

Housing and Residential Development



GOALS:

1. Accommodate a diversity of housing types in the town in appropriate areas as shown on the Future Land Use Map.
2. Promote high quality design of new housing developments.
3. Maintain a high quality of life in residential neighborhoods



Existing Plans and Programs

NYS Uniform Fire Prevention and Building Code

Building construction standards are governed by the New York State Uniform Fire Prevention and Building Code. Comprehensive revisions to the Code were adopted by New York State in 2002.

The Code includes additional requirements related to property maintenance, including storage of junk cars and refrigerators, and lawn maintenance. Local provisions that are more strict than those specified in the State Code must be approved by the NYS Department of State. Enforcement of the Uniform Code is the responsibility of the Town Code Enforcement Officer.

Existing Housing and Trends

The Town of Batavia has a variety of housing types and residential neighborhoods. These include single family housing developments, farm houses on large lots, manufactured home parks and apartment buildings.

Of the 2,447 dwelling units in the Town in 2000, approximately 63% were single-family dwellings, 24% were manufactured homes, and 2% were in apartment buildings.

The US Census estimates that there are 593 manufactured homes in the Town. Most of these are located in the following manufactured home parks:

- Batavia Mobile Home Park, and Dreamland Trailer Park on the south side of West Main Street Road
- Country Meadows on Clinton Road;
- Genesee West on the south side of Clinton Road;
- Apple Grove and Ridgewood Village Mobile Home Parks on Pratt Road.

A total of 45 dwelling units were in buildings with 10 or more units in the building (2000 Census). Apartment complexes in the Town include:

- Apartments intended for Genesee Community College students, located on Batavia-Stafford Town Line Road
- Batavia Meadows on West Main Street Road

Other apartment buildings are located on Seven Springs Road; West Main Street Road at Mill Road; in East Pembroke; and on Alexander Road.

Trends in Residential Development

The number of housing units in the Town increased by 10% from 2,226 in 1990 to 2,447 in 2000. (2000 Census) During the same period, the population declined slightly. The average number of persons per household decreased from 2.65 in 1990 to 2.53 in 2000.

A total of 1,932 (83%) of the occupied housing units were owner-occupied, and 17% were renter-occupied. The 2000 Census reported 5 seasonal or recreational dwellings and 108 vacant units. Of the vacant units, 6 were for rent and 68 were for sale at the time of the Census (April 1, 2000).

The median value of an owner-occupied dwelling was \$92,300 The

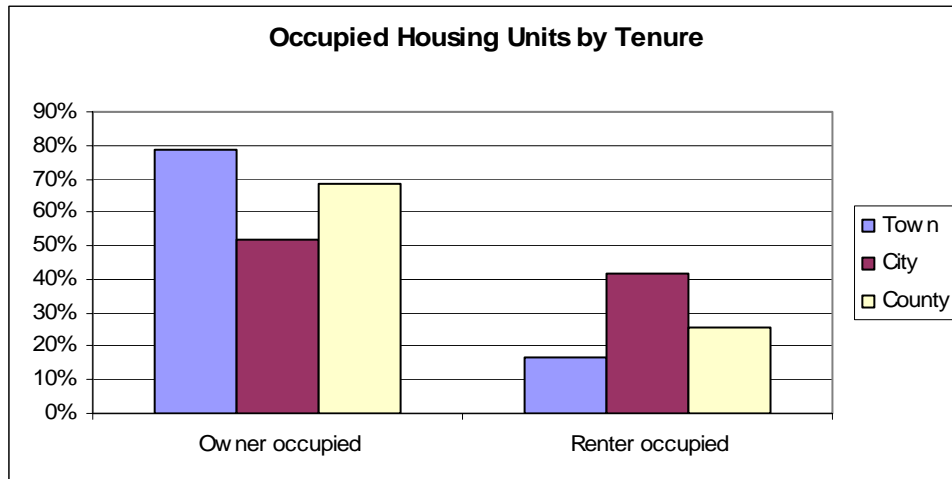
Number of Units in Structure

Units in Structure	Town of Batavia		City of Batavia		Genesee County
	#	%	#	%	%
1, detached	1,505	61.5%	3,798	54.9%	68.3%
1, attached	29	1.2%	148	2.1%	1.4%
2	203	8.3%	1251	18.1%	10.5%
3 or 4	72	2.9%	567	8.2%	6.0%
5 to 9	0	0.0%	428	6.2%	3.2%
10 to 19	37	1.5%	173	2.5%	1.1%
20 to 49	8	0.3%	141	2.0%	1.2%
50 or more	0	0.0%	383	5.5%	1.6%
Mobile home	593	24.2%	35	0.5%	6.5%
Boat, RV, van, etc.	0	0.0%	0	0.0%	0.0%
Total:	2,447		6,924		24,190

Source: US Census Bureau

Vacancy and Tenure

	Town of Batavia		City of Batavia		Genesee County
	#	%	#	%	%
Total Housing Units	2,334		6,924		
Occupied	2,334	95.4%	6,457	93.3%	94.1%
Owner occupied	1,932	82.8%	3,578	55.4%	72.9%
Renter occupied	402	17.2%	2,879	44.6%	27.1%
Vacant	113	4.6%	467	6.7%	5.9%
For rent	6	5.3%	253	54.2%	35.6%
For sale only	68	60.2%	48	10.3%	17.0%
Rented or sold, not occupied	34	30.1%	37	7.9%	10.4%
For seasonal, recreational, or occasional use	5	4.4%	51	10.9%	17.2%
For migrant workers	0	0.0%	0	0.0%	1.2%
Other vacant	0	0.0%	78	16.7%	18.7%





Existing Plans and Programs

Town Zoning Regulations

The **AG-R Agricultural Residential** District covers most of the Town. Permitted residential uses include one- and two-family dwellings, mobile homes on 20,000 sq. ft. lots (16,000 where public water is available). Multi-family dwellings, residential care facilities and boarding houses are permitted with a special use permit.

The **AG Agricultural** zoning district is located in the southwestern portion of the Town. This district permits one- and two-family dwellings and mobile homes on 85,000 sq. ft. lots.

The **R Residential** District is designed to accommodate primarily residential uses on lots with a minimum of 20,000 sq. ft., or 16,000 sq. ft. if public water is available. Animal housing and the storage of manure are prohibited within the R-Residential zoning district and within 500 feet of the R District.

Clustered residential development may be permitted in the AG-R or R Districts.

Residences are not permitted in the Commercial, Industrial or Industrial Park districts.

median monthly rent was \$416. (Source: US Census).

Approximately 539 of the housing units in the Town (22%) were built before 1940, with approximately 300 of these constructed prior to 1900. Older housing is located in the historic hamlet of East Pembroke and along major roads. Residential development during the 1940s and 1950s continued along existing roads. Construction within new residential subdivisions occurred during the 1960s through 2005.

Map 15 depicts the patterns of development over time.

Residences by Year Built

Year Built	Town of Batavia		City of Batavia		Genesee County
	#	%	#	%	%
1999 to March 2000	22	0.9%	10	0.1%	0.8%
1995 to 1998	89	3.6%	77	1.1%	2.6%
1990 to 1994	230	9.4%	151	2.2%	5.0%
1980 to 1989	364	14.9%	267	3.9%	8.7%
1970 to 1979	358	14.6%	750	10.8%	12.3%
1960 to 1969	436	17.8%	673	9.7%	11.3%
1950 to 1959	274	11.2%	819	11.8%	10.1%
1940 to 1949	135	5.5%	664	9.6%	6.5%
1939 or earlier	539	22.0%	3,513	50.7%	42.7%
	2,447		6,924		24,190

Value of Owner-Occupied Housing

	Town of Batavia		City of Batavia		Genesee County
	#	%	#	%	%
Less than \$40,000	7	0.6%	91	2.8%	2.5%
\$40,000 to \$49,999	52	4.4%	97	3.0%	3.0%
\$50,000 to \$59,999	27	2.3%	332	10.3%	7.4%
\$60,000 to \$69,999	102	8.7%	637	19.8%	14.5%
\$70,000 to \$79,999	157	13.4%	628	19.5%	17.5%
\$80,000 to \$89,999	207	17.6%	436	13.5%	16.2%
\$90,000 to \$99,999	155	13.2%	308	9.6%	12.7%
\$100,000 to \$124,999	219	18.6%	287	8.9%	13.5%
\$125,000 to \$149,999	130	11.1%	114	3.5%	6.2%
\$150,000 to \$174,999	71	6.0%	107	3.3%	3.2%
\$175,000 +	48	4.1%	181	5.6%	3.5%
	1,175		3,218		12,601
Median Value	\$92,300		\$77,200		\$83,200

Monthly Contract Rent

Monthly Rent	Town of Batavia		City of Batavia		Genesee County
	#	%	#	%	%
Less than \$250	33	8.4%	376	13.1%	11.7%
\$250 - 349	82	20.8%	421	14.7%	14.3%
\$350 - 449	88	22.3%	642	22.4%	24.1%
\$450 - 549	67	17.0%	723	25.3%	25.7%
\$550 - 649	68	17.2%	422	14.7%	12.2%
\$650+	12	3.0%	135	4.7%	3.7%
No cash rent	45	11.4%	143	5.0%	8.2%
Total:	395		2862		
Median Rent	\$416		\$438		\$434



**Highlights of
Residential Focus
Group Meeting -**

July 12, 2006

The following speakers identified issues associated with residential development:

- Gary McWethy, developer of Meadowbrook Estates Subdivision
- Jim Weller of the proposed Weller Subdivision on Seven Springs Road
- Dana Stringham of Stringham subdivision

The speakers discussed concerns relating to financing, infrastructure development and market conditions.

The up-front costs to establish a new residential subdivision include land acquisition, design and engineering, and construction of roads, utilities and other infrastructure. Developers may find it difficult to obtain sufficient financing.

The return on the investment may take several years, depending on the market for new housing. Recently, the market has been relatively slow.

Some of the participating developers expressed support for the City of Batavia's practice of paying for road construction and other infrastructure. This practice reduces the upfront cost of developing a subdivision and leads to reduced housing costs.

Issues and Opportunities

Demand for future residential development

Moderate demand for new residential development may be anticipated during the planning period (10-15 years). Future development is expected to continue trends that have been evident in recent years. Future residential development can be expected to occur as expansions of existing subdivision development, expansion of manufactured home parks or possibly new manufactured home parks, scattered single-family home development along rural roads, and townhouses or apartments in areas where both sewer and water service are provided.

Sufficient land is designated in the Future Land Use Map to accommodate a diversity of housing types in sufficient quantity to meet demand.

Recommended Actions

1. Rezone land in accordance with the Future Land Use Map in order to accommodate a range of residential development.
2. Maintain current minimum lot sizes for single- and two-family detached housing units.
3. Encourage townhouse, apartment and other housing types where such development is compatible with infrastructure availability, transportation capacity and surrounding development.
4. Encourage “clustered” subdivision designs where appropriate to preserve woodlands, open space and sensitive environmental areas.
5. Design new residential areas to eliminate vehicular thru-traffic within neighborhoods, and to avoid direct access from single lots onto major streets.
6. Preserve the quality and character of existing housing through code enforcement.
7. Encourage residential development to occur within designated Development Areas in accordance with Genesee County’s Smart Growth Plan by restricting water hook-ups in areas outside of such areas.
8. Revise zoning to incorporate appropriate setback requirements for accessory buildings.