

Notes on Census, Housing Units, and Major Construction

Susan Beeners & Russ Klinger, Town of Danby Code Enforcement Officers
April 17, 2009

The following shows housing units and other major construction completed since the 2000 Census. In roughly estimating population increase from 2000 to present, the 2000 average of 2.53 persons per household was used.

As shown, Danby has grown by an average of 17 new housing units per year between 1990 and 2000, and 20 new units per year between the April 1, 2000 Census date and present.

Town of Danby

1990 Census

Population 2,858
Total Households 1,040
Avg. Persons per Household 2.75
Total Housing Units 1,087

2000 Census

Population 3,007
Total Households 1,187
Avg. Persons per Household 2.53
Total Housing Units 1,264 (e.g., averaged 17 new units per year 1990-2000)

From 2000 Census through March 31, 2009

New Housing Units 177 (e.g., averaged 19.7 new units during this period)
Total Housing Units 1,441
Estimated population increase based on 2.53 persons per housing unit is 448

Estimated population, March 31, 2009 is 3,455

Summary of Town of Danby Completed Major Construction

Shows **housing units completed** per year since 2000 Census. Mobile homes in parks are considered permanent housing. Temporary mobile homes shown are not included in the calculation of total new housing units. Also shows commercial construction. Excludes renovations, additions, and accessory structures.

4/2/00–12/31/00

New Housing:
Single family structures 11
Double wide on individ. lots 2
Two-family structures 2
Mobile homes in parks 4
Total New Housing Units 21

Commercial/industrial:

FortLocksSelf-storage, 1395 Danby Rd., Three self-storage units with interior access, 3 buildings, 8456 s.f. total, est. cost \$220,000

2001

New Housing:

Single family structures 7
Double wide on individ. lots 6
Two-family structures 1
Mobile homes in parks 2 ___
Total New Housing Units 17

Commercial/industrial 0

2002

New Housing:

Single family structures 23
Double wide on individ. lots 5
Conversions from single to two-family structure 2
Mobile homes in parks 1 ___
Total New Housing Units 31

Commercial/industrial

FortLocksSelf-storage, 1395 Danby Rd., Three self-storage units with exterior access, 1050 s.f. total, est. cost \$15,600
Colocation on Durfee Hill tower, est. cost \$20,000

2003

New Housing:

Single family structures 19
Double wide on individ. lots 1 ___
Total New Housing Units 20

Commercial/industrial 0

2004

New Housing:

Single family structures 21
Double wide on individ. lots 1
Conversions from single to two-family structure 2
Mobile homes in parks 3 ___
Total New Housing Units 27

Temporary single wide mobile home 1

Commercial/industrial
Colocation on Durfee Hill tower, est. cost \$15,000

2005

New Housing:
Single family structures 12
Double wide on individ. lots 0
Second dwelling on same lot 1
Conversions from single to
two-family structure 1
Mobile homes in parks 2
Total New Housing Units 16

Temporary single wide mobile home 1
Temporary double wide mobile homes for seniors 2

Commercial/industrial
Fort Locks Self-storage Facility, 1395 Danby Rd.
Climate-controlled storage building 8694 s.f., est. cost \$107,000
(replaced a non-climate-controlled storage bldg, 5,000 s.f.)

Four Seasons Landscaping, 187 Muzzy Road.
Equipment Garage 2976 s.f., est. cost \$30,000

First Baptist Church of West Danby
Addition including gymnasium, classrooms, kitchen

2006:

New Housing:
Single family structures 5
Double wide on individ. lots 1
Conversions from single
to two-family structure 2
Total New Housing Units 8

Commercial/industrial
Danby Federated Church
Addition including kitchen, classrooms

2007:

New Housing:
Single family structures 15
Two-family structures 2
Double wide on individ. lots
Conversions from single
to two-family structure 2
Total New Housing Units 21

Commercial/industrial:
Tompkins Co. Public Safety Communications System – 2 towers (Curtis Rd., E. Miller Rd.)

2008:

New Housing:
Single family structures 11
Two-family structures 1
Double wide on individ. lots 1
Conversions from single
to two-family structure —
Total New Housing Units 14

Commercial/industrial:
Highland Farms Boarding Kennel & Store, 168 West Miller Rd

2009 (Jan. 1 – March 31):

New Housing:
Single family structures 2
Two-family structures
Double wide on individ. lots
Conversions from single
to two-family structure —
Total New Housing Units 2

Commercial/industrial: 0

Total Housing Units Completed Since 2000 Census (April 1, 2000 through March 31, 2009): 177

Pending Housing Units and Major Construction:

New Housing Units under construction:

Single-family structures 10
Two-family structures 2 —
Total Units 14

Commercial/industrial:
Danby Fire Station
Addition/renovation including 2 new truck bays, enlarged meeting room, offices.