

3-Year Building Permit Analysis (2002 – 2004)

Genesee County

(Data for the following municipalities was not available for one or more years (2002 – 2004) and is therefore not included in this analysis: City of Batavia, Towns of Alabama, Alexander, Batavia, Bethany, and Stafford).

Residential:

- For the three-year period of 2002 - 2004, the Town of Batavia issued the most permits for residential development in Genesee County with 47 (Note: data was not available for 2002, so all 47 permits were issued in 2003 and 2004). The Town of LeRoy issued the next highest number of residential permits with 42, the Towns of Darien and Pembroke followed issuing 37 and 31, respectively.
- The total number of Residential permits issued has fluctuated over the past three years, primarily due to fewer permits issued by the Town of Batavia in 2004. In 2003, Batavia issued 38 permits while only 9 were issued in 2004. In 2002, 76 permits were issued in Genesee County. That number increased to 114 in 2003 and went back down to 99 in 2004.

Industrial:

- A total of 7 permits for industrial buildings were issued in Genesee County from 2002 - 2004. The Town of LeRoy issued 5 of these permits in 2002, and the Village of LeRoy issued one industrial building permit in 2002. The Town of Batavia issued one industrial building permit in 2004.

- The value of the permits issued in the Town and Village of LeRoy in 2002 totaled \$278,000. The Town of Batavia's permit issued in 2004 was valued at \$1 million.
- Industrial building permit numbers varied over the last 3 years: 6 in 2002, 0 in 2003, and 1 in 2004.

Commercial:

- Thirty-five commercial permits were issued in Genesee County from 2002 - 2004. The Village of Le Roy issued the most with 13, followed by the Town of Batavia with twelve. The Town of LeRoy and The City of Batavia each issued three. The number of commercial permits issued has increased over the last three years: 5 were issued in 2002, 11 in 2003, and 19 in 2004.
- The value of permitted commercial buildings in the Town of Batavia was \$13,545,000, far greater than any other municipality. The total value of the permits in the Village of LeRoy was \$1,144,400.

Community Service:

- There were three community service building permits in Genesee County in the last three years, two in 2003 and one in 2004. 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 in 2003. The Town of Batavia issued one permit in 2004 for a church valued at \$2.1 million.

Livingston County

(Data for the following municipalities was not available for one or more years (2002 – 2004) and is therefore not included in this analysis: Towns of Leicester, Mount Morris, Ossian, Portage, Sparta, West Sparta; and the Villages of Avon, Leicester and Nunda).

Residential:

- Of the 600 total residential units permitted in Livingston County from 2002 to 2004, 393 (66%) 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 106 residential units from 2002 to 2004, more than any other municipality in Livingston County. The Town of Avon permitted the second largest number of new residential units with 84, followed by the Village of Geneseo with 50 and the Town of Conesus with 48. The Town of York issued 43.
- The total number of residential permits issued in Livingston County has fluctuated over the past three years, from 186 in 2002 up to 223 in 2003, and back down to 191 in 2004. The total value has also fluctuated from \$16 Million in 2002 to \$22 Million in 2003. Considering approximately 30 fewer units were permitted in 2004 than in 2003, the total value in 2004 remained comparable at \$20 million.

Industrial:

- Ten industrial permits were issued in Livingston County from 2002 to 2004. The Town of Livonia issued the most with four totaling \$825,000. Six other municipalities (Towns of Lima,

West Sparta, York; and Villages of Lima, Mount Morris, and Nunda) issued one permit each from 2002 to 2004.

- The number of industrial permits issued in Livingston County has decreased over the last three years. In 2002, 5 permits were issued followed by 3 in 2003 and 2 in 2004.

Commercial:

- Twenty-seven commercial permits were issued in Livingston County from 2002 to 2004. The Towns of Avon and Livonia, as well as the Village of Geneseo, issued the largest numbers of new commercial permits with four each. The Town of Geneseo permitted three commercial buildings and nine other municipalities within the County issued the remaining 12 permits.
- The total value of commercial development in the Village of Geneseo was close to \$8 million from 2002 to 2004, far more than any other municipality in Livingston County. This was due primarily to one Retail/Service permit in 2004 valued at \$7.1 million. 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: 8 in 2002, 9 in 2003, and 10 in 2004.
- The values of permits issued have increased over this same period. In 2002, permits issued for commercial buildings in Livingston County totaled \$1.4 Million, that number increased in 2003 to \$2.1 Million, and then increased dramatically in 2004 to \$8.5 million (due to the Village of Geneseo's Retail/Service permit that was issued).

Community Service:

- The Town of Avon and Lima issued the only Community Service permits in Livingston County from 2002 to 2004. The single permit issued in Avon in 2003 was for a Fire Station valued at \$1.5 Million.

Monroe County

(Data for the following municipalities was not available for one or more years (2002 – 2004) and is therefore not included in this analysis: Town of Wheatland).

Residential:

- Over 5,100 residential units were permitted in Monroe County between 2002 and 2004. 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, Penfield, Pittsford, and Perinton.
- The number of new units permitted has increased over the past three years from 1,650 in 2002, up to 1,737 in 2003, and then up to 1,753 in 2004.
- Although the total number of new residential units in Monroe County increased from 2002 to 2003, many municipalities actually showed a decrease in new units. Most nota-

ble is Webster with 100 less units permitted. Other municipalities include the Towns of Greece (-68), Penfield (-23), Perinton (-44), Pittsford (-23), and Sweden (-20). Notable increases in new residential units between 2002 and 2003 occurred in the Towns of Brighton (193), Henrietta (44), the City of Rochester (77), and the Village of Brockport (39).

Industrial:

- During the last three years, a total of 67 industrial permits were issued in Monroe County (26 permits for the Town of Chili in 2002 that were previously counted as Industrial have been changed to Commercial in order to better represent actual trends). The Town of Henrietta issued 36, which is by far the most in the County. The number of industrial building permits issued in Henrietta has remained constant each of the last three years, from 12 in 2002, to 11 in 2003, and up to 13 in 2004.

Commercial:

- A total of 428 commercial permits were issued from 2002 to 2004 (This total includes Town of Chili 2002 data which was previously counted as Industrial, but has since been changed to better represent actual trends). The Town of Penfield issued the greatest number of commercial permits with 134. The Town of Henrietta issued 115, the Town of Pittsford issued 60, and the Town of Chili issued 57 commercial permits during this time period.

Community Service:

- Twelve community service building permits were issued in Monroe County from 2002 to 2004. The Town of Pittsford issued 5, the largest amount of any municipality in the county.

Ontario County

(Data for the following municipalities was not available for one or more years (2002 – 2004) and is therefore not included in this analysis: Villages of Bloomfield and Rushville, Town of Bristol).

Residential:

- Over 1,700 residential units were permitted in Ontario County from 2002 to 2004, the most of any county in the Genesee-Finger Lakes Region outside of Monroe County. Almost two-thirds (65%) of the units permitted were 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 38% of the County's new residential units.
- Residential development has fluctuated over the past three years: from 570 total units in 2002, down to 528 in 2003, and back up to 617 in 2004. The number of single-family homes has fluctuated during the same period; 421 permits in 2002, down to 402 in 2003, and up to 441 in 2003.
- The total value of all residential permits issued has also fluctuated in the past three years: from \$68 million in 2002, to \$62 million in 2003, and up tremendously in 2004 to \$104 million. The largest total value of permits issued in Ontario County over the past 3 years is in the Town/Village of Victor, which equaled \$32 million in 2004 and approximately \$100 million for the 3-year period.

Industrial:

- 22 industrial permits were issued in Ontario County from 2002 to 2004 (the Town of Seneca did not specify how many industrial permits issued, but indicated that at least 2 permits was issued). The Town of Victor issued 12 (~55%) of these permits. The Town of Seneca issued 3, and the Town of Phelps issued 2. Five other municipalities each issued one industrial permit in the past three years.

Commercial:

- Seventy-five commercial permits were issued in Ontario County from 2002 to 2004. The Town of Victor issued 39 of these permits for commercial structures. This was the most of any municipality in Ontario County.
- Ontario County's commercial permits have fluctuated over the three-year period: from 47 in 2002, down to 11 in 2003, and up slightly to 17 in 2004.

Community Service:

- The City of Geneva issued one community service building permit from 2002 to 2004. This was the only such permit for the past 3 years.

Orleans County

(Data for the following municipalities was not available for one or more years (2002 – 2004) and is therefore not included in this analysis: Town of Barre, Village of Lyndonville).

Residential:

- A total of 282 residential units were permitted in Orleans County from 2002 to 2004. Forty-nine percent of the units permitted (131 of 282) 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 double as many units (92) than any other municipality in Orleans County. The Town of Carlton followed issuing 42 over the three year period.
- Residential construction decreased during the last three years (2002 – 2004). In 2002, Orleans County permitted a total of 113 new residential units, that number dropped down to 99 residential units in 2003, and then to 70 in 2004.

Industrial:

- A total of seven industrial buildings were permitted in Orleans County from 2002 to 2004: three in the Village of Holley, two in the Town of Shelby, and one each in the Towns of Albion and Kendall.

Commercial:

- A total of eight commercial buildings were permitted in Orleans County from 2002 to 2004: three each in the Village of Albion and the Town of Murray, one each in the Towns of Albion and Shelby. Three of the eight buildings were permitted in 2002, two in 2003, and three in 2004.

Community Service:

- Only one community service building was permitted in Orleans County from 2002 to 2004; it was in the Town of Ridgeway in 2004.

Seneca County

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

Residential:

- Three hundred-eighty-five new residential units were permitted in Seneca County from 2002 to 2004. The Town of Romulus issued 54 residential permits during this period, the most of any municipality. The Town of Waterloo issued 53 and the Town of Fayette issued 51.
- Development was spread out throughout the County instead of concentrated in the northern half of the County as seen in recent years. The Towns of Romulus, Lodi and Ovid issued 54, 45 & 34 permits respectively, which is unusually high in comparison to more recent trends in the southern half of Seneca County.
- The total number of residential permits issued in Seneca County has remained steady the past three years from 121 in 2002, to 134 in 2003, and 130 in 2004.

Industrial:

- One industrial building was permitted in Seneca County from 2002 to 2004. 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 41 commercial buildings were permitted from 2002 to 2004 in Seneca County. The Town of Varick issued the most with nine, eight of which were in 2004. The Town of Waterloo issued the next most commercial permits with six. The towns of Romulus and Tyre each issued five commercial permits, followed by the Town of Seneca Falls with four. Seven other municipalities issued the remaining 12 commercial permits from 2002 to 2004.
- The total number of permits issued for commercial buildings in Seneca County increased between 2002 and 2004. Two were in 2002, then a drastic increase to 18 in 2003, and another increase to 21 in 2004.

Community Service:

- A total of 5 community service buildings were permitted in Seneca County from 2002 to 2004. The Town of Ovid issued two of these permits, while the Town of Varick and the Villages of Seneca Falls and Waterloo, each issued a single permit for community service buildings during the last three years.
- The vast majority of the total value came from a permit issued in 2002 in the Village of Seneca Falls for a library. The other four permits had a total value far less than the value of the library at \$1,985,000.

Wayne County

(Data for the following municipalities was not available for one or more years (2002 - 2004) and is therefore not included in this analysis: Towns of Arcadia, Palmyra, and Savannah).

Residential:

- 809 residential units were permitted in Wayne County from 2002 to 2004. The total value of the 809 permitted units was approximately \$95.1 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): 532 of the 809 permitted units (66%) were located here. The Town of Ontario permitted the most units with 189, followed by the Town of Walworth with 130 and the Town of Macedon with 90.
- Development in Wayne County fluctuated during the 2002 to 2004 time period. In 2002, the total number of residential permits issued was 313. That number decreased to 213 in 2003, and then increased to 283 in 2004. As with the total number of units, the total value has fluctuated from \$35 million in 2002, to \$26.2 million in 2003, and \$33.9 million in 2004.

Industrial:

- A total of 25 industrial permits were issued in Wayne County from 2002 to 2004. The Towns of Macedon, Ontario, and Williamson accounted for 15 of the 25 permits. The remaining 10 permits for the three year period were is-

sued mostly in the eastern half of Wayne County (with the exception of one permit in the Town of Sodus).

- The total value of all reported industrial permits was just over \$6 million. The Towns of Macedon, Ontario, and Williamson accounted for over \$4 million of this total.
- Six municipalities issued permits for industrial buildings in 2004 (the Towns of Butler, Galen, Macedon, Williamson, and the Villages of Clyde and Wolcott). The ten total permitted buildings in 2004 were an increase from six in 2003, and the nine issued in 2002.

Commercial:

- Municipalities in Wayne County issued 32 commercial permits from 2002 to 2004. Fourteen municipalities reported commercial development; therefore distribution was fairly even throughout the County. The Town of Macedon issued the largest number of commercial permits with six followed by the Town of Ontario with five and Wolcott with four.
- The total value of all reported commercial permits was over \$9.7 million. The Village of Palmyra issued one permit valued at \$2.5 million, the highest commercial permit value of any municipality in Wayne County. The Town of Macedon had the second highest total at approximately \$2.4 Million from six permits.
- The number of permits issued for commercial buildings in Wayne County has remained relatively steady over the past three years, from 10 in both 2002 and 2003, to 12 in 2004.

Community Service:

- A total of two community service buildings valued at \$235,000 were permitted in Wayne County from 2002 to 2004. 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. No community service permits were issued in Wayne County in 2004.

Wyoming County

(Data for the following municipalities was not available for one or more years (2002 – 2004) and is therefore not included in this analysis: Town of Wethersfield and the Village of Warsaw).

Residential:

- During the last three years (2002 – 2004), 337 residential permits were issued by Wyoming County municipalities.
- Sixty-two percent (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 Bennington permitted the largest number of residential units with 38. The Towns of Arcade and Orangeville followed each issuing 36 residential permits over the three years.

Commercial:

- Wyoming County municipalities from 2002 to 2004 permitted a total of 110 commercial buildings. The Village of Arcade permitted twenty-four commercial buildings (22 of

which were issued in 2004), far more than any other municipality in Wyoming County, followed by the Town of Java which issued ten. Wyoming County's high reported commercial permit numbers are most likely due to the fact that the county does not differentiate between "commercial" and "industrial" building permits. Therefore, some of these reported commercial permits would likely fit more appropriately into an industrial building category.

- The number of Wyoming's issued commercial permits has varied over the three year period: 36 were issued in 2002, 29 issued in 2003, and 45 issued in 2004.

Yates County

(Data for the following municipalities was not available for one or more years (2002 - 2004) and is therefore not included in this analysis: Town of Benton and the Village of Dresden).

Residential:

- 300 residential units were permitted in Yates County from 2002 to 2004. Of these, over 62% were for single-family homes. Development was spread out across the entire county with every municipality reporting permits issued over the past three years. The Village of Penn Yan reported the largest number of new residential units with 48, due a 44-unit building permitted in 2004. The Towns of Barrington and Milo issued the next most permits with 47 and 36 respectively.
- Residential development has fluctuated in Yates County the past three years, the total number of units permitted

were as follows: 100 in 2002, 67 in 2003, and 133 in 2004. Total value has fluctuated, from \$9.5 million in 2002 down to \$8.2 million in 2003, and then up to \$12.6 million in 2004.

Industrial:

- Three industrial buildings were permitted in Yates County from 2002 to 2004: one in the Town of Torrey in 2002, one in the Village of Penn Yan in 2003, and another in 2004 also in the Village of Penn Yan.

Commercial:

- A total of 28 commercial buildings were permitted in Yates County from 2002 to 2004. Disbursement of the commercial permits was fairly uniform throughout the county. The Village of Penn Yan and the Town of Starkey issued the most with 7 each, while 6 other municipalities issued the remaining permits for commercial buildings over the past three years, ranging from 4 in the Town of Jerusalem, to several other municipalities issuing from 1 to 3 permits.

Community Service:

- Only one community service building was permitted in Yates County from 2002 to 2004; the Village of Penn Yan issued this permit in 2004.