

**Purpose**

The Genesee/Finger Lakes Regional Planning Council (G/FLRPC) was contracted by Clark Patterson Associates (CPA) to provide a fiscal impact analysis of the future residential, commercial, and industrial development resulting from the Livonia Gateway Park Road based on the land use projections produced by the G/FLRPC. The fiscal impact analysis (or more precisely, analyses) was conducted to measure the likely costs generated by future development in the study area. This document defines the study area, details the methodologies utilized to produce the fiscal impact analyses, and presents the results of the analyses for three budget geographies – the Village of Livonia, the Town of Livonia outside the Village (TOV), and Town-wide (Village and TOV combined).

**Study Area**

The study area corresponds to the properties affected by the Livonia Gateway Park Road as determined by CPA that were used by the G/FLRPC to project probable future development scenarios. 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 fiscal impact analysis. To determine the likely effects of future residential, commercial, and industrial development in the study area on municipal finances in the Town and Village of Livonia, the G/FLRPC undertook a process that included:

1. Review and categorization of the Town and Village of Livonia's municipal expenditures by service function.
2. Production of fiscal impact analyses for the projected residential development in the study area.
3. Production of fiscal impact analyses for the projected commercial and industrial development in the study area.
4. Review and analysis of NYS Office of the State Comptroller's financial indicators relevant to the fiscal impact analyses.