

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.

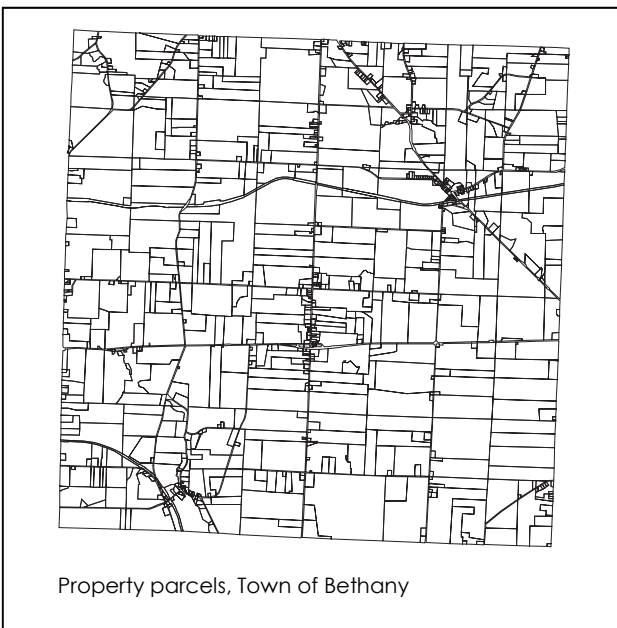
Due to the size of the study area (i.e. the entire Genesee-Finger Lakes Region with 192 municipalities), it was determined that the Regional Development Analysis would be based primarily on a mathematical interpretation of regional land use patterns through the compilation of municipal-level data. Build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



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