

2005 County Building Permit Analysis

Genesee County

(Data is available for all municipalities.)

- 94 new residential units were permitted in Genesee County in 2005 (92 permits were issued however, due to multiple family unit dwellings). The largest number of permits was issued in the Town of Darien (13, valued at \$1,786,000). The Towns of Batavia and LeRoy issued 12 permits each, with values of \$1,730,740 and \$2,000,000 respectively. The Town of Stafford issued 9 permits (value data was not available), and the Town of Pembroke issued 8 permits valued at \$1,529,000.
- 87 of the 92 new residential unit permits issued in 2005 were for single-family structures (2 permits were issued for two-family unit dwellings, and 3 were issued for mobile/manufactured homes).

Map 1 shows the number of new residential unit permits in Genesee County in 2005.

- Five permits for new industrial buildings were issued in the Town of Batavia with a total value of \$2,248,000. One industrial building permit was issued in the Town of Bergen.

Map 11 shows the number of new industrial building permits by municipality in the Genesee-Finger Lakes Region in 2005.

- In 2005, nine permits were issued for commercial buildings in Genesee County. The Towns of Pembroke and Stafford each issued two permits. Municipalities issuing a single

commercial permit include: the Towns of Bergen, Byron, LeRoy; the City of Batavia; and the Village of Elba.

Map 12 shows the number of new commercial building permits by municipality in the Genesee-Finger Lakes Region in 2005.

- No permits for community service buildings were reported for Genesee County municipalities in 2005.

Map 13 shows the number of new community service building permits by municipality in the Genesee-Finger Lakes Region in 2005.

- Permits that did not correspond to the above-described categories were included as Not Elsewhere Classified. Three of these permits were issued in 2005 in Genesee County. The Town of Batavia issued one permit for a day care center, the Town of Bethany issued one permit for their Town Hall building, and the Town of LeRoy issued one permit for a car wash. The total value for these permits is indicated as \$1,000,000.
- 8 Demolitions were permitted in Genesee County in 2005, including six residential structures, one commercial structure, and one structure not elsewhere classified. Several Genesee County municipalities do not issue demolition permits, and therefore county-wide demolition data is incomplete.

Livingston County

(The villages of Geneseo and Leicester, as well as the towns of Conesus, Geneseo, Mount Morris, Ossian, Portage, Sparta, Springwater, and West Sparta, did not return surveys and are therefore not included in the analysis.)

- 119 new residential unit permits, for 148 units, were issued in Livingston County in 2005. The largest number of single-family homes was permitted in the Town of Livonia (27) with a total value of \$5,000,000. The Town of Livonia also led municipalities regarding total number of new units with 65 (including 8 four-family unit homes, and 6 mobile homes) for a total value of \$7,500,000 (value data for the mobile homes was not available).
- The Town of Avon issued the next highest number of permits with 22 (all were for single-family homes). The Village of Avon issued 8 permits (totaling 12 units valued at \$1,073,000) and the Town of York issued 10 permits for 10 units valued at \$1,267,500.
- The Town of Livonia along with the Towns of Avon and York issued 61% of the total residential permits reported in Livingston County in 2005.

Map 2 shows the number of new residential unit permits in Livingston County in 2005.

- In 2005, municipalities in Livingston County issued four permits for new industrial buildings. The Town of North Dansville and the Town of York each issued two permits with values totaling \$94,000 and \$25,000 respectively.

Map 11 shows the number of new industrial building permits by municipality in the Genesee-Finger Lakes Region in 2005.

- A total of 11 permits were issued for new commercial buildings. The Towns of Avon and Livonia each issued three Retail/Service permits with values of \$2,138,000 and \$3,000,000. Three other municipalities issued one or two commercial permits each for a combined value of \$1,730,000.

Map 12 shows the number of new commercial building permits by municipality in the Genesee-Finger Lakes Region in 2005.

- Two community service building permits were issued in the Town of Livonia in 2005 for two churches (value data was unavailable).

Map 13 shows the number of new community service building permits by municipality in the Genesee-Finger Lakes Region in 2005.

- Permits that did not correspond to the above-described categories were included as Not Elsewhere Classified. Twelve of these permits were issued in Livingston County in 2005. The Town of Groveland issued 9 permits for agriculture buildings. The towns of North Dansville, Nunda, and York each issued one permit for an airport hanger, a cellular communications tower, and an agricultural building for a combined value of \$1,000,000.
- 31 Demolitions were permitted in Livingston County in 2005. Of these, 19 were residential structures, 6 were

commercial structures, and 6 were for structures not elsewhere classified.

Monroe County

(Data is available for all municipalities.)

- Municipalities in Monroe County issued 1,368 Residential building permits for a total of 1,656 new residential units in 2005. The eastern portion of the County witnessed the most development. The Towns of Pittsford, Perinton, Penfield and Webster issued a combined total of 518 permits, totaling 532 units, valued at \$138,101,763. The largest number of single-family-unit permits issued, as well as total units built, in a single municipality was in the Town of Webster (233), for a total value of \$44,735,903. The Town of Greece issued the next largest number of single-family unit permits (184) valued at \$26,899,091 (Greece also issued 18 two-family unit building permits). The Town of Henrietta issued 171 permits (for 206 units) valued at \$28,603,420, and the Town of Penfield issued 117 single-family unit building permits valued at \$30,711,000.
- Most Multiple-Family Unit Buildings were permitted in the Town of Greece where 18 such permits were issued for a total of 32 units. The Town of Henrietta, issued 14 multiple-family unit permits for approximately 49 units (Henrietta did not specify between "3 or 4-Family Unit" buildings, therefore 7 structures were designated as having 3 units, and 7 were designated as having 4 units). The Town of Brighton issued one such permit consisting of 182 units.

- The total value for multi-family residential units permitted in Monroe County in 2005 was \$24,173,484.

Map 3 shows the number of new residential unit permits in Monroe County in 2005.

- The largest number of permits for new industrial buildings was issued in the Town of Henrietta: 20 with a value of \$29,093,279. The Town of Parma issued 2 industrial permits valued at \$150,000, the Village of Webster issued one permit valued at \$17 million and four other municipalities each issued a single permit for a total value of \$868,000.

Map 11 shows the number of new industrial building permits by municipality in the Genesee-Finger Lakes Region in 2005.

- In the category of new commercial buildings, 53 permits with a total value of \$25,149,015 were issued in Monroe County. The Town of Penfield issued the most with 21. The Town of Greece issued 11 commercial permits valued at \$9,667,250. The Town of Penfield, however, did not specify between commercial and industrial permits, yet it is likely that the majority of these permits are indeed commercial.

Map 12 shows the number of new commercial building permits by municipality in the Genesee-Finger Lakes Region in 2005.

- 13 permits were issued for new community service buildings in Monroe County. The City of Rochester issued 4 valued at \$31,246,200; the remaining community service permits issued were spread out among 6 other municipalities.

Map 13 shows the number of new community service building permits by municipality in the Genesee-Finger Lakes Region in 2005.

- Permits that did not correspond to the above-described categories were included as Not Elsewhere Classified. The Town of Greece issued 4 of these permits, and the Towns of Chili and Rush each issued 3 such permits. 6 other Monroe County municipalities each issued a single permit under this category.
- Of all the counties in the Genesee-Finger Lakes Region, the most demolitions in 2005 were permitted in Monroe County. 542 demolition permits were issued consisting of 308 residential structures, 33 industrial structures, 46 commercial structures, and 99 structures not otherwise classified (the towns of Chili, Henrietta, and Penfield accounted for 70 demolitions altogether, but did not specify the types of buildings demolished). More than half of the county's demolition permits were issued in the City of Rochester and consisted of mostly residential structures (247 of Rochester's 325 demolitions were for residential structures). The Town of Greece permitted the next largest number of demolitions with 61.

Ontario County

(Data is available for all municipalities.)

- Ontario County municipalities permitted 502 new residential structures in 2005, for a total of 531 new residential units. The majority of new residential development for 2005 (as in 2004) was in the northern portion of the County.

The Town and Village of Victor witnessed the largest number of new units (127) with 122 permits issued. The breakdown of these permits is as follows: 77 permits for single-family unit homes, 5 permits for two-family unit homes (10 units), and 40 permits for mobile homes. The Towns of Canandaigua and Farmington also issued significant numbers of permits with 88 and 43 respectively. Other municipalities that issued many new residential permits in 2005 include the Town of Gorham (43), the town of Manchester (29), the City of Canandaigua (28), and the town of Hopewell (25). Excluding the Town of Canandaigua's 88 residential permits for which a value amount was not available, total construction cost for Ontario County's permits was just under \$59 million.

Map 4 shows the number of new residential unit permits in Ontario County in 2005.

- Fourteen industrial building permits were issued in Ontario County in 2005. Six were issued in the Town of Victor, and 3 were issued in the Village of Victor, for a combined value of \$2,363,000. The Towns of East Bloomfield and Phelps each issued two permits with a combined value of \$940,000. The Town of Seneca issued one industrial permit valued at \$6 million.

Map 11 shows the number of new industrial building permits by municipality in the Genesee-Finger Lakes Region in 2005.

- Regarding new commercial buildings in Ontario County, the total number of commercial permits issued was 14 with the Town of Victor issuing the most (4, combining to total \$5.1 million). The towns of Hopewell and Canandaigua

gua each issued 3 commercial permits in the Retail/Service category with Hopewell's permits totaling \$17 million (value data for Canandaigua's permits were not reported). The Towns of Geneva and Seneca each issued two commercial permits for a combined value of \$2.9 million.

Map 12 shows the number of new commercial building permits by municipality in the Genesee-Finger Lakes Region in 2005.

- There were 3 permits issued for new community service buildings in Ontario County in 2005. The Town of Geneva issued one permit totaling \$4 million, and the Village of Phelps issued two permits totaling \$938,000.

Map 13 shows the number of new community service building permits by municipality in the Genesee-Finger Lakes Region in 2005.

- Permits that did not correspond to the above-described categories were included as Not Elsewhere Classified. The Towns of Bristol, East Bloomfield, Farmington, and Manchester, all issued permits for Agricultural/Storage Buildings. Most notably in Ontario County however, was the building permit (valued at \$7 million) for the Wine & Culinary Center in the City of Canandaigua.
- 50 Demolitions were permitted in Ontario County in 2005: 38 residential structures, 4 commercial structures, and 8 structures not elsewhere classified.

Orleans County

(The Towns of Barre, Kendall, and Murray, as well as the Villages of Holley and Medina, did not return a survey and are therefore not included in the analysis.)

- A total of 58 new residential building permits were issued in Orleans County in 2005 (50 single-family structures, 8 mobile homes). The Town of Carlton issued the largest number of permits in the County with 15, valuing \$2.25 million. The Village of Albion and the towns of Ridgeway and Yates each permitted 8 new residential structures.

Map 5 shows the number of new residential unit permits in Orleans County in 2005.

- One industrial building permit was issued in Orleans County in 2005 and was located in the Town of Albion.

Map 11 shows the number of new industrial building permits by municipality in the Genesee-Finger Lakes Region in 2005.

- Orleans County issued permits for 5 new commercial buildings in 2005 for a total value of \$10,348,200. One permit in the Town of Albion, valued at \$9 million, accounted for most of the county total commercial building permit value.

Map 12 shows the number of new commercial building permits by municipality in the Genesee-Finger Lakes Region in 2005.

- No new community service building permits were issued in Orleans County in 2005.

Map 13 shows the number of new community service building permits by municipality in the Genesee-Finger Lakes Region in 2005.

- Permits that did not correspond to the above-described categories were included as Not Elsewhere Classified. The Town of Clarendon issued one such permit valued at \$100,000.
- Orleans County permitted 24 demolitions in 2005, including 18 residential structures, one industrial structure and two commercial structures, as well as 3 other structures not elsewhere classified.

Seneca County

(Data is available for all municipalities.)

- There were 101 permits issued for new residential units in Seneca County in 2005, valued at \$10,038,219. The largest number of permits (19) was issued in the Town of Fayette (13 single-family, 6 mobile homes). The Town of Waterloo issued 15 permits (5 single-family, 10 mobile homes), and the towns of Lodi and Ovid each issued 13 permits. The Village of Seneca Falls was the only municipality to issue a Multiple-Family Unit Permit (4 units valuing \$185,000).

Map 6 shows the number of new residential unit permits in Seneca County in 2005.

- One permit was issued for a new industrial building in the Town of Seneca Falls, valued at \$2.5 million.

Map 11 shows the number of new industrial building permits by municipality in the Genesee-Finger Lakes Region in 2005.

- There were 12 new commercial buildings permitted in the County in 2005. The Town of Fayette issued 3 of these permits with a total value of \$450,000. The Town of Seneca Falls issued two permits with a total value of \$1,780,000, and the Town of Waterloo issued two commercial permits as well. Five other municipalities in Seneca County issued single Commercial Building Permits in 2005.

Map 12 shows the number of new commercial building permits by municipality in the Genesee-Finger Lakes Region in 2005.

- In terms of new community service buildings, the Towns of Covert, Fayette, Junius, and Waterloo issued one permit each. The value of all 4 permits combined was \$340,000.

Map 13 shows the number of new community service building permits by municipality in the Genesee-Finger Lakes Region in 2005.

- Permits that did not correspond to the above-described categories were included as Not Elsewhere Classified. The Town and Village of Seneca Falls together issued 3 of these permits for a total value of \$144,080. The Town of Romulus issued one such permit for a County Jail Facility valued at \$22 million.
- Ten demolition permits were issued in Seneca County (8 residential and two commercial).

Wayne County

(The Towns of Butler and Marion, as well as the Village of Lyons, did not return a survey and are therefore not included in the analysis.)

- Municipalities in Wayne County issued 250 permits for 291 new residential units in 2005. The western portion of Wayne County experienced the most growth. The Town of Ontario issued 52 permits (all for single-family structures) valued at about \$8.7 million. The Town of Macedon: 36 permits (totaling 37 units) valued at over \$5.9 million; and the Town of Walworth: 35 permits valued at \$5,861,000. The Towns of Williamson, Palmyra, and Sodus also experienced significant growth each issuing 20 or more new residential building permits. The Town of Palmyra permitted the most units in the Wayne County with 56 (40 of those were within Five-or-more-Family unit structures. Of the 250 permits issued in the county, 52 were for mobile homes.

Map 7 shows the number of new residential unit permits in Wayne County in 2005.

- Four permits were issued for new industrial buildings in Wayne County in 2005. Two permits were issued in the Towns of Williamson valuing \$1.45 million. Single permits were issued in the Town of Macedon and the Village of Newark. The total value of new industrial building permits in Wayne County was \$1,841,726.

Map 11 shows the number of new industrial building permits by municipality in the Genesee-Finger Lakes Region in 2005.

- A total of 13 permits were issued for new commercial buildings in 2005. The Town of Sodus issued 5 of these permits valuing \$653,000. The Town of Ontario issued two commercial building permits for a total of over \$3.5 million. The total value for commercial building permits in Wayne County was \$5,554,280.

Map 12 shows the number of new commercial building permits by municipality in the Genesee-Finger Lakes Region in 2005.

- The Town of Lyons issued the only permit for a new community service building in Wayne County for 2005.

Map 13 shows the number of new community service building permits by municipality in the Genesee-Finger Lakes Region in 2005.

- Permits that did not correspond to the above-described categories were included as Not Elsewhere Classified. A total of 10 such permits were issued in Wayne County in 2005, totaling \$443,900.
- 48 demolition permits were issued in Wayne County in 2005. These consisted of 31 residential structures, two industrial structures, 4 commercial structures, and 11 structures not elsewhere classified.

Wyoming County

(Data is available for all municipalities.)

- In 2005, municipalities in Wyoming County issued 105 permits for new residential structures. The Towns of Arcade and Bennington issued the most permits with 12 each, the Towns of Sheldon and Warsaw issued 10 permits each. The rest of Wyoming County's residential permits were spread rather evenly throughout the county's municipalities. In total, 74 of the 105 permits were for single-family homes and the remaining 31 were for mobile homes.

Map 8 shows the number of new residential unit permits in Wyoming County in 2005.

- The Information provided by Wyoming County for permits issued, did not correspond directly to the survey categories and therefore, it is unclear how many permits were issued for new industrial buildings in the County in 2005.

Map 11 shows the number of new industrial building permits by municipality in the Genesee-Finger Lakes Region in 2005.

- A total of 54 permits were issued for new commercial buildings in the County in 2005. Nine permits were issued in The Village of Perry, 7 were issued in the Village of Arcade, and 6 were issued in the Town of Sheldon. The remaining 32 permits were issued among 13 municipalities.

Map 12 shows the number of new commercial building permits by municipality in the Genesee-Finger Lakes Region in 2005.

- The Information provided by Wyoming County for permits issued did not correspond directly to the survey categories; therefore it is unclear how many permits were issued for new community service buildings in the County in 2005.

Map 13 shows the number of new community service building permits by municipality in the Genesee-Finger Lakes Region in 2005.

- The Information provided by Wyoming County for permits issued did not correspond directly to the survey categories; therefore it is unclear how many permits were issued for new buildings Not Elsewhere Classified in 2005.
- 20 unspecified demolition permits were issued in Wyoming County in 2005.

Yates County

(The Towns of Benton, Jerusalem, and Potter, as well as the Village of Penn Yan, did not return a survey and are therefore not included in the analysis.)

- Municipalities in Yates County issued 53 permits for as many residential units in 2005. The Towns of Barrington and Milo issued the most permits with 16 each. All permits in Milo were for single-family unit structures and totaled over \$3.2 million. Barrington's permits consisted of 7 single-family unit structures, and 9 mobile homes together combining to value \$806,000. All other towns in Yates County permitted between one and 7 new residential buildings.

Map 9 shows the number of new residential unit permits in Yates County in 2005.

- Two industrial building permits were issued in the Town of Torrey in 2005, for a total value of \$132,000.

Map 11 shows the number of new industrial building permits by municipality in the Genesee-Finger Lakes Region in 2005.

- No permits were reported for new commercial buildings in Yates County for 2005.

Map 12 shows the number of new commercial building permits by municipality in the Genesee-Finger Lakes Region in 2005.

- No community service building permits were issued in Yates County in 2005.

Map 13 shows the number of new community service building permits by municipality in the Genesee-Finger Lakes Region in 2005.

- Two permits were issued in Yates County for new buildings Not Elsewhere Classified in 2005. Both were located in the Town of Barrington and had a combined of \$82,000.
- Yates County permitted 18 demolitions in 2005, all were residential structures.