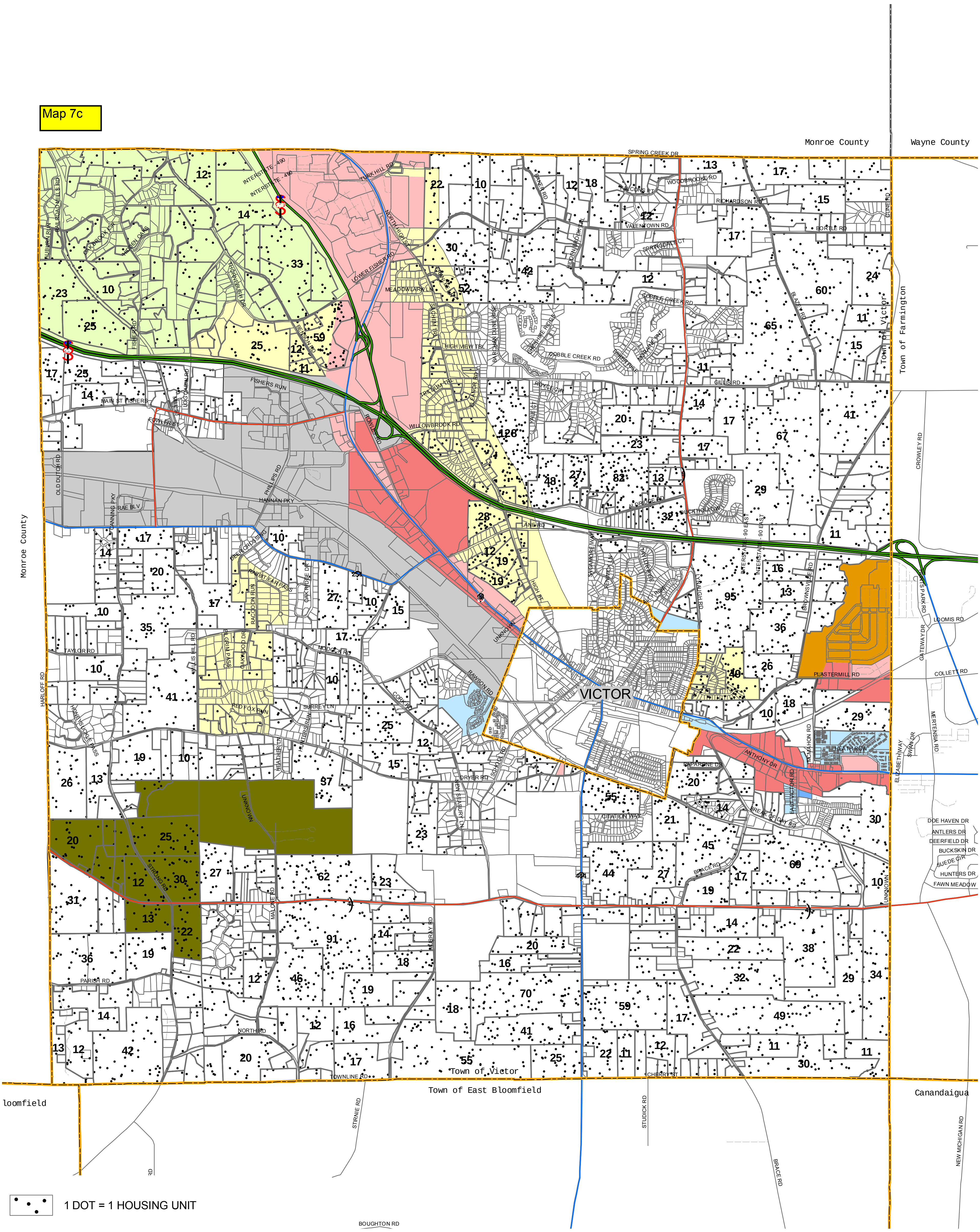
Zoning Districts
- RESIDENTIAL - 1
- RESIDENTIAL - 2
- RESIDENTIAL - 3
- MOBILE HOME
- MULTIPLE DWELLING
- SENIOR CITIZEN
- LIMITED DEVELOPMENT
- COMMERCIAL
- COMM - LIGHT IND
- LIGHT INDUSTRAIL
- Parcel Boundaries



Notes: These maps are reasonably accurate and should be used for general reference only. This is not the Offical Zoning Map of the Town of Victor. Building Symbols not to scale

Sources: Ontario County Planning Department Street Centerlines, USGS 1:24,000 Hydrology, and other public data sources

Map 7c



1 DOT = 1 HOUSING UNIT

Town of Victor - Buildout Residential Dot Density

Ontario County, NY

Produced by the Ontario County Planning Department
June 2005

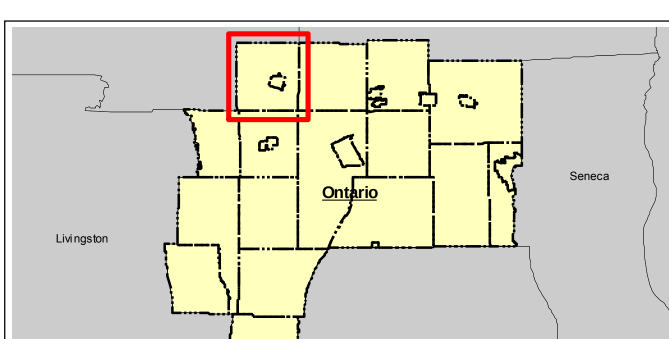
0 | 0.45 | 0.9 | 1.8 | 2.7 | 3.6
Miles

Key

Road Classes
- NYS Thruway
- State or US Routes
- County Roads
- Municipal Roads
- Private Drives

Municipal Boundary

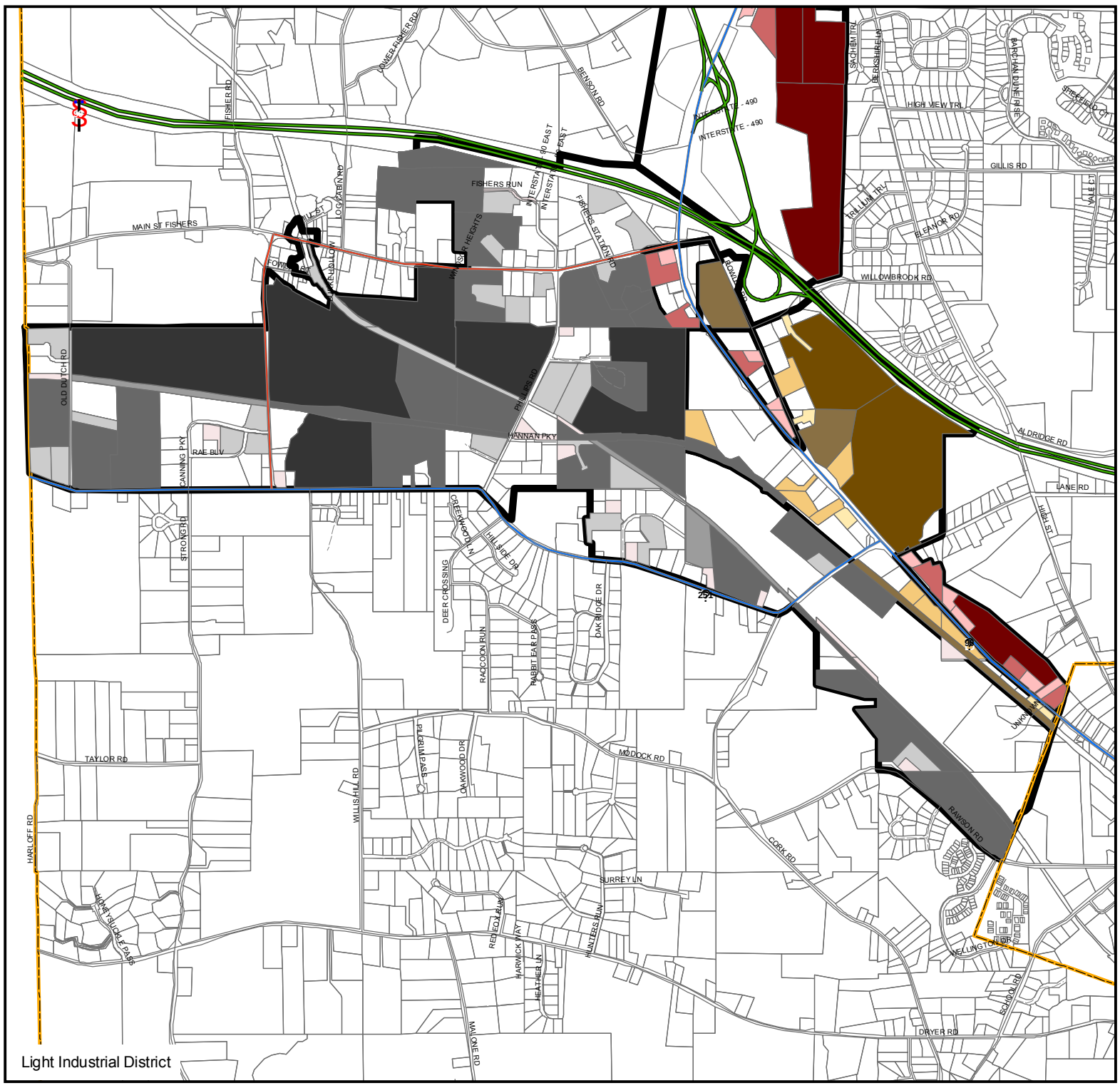
Zoning Districts
- RESIDENTIAL - 1
- RESIDENTIAL - 2
- RESIDENTIAL - 3
- MOBILE HOME
- MULTIPLE DWELLING
- SENIOR CITIZEN
- LIMITED DEVELOPMENT
- COMMERCIAL
- COMM - LIGHT IND
- LIGHT INDUSTRAIL
- Parcel Boundaries



Notes: These maps are reasonably accurate and should be used for general reference only. This is not the Offical Zoning Map of the Town of Victor. Building Symbols not to scale

Sources: Ontario County Planning Department Street Centerlines, USGS 1:24,000 Hydrology, and other public data sources

Map 8



Commercial Zoning

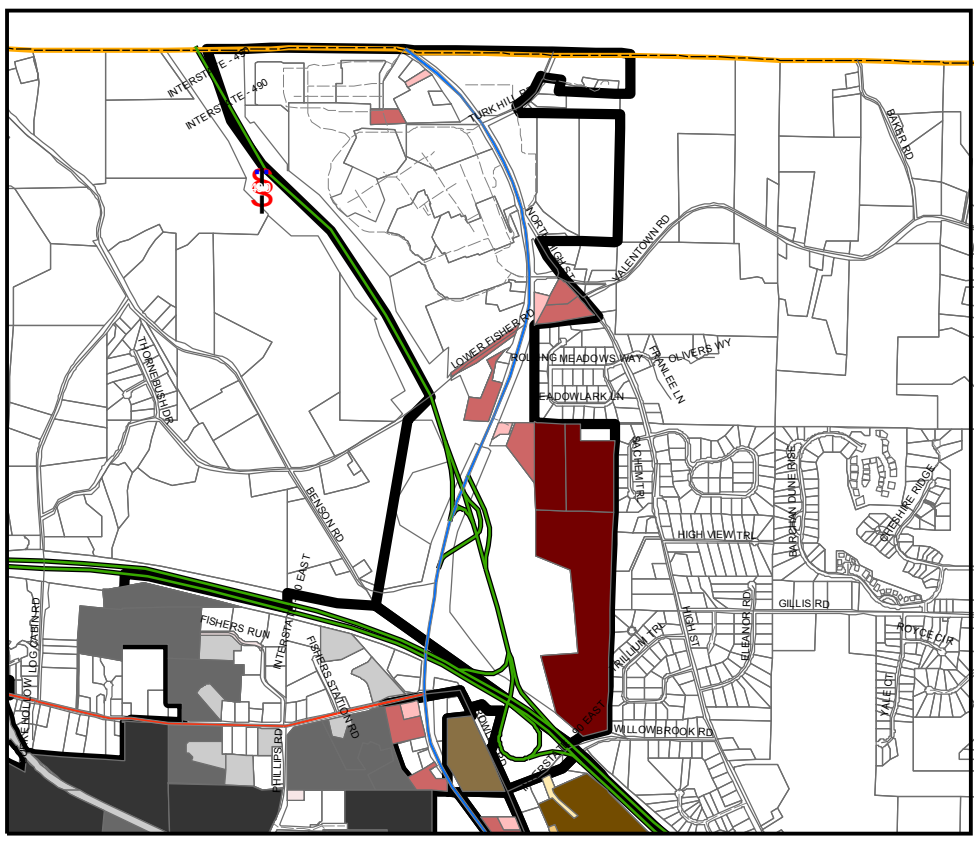
- 10-30
- 30-100
- 150-500

Comm-Lt Ind Zoning

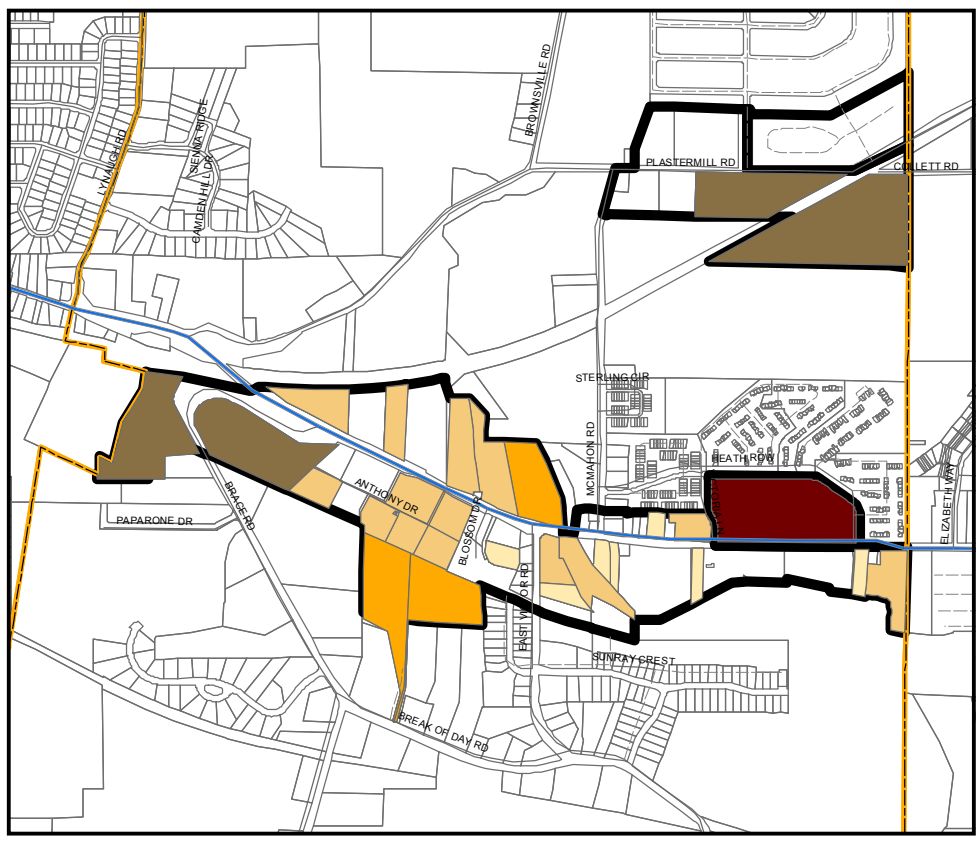
- 10-30
- 30-100
- 100-150
- 150-500
- 500+

Light Industrial Zoning

- 10-30
- 30-100
- 100-150
- 150-500
- 500+



Eastview Mall & Surrounding Commercial Area



State Route 96 East

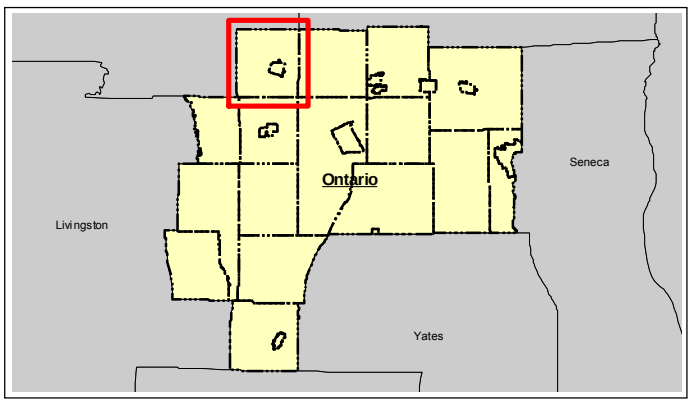
Town of Victor - Buildable Comm-Ind Sq Footage

Ontario County, NY

Produced by the Ontario County Planning Department
June 2005

0 0.3 0.6 1.2 1.8 2.4

Miles



Key

Road Classes

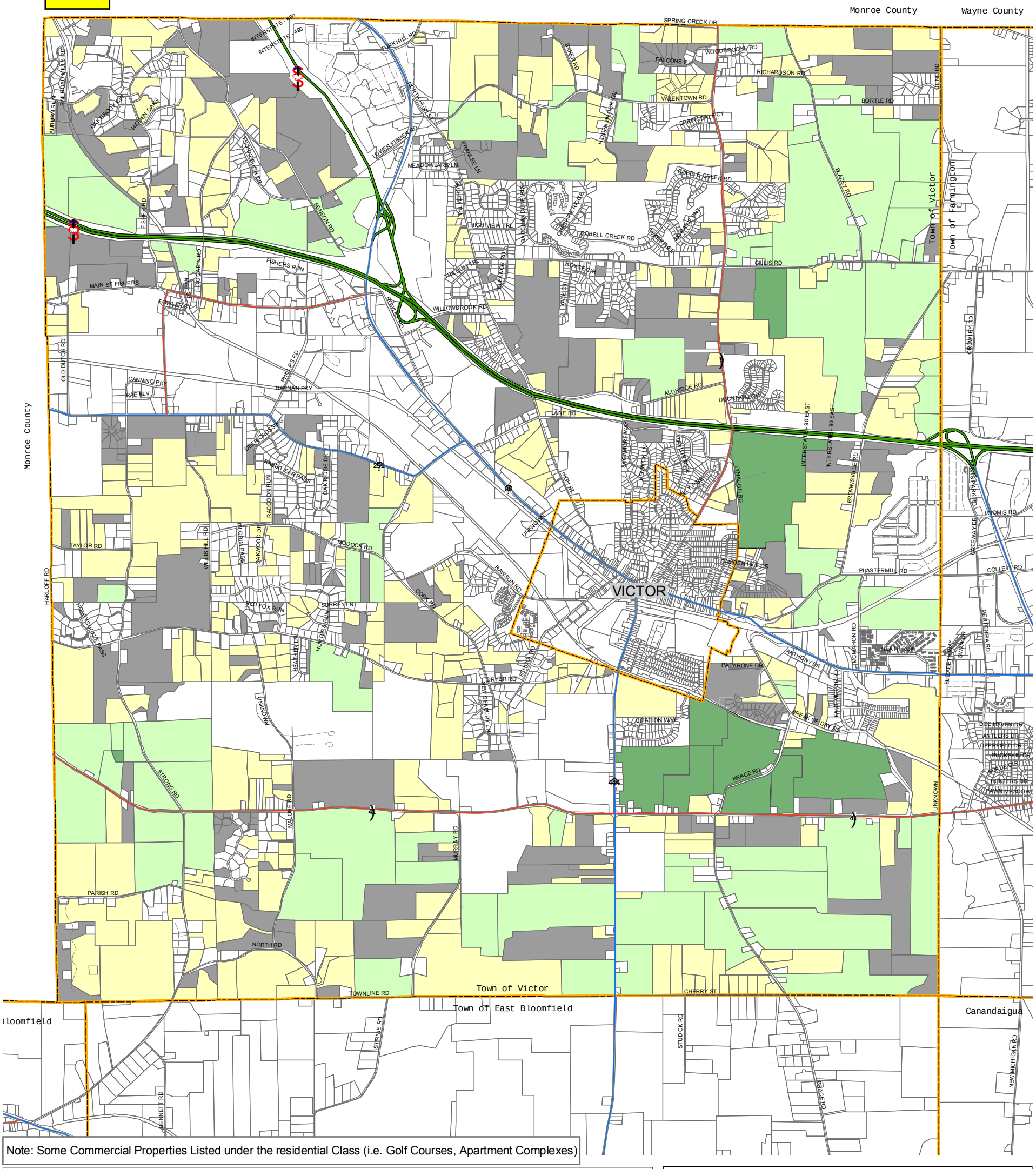
- NYS Thruway
- State or US Routes
- County Roads
- Municipal Roads
- Private Drives

- Parcel Boundaries
- t_victor
- Municipal Boundary

Notes: These maps are reasonably accurate and should be used for general reference only.

Sources: Ontario County Planning Department Street Centerlines, USGS 1:24,000 Hydrology, and other public data sources

Map 9



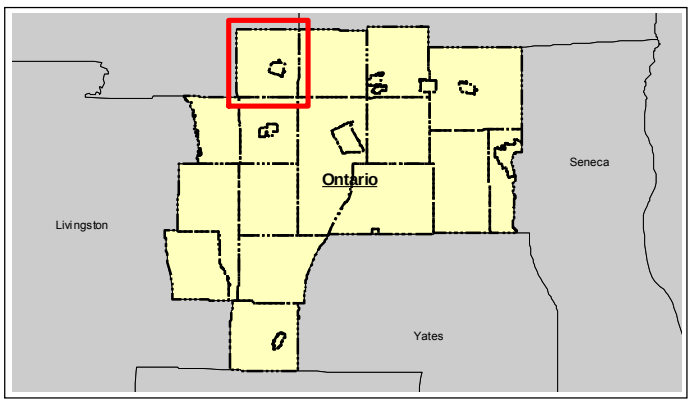
Note: Some Commercial Properties Listed under the residential Class (i.e. Golf Courses, Apartment Complexes)

Town of Victor - Developable Lands

Ontario County, NY

Produced by the Ontario County Planning Department
June 2005

0 0.45 0.9 1.8 2.7 3.6
Miles



Key

Road Classes
- NYS Thruway
- State or US Routes
- County Roads
- Municipal Roads
- Private Drives

- Parcel Boundaries
- Municipal Boundary

RPTS Land Use (Parcel Counts)
- Agricultural - 76
- Residential - 349
- Recreation - 9
- Vacant - 212

Notes: These maps are reasonably accurate and should be used for general reference only.

Sources: Ontario County Planning Department Street Centerlines, USGS 1:24,000 Hydrology, and other public data sources

TDR Program Profiles

Calvert County, Maryland

The Calvert County, Maryland TDR program was profiled in *Beyond Takings and Givings*. This update was prompted by the publication in March 2003 of a study prepared by Virginia McConnell, Elizabeth Kopits and Margaret Walls for Resources for the Future (RFF) entitled *How Well Can Markets for Development Rights Work? Evaluating a Farmland Preservation Program*. (This study is available at www.rff.org.)

The RFF study revealed that the changes made to the program in 1999 were more extensive than those reported in *Beyond Takings and Givings*. Prior to 1999, land in the FC (Farm Community) and RP (Resource Protection) districts could only serve as sending areas, upon owner application for rezoning to APZ (Agricultural Preservation Zone). Land in the R-1 and TC (Town Center) zones could only serve as receiving areas and land in the RC (Rural Communities) could be either sending or receiving sites depending on owner preference.Following the 1999 amendment, land in the FC and RP districts joined land zoned RC as eligible to send or receive TDRs. In addition, the R-2 zone was added as a third zone available exclusively as a receiving area.

As reported in *Beyond Takings and Givings*, the County doubled the baseline maximum density of the sending areas in 1999. But it also changed the density bonuses of all the pre-1999 receiving area zones as well. These changes are well summarized in the following table quoted from the RFF study.

Table 1. Zoning and Density Bonus in Calvert County TDR Program

Zoning Classification	*1978-1998*		*1999 to present*	
	Base Density	*Density Bonus*	*Base Density*	*Density Bonus*
Rural				
FC District	1 unit/5 acres	0%	1 unit/10 acres	100%
RP District	1 unit/5 acres	0%	1 unit/10 acres	100%
RuralCommunities	1 unit/5 acres	150%	1 unit/10 acres	400%*
Residential				
R-1	1 unit/acre	300%	1 unit/2 acres	700%
R-2	14 unit/acre	0%	1 unit/2 acres	700%
Town Centers**	4 units/acre	250%	2 units/acre	600%

*Density can go as high as 1 unit/acre within 1 mile of a TC.
** The Town Center zoning classification came into effect in 1983.

Source: Virginia McConnell, Elizabeth Kopits and Margaret Walls, *How Well Can Markets for Development Rights Work? Evaluating a Farmland Preservation Program.* (Washington, DC, Resources for the Future, 2003) p. 33.

Beyond Takings and Givings stated that the Agricultural Preservation District designation must remain on a sending site once *all* the TDRs have been transferred. The RFF study states that the permanent easement status remains on the entire sending site after the *first* TDR from that site has been transferred. The RFF study correctly observes that this provision requires sending area landowners to have considerable belief in the longevity and success of the program.

The RFF study points out that some sending area landowners were motivated to choose the TDR option by strengthened shoreline regulations instituted in 1989. Specifically, density is now limited to one unit per 20 acres within 1000 feet of tidal waters and no dwelling can be located closer than 100 feet of the shoreline.

The RFF study points out that the TDR program benefited in several ways from the County's participation in the TDR market. In 1993, Calvert County started the Purchase and Retirement (PAR) program, which buys and retires TDRs. Since its inception, PAR program transactions have accounted for roughly one third of all transactions in a typical year. Stated in terms of TDR acquisitions, the County purchased about 100 of the 700 TDRs sold in 1993 and about 860 of the 1,700 TDRs sold in 2001.

As a second program adopted in 2001, Leverage and Retire (LAR), farmers preserve their land and are reimbursed by the County over time. In an example given in the RFF study, a landowner might receive tax-free interest payments over 15 years followed by a payment for principal at the end of 15 years. The County benefits by being able to protect more land with limited near-term expenditure. However, landowners also benefit by deferring income into years when they plan to be retired and earning less income from other sources. The PAR and LAR programs together have preserved 3,371 acres, or approximately 25 percent of all the land preserved under the TDR program.

The RFF study found that the average price paid for TDRs, (in 1999 dollars) rose from $1,125 in 1983 to $2,500 in 1993 and has remained relatively constant since then. The study attributes some of the price stability since 1993 to the County purchase programs with their annually announced prices for TDRs. According to the RFF study, County purchase prices in 2002 stood at $2,700 per TDR.

Even though the prime target for preservation is land zoned FCD and RPD, land within the RC zone can also qualify as a sending area. Nevertheless, the RFF study indicates that almost 80 percent of the land designated APD was previously zoned FCD and RPD. Since the FCD and RPD zones contain the best farmland in the County, the TDR program appears to be preserving the land most in need of preservation.

The RFF study found that receiving sites occurred most frequently in the northern portions of the County, the area closest to Washington DC, Annapolis and Baltimore. Receiving site projects were almost always located in the RC zone, where the use of TDRs allows developers to go from one unit per ten acres to one unit per two acres. In other words, developers are using TDR to increase from very-low density development to low-density development. They rarely use TDR in the three zones that can only offer receiving sites, the R-1 and R-2 zones (with baseline densities of one unit per two acres) and the TC zone (with a baseline density limit of two units per acre.)

Finally, the RFF study observes that the success of this program was greatly helped because the County declined since 1983 to rezone land without TDR acquisition. This commitment to the program undoubtedly increased motivation for participation on the part of both sending area owners and receiving area developers. However, according to the RFF study, this commitment also greatly reduced the amount of County time and resources that previously were consumed in responding to applications for zoning

resources that previously were consumed in responding to applications for zoning changes and exceptions.

As of July 2002, the RFF study reports that over 19,600 acres were designated as APD. Of this total, almost 13,000 acres were permanently preserved as the result of the sale of 12,664 TDRs. This total indicates that Calvert County is maintaining its position as one of the most successful TDR programs in the nation. Since Calvert County's goal is the protection of 40,000 acres of agricultural land through all preservation programs, the TDR program alone has itself accomplished almost one-third of that objective.