

### Three-Years County Building Permit Trend Analysis (1999 – 2001)

#### Genesee County

(For 1999 three municipalities did not return data, for 2000 four municipalities did not return data, and for 2001 six municipalities did not return data.)

- In general, the number of permits issued for new residential units outside of the City and Town of Batavia went down in the County; from 92 in 1999, to 76 in 2000 and 52 in 2001.

Data for the three years is not complete for the City and Town of Batavia. Both municipalities, however, showed considerable construction activity in 1999.

The Towns of Pavilion and Darien showed a more consistent trend of construction activity than other municipalities in the County.

- The number of permits issued in the County for new industrial buildings went down from four in 1999 and 2000 to one in 2001.
- Municipalities in Genesee County issued fewer permits for new commercial buildings with each passing year. Whereas in 1999 nine permits were issued, 2000 saw only six permits, and in 2001 only four new buildings were allowed. The Town of Leroy shows the most consistency over the last three years with two, two and three permits respectively.

- Four new community service buildings were permitted in the County in the last three years: a \$4.5 million senior-living complex in the Town of Leroy in 1999, a new \$220,000 post office in the Village of Alexander in 2000, a \$140,000 fire station in the Town of Alabama in 2000, and a new \$980,000 town hall in the Village of Leroy in 2001.

#### Livingston County

(For 1999 two municipalities did not return data, for 2000 four municipalities did not return data, and for 2001 three municipalities did not return data.)

- The total number of permits issued for new residential units in the County during the three-year period was 875. The year 2000 was a peak year with 367 permits, whereas 1999 and 2001 were more closely tied at 266 and 237 permits respectively. In general, more permits were issued in the northern part than in the southern part of the County.

The Town of Geneseo issued permits for 196 residential units (\$ 14,190,200) during the period of 1999 through 2001, which is more than twice the number of any other municipality in the County. Of these 196 units, 46 were single-family homes, 136 multi-family homes, and 33 mobile homes. This number is due to a massive construction boom in 2000 when 164 permits were issued.

The Town of Livonia permitted the second largest number of permits over the three-year period with 74 permits

(\$12,640,233). In 2001 the Village of Avon witnessed a boom in comparison to the preceding years with 37 permits (\$1,200,000), mostly for multi-family homes (32). This spike is comparable to the construction of 32 multi-family units in the Village of Mount Morris in 1999 and 24 multi-family units in the Village of Geneseo in 2000.

- Between 1999 and 2001, 40 permits were issued for new industrial buildings in the County. Municipalities allowed 19 new constructions in 1999, 11 in 2000, and ten in 2001. The Town of Groveland showed a more consistent trend of development than other municipalities with four permits in 1999, eight in 2000, and three in 2001. Groveland accounted for roughly half of total construction value in 2001 (\$743,000).
- The total number of permits issued for new commercial buildings in Livingston County during the three-year period was 47. There was no apparent trend in terms of development concentration. Regarding construction value, in 1999 the Village of Geneseo led the County with \$850,000, \$902,000 were spent in the Town of Groveland in 2000, and the Village of Dansville's new commercial construction was valued at \$4,950,000 in 2001.
- Municipalities in Livingston County issued 12 permits for new community service buildings between 1999 and 2001. The largest number of permits was issued in 2000 (seven). The Town of Nunda issued four permits in 2000, which was the highest number for any municipality during this time period.

## Monroe County

(For 1999 all municipalities returned data, for 2000 two municipalities did not return data, and for 2001 all municipalities returned data.)

- During the three-year period 1999 – 2001, Monroe County experienced a decline in new residential unit construction. Whereas in 1999 municipalities in the County issued 2,385 permits, in 2000 2,004 were issued and in 2001 only 1,844 permits were issued. In general, more permits were issued in the eastern and southern portions of the County than in the other portions.

Municipalities with a consistent trend of new residential development are the Town of Webster with 877 permits (722 single-family homes), the Town of Greece with 842 permits (607 single-family homes), the Town of Henrietta with 838 permits (434 single-family homes), and the Town of Perinton with 812 permits (494 single-family homes).

Other municipalities with a strong development trend are the Towns of Penfield (517 permits), Pittsford (393), Chili (382), and Ogden (258). Roughly one half of the permits were issued for single-family homes.

- Between 2000 and 2001 municipalities in Monroe County also experienced a decline in permit issuance for new industrial buildings (no data available for 1999). Whereas in 2000, 145 permits were issued, only 22 permits were issued in 2001. In 1999, the Town of Greece had a strong showing with 94 permits (includes commercial permits), but no industrial (and commercial) permits the following

year. The Town of Henrietta showed a more consistent trend with 28 industrial permits in 2000 and 16 in 2001.

- From 2000 to 2001 municipalities in Monroe County witnessed an upswing in new commercial building construction (no data available for 1999). Whereas in 2000 only 21 permits with a total value of \$21,566,480 were issued, 127 permits with a total value of \$36,619,155 were issued in 2001 (not all municipalities reported their \$ data in both years).

A municipality with a stronger and consistent development trend is the Town of Brighton which allowed four new commercial buildings in 2000 and 2001 each, valued at a combined \$14,628,000. However, the Town of Henrietta witnessed 105 new permits in 2001 (\$20,848,430) as opposed to three in 2000. In 2000 the Town of Greece permitted 94 new commercial and industrial buildings combined, but none in 2001 (no \$ data). The Town of Perinton issued four permits, valued at \$6,424,000 in 2001, but none in 2000. In 2001 the Town of Irondequoit agreed to new commercial buildings in a new office park (no \$ data).

- Municipalities in Monroe County issued ten permits for new community service buildings between 2000 and 2001 (no data available for 1999). Almost each of the ten permits was issued in different municipalities, mostly for schools, churches and health-related facilities.

## Ontario County

(For 1999 all municipalities returned data, for 2000 four municipalities did not return data, and for 2001 three municipalities did not return data.)

- During the three-year period 1999 – 2001, Ontario County witnessed a slowed-down trend of new residential unit construction. In 1999 the County issued 621 permits, compared to 452 in 2000 and 400 in 2001. In general, more permits were issued in the northern and western portions of the County than in the other portions.

The Town of Victor has consistently seen the strongest construction development within the time period. In 1999 it issued 210 permits (\$34,936,700), 162 permits in 2000 (\$28,886,620) and 192 permits in 2001 (no \$ data). Out of the total of 564 permits a large majority were issued for single-family homes and roughly 16% were issued for mobile homes.

Other centers of strong construction activity were the City and Town of Canandaigua and the Town of Farmington. The total number of permits each municipality issued within the three years was close to each other. Between 1999 and 2001, the three municipalities issued 389 permits, most of them for single-family homes.

- Municipalities in Ontario County issued a total of 39 permits for new industrial buildings between 1999 and 2001. During the last two years, the Town of Victor accounted for a large majority of construction. In 2000 the Town issued nine out of 20 permits county-wide, valued at \$3,641,000, and in 2001 it permitted 9 out of 14 new buildings (no \$

data). As with new residential construction, industrial development was concentrated in the northern and western portions of the County.

- Within the three-year period 1999 – 2001, Ontario County issued 110 permits for new commercial buildings: 37 in 1999, 42 in 2000 and 31 in 2001. As with new residential and industrial construction, commercial development was concentrated in the northern and western portions of the County.

The Town of Victor issued the largest number of permits for new commercial buildings for any municipality in the County (33), which also accounted for the largest construction value. The City of Canandaigua issued 20 permits over the three-year period. 14 of the permits in the City of Canandaigua were issued for the waterpark in 2000.

- Within the three-year period between 1999 and 2001, Ontario County municipalities issued 11 permits for new community service buildings. Most of the new buildings were concentrated in the northern portion of the County. In 1999 seven buildings were permitted, three of them in the Town of Victor (\$1,150,000).

### **Orleans County**

(For 1999 and 2000 all municipalities returned data, for 2001 one municipality did not return data.)

- Municipalities in Orleans County issued 291 permits for new residential units within the three-year period between 1999 and 2001. The number of permits for the County was very close for each year. In general, the eastern and central portions of the County account for the majority of permits.

The Town of Clarendon issued a largest number of permits in any municipality. Out of the 291 permits during the three years, the Town issued 38 for single-family homes with a total value of \$3,563,000 and 22 for mobile homes. Other significant development was concentrated in the Towns of Kendall, Murray, Carlton and the Village of Albion.

- Ten permits were issued in Orleans County municipalities for new industrial buildings between 1999 and 2001. The Village of Albion allowed four new buildings in 2000, the Town of Clarendon two in 1999, and the Towns of Shelby and Yates and the Villages of Medina and Holley one each.
- A total of six new commercial buildings were permitted in Orleans County from 1999 to 2001: two in the Town of Ridgeway and Medina respectively and one each in the Town of Clarendon and the Village of Albion. In 2000 no permits were issued. The total value of all industrial buildings permitted was \$3,145 million.
- Between 1999 and 2001 five permits for new community service buildings were issued in Orleans County. The

Towns of Shelby, Clarendon, Gaines and the Village of Medina issued one permit each. Three new schools were permitted during the time period.

### **Seneca County**

(For 1999, 2000, and 2001 all municipalities returned data.)

- Seneca County municipalities issued 377 permits for new residential units between 1999 and 2001. 128 permits were for mobile homes, the other 249 almost exclusively for single-family homes. Most development was concentrated in the Town of Junius and along the Route 5 & 20 corridor in the Towns of Seneca Falls, Fayette, and Waterloo and the Villages of Seneca Falls and Waterloo. The Town of Waterloo figured prominently with a total of 60 permits (47 for mobile homes), valued at \$2,049,839.
- A total of three permits were issued by municipalities in Seneca County for new industrial buildings between 1999 and 2001. All permits allowed construction in the Route 5 & 20 corridor. The Town of Seneca Falls issued two permits and the Village of Waterloo issued one permit in 1999. One permit was issued in the Town of Waterloo in 2000. There were no permits in 2001.
- Between 1999 and 2001 39 permits were issued in Seneca County for new commercial buildings. Development was concentrated in the Route 5 & 20 corridor and the Towns of Romulus and Ovid. In 1999 and 2000 the Town of Seneca Falls issued the largest number of permits in

the County (four and five), valued at \$4,195,000 and \$1,993,150 respectively. In 2001 the Town of Waterloo issued two permits for a total construction value of \$345,745.

- Ten permits were issued for new community service buildings in Seneca County within the three-year period, most of them in the northern portion of the County. The permit with the largest construction value was issued in the Town of Junius for a \$867,500 assembly building in 1999.

### **Wayne County**

(For 1999 three municipalities did not return data, for 2000 two municipalities did not return data, and for 2001 all municipalities returned data.)

- During the period between 1999 and 2001 Wayne County experienced an uneven trend of permit issuance for new residential units. In 1999 387 permits were issued by municipalities in Wayne County, in 2000 400 permits, and in 2001 297 permits were issued. In general, municipalities in the western portion of the County issued more permits than municipalities in the other portions of the County.

During the period from 1999 to 2001 the Town of Ontario issued the most permits of any municipality in the County. Of the 194 permits, 156 were issued for single-family homes, the rest for multiple-family and mobile homes. Total value for single-family home permits was approximately \$21 million.

The Town of Walworth issued the second largest number of permits within the same time period (173). Of the 173 permits, 168 were issued for single-family homes and five for mobile homes. The total value for single-family homes accounted to approximately \$25 million.

The Town of Macedon issued 139 permits, the Town of Williamson 92 permits and the Town and Village of Palmyra issued 89 permits for new residential units in the same time period.

- Permit issuance for new industrial buildings declined in Wayne County between 1999 and 2001. Whereas 20 permits were issued in 1999, municipalities issued seven in 2000, and only three in 2001. In general, most permits were issued in the western and northern portion of the County.

In 1999 the Town of Williamson issued seven permits with a total value of \$3,2 million. The Town of Ontario allowed four new constructions at a total value of \$2,2 million. The other nine permits amounted to a value of \$3 million.

In 2000 the Town of Macedon issued the most permits in the County (6), valued at approximately \$2,7 million. The other two permits accounted to \$140,000 in construction value. In 2001 the Town of Ontario issued the only three permits in the County, valued at \$476,250.

- Between 1999 and 2001 municipalities in Wayne County issued 37 permits for new commercial buildings. The de-

velopment trend was somewhat consistent with 15 permits in 1999, 12 in 2000 and ten in 2001. As with residential development, most permits were issued in municipalities located in the western part of the County.

The total construction value for 1999 amounted to approximately \$2,3 million. In 2000 municipalities allowed construction for a value of circa \$3,4 million. In 2001 the Town of Ontario issued four permits for new commercial buildings that amounted to \$378,000. The other six permits were valued at \$1,115,000.

- The total number of issued permits for new community service buildings in Wayne County between 1999 and 2001 was four. The Village of Newark issued two permits, and the Villages of Rose and Red Creek and the Town of Walworth issued one permit each.

### Wyoming County

(For 1999 one municipality did not return data, for 2000 two municipalities did not return data, and for 2001 all municipalities returned data.)

- During the three-year period from 1999 to 2001 municipalities in Wyoming County issued 314 permits for new residential units. The development trend was consistent over the period with 110 permits issued in 1999, 109 in 2000 and 96 in 2001. In general, development was spread over different portions of the County.

The Town of Bennington issued the largest number of permits of any municipality in the County (42): 38 for sin-

gle-family homes and four for mobile homes. Most permits were issued in 2000 with a total value of \$2,2 million.

The Town of Arcade came in second with 41 permits: 29 for single-family homes and 12 for mobile homes. The Town issued most permits in 2001 (16), valued at \$1,7 million.

The Town of Java issued a permit for a \$325,000 bunk-house in 2001.

- Between 1999 and 2001 only one permit for new industrial buildings was issued in Wyoming County. The Town of Arcade allowed construction at a total value of \$100,000 in 2001.
- There were 24 permits issued for new commercial buildings during the period from 1999 to 2001: 12 in 1999, two in 2000 and ten in 2001. The municipality with the most permits issued in the County was the Village of Perry: in 2001 it issued four permits, valued at \$919,000.

In 1999 the Town of Castile issued three permits and the Town of Eagle issued two permits in 2001. Other municipalities allowed construction of one building each.

- Municipalities in Wyoming County issued three permits for new community service buildings between 1999 and 2001. In 2000 the Towns of Attica, Gainesville and Perry allowed construction at a total value of \$352,300.

## Yates County

(For 1999 all municipalities returned data, for 2000 and 2001 one municipality did not return data.)

- Within the three-year period between 1999 and 2001, municipalities in Yates County issued 334 permits. The County experienced a consistent development trend with 113 permits issued in 1999, 105 in 2000 and 116 in 2001. In general, most permits were issued in towns bordering the Village of Penn Yan.

Between 1999 and 2001 the Town of Milo issued the largest number of permits of any municipality in the County (56), valued at \$5 million. Most of the homes were single-family houses. The Town of Middlesex allowed construction for 43 new buildings (35 single-family) for a total value of \$2,5 million. The Town of Jerusalem issued 42 and the Town of Benton 39 permits.

- From 1999 to 2001 seven permits were issued for new industrial buildings in Yates County. In 1999 the Town of Italy issued two permits (\$34,400), the Town of Milo one permit (\$1 million) and the Village of Penn Yan one permit. In 2000 the Village of Penn Yan allowed three new buildings. There were no permits in 2001.
- Within the time period from 1999 to 2001, Yates County municipalities issued 26 permits for new commercial buildings: six in 1999, 13 in 2000, and seven in 2001. Six permits each were issued by the Town of Milo (\$970,000) and the Village of Penn Yan (no \$ data). The Towns of

Torrey and Benton allowed five new buildings each: \$1,5 million and \$890,000 respectively.

- A total of three permits were issued in Yates County for new community service buildings in the three-year period between 1999 and 2001. No permits were issued in 1999. In 2000 the Town of Jerusalem and the Village of Penn Yan issued one permit each. In 2001 the Village of Penn Yan issued a permit for a new county court house.