

1. - Land Use Growth Projections

Purpose

The Genesee/Finger Lakes Regional Planning Council (G/FLRPC) was contracted by Clark Patterson Associates (CPA) to provide projections of the future residential, commercial, and industrial development resulting from the Livonia Gateway Park Road. These projections can be used to forecast future traffic volume conditions on the Livonia Gateway Park Road. This document defines the study area, details the methodology employed to produce the projections, and provides the estimates as well as when development in the study area is likely to occur by location and zoning district.

Study Area

The study area corresponds to properties affected by the Livonia Gateway Park Road as determined by CPA. The Livonia Gateway Park Road's southeastern entry point begins on Main Street in the Village of Livonia east of West Avenue. The road heads north across Stone Hill Road. The road turns to the west crossing Bronson Hill Road and connects with NYS Route 15 near the Town of Livonia's northwest border. Properties analyzed for this report were those bounded by West Lake Road (NYS Route 256) on the east, South Lima Road on the north, the Livonia, Avon, and Lakeville (LA&L) Railroad line on the west, and Big Tree Road/Main Street (NYS Route 15) north of Conesus Lake on the south.

Methodology

The following section describes the method and results of each of the steps taken by the G/FLRPC to produce the development projections. To project future residential, commercial, and industrial development in the study area, the G/FLRPC undertook a process that included:

1. Analysis of current development projections and past development activity.
2. Review of the Town and Village of Livonia's joint land use plans and zoning.
3. Assessment and visitation of the study area and its properties.
4. Consultation with local and county officials.
5. Production of development projections.