



Town & Village of Livonia Smart Growth Comprehensive Plan Update

COMPREHENSIVE PLAN Public Workshop #1

October 29, 2025



Engineering
& Design

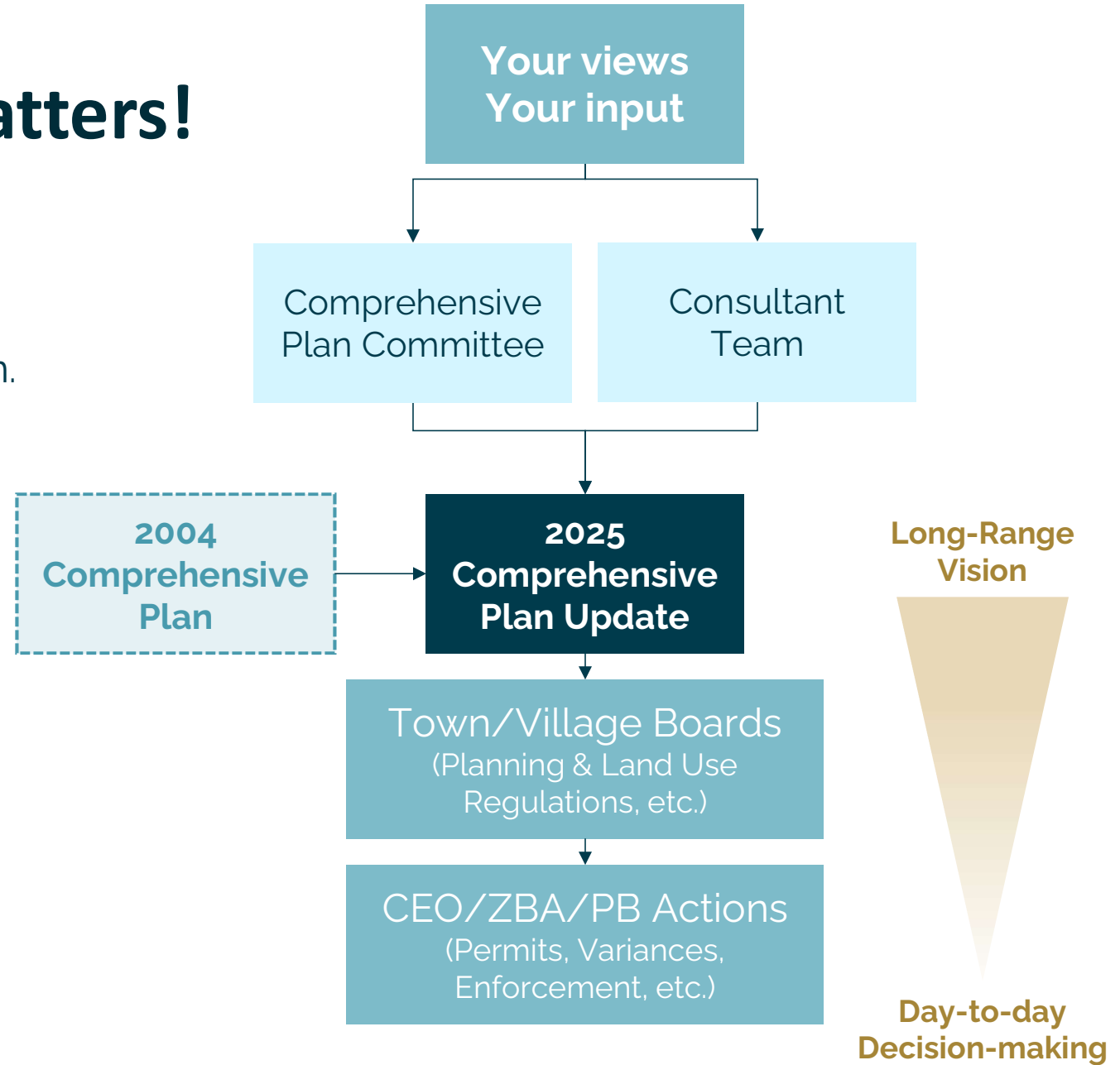


Department
of State

This Presentation was prepared with funding provided by the New York State Department of State Environmental Protection Fund.

Why your input matters!

Your feedback will help **inform future decision-making** through the vision and policies of the Plan.



Why the Comprehensive Plan Update Matters

1. Establish long-term strategy for “Smart Growth”
2. Consistent with best practices for all municipalities (Towns & Villages)
3. Illustrates community input and professionalism
4. Facilitates state funding and increases competitiveness for grant funding

Since the 2004 Comprehensive Plan update,
we have received approx. \$20M in funding for implementation projects

Most recently awarded approx. \$4M for Lakeville Corridor Implementation

What We've Achieved Since the 2004 Plan

Land Use & Zoning Regulations

New Signage Laws

New Site Plan Review Standards

Dock & Mooring Law

Right to Farm Law

Incentive Zoning

Creation of Mixed Use / MU Hamlet Zoning Districts

Transportation

Village Streetscape Design Standards Developed

Road improvements to Boat Launch Road at Hemlock Lake

NYSDOT Village Streetscape Project

Gateway Road Study

Lakeville Corridor Strategic Action Plan

Utilities & Community Services

Livonia Center Sewer Extension

Hemlock Hamlet Sewer Extension

Extension of sewer / water service in residential areas

New Emergency Services Building

New Town Addition – Court Room

Park & Recreation

Purchase of Freedom Point at Vitale Park

Hemlock Lake Park

Kayak Launch at Pebble Beach

Public Hiking Trails at Kinney Creek and Beardsley Trail

Recreation Fee established for New Residential Development Permits

Natural Resource Preservation

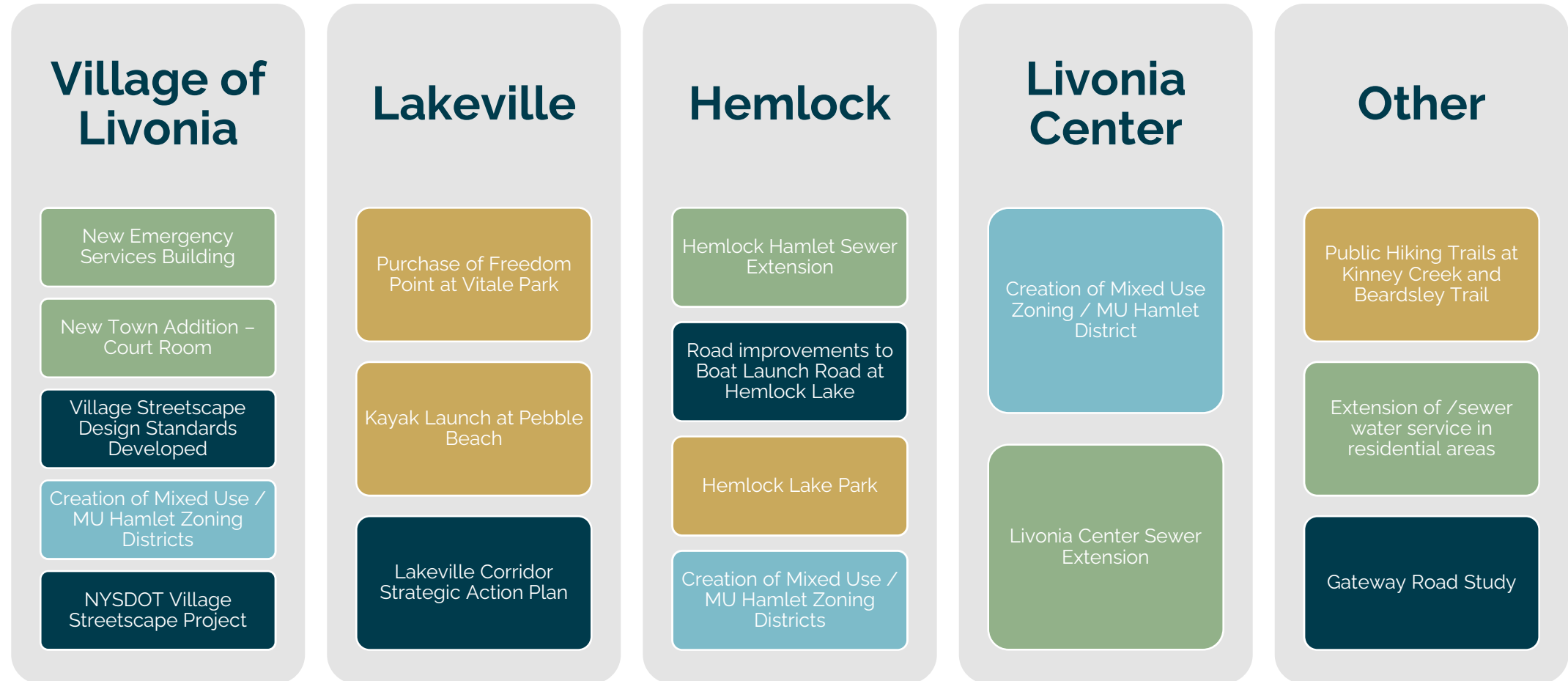
New Stormwater Regulations

Increased zoning development standards for lakefront properties

Restricted development in environmentally sensitive areas (floodplains, steep slopes, forested areas, etc.)

Residential Cluster Development Regulations to encourage preservation of open space

What We've Achieved Since the 2004 Plan *(by focus areas)*



Livonia's Comprehensive Plan Committee

Elected Officials

- **Eric Gott**, Town Supervisor
- **Andy English**, Town Board Member
- **Chris Genthner**, Village Mayor

Municipal Staff & Review Board Members

- **Adam Backus**, Director of Building and Zoning
- **Julie Holtje**, Zoning Compliance Assistant
- **Mary Ann Thompson**, Zoning Board of Appeals
- **Rick Bennett**, Planning Board Member
- **Kelly Strauss**, Planning Board Member
- **Kevin Masterson**, former Director of Planning & Zoning, resident

Residents & Business Owners

- **Ted Sotir**, resident
- **Deb Seelos**, resident
- **Murray Wingate**, resident
- **Sam Rode**, property owner and contractor
- **Matthew Flanigan**, resident
- **Chris Wegener**, resident, business owner

Other Support

- **Ted Griswold**, Livingston County Planning Department
- **Sam Aldrich**, NYS DOS Representative

INTRODUCTIONS

Colliers Engineering & Design (CED)

- Primary Contact
- Team Management & Oversight
- Lead Community Engagement Activities
- Lead All Plan Development Efforts
- Document Production

Prospect Hill Consulting

- Mapping
- Environmental Conditions Analysis
- State Environmental Quality Review (SEQR) Documentation



Molly Gaudioso, AICP
Project Manager



Katie Darcy, AICP
Assistant Project Manager



John Steinmetz, FAICP
Planning Principal

Our Experience

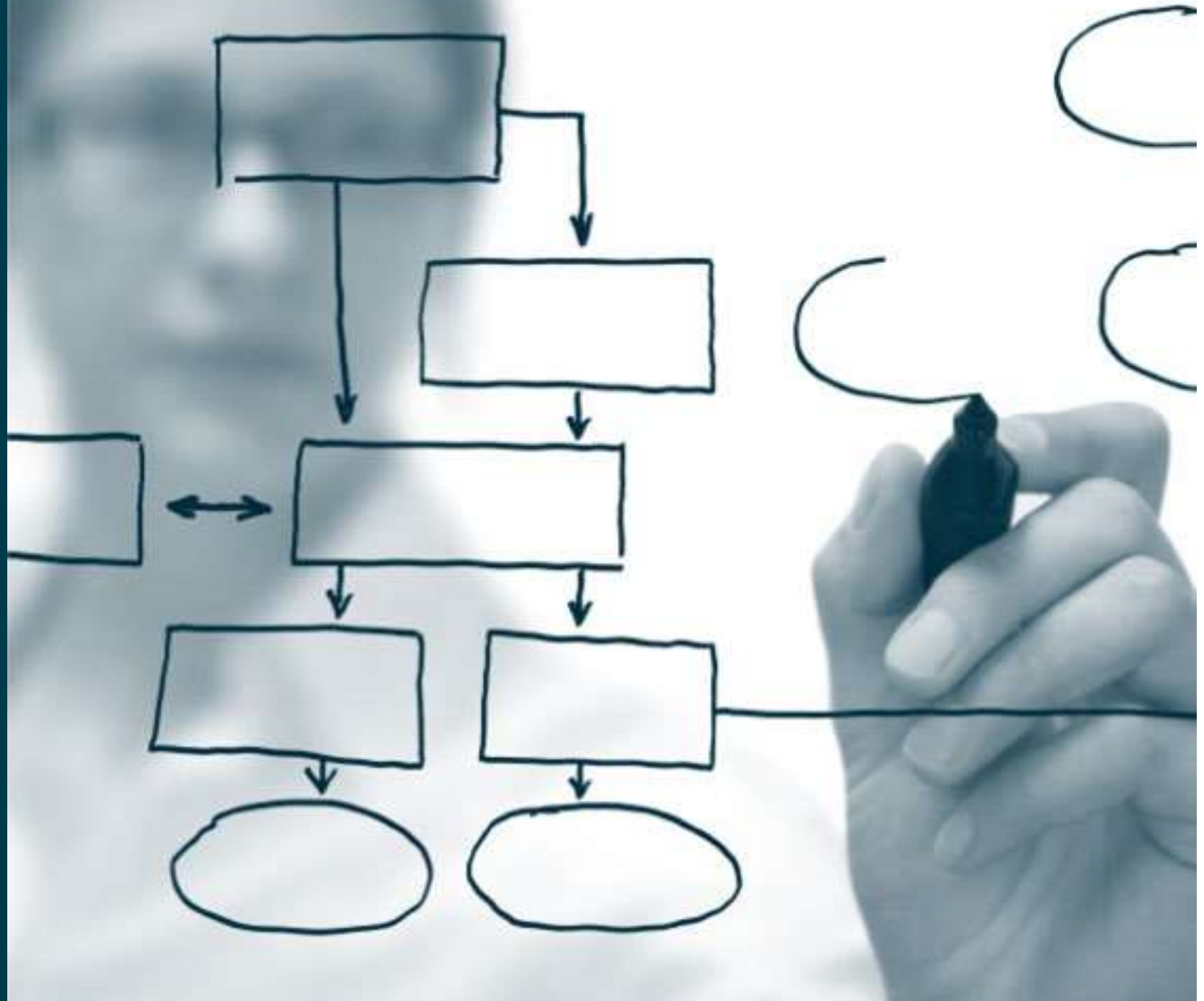
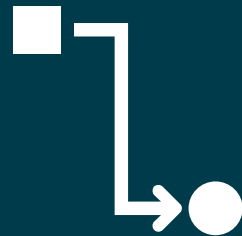
- 50+** Comprehensive & Long-Range Planning Efforts
- 40+** Zoning & Land Use Regulation Projects
- 13+** Joint Planning & Zoning Updates
- 300+** Public Meetings & Workshops



Tonight's Agenda



Project Overview



Why Update the Comprehensive Plan?

A lot has changed since 2004...



First Camera Phone: 2000
First iPhone: 2007

- What was happening then?
 - Dialup Internet
 - Gallon of gas cost \$1.50
 - Pre-housing crisis

- What **wasn't** happening then?
 - “Smartphones” did not exist
 - Social media platforms did not exist
 - Facebook founded in 2004
 - Twitter founded in 2006
 - COVID

Why Update the Comprehensive Plan?

CIRCA 2000

- US Population: 282+ Million
- Fortune 500 Top Companies
 - General Motors
 - Ford Motor
 - Exxon Mobile
 - Intl. Business Machines
 - General Electric

CIRCA 2022

- US Population: 333+ Million
- Fortune 500 Top Companies
 - Walmart
 - Amazon
 - Apple
 - CVS Health
 - UnitedHealth Group

MANUFACTURING ECONOMY

SERVICE-BASED ECONOMY

PROJECT GOALS

Address modern day issues, trends, and opportunities.

As development continues to occur, there is a need to **update the 2004 Comprehensive Plan to reflect the community's common vision for the future –**

- the quality of its residential and business areas,
- the places residents live, work, shop, and play,
- the way people and goods move about the community, and
- the treatment of natural and environmental features as development changes the rural landscape.

Plan Update Approach

Intent is NOT to start over.

We seek to connect and verify guidance and information of past and existing efforts.



BUILD ON
PREVIOUS PLANS
& STUDIES



DEVELOP STRONG
PARTNERSHIPS
WITH STAFF

INCORPORATE
SMART GROWTH
& LAND USE BEST
PRACTICES



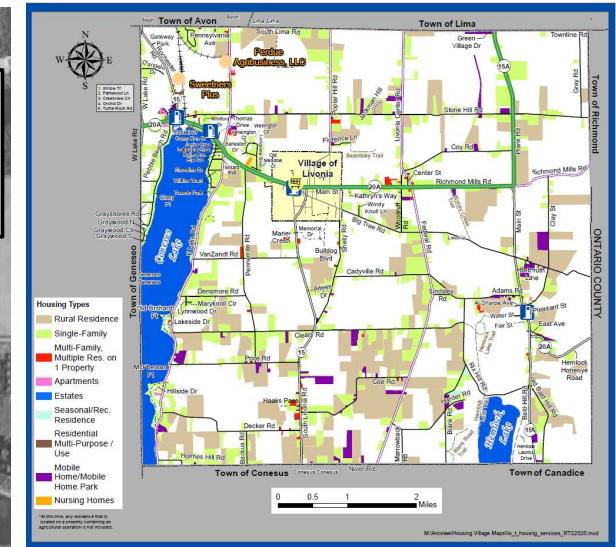
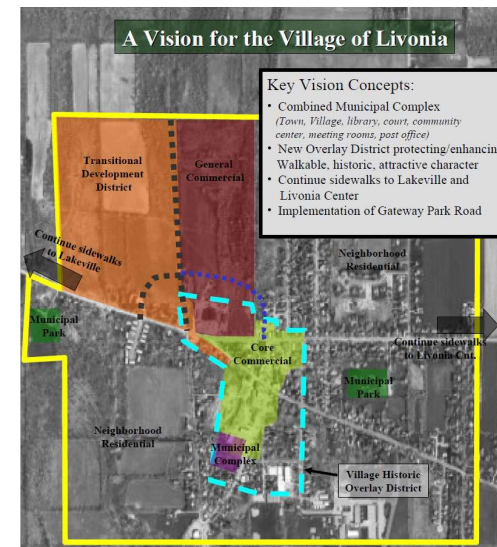
LEVERAGE PUBLIC
INPUT & SUPPORT



Plan Update Approach

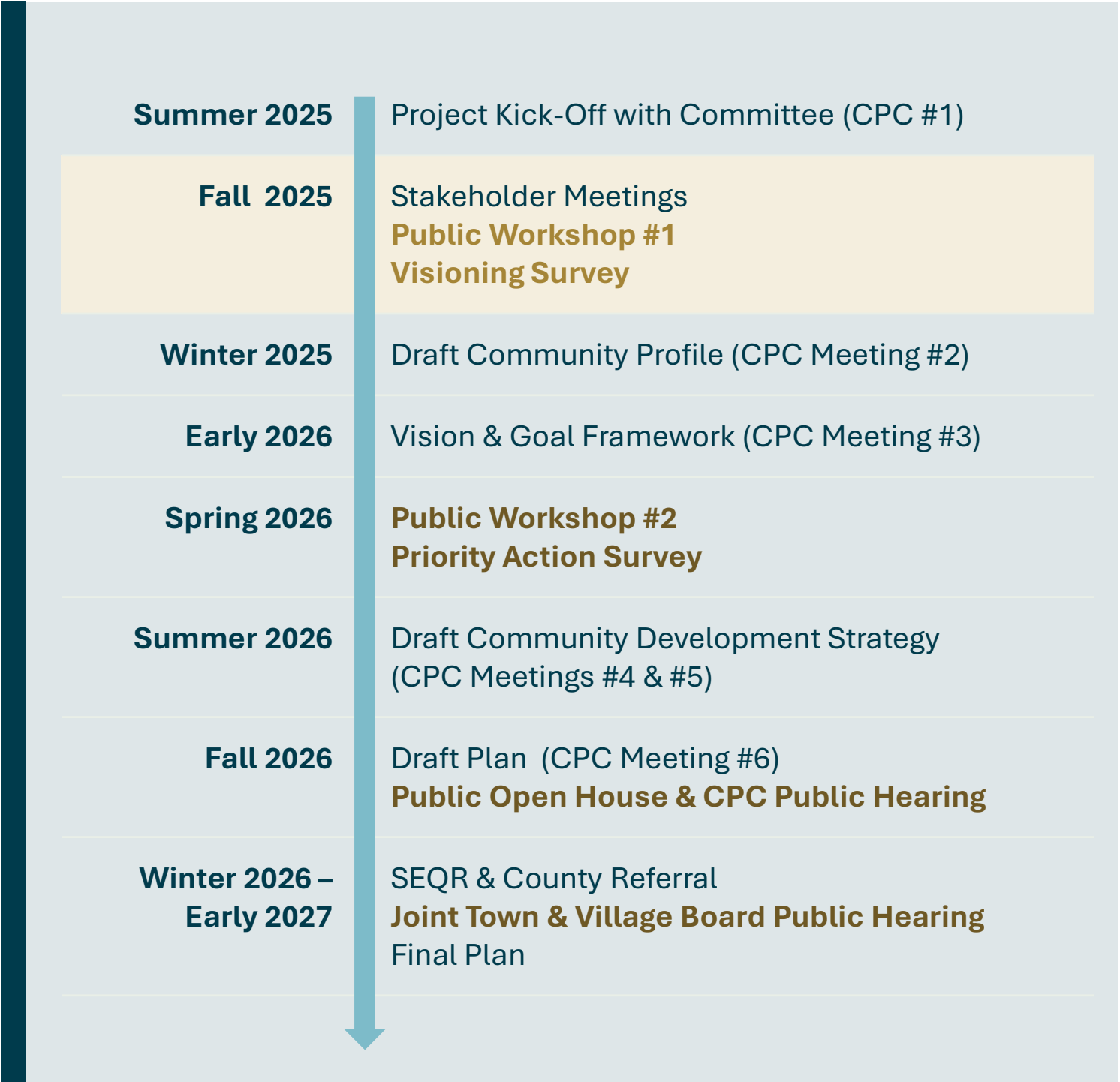
Build off Existing Plans & Studies

- 2004 Comprehensive Plan
- 2006 Livingston County Agricultural and Farmland Protection Plan
- 2013 Livingston County Transportation Connectivity Plan
- 2016 Livingston County Community Needs Assessment
- 2020 Livingston County Housing Needs Assessment & Market Analysis
- 2024 Lakeville Corridor Strategic Plan
- 2025 Conesus Lake Watershed Management Plan



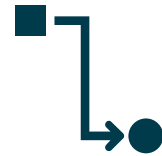
Anticipated Schedule
~ 18 months

Project Overview



Public Engagement & Communication

Project Overview



- **Comprehensive Planning Committee (CPC) Meetings**

- Six (6) Meetings
- One (1) Public Hearing

- **Stakeholder Interviews**

- Community Leaders, Businesses, Farming Community, Agency/Organization Representatives

- **Two (2) Surveys**

- **Project Website**

- **Public Meetings**

- Two (2) Public Workshops
- Public Open House & CPC Public Hearing*
- Joint Town/Village Board Public Hearing*

Comprehensive Planning 101



What Does a Plan Do?

COMPREHENSIVE PLANNING 101



- Provided for by New York State Law
- Promotes the health, safety & welfare of the public
- Provides background information & policies to assist with decision-making
- Establishes framework for future programs, development & investment



Elements of a Plan

““Village [and Town] comprehensive plan” means the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the village [and town].”

NYS Village Law §7-722
NYS Town Law §272-a



Benefits of a Plan

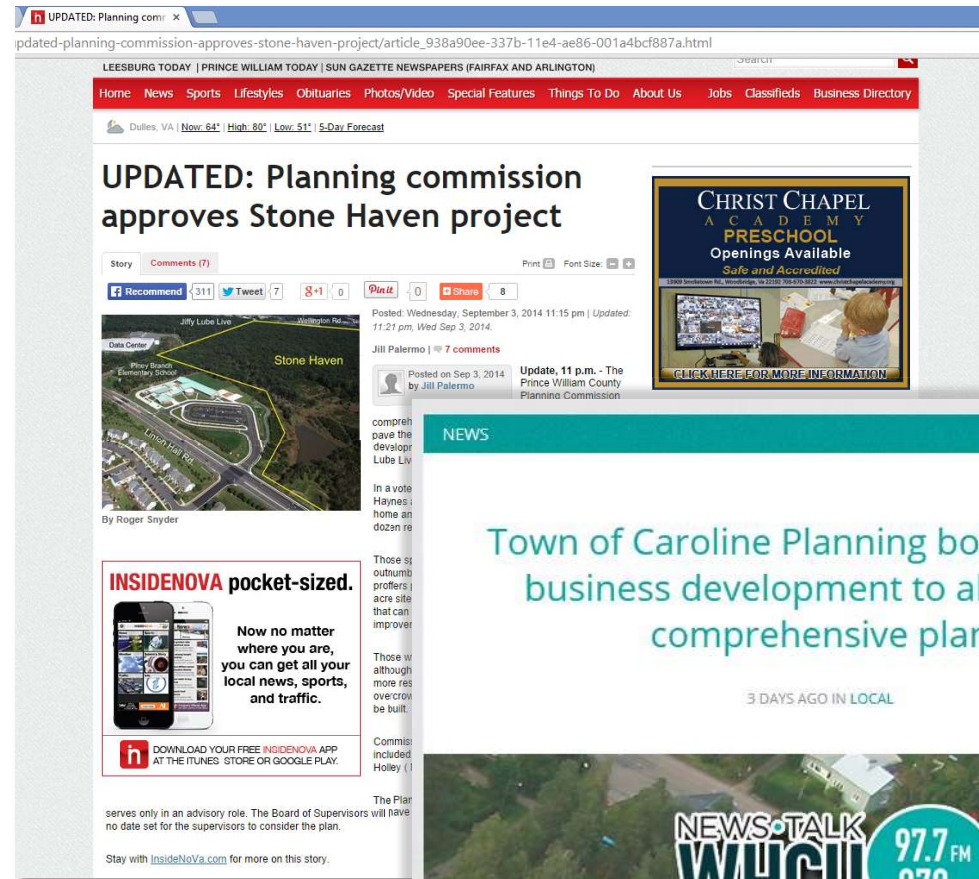
- Represents a statement of policy & priorities by the Town and Village



COMPREHENSIVE PLAN

Benefits of a Plan

- Provides direction to decision makers



Benefits of a Plan

COMPREHENSIVE
PLANNING 101

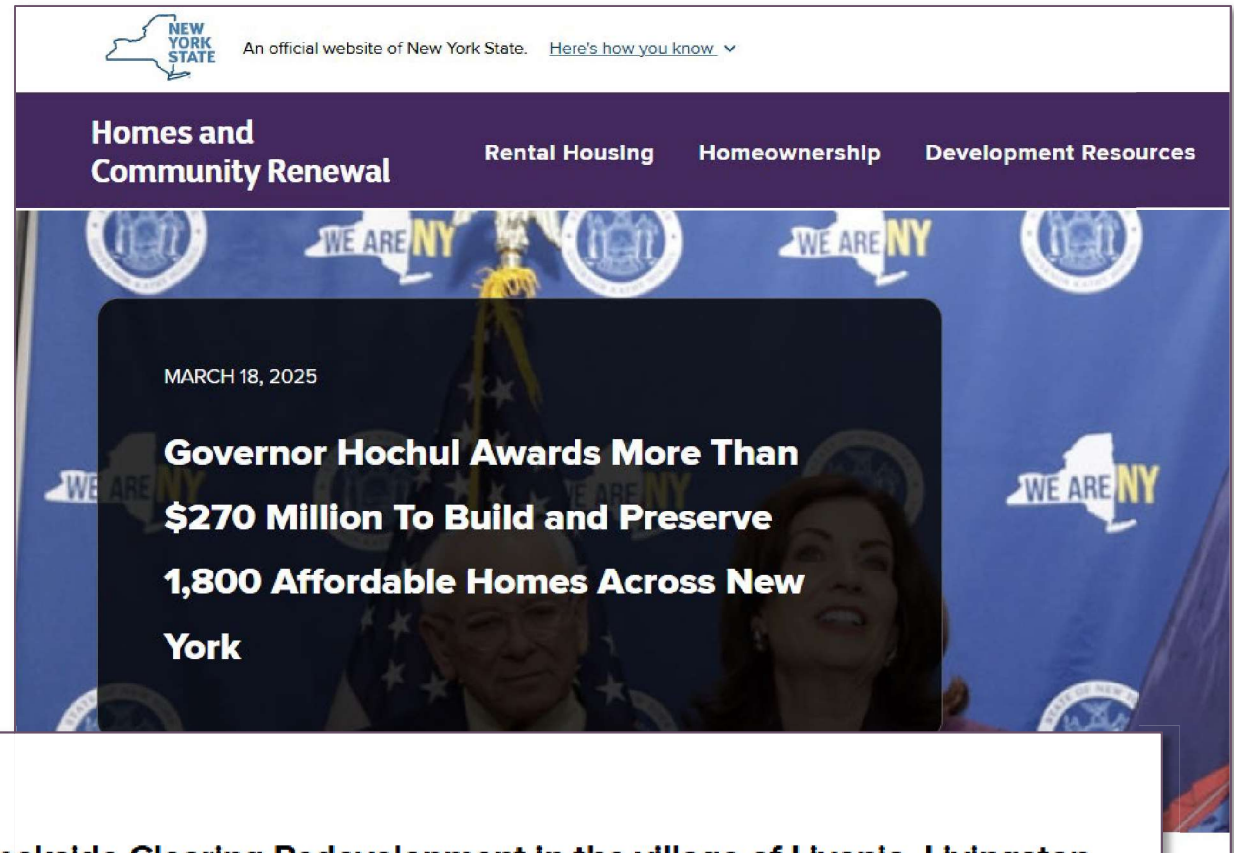


“In the absence of a well considered or comprehensive plan, the risk always exists that the zoning upon which it is supposedly based will be invalidated if challenged in court.”

~ NYSDOS

Benefits of a Plan

- Increases chance of funding by outside organizations



Finger Lakes

- **\$2.6 million for the Creekside Clearing Redevelopment in the village of Livonia, Livingston County:** The redevelopment and expansion of an existing HCR-regulated 32-unit property originally constructed in 2005. An additional 16 units will be created, for a total of 48 units. Includes funding from HCR and NYSERDA's Clean Energy Initiative.

Benefits of a Plan

- Serves to make government more efficient & responsive



Benefits of a Plan

- Fosters economic development



Benefits of a Plan


- Provides a forum for discussion among residents, businesses, etc.



A Plan is NOT...

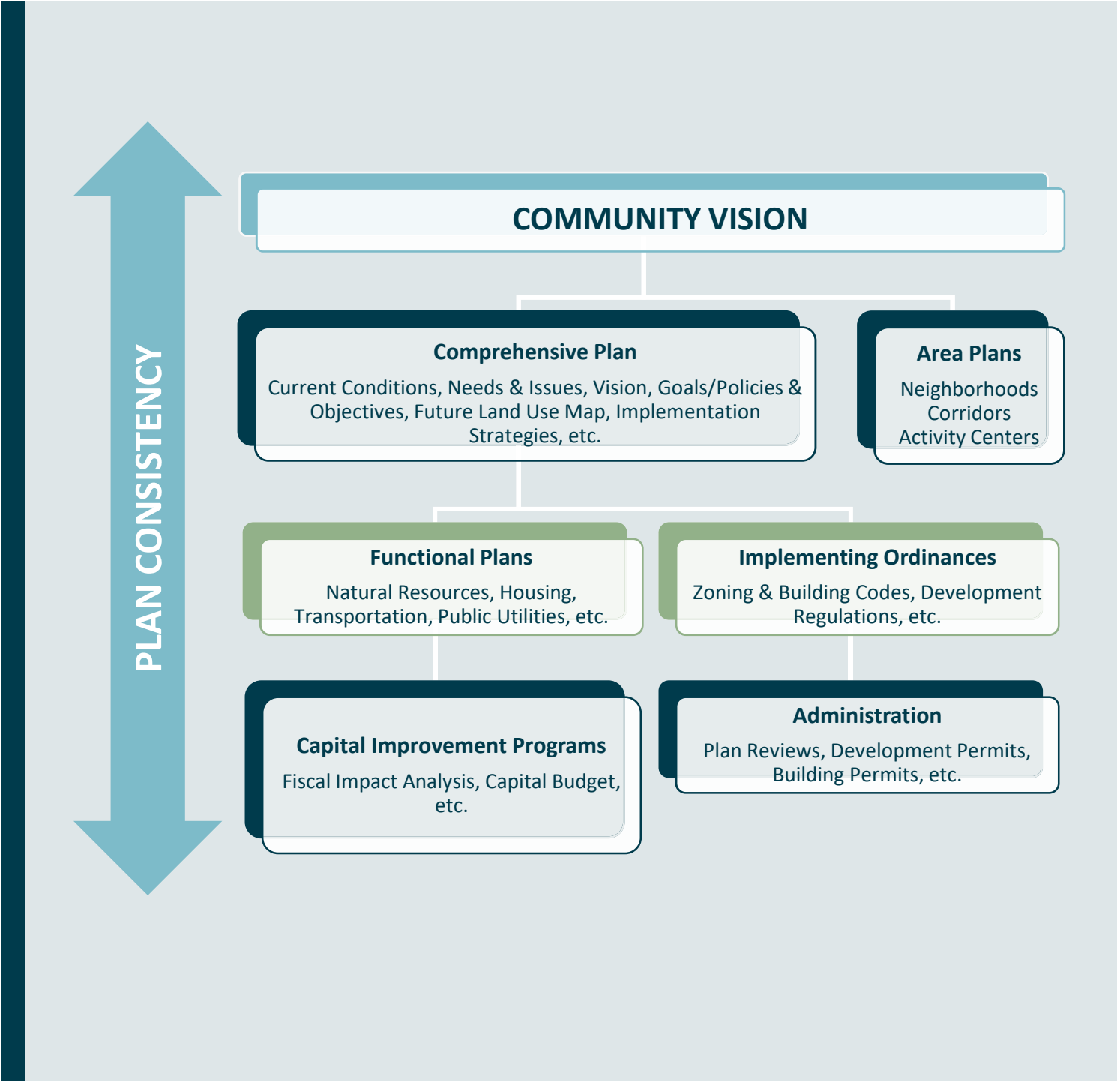
COMPREHENSIVE
PLANNING 101



- 
- A large, light purple prohibition sign (a circle with a diagonal slash) is positioned behind the list of items, indicating that the following items are not what a plan is.
- 1. An end, but the beginning of a process**
 - 2. A reason to expect immediate change**
 - 3. A substitute for action or strong leadership**
 - 4. Permanent or rigid**
 - 5. Zoning or land use law**
 - 6. Intended to take away property rights**

One Piece of the Puzzle

COMPREHENSIVE
PLANNING 101



COMPREHENSIVE PLANNING 101



In Summary

“A comprehensive plan is **‘comprehensive’ in its scope, not its detail.** It is intended to integrate many related issues so that their connections are clear and understandable. The community should have realistic expectations of what a plan can and cannot accomplish. **It can guide the future but cannot determine it. It can recommend actions but cannot ensure they will occur.** The success of any comprehensive plan depends on the citizens of a municipality to work together and see that it happens.”

~ NYPF Article

Smart Growth



“Above all, it’s about helping every [community] become a more economically prosperous, socially equitable, and environmentally sustainable place to live, helping everyone flourish.”

www.smartgrowthamerica.org

SMART GROWTH

These concepts are reflective of good planning practice.

They are NOT “one size fits all.”



2004 Comprehensive Plan

The Diversity of Our Pieces is what Makes Livonia Whole.

This vision recognizes and celebrates the diversity in lifestyle, landscape, interests, and character of the people, lands, homes and businesses that make up Livonia.

The established overall mission of the people of Livonia is to:

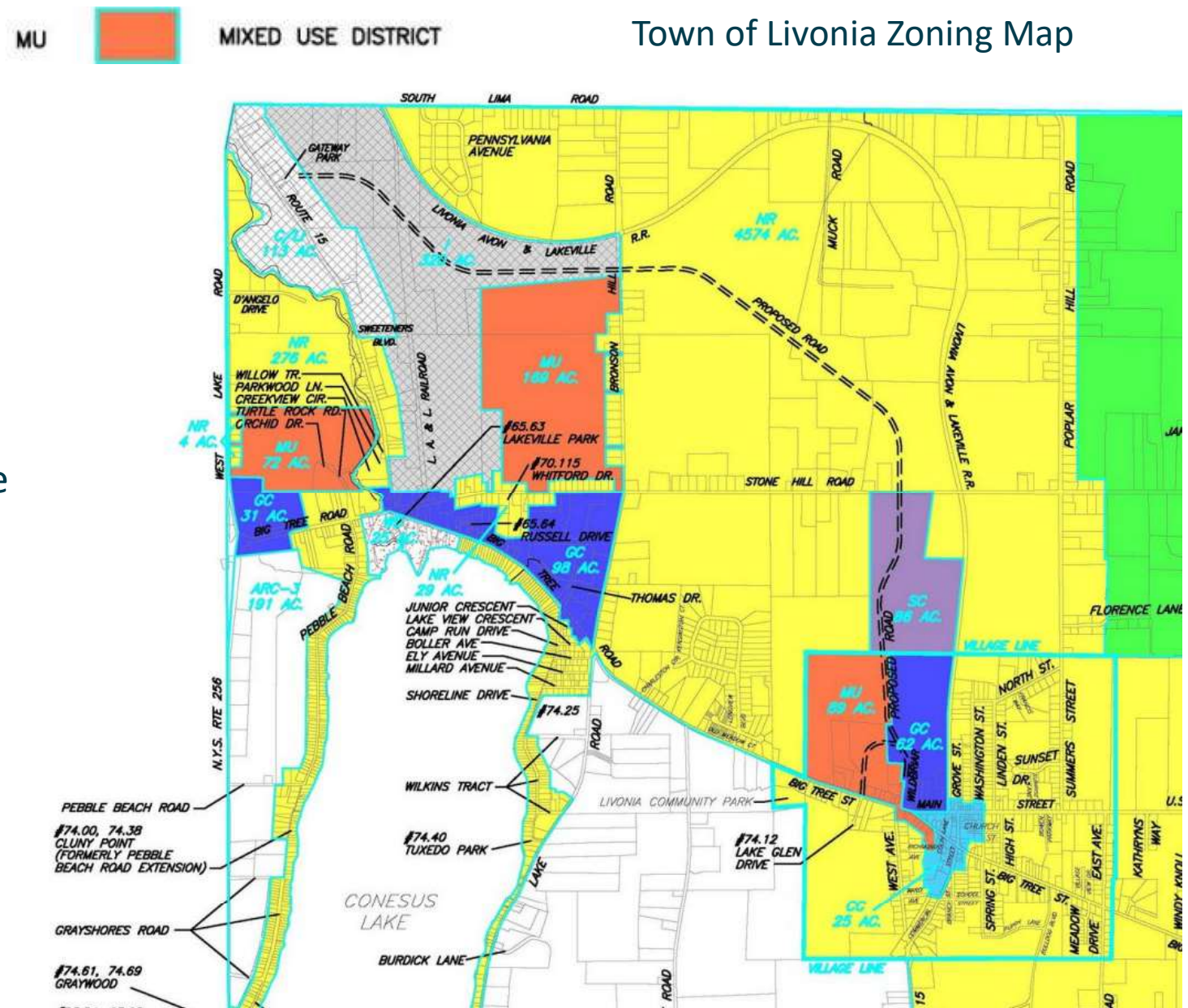
PRESERVE and IMPROVE:

Efficiency of services;
Environmental health;
Balanced development;
Trust and communication;
Exceptional quality of life; and
Safe environment for all our residents.

Smart Growth

10 Principles from NYSDOS:

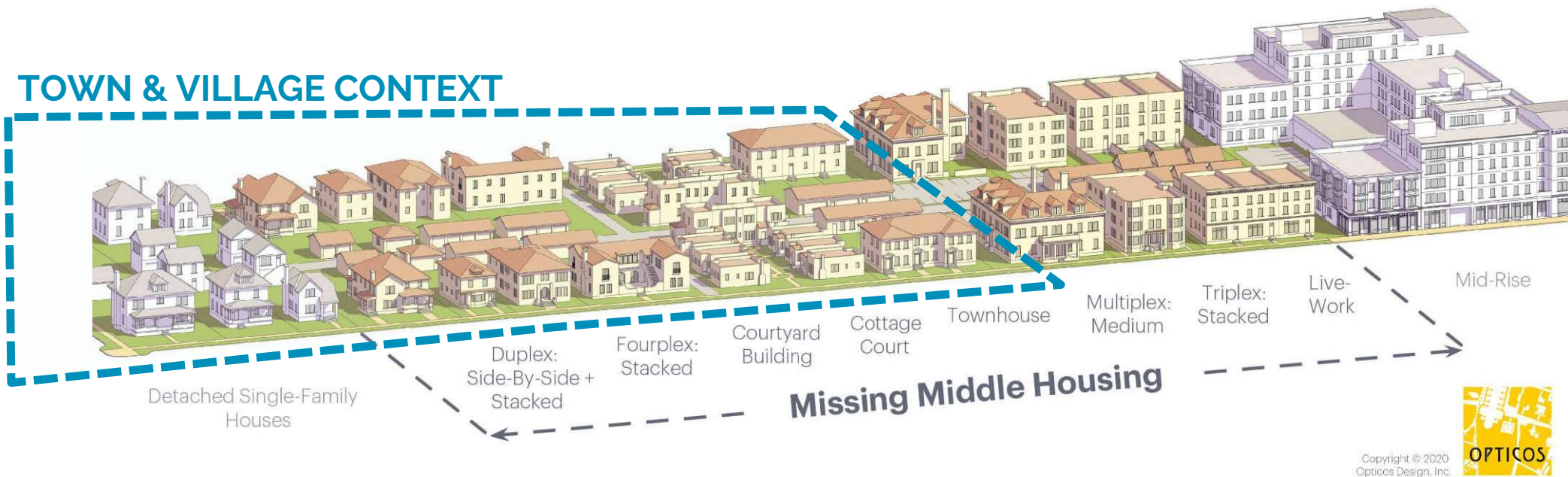
1. Develop plans and land use regulations that allow for and encourage the mixing of uses.



Smart Growth

10 Principles from NYSDOS:

2. Enable a diverse mix of housing types, providing opportunity and choice for all.



Smart Growth

10 Principles from NYSDOS:

3. Prioritize infill and redevelopment of existing buildings to revitalize neighborhoods and downtowns, including areas around public transit.



2004 Plan - Lakeville Redevelopment Concept

Smart Growth

10 Principles from NYSDOS:

4. Provide well-planned, equitable, and accessible public spaces.

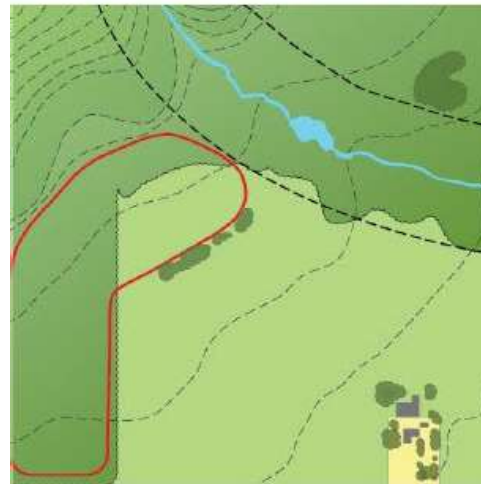


Lakeville Corridor Strategic Plan

Smart Growth

10 Principles from NYSDOS:

5. Encourage compact neighborhood design and concentrated development around existing infrastructure.



Existing Landscape



Subdivision Sprawl



Conservation Neighborhood

Source: Better Towns Toolkit

Smart Growth

10 Principles from NYSDOS:

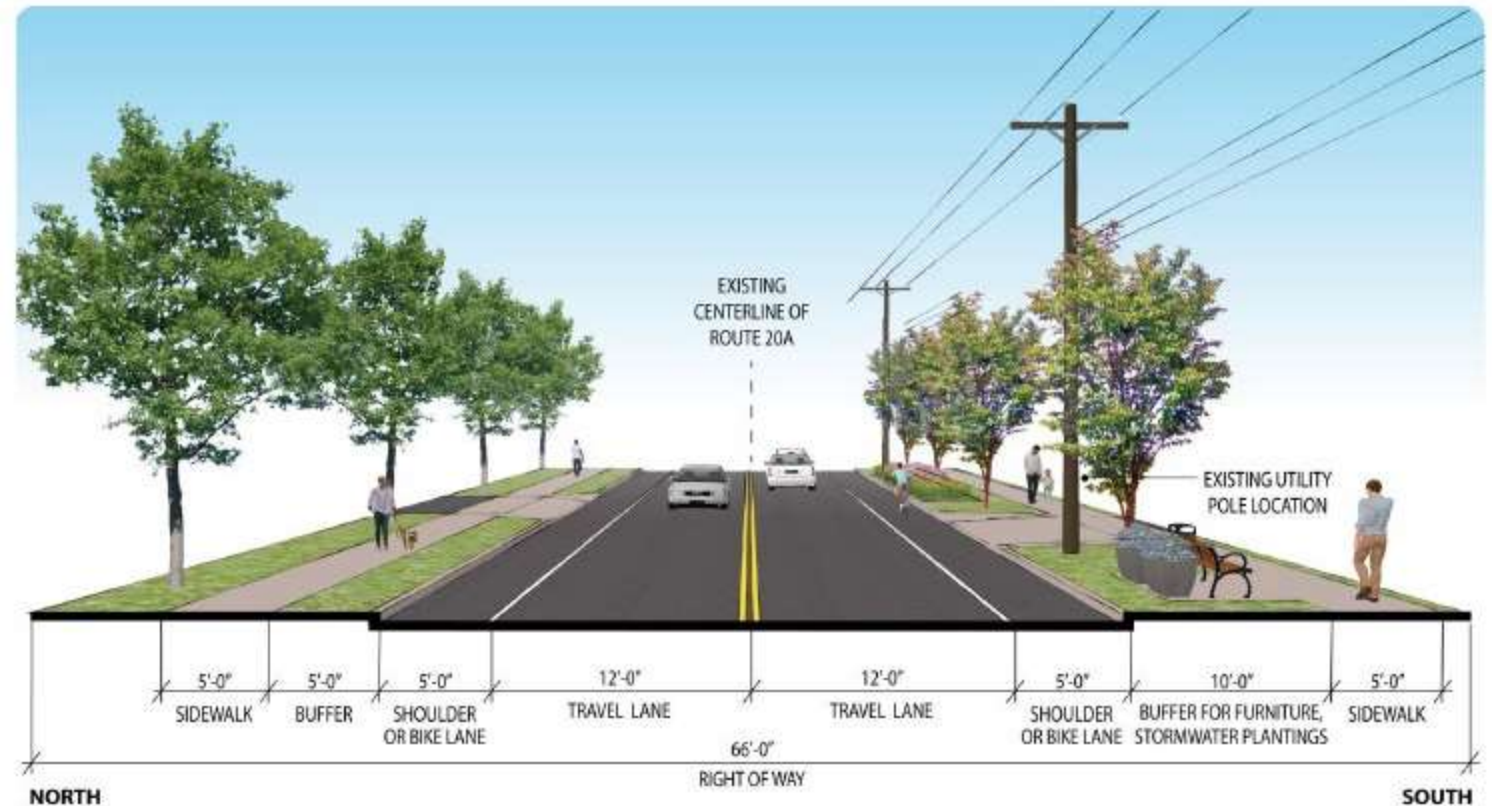
6. Preserve open space, agricultural resources, and natural resources.



Smart Growth

10 Principles from NYSDOS:

7. Prioritize transportation options such as walking, cycling, and public transportation.



Lakeville Corridor Strategic Plan

Smart Growth

10 Principles from NYSDOS:

- 8. Promote climate resiliency and adaptation, preferably through nature-based solutions, and reduce greenhouse gas emissions.

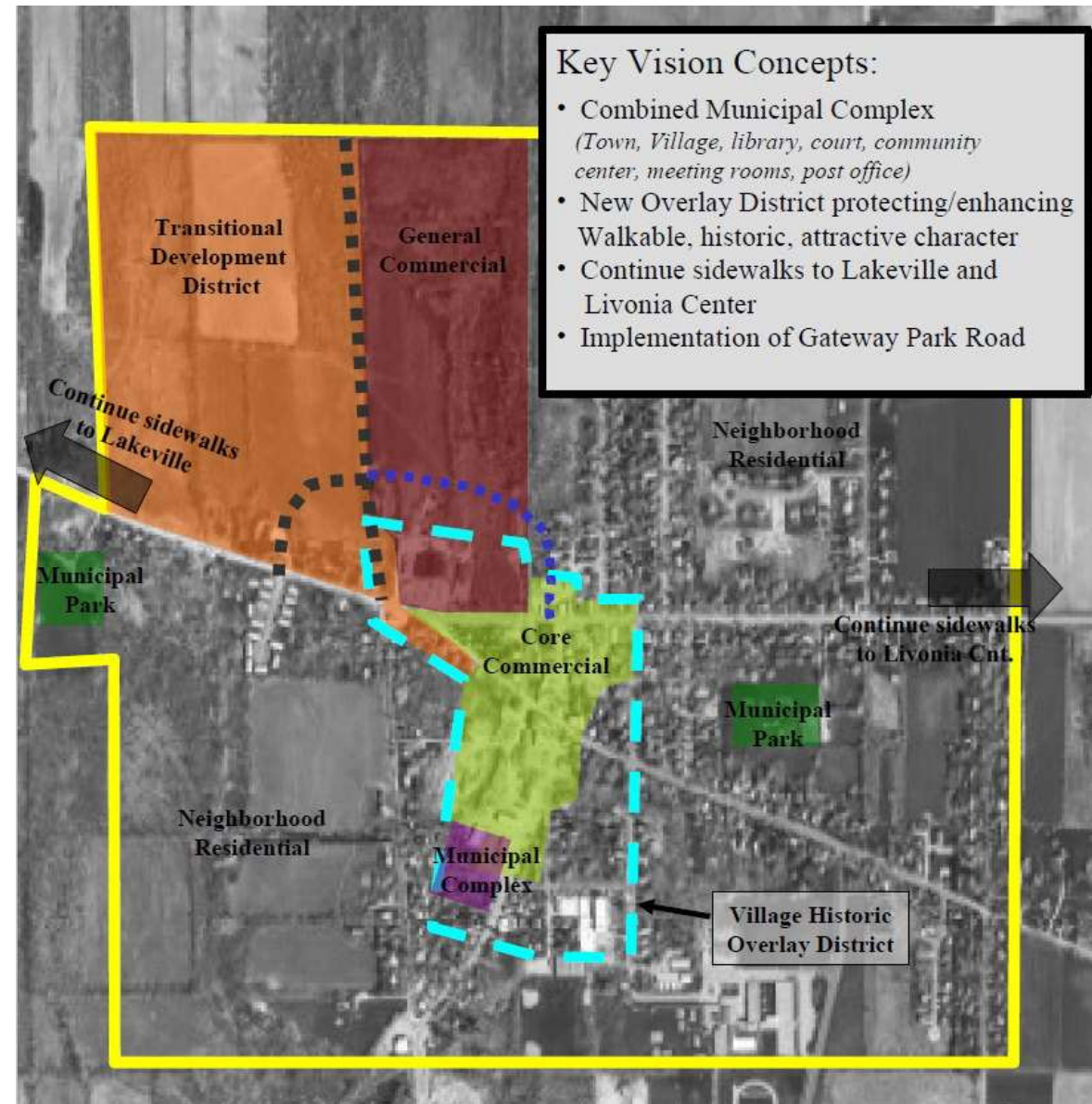
Recommended Actions - Terrestrial Invasive Species	
5.7 Implement Conesus Lake response plans and other State plans/initiatives to address invasive species and associated impacts.	Ongoing
5.8 Continue to enlist and train citizen scientists to conduct periodic monitoring and surveillance.	Ongoing
5.9 Continue partnerships and collaboration with the Finger Lakes PRISM and other resources to remain on alert for spread of priority species.	Ongoing
5.10 Modify local codes to discourage/prohibit planting of invasive/aggressive species.	Short
Goal 6: Maintain and strengthen the effective intermunicipal partnerships fostered through the Conesus Lake Watershed Council and continue to take actions that will increase resilience to changes in climate, population, and land use.	
Recommended Actions	
6.1 Continue to support the Conesus Lake Watershed Council and the positions of Watershed Manager and Watershed Inspector.	Ongoing
6.2 Continue active participation in state, regional and local groups to continue to build understanding of existing and emerging best practices and share the accomplishments of the Conesus Lake Watershed Management Plan (CLWMP).	Ongoing
6.3 Continue to pursue funding opportunities to advance the goals of the updated CLWMP.	Ongoing
6.4 Continue to prepare an annual report card of projects and progress, emerging issues, and new technologies toward meeting the goals of the CLWMP.	Ongoing
6.5 Advocate for support of FLOWPA and other watershed management funding programs in the New York State budget.	Short
6.6 Advocate for additional resources to support the Livingston County Soil & Water Conservation District (SWCD) and the NYS Department of Agriculture & Markets in their key role protecting the lands and waters and the continued viability of agricultural enterprises.	Short
Goal 7: Continue to work with the federal, state, regional, county, and local resources to make management decisions that reflect the best available information regarding Conesus Lake and watershed.	
Recommended Actions	

2025 Conesus Lake Watershed Management Plan – Draft Priority Recommendations

Smart Growth

10 Principles from NYSDOS:

9. Build on unique traits to create an attractive and welcoming community with a strong sense of place.



2004 Comprehensive Plan

Smart Growth

10 Principles from NYSDOS:

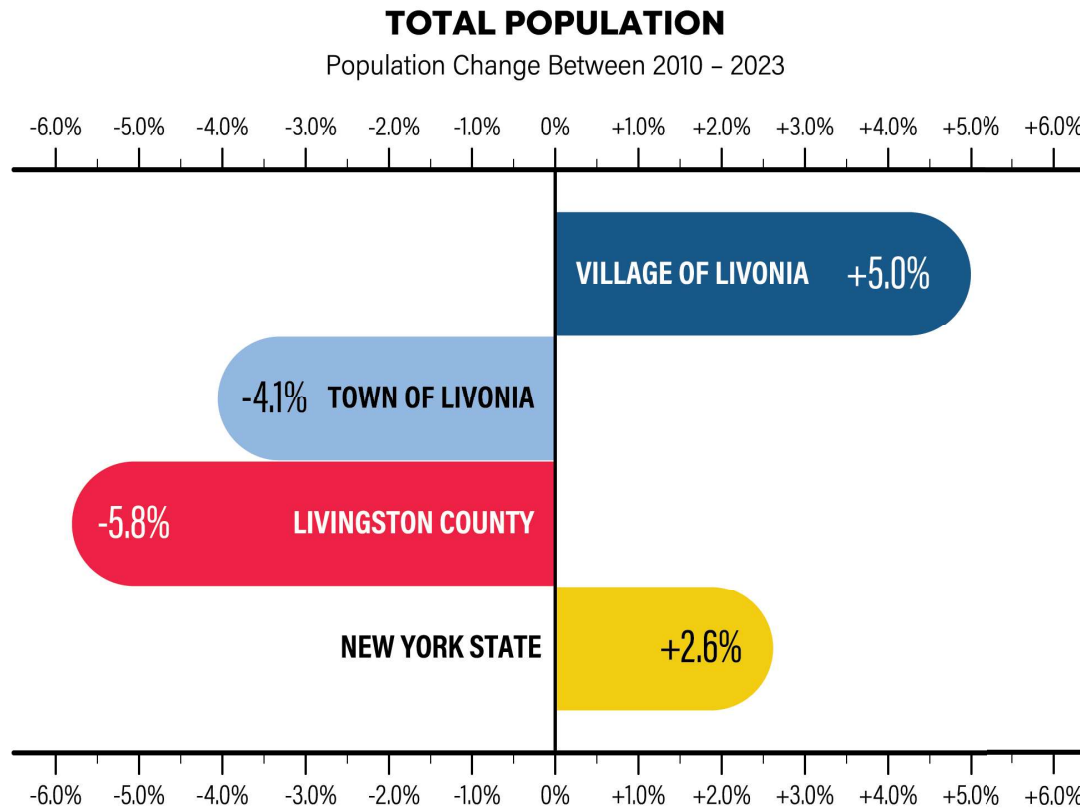
10. Engage in an inclusive, collaborative public planning process that considers the needs and character of the community.



Community Snapshot

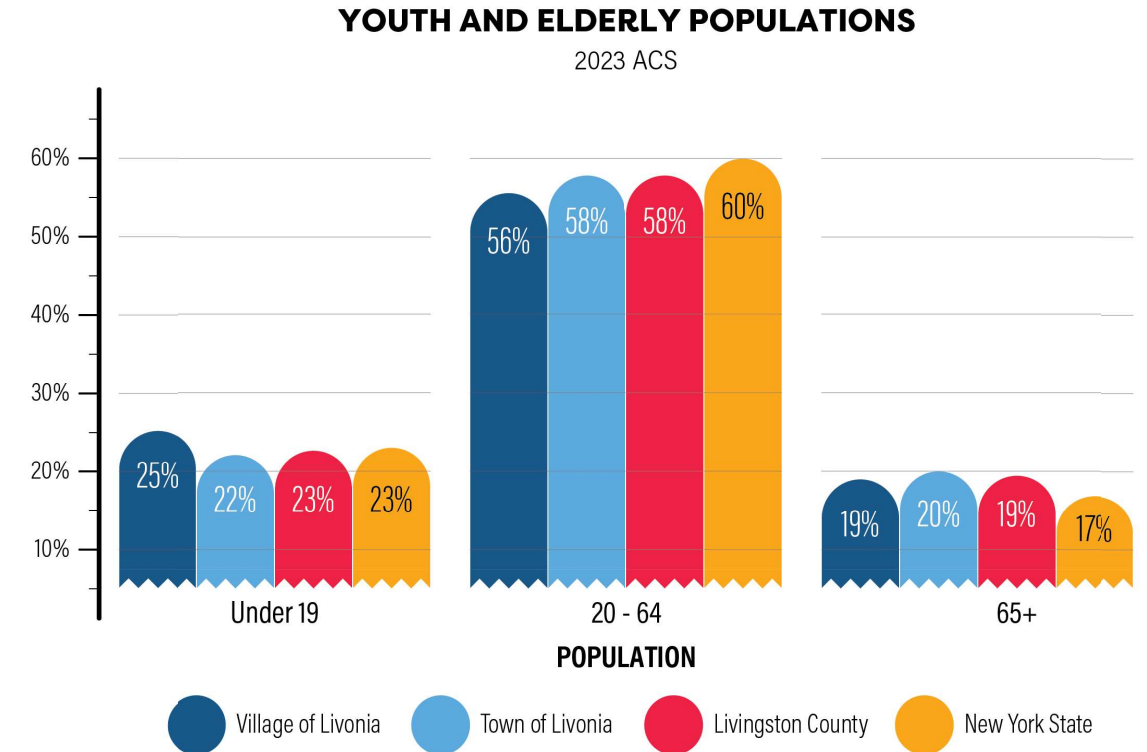
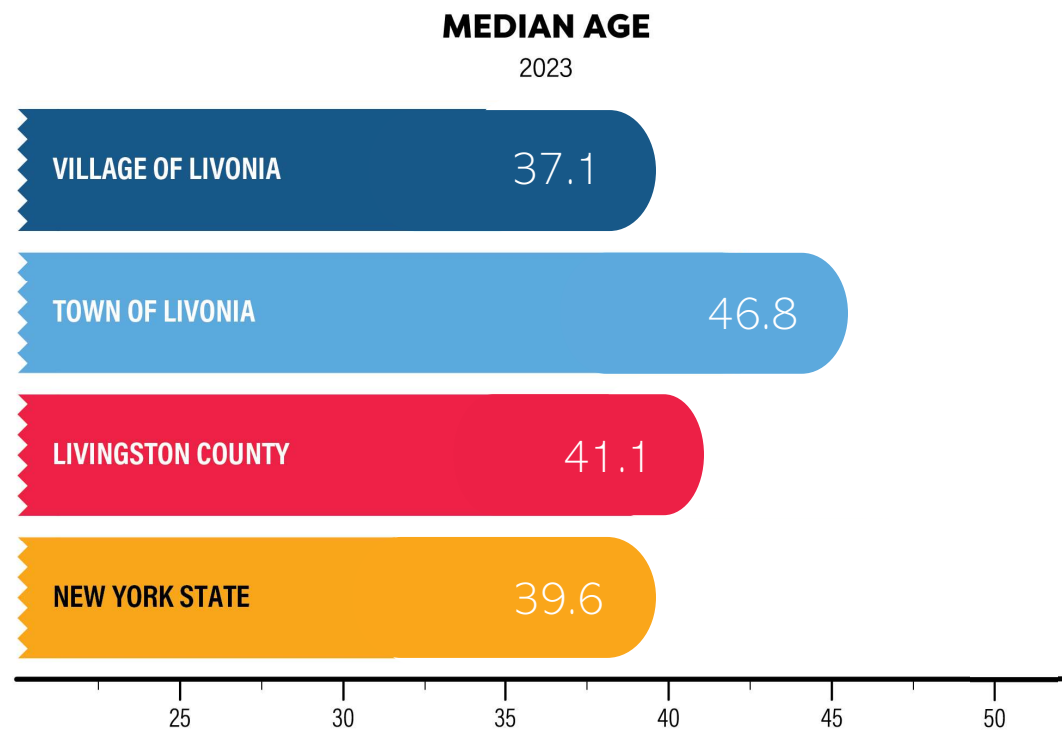


POPULATION DYNAMICS



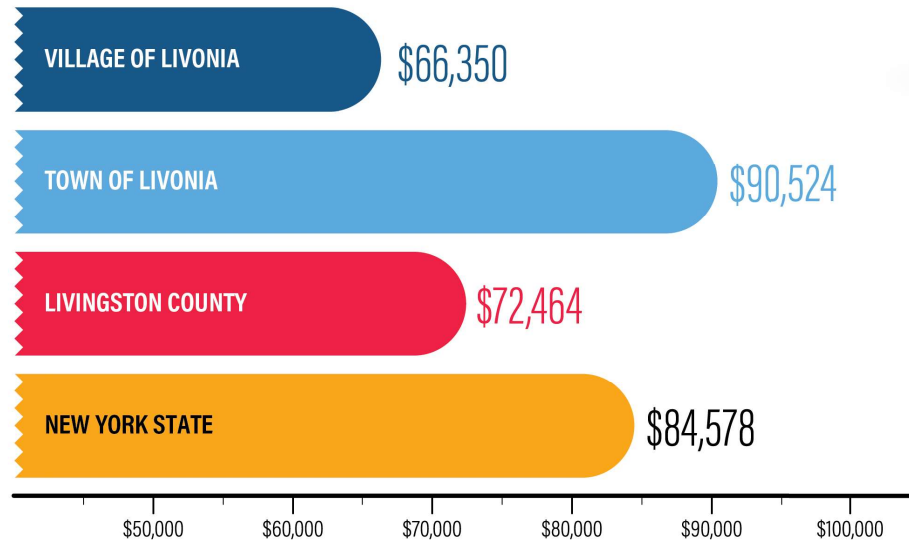
- **Village Population Increase, Town Decrease:** Village population has slightly increased (1,409 → 1,480), while the Town decreased slightly (7,809 → 7,485).
- **County Population Decline, State-Level Stabilization:** Livingston County population is gradually declining, while New York State grew slightly then declined post 2020.
- **Village Growth Contrasts County Trend:** The Village is stable or modestly growing, unlike the broader rural county trend of decline.

SHIFTS IN MEDIAN AGE AND AGE DISTRIBUTION



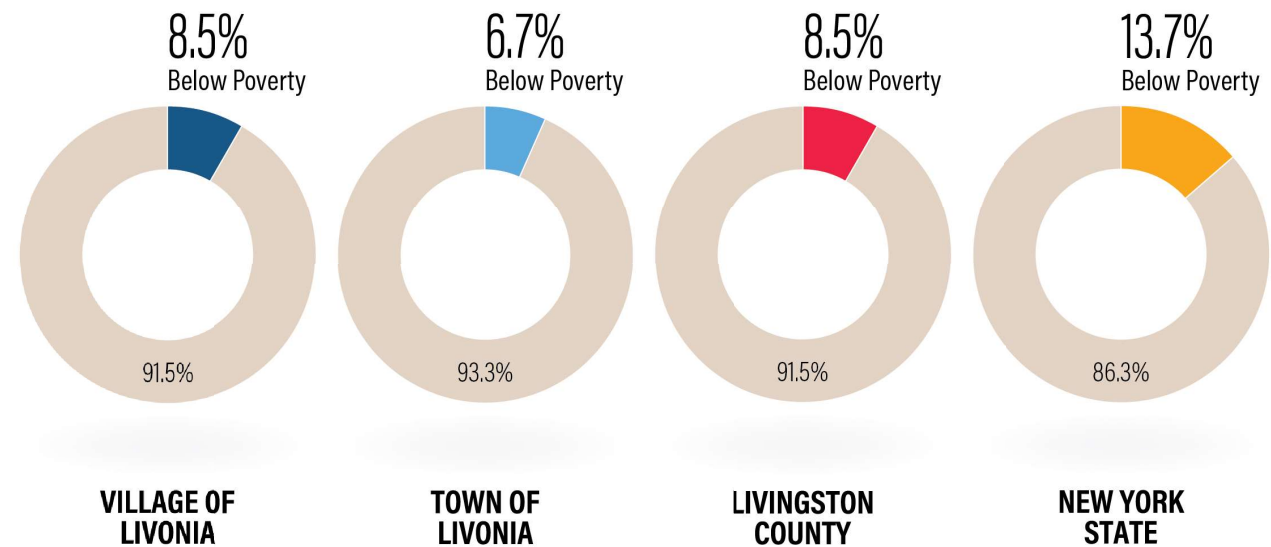
INCOME AND POVERTY ANALYSIS

MEDIAN HOUSEHOLD INCOME
2023



PERCENT BELOW POVERTY

2023

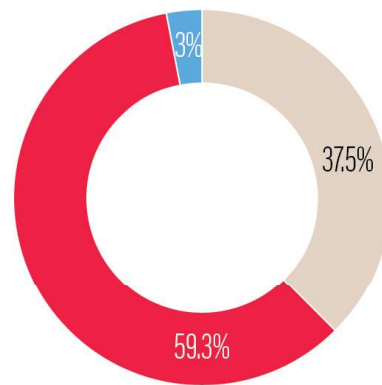


2023 American Community Survey 5-Year Estimates.

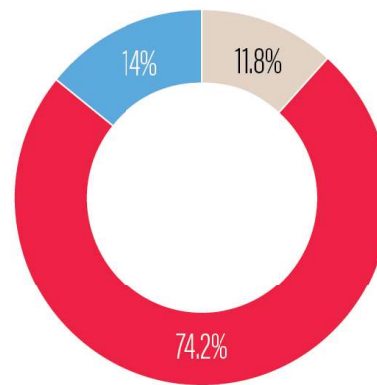
HOUSING OCCUPANCY

HOUSING TENURE

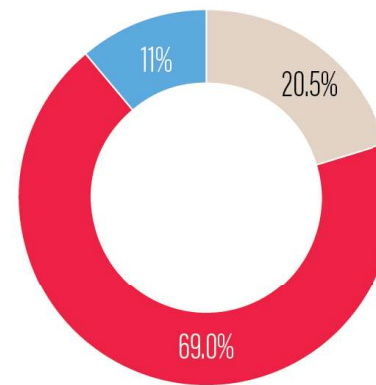
2023 American Community Survey 5-Year Estimates



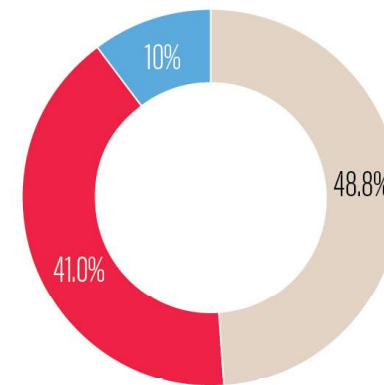
**VILLAGE OF
LIVONIA**



**TOWN OF
LIVONIA**



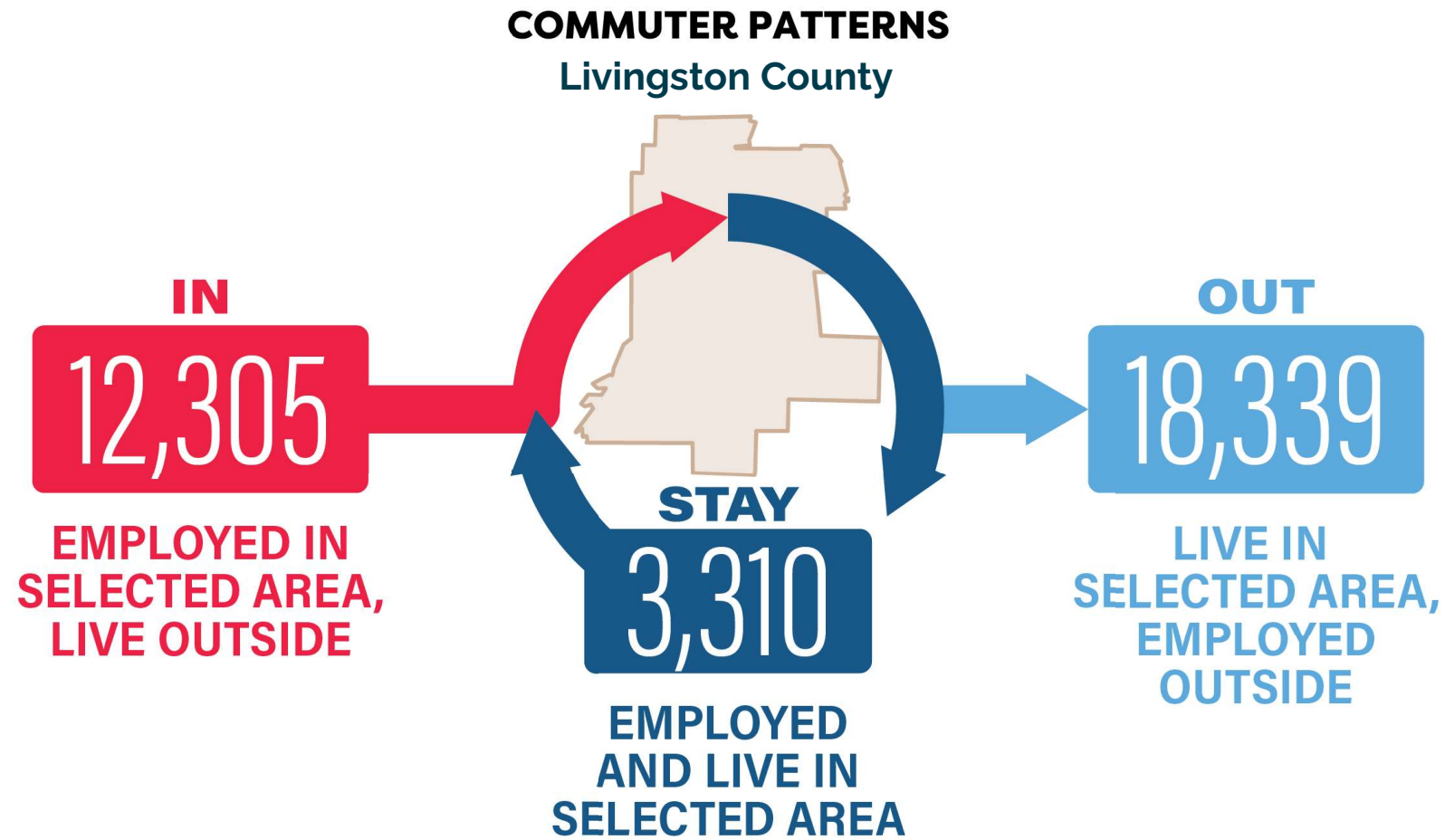
**LIVINGSTON
COUNTY**



**NEW YORK
STATE**

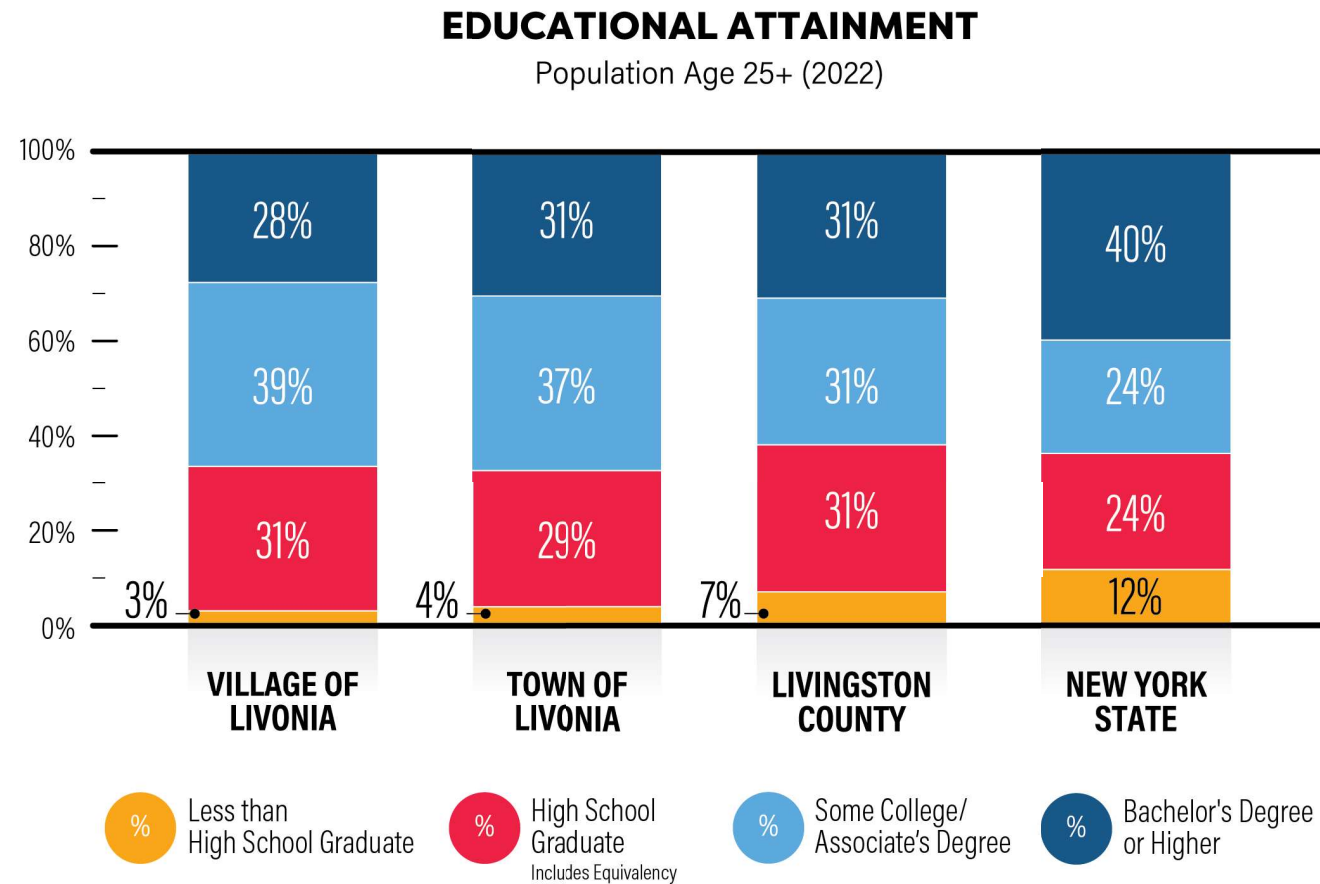


COMMUTING PATTERNS



2023 American Community Survey 5-Year Estimates.

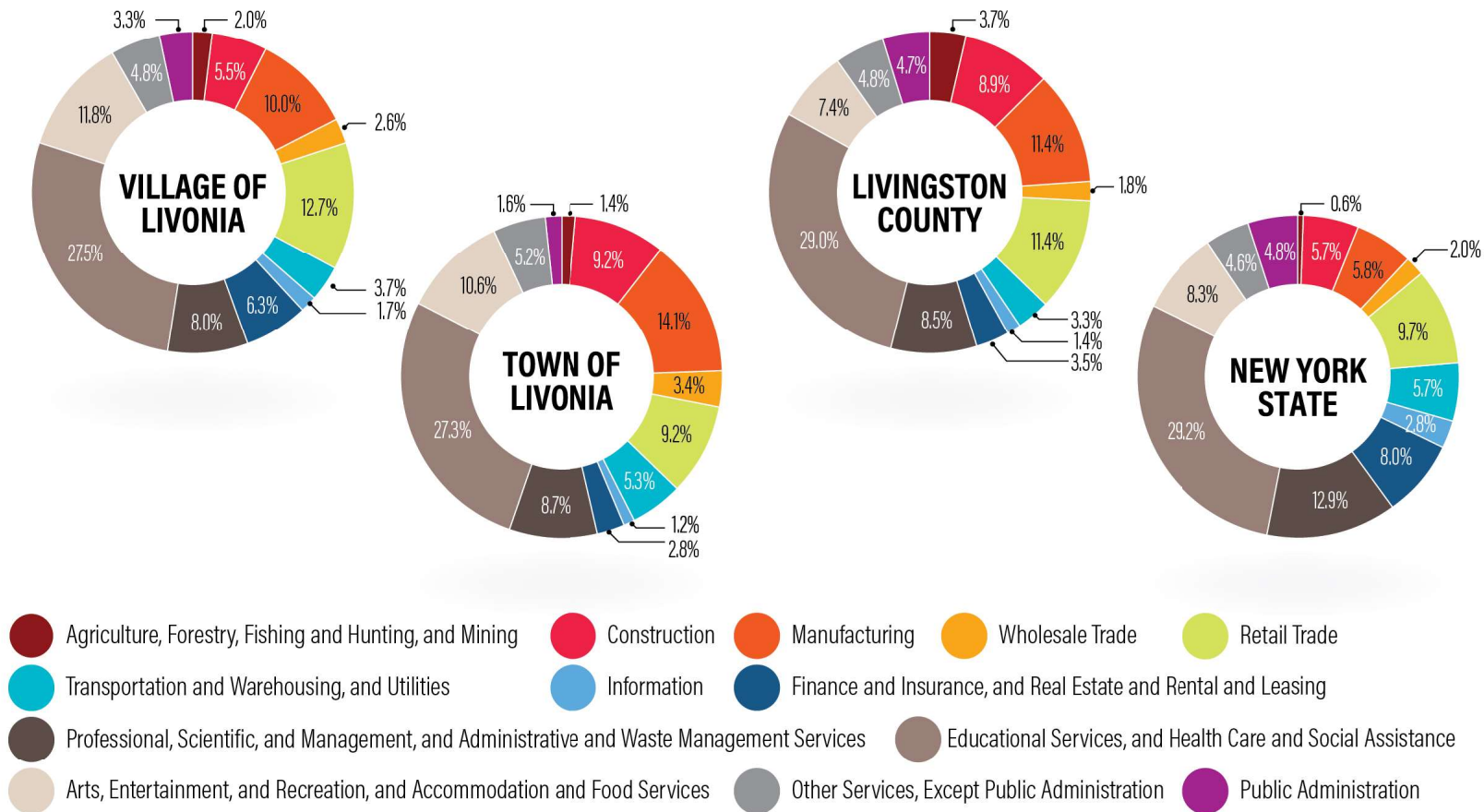
EDUCATIONAL ATTAINMENT



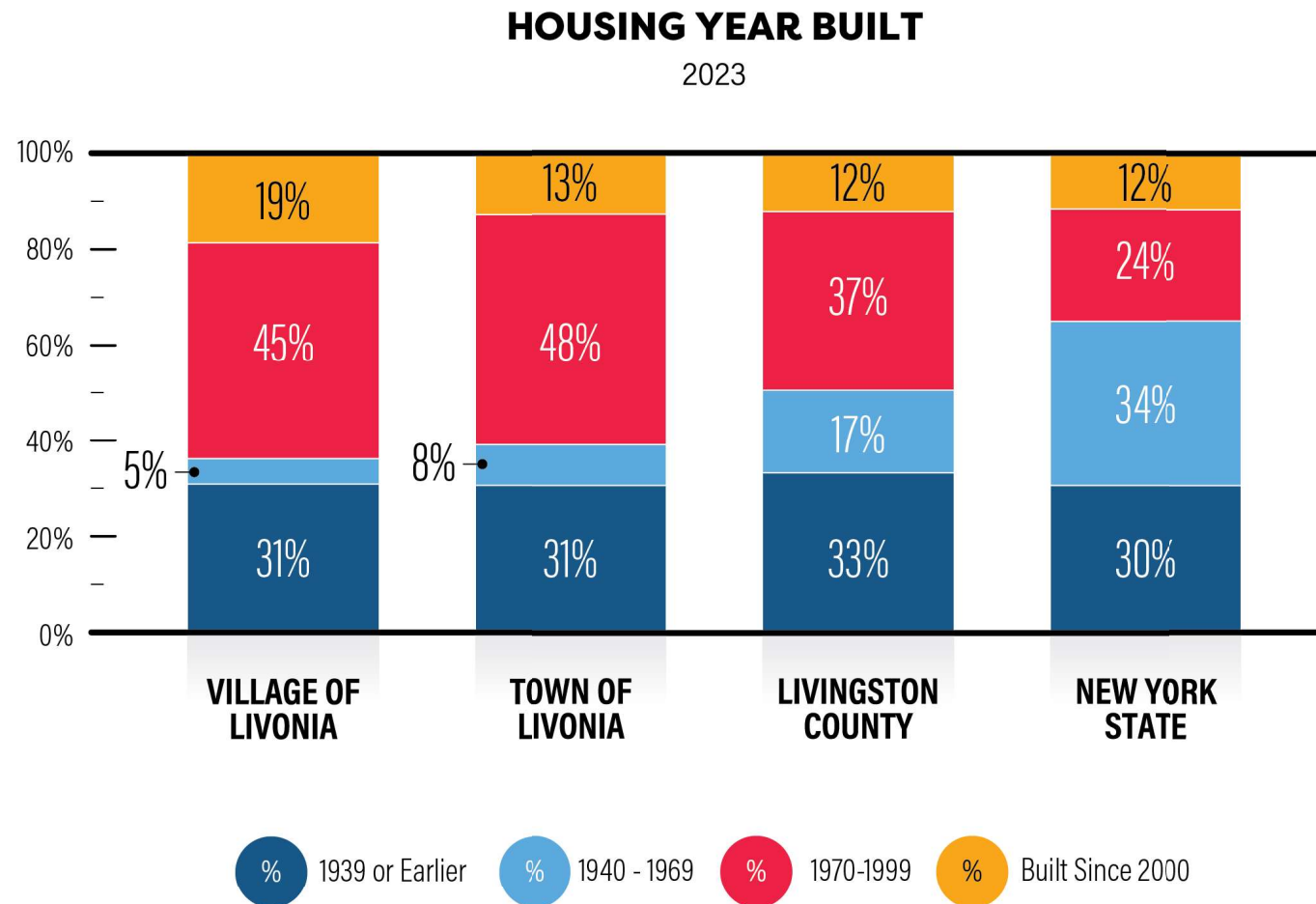
EMPLOYMENT BY INDUSTRY

EMPLOYEES BY INDUSTRY

2023 Percentage of Employees by Industry Type for Population 16+



HOUSING - AGE OF HOUSING



HOUSING AFFORDABILITY



MEDIAN GROSS RENT



2023 American Community Survey 5-Year Estimates



MEDIAN VALUE OWNER-OCCUPIED UNITS

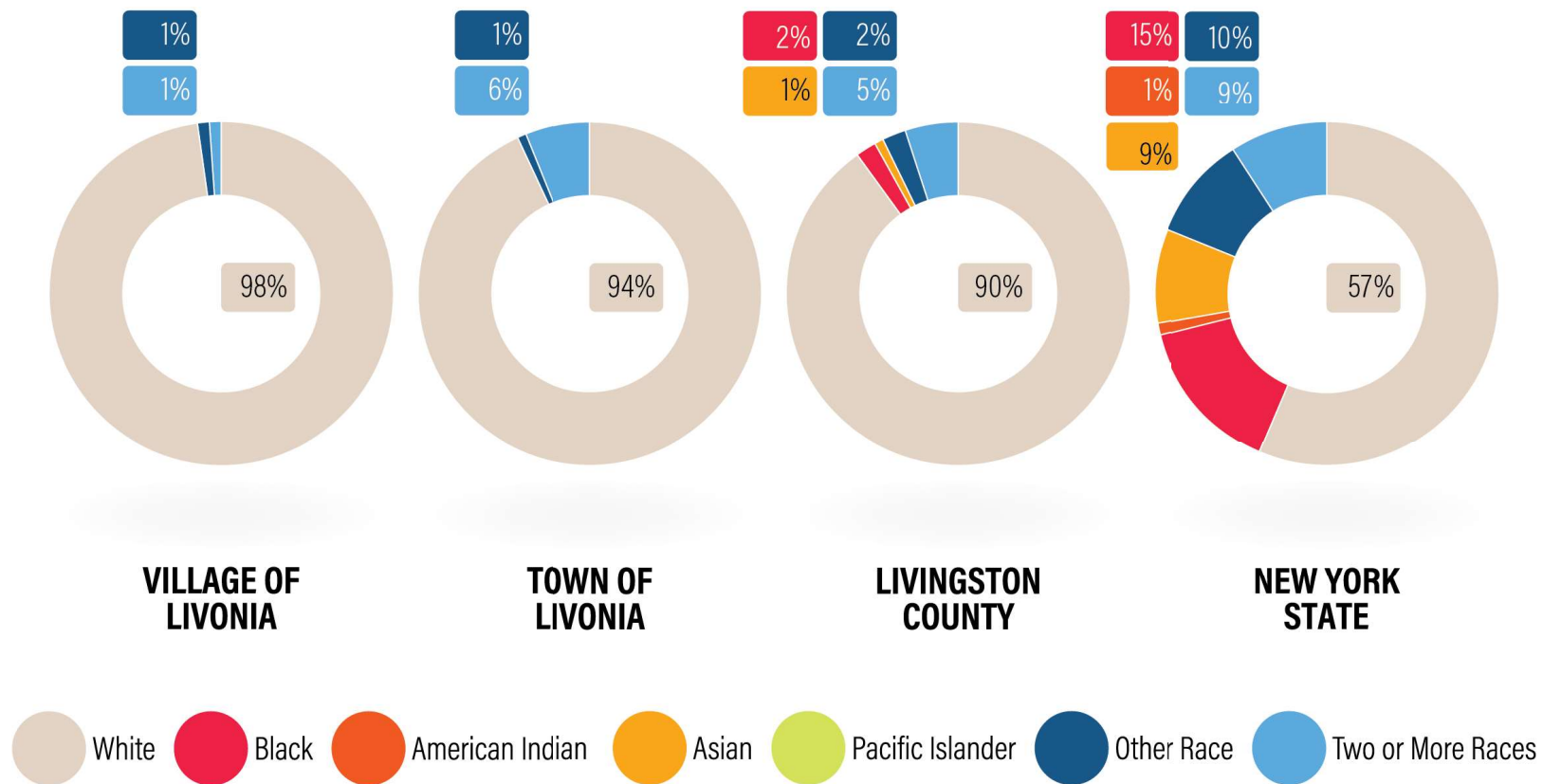


2023 American Community Survey 5-Year Estimates

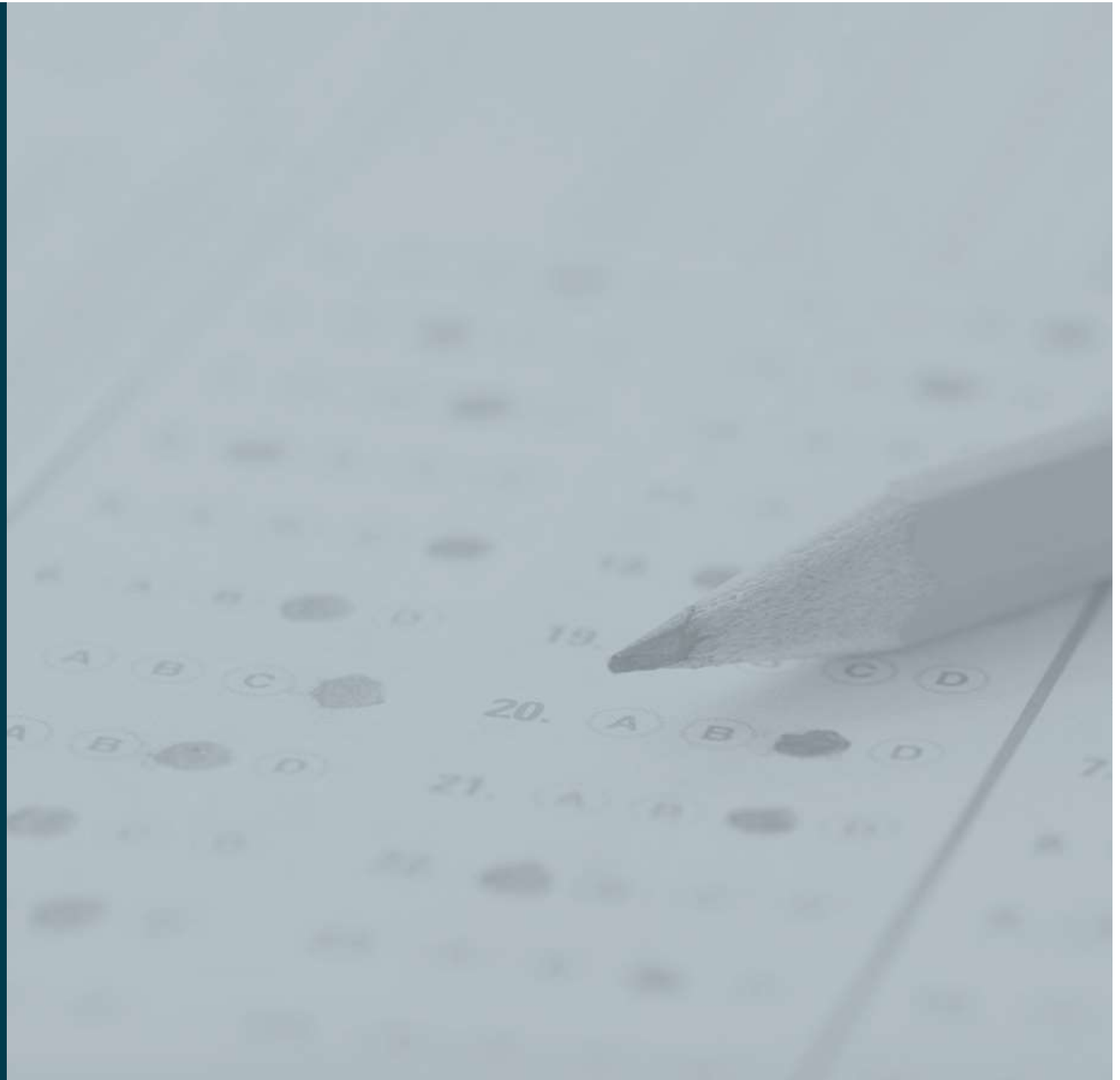
OVERALL RACIAL AND ETHNIC COMPOSITION

POPULATION BY RACE

2023 American Community Survey 5-Year Estimates



Survey Launch

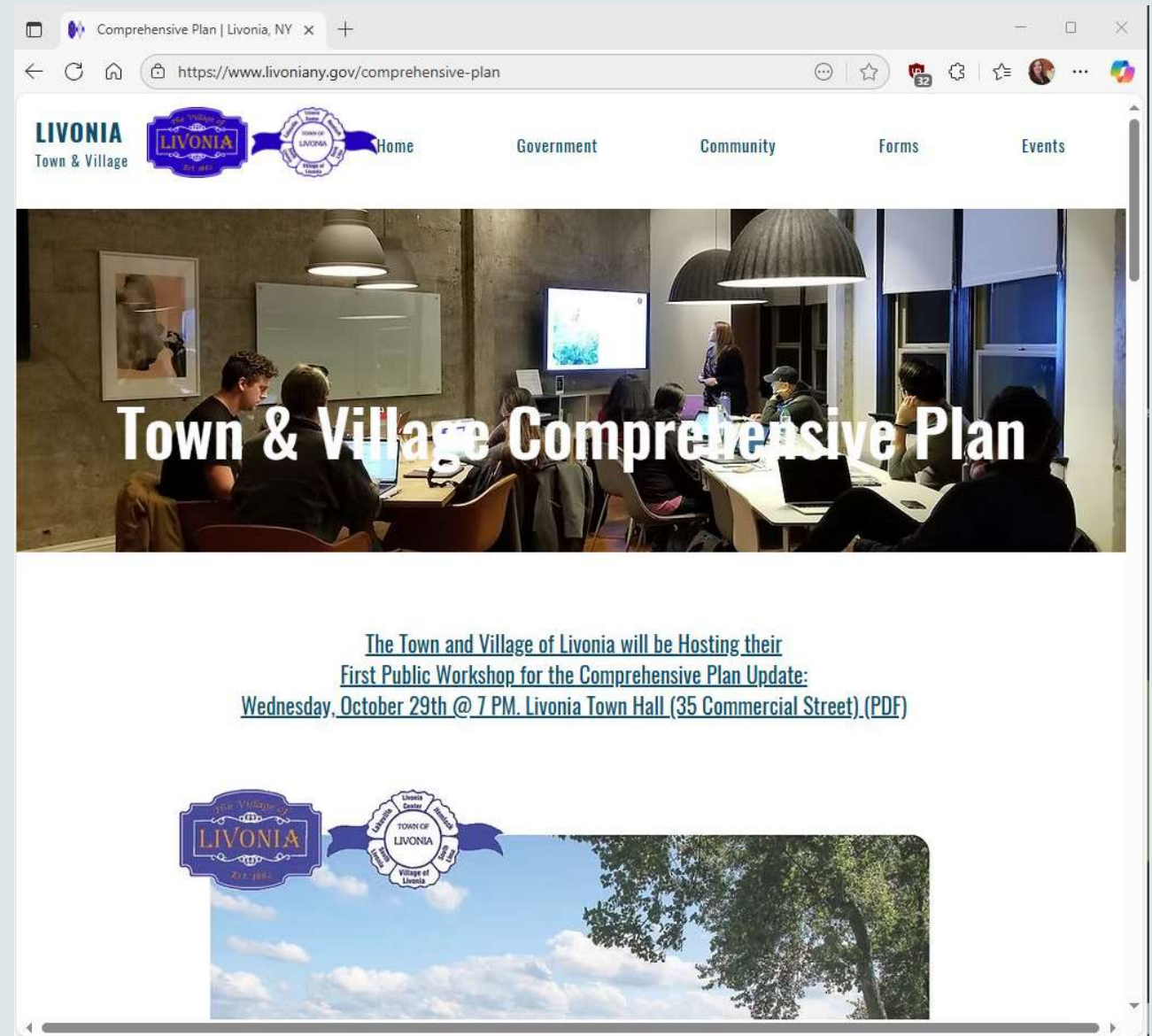


Project Website

Survey Launch



PUBLIC WORKSHOP #1 | OCTOBER 29, 2025



www.livonianyny.gov/comprehensive-plan

TAKE THE SURVEY!

Survey Launch



PUBLIC WORKSHOP #1 | APRIL 22, 2025



**Town & Village of Livonia
Smart Growth Comprehensive Plan Update**

Livonia Comprehensive Plan Survey

The Town and Village of Livonia are updating their Joint Comprehensive Plan to address key challenges and opportunities facing the community today. Your input will be used to help shape the vision, goals, and strategies of the updated Comprehensive Plan, guiding Town and Village future decision-making.

Thank you for your time!

This survey was prepared with funding provided by the New York State Department of State Environmental Protection Fund.

Let's get to know you!

www.surveymonkey.com/r/LivoniaPlan

VISIONING EXERCISE



VISIONING EXERCISE

TOPIC AREAS

1. Neighborhoods & Housing
2. Transportation & Infrastructure
3. Local Economy & Agriculture
4. Conesus Lake & Natural Resources
5. Parks, Recreation & Community Services



TODAY

- How would you describe [topic area] **TODAY**?
- Write it on the **PINK** post it!

in 2040

- What's your vision for [topic area] **TOMORROW**?
- Write it on the **BLUE** post it!



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Thank you!



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