

Notes on Census, Housing Units, and Major Construction

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December 31, 2010

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 18 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 December 31, 2010 (10.75 years)

New Housing Units	199 (e.g., averaged 18.5 new units per year during this period)
Total Housing Units	1,463

Estimated population increase,
based on 2.53 persons per unit 504
Estimated population, December 31, 2010 is 3510.

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
Doublewides on individ. lots	2
Two-family structures	2
Mobile homes in parks	4
Total New Housing Units	21

Commercial/industrial:

- Fort Locks Self-storage mall, 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
Doublewides on individ. lots	6
Two-family structures	1
Mobile homes in parks	2
Total New Housing Units	17

Commercial/industrial: None

2002

New Housing:

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

Commercial/industrial

- Fort Locks Self-storage mall, 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
Doublewides on individ. lots	1
Total New Housing Units	20

Commercial/industrial: None

2004

New Housing:

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

Temporary singlewide mobile home	1
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Commercial/industrial

- Colocation on Durfee Hill tower, est. cost \$15,000

2005

New Housing:

Single family structures	12
Doublewides 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 singlewide mobile home	1
Temporary doublewide 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
Doublewides 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
Doublewides on individ. lots	0
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
Doublewides on individ. lots	1
Conversions from single to two-family structure	0
Total New Housing Units	14

Commercial/industrial:

- Highland Farms Boarding Kennel & Store, 168 West Miller Rd

2009:

New Housing:

Single family structures	10
Two-family structures	1
Doublewides on individ. lots	0
Conversions from single to two-family structure	0
Total New Housing Units	11

Commercial/industrial:

- Omnipoint Communications – Telecom antennas added

2010:

New Housing:

Single family structures	10
Two-family structures	2
Doublewides on individ. lots	1
Conversions from single to two-family structure	0
Total New Housing Units	13

Commercial/industrial:

- Danby Highway Dept. – new salt barn
- Bailey Homes – Climate Controlled storage unit

Total Housing Units Completed Since 2000 Census: 199

Pending Housing Units and Major Construction as of 12/31 2010:

Incomplete New Housing Units under construction:

Single-family structures	9
Two-family structures	0
Total Units	9

Commercial/industrial:

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