

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.

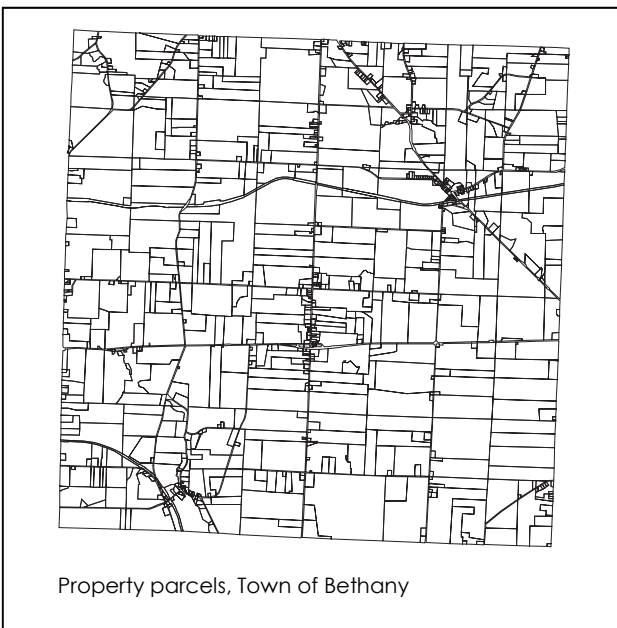
Due to the size of the study area (i.e. the entire Genesee-Finger Lakes Region with 192 municipalities), it was determined that the Regional Development Analysis would be based primarily on a mathematical interpretation of regional land use patterns through the compilation of municipal-level data. Build 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



Property parcels, Town of Bethany

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

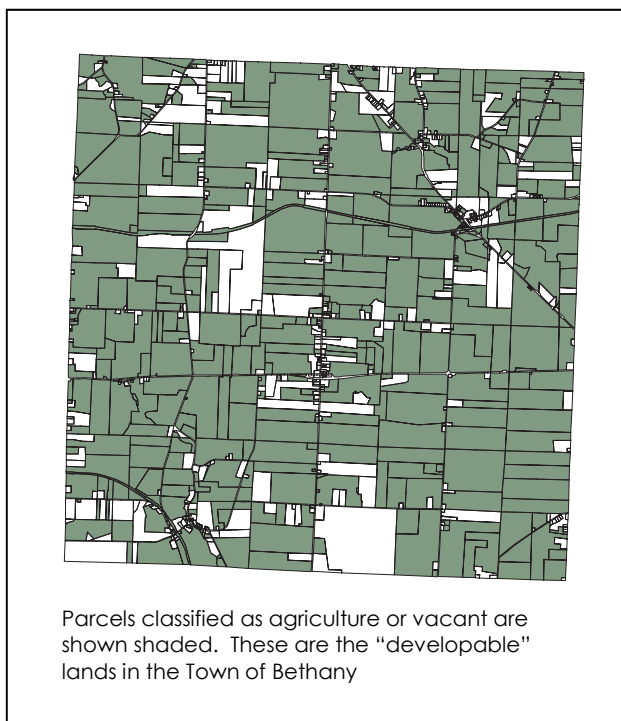
from New York State.

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.

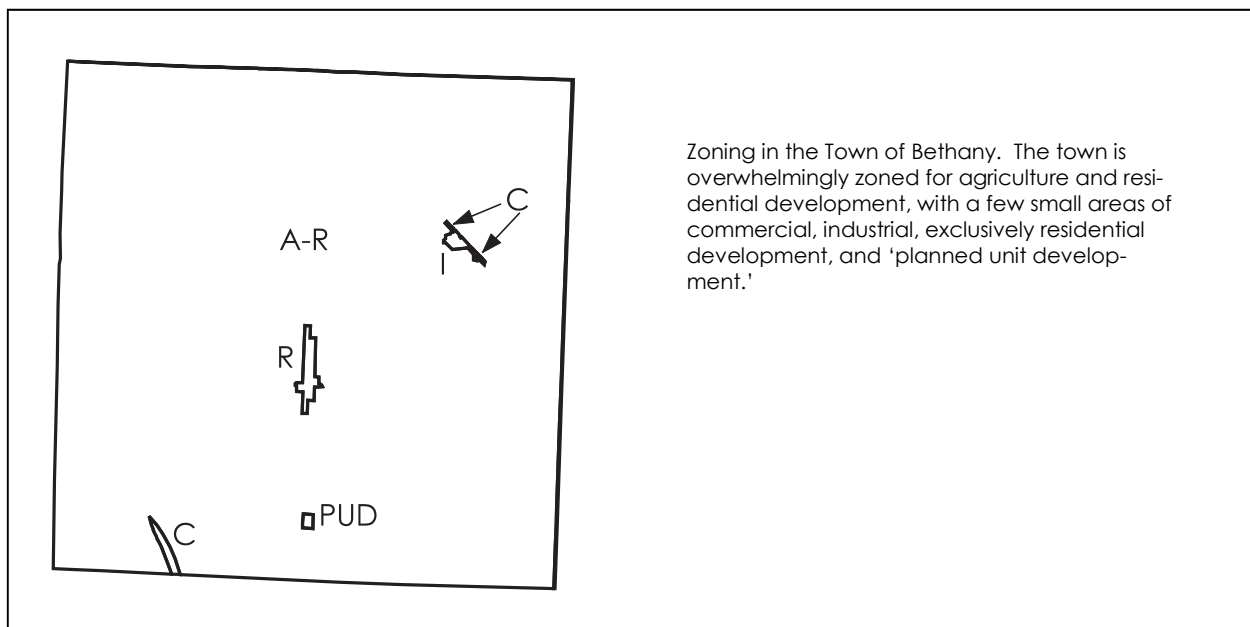
Therefore, the term “**developable land**” shall be used when referring to the agricultural and vacant land identified in the parcel analysis.

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).