

### **3-Year Building Permit Analysis (2001 – 2003)**

#### **Genesee County**

*(Data for the following municipalities was not available for one or more years (2001 – 2003) and is therefore not included in this analysis: City of Batavia, Towns of Alabama, Alexander, Batavia, Bergen, Bethany, Byron, Elba and Stafford and the Village of Elba).*

#### **Residential:**

- For the three-year period of 2001 - 2003, the Town of Batavia issued the most permits for residential development in Genesee County with 38 (Note: data was not available for 2001 & 2002, so all 38 permits were issued in 2003). The Town of Darien issued the next highest number of residential permits at 37 and the Towns of LeRoy and Pavilion followed issuing 30 and 23, respectively.
- The total number of Residential permits issued has increased over the past three years, primarily due to the lack of reporting from the Town of Batavia in 2001 & 2002. In 2001, 51 permits were issued in Genesee County. That number increased to 76 in 2002 and to 114 in 2003.

#### **Industrial:**

- A total of 7 permits for industrial buildings were issued in Genesee County from 2001 - 2003. The Town of LeRoy issued 5 of these permits in 2002 and the Town of Bergen and the Village of LeRoy issued the remaining two industrial building permits in Genesee County during the last 3 years.

- The value of the permits issued in the Town and LeRoy in 2002 totaled \$238,000.
- Industrial building permit numbers were nearly identical in 2001 (1) and 2003 (0), but 6 permits were issued in 2002, significantly more than in the other years.

#### **Commercial:**

- Twenty commercial permits were issued in Genesee County from 2001 - 2003. The Village of Le Roy issued the most with seven, followed by the Town of Batavia with six and the Town of LeRoy with five. Similar numbers of commercial permits were issued in 2001 and 2002, while a larger number (11) were issued in 2003.
- The value of permitted commercial buildings in the Town of Batavia was \$10,050,000, far greater than any other municipality. The total value of the permits in the Village of LeRoy was \$535,000.

#### **Community Service:**

- There were two community service building permit in Genesee County in the last three years, both in 2003. The Village of LeRoy issued a permit in the category of Schools/Churches, valued at \$250,000 and a permit for a Fire Hall valued at \$1,300,000.

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#### **Livingston County**

*(Data for the following municipalities was not available for one or more years (2001 – 2003) and is therefore not included in this analysis: Towns of*

*Mount Morris, Ossian, Portage, Sparta and West Sparta and the Villages of Avon, Caledonia and Mount Morris).*

**Residential:**

- Of the 609 total residential units permitted in Livingston County from 2001 to 2003, 387 (64%) were issued in the northern half of the County (Towns and Villages of Avon, Caledonia, Geneseo, Lima and Livonia and the Town of York).
- The Town of Livonia issued permits for 98 residential units from 2001 to 2003, more than any other municipality in Livingston County. The Town of Avon permitted the second largest number of new residential units with 79, followed by the Town of Conesus with 53.
- The total number of residential permits issued in Livingston County has fluctuated over the past three years, from 200 in 2001 down to 186 in 2002 and back up to 223 in 2003. The total value has also fluctuated from \$22.5 Million in 2001 to \$16 Million in 2002 to \$22 Million in 2003.

**Industrial:**

- Eighteen industrial permits were issued in Livingston County from 2001 to 2003 with the Town of Livonia and the Village of Nunda each issuing the most with 4. The Town of Groveland issued 3 industrial permits and seven other municipalities each issued a single permit from 2001 to 2003.
- Among municipalities that reported all three years, the total value of industrial permits was the greatest in the Town of Livonia at \$825,000. The Town of Groveland totaled \$743,300 and the Village of Nunda totaled \$590,000.

- The number of industrial permits issued in Livingston County has decreased over the last three years. In 2001, 10 permits were issued followed by 5 in 2002 and 3 in 2003.

**Commercial:**

- Twenty-four commercial permits were issued in Livingston County from 2001 to 2003. The Town of Geneseo issued permits for the largest number of new commercial buildings with four. The Town of Livonia and the Village of Dansville each permitted three commercial buildings and ten other municipalities within the County issued the remaining 14 permits.
- The total value of commercial development in the Village of Dansville was \$4.4 million from two permits in 2001 and one in 2003, all other municipalities had permits with a total value under \$1 million.
- The number of permits issued for commercial structures in Livingston County has increased slightly over the past three year period: 7 in 2001, 8 in 2002 and 9 in 2003.
- The values of permits issued has fluctuated over this same period. In 2001, permits issued for commercial buildings in Livingston County totaled \$4.9 Million. That number dropped to \$1.4 in 2002 and increased again in 2003 to \$2.1 Million. The total value of construction in 2001 was skewed in large part by the single retail/service permit issued in the Village of Dansville.

**Community Service:**

- The Towns of Avon and Lima issued the only Community Service permits in Livingston County from 2001 to 2003. The single permit issued in Avon in 2003 was for a Fire Station valued at \$1.5 Million and the permit in the Town of Lima in 2001 was reported in the Schools/Churches category and was valued at \$833,000.

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**Monroe County**

*(Data for the following municipalities was not available for one or more years (2001 – 2003) and is therefore not included in this analysis: Town of Wheatland).*

**Residential:**

- Over 5,200 residential units were permitted in Monroe County between 2001 and 2003. Much of the growth occurred to the south and east of the City of Rochester; nearly two-thirds of the permits issued were in the Towns of Brighton, Henrietta, Irondequoit, Mendon, Penfield, Perinton, Pittsford, Rush and Webster and the Villages of East Rochester, Fairport, Honeoye Falls and Webster.
- The Town of Webster permitted the largest number of new residential units followed by the Towns of Greece, Henrietta, Pittsford, Penfield and Perinton.
- The number of new units permitted has fluctuated over the past three years from 1,818 in 2001 down to 1,650 in 2002 and up to 1,737 in 2003.

- The only municipalities to increase their total number of units permitted each year from 2001 to 2003 were the Towns of Parma and Webster. All other municipalities either issued the same number each year, or issued fewer permits in subsequent years during this period.

**Industrial:**

- During the last three years, a total of 94 industrial permits were issued in Monroe County. This total includes the 26 reported permits in the Town of Chili, however the permits for Commercial and Industrial were reported together in 2002. The Town of Henrietta issued 39. This is by far the most in the County, but the number has decreased each of the last three years from 16 in 2001 to 12 in 2002 and finally to 11 in 2003.

**Commercial:**

- A total of 460 commercial permits were issued from 2001 to 2003. (This total excludes the Town of Chili in 2002, due to incomplete information.) The Town of Henrietta also issued the greatest number of commercial permits (220). The Town of Penfield issued 103 and the Town of Pittsford issued 61 commercial permits during this time period.

**Community Service:**

- Nine community service building permits were issued in Monroe County from 2001 to 2003. The Town of Pittsford issued 4, the largest amount of any municipality.
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## Ontario County

*(Data for the following municipalities was not available for one or more years (2001 – 2003) and is therefore not included in this analysis: Villages of Bloomfield, Naples and Rushville, Towns of Bristol & Seneca).*

### Residential:

- Nearly 1,700 residential units were permitted in Ontario County from 2001 to 2003, the most of any county in the Genesee/Finger Lakes Region outside of Monroe County. Over half (61%) of the units were permitted in five municipalities: the Towns of Victor, Farmington and Canandaigua, the Village of Victor and the City of Canandaigua. The Town and Village of Victor alone accounted for 36% of the County's new residential units.
- Residential development has decreased somewhat over the past three years: from 591 total units in 2001 to 570 in 2002 down to 528 in 2003. The number of single-family homes has fluctuated during the same period; 358 permits were issued in 2001, up to 421 permits in 2002 and back down to 402 in 2003.
- The total value of all residential permits issued has also fluctuated in the past three years: from \$62 million in 2001 to \$68 million in 2002 back to \$62 million in 2003. The largest total value of permits issued in Ontario County over the past 3 years is in the Town/Village of Victor, which equaled \$36 million in 2003 and nearly \$97 million for the 3-year period.

### Industrial:

- 29 industrial permits were issued in Ontario County from 2001 to 2003 (the Village of Bloomfield did not specify how

many industrial permits issued, but indicated that at least 1 permit was issued). The Town of Victor issued 19 (~65%) of these permits, four times more than any other municipality. The Towns of Canandaigua, Farmington and Seneca and the Villages of Bloomfield and Clifton Springs were the only other municipalities to issue industrial permits in the past three years.

### Commercial:

- Approximately 80 commercial permits were issued in Ontario County from 2001 to 2003. The Town of Victor issued 40 permits for commercial structures. This was the most by any municipality in Ontario County.
- 2003 saw the fewest number of commercial permits issued (11) over the three-year period. That total decreased from 47 in 2002, which was up from 20 in 2001.

### Community Service:

- The City of Geneva issued one community service building permit from 2001 to 2003. This was the only such permit for the past 3 years.

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## Orleans County

*(Data for the following municipalities was not available for one or more years (2001 – 2003) and is therefore not included in this analysis: Town of Barre, Town of Yates).*

### Residential:

- A total of 302 residential units were permitted in Orleans County from 2001 to 2003. Forty-nine percent of the units

permitted (148 of 302) were located in the municipalities bordering Monroe County, the Towns of Kendall, Murray and Clarendon and the Village of Holley. The Town of Clarendon issued permits for more than three times as many units (102) as any other municipality in Orleans County.

- Residential growth fluctuated during the last three years (2001 – 2003). In 2000, Orleans County permitted a total of 90 new residential units. That number increased to 113 in 2002 but dropped down to 99 residential units in 2003.

**Industrial:**

- A total of seven industrial buildings were permitted in Orleans County from 2001 to 2003: two in the Village of Holley and the Town of Shelby and one each in the Towns of Albion and Kendall and the Village of Medina.

**Commercial:**

- A total of nine commercial buildings were permitted in Orleans County from 2001 to 2003: two each in the Villages of Albion and Medina and the Town of Murray, one each in the Towns of Albion, Clarendon and Shelby. Four of the seven buildings were permitted in 2001, three in 2002 and two in 2003.

**Community Service:**

- Only one community service building was permitted in Orleans County from 2001 to 2003; it was in the Village of Medina in 2001.
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**Seneca County**

*(Information for 2002 for the Village of Interlaken was not available and is therefore not included in the analysis.)*

**Residential:**

- Approximately 340 new residential units were permitted in Seneca County from 2001 to 2003. The Town of Fayette issued 47 residential permits during this period, the most of any municipality. The Town of Waterloo issued 43 and the Town of Romulus issued 42.
- In contrast to recent years, development was spread out throughout the County instead of concentrated in the northern half of the County (the Towns and Villages of Waterloo and Seneca Falls and the Towns of Junius, Tyre and Fayette). The Towns of Romulus, Lodi and Ovid issued 42, 40 & 30 permits respectively, which is unusually high in comparison to recent trends in the southern half of Seneca County.
- The total number of residential permits issued in Seneca County has steadily increased the past three years from 89 in 2001 to 121 in 2002 and 134 in 2003.

**Industrial:**

- One industrial building was permitted in Seneca County from 2001 to 2003. That permit was in the Town of Lodi in 2002. No other industrial buildings were permitted in the last three years.

**Commercial:**

- A total of 25 commercial buildings were permitted from 2001 to 2003 in Seneca County. The Towns of Romulus,

Seneca Falls and Tyre each issued the most commercial permits (4) followed by the Town of Waterloo with 3. Seven other municipalities issued the remaining 10 commercial permits from 2001 to 2003.

- The total number of permits issued for commercial buildings in Seneca County decreased between 2001 and 2002 (5 in 2001, 2 in 2002), but was drastically increased to 18 in 2003. This may be due to significant commercial building activity, however it is more likely a result of inconsistent reporting over this time period.

#### **Community Service:**

- A total of 4 community service buildings were permitted in Seneca County from 2001 to 2003. The Towns of Ovid, Varick and Waterloo as well as the Village of Seneca Falls each issued a single permit for community service buildings during the last three years.
- The vast majority of the total value came from the permit issued in 2002 in the Village of Seneca Falls for a library. The other three permits had a total value far less than the value of the library at \$1,985,000

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### **Wayne County**

*(Data for the following municipalities was not available for one or more years (2001 – 2003) and is therefore not included in this analysis: Town of Arcadia and Town of Savannah).*

#### **Residential:**

- 822 residential units were permitted in Wayne County from 2001 to 2003. The total value of the 822 permitted units was \$91.4 million.
- Most of the residential development occurred in the western half of the County (the Towns of Macedon, Marion, Ontario, Palmyra, Walworth and Williamson and the Villages of Macedon and Palmyra): 448 of the 822 permitted units (55%) were located here. The Town of Ontario permitted the most units with 171, followed by the Town of Walworth with 136 and the Town of Macedon with 109.
- Development in Wayne County fluctuated during the 2001 to 2003 time period. In 2001, the total number of residential permits issued was 296. That total increased to 313 in 2002 and dropped again to 213 in 2003. As with the total number of units, the total value has fluctuated from \$30.3 million in 2001 to \$35 million in 2002 to \$26.2 million in 2003.

#### **Industrial:**

- A total of 18 industrial permits were issued in Wayne County from 2001 to 2003. The Towns of Macedon and Ontario accounted for 14 of the 18 permits. Only four permits were issued outside of western Wayne County. The Towns of Butler, Rose and Sodus as well as the Village of Wolcott each issued one industrial permit from 2001 to 2003.

- The total value of all reported industrial permits was \$5.3 million. The Towns of Macedon and Ontario accounted for \$4.1 million of this total.
- Four municipalities issued permits for industrial buildings in 2003 (the Towns of Butler, Macedon, Ontario and the Village of Wolcott). The six total permitted buildings were less than the nine issued in 2002, but more than the three issued in 2001.

**Commercial:**

- Municipalities in Wayne County issued 28 commercial permits from 2001 to 2003. Eleven municipalities reported commercial development but distribution was fairly even throughout the County. The Town of Ontario issued the largest number of commercial permits with seven followed by the Town of Wolcott with four.
- The total value of all reported permits was \$5 million. The Village of Clyde issued three permits with a total value of \$1.2 million, the highest of any municipality in Wayne County. The Town of Macedon had the second highest total at just under \$1 Million.
- The number of permits issued for commercial buildings in Wayne County has remained relatively steady over the past three years, from 8 in 2001 to 10 in both 2002 and 2003.

**Community Service:**

- A total of two community service buildings valued at \$235,000 were permitted in Wayne County from 2001 to 2003. Both of these permits were in the Town of Lyons, one

in 2002 valued at \$200,000 and one in 2003 valued at \$35,000.

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**Wyoming County**

*(Data for the following municipalities was not available for one or more years (2001 – 2003) and is therefore not included in this analysis: Town of Wethersfield and the Village of Warsaw).*

**Residential:**

- During the last three years (2001 – 2003), 335 residential permits were issued by Wyoming County municipalities.
- Over 62% of the permits issued were by municipalities in the western half of the County (the Towns and Villages of Arcade and Attica and the Towns of Bennington, Eagle, Java, Orangeville, Sheldon and Wethersfield). The Town of Arcade permitted the largest number of residential units with 40. The Town of Bennington permitted the second largest number with 38.

**Commercial:**

- Wyoming County municipalities from 2001 to 2003 permitted a total of 68 commercial buildings. The Town of Java permitted nine commercial buildings, more than any other municipality in Wyoming County followed by the Town of Gainesville that issued eight. In all, 17 of the 23 reporting municipalities issued at least one commercial permit in the past three years.
- In 2001 only 3 commercial permits were issued. However, in the two subsequent years a much larger number of

commercial permits have been issued, 36 in 2002 and 29 in 2003.

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## **Yates County**

*(Data for the following municipalities was not available for one or more years (2001 – 2003) and is therefore not included in this analysis: Town of Italy and the Village of Dresden).*

### **Residential:**

- 282 residential units were permitted in Yates County from 2001 to 2003. Of these, almost 75% were for single-family homes. Development was spread out across the entire county with every municipality reporting permits issued over the past three years, except the Village of Dresden. The Town of Milo reported the largest number of new residential units with 47, followed by the Towns of Jerusalem and Milo with 45.
- Residential development has declined in Yates County the past three years: the total number of units permitted equaled 115 in 2001, 100 in 2002 and only 67 in 2003. Total value has fluctuated, from \$7.2 million in 2001 to \$9.5 million in 2002 and back down to \$8.2 million in 2003.

### **Industrial:**

- Two industrial buildings were permitted in Yates County from 2001 to 2003, one in the Village of Penn Yan in 2003 and the other in the Town of Torrey back in 2002.

### **Commercial:**

- A total of 25 commercial buildings were permitted in Yates County from 2001 to 2003. Disbursement of the commercial permits was fairly uniform throughout the county. The Village of Penn Yan issued the most with 6, while 7 other municipalities issued the remaining permits for commercial buildings over the past three years, ranging from 5 in the Town of Starkey to several other municipalities issuing 2 or 3.

### **Community Service:**

- Only one community service building was permitted in Yates County from 2001 to 2003; the Town of Barrington issued this permit back in 2001.