

3-Year Building Permit Analysis (2003 – 2005)

Genesee County

(Data for the following municipalities was not available for one or more years (2003 – 2005) and is therefore not included in this analysis: Towns of Alabama, Alexander, Bethany, and Pavilion).

Residential:

- For the three-year period of 2003 - 2005, the Town of Batavia issued the most permits for residential development in Genesee County with 59. The Town of LeRoy issued the next highest number of residential permits with 43, the Towns of Darien and Pembroke followed issuing 37 and 33, respectively.
- The total number of Residential permits issued has gradually declined 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 and 12 in 2005. In 2003, 114 permits were issued in Genesee County. That number decreased to 99 in 2004 and then down to 94 in 2005.

Industrial:

- A total of 7 permits for industrial buildings were issued in Genesee County from 2003 - 2005. The Town of Batavia issued 5 of these permits in 2005, and one in 2004. The Town of Bergen issued one industrial building permit in 2005.
- The value of the permit issued in the Town of Batavia in 2004 totaled \$1 million. The Town of Batavia's permits issued in 2005 were valued at almost \$2.25 million.

- Industrial building permit numbers increased over the last 3 years: 0 in 2003, 1 in 2004, and 6 in 2005.

Commercial:

- Thirty-nine commercial permits were issued in Genesee County from 2003 - 2005. The Town of Batavia issued the most with 12, followed by the Village of LeRoy with eight. The Town of LeRoy, the City of Batavia, and the Town of Stafford each issued four. The number of commercial permits issued has varied over the last three years: 11 were issued in 2003, 19 in 2004, and 9 in 2005.
- The value of permitted commercial buildings in Genesee County was unavailable for 4 of the 9 permits; therefore, total value could not be computed.

Community Service:

- There were three community service building permits in Genesee County in the last three years, two in 2003 and one in 2004 (no permits on 2005). 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 (2003 – 2005) and is therefore not included in this analysis: Towns of Geneseo, Leicester, Mount Morris, Ossian, Portage, Sparta, Springwater, West Sparta; and the Villages of Avon, Geneseo, and Leicester).

Residential:

- Of the 562 total residential units permitted in Livingston County from 2003 to 2005, 393 (70%) 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 141 residential units from 2003 to 2005, 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 Town of York with 39.
- The total number of residential permits issued in Livingston County has decreased over the past three years, from 223 in 2003, to 191 in 2004, and then down to 148 in 2005. The total value however has fluctuated from \$22 million in 2003, to \$20 million in 2004, and back up to \$23.2 million in 2005.

Industrial:

- Nine industrial permits were reported in Livingston County from 2003 to 2005. The Town of York issued the most with three totaling \$40,000. The Town of North Dansville issued two totaling \$94,000. Four other municipalities (Towns of Lima, Livonia, and the villages of Mount Morris and Nunda) issued one permit each from 2003 to 2005.
- The number of industrial permits issued in Livingston County has remained steady over the last three years. In 2003, 3 permits were issued followed by 2 in 2004 and 4 in 2005.

Commercial:

- Thirty commercial permits were issued in Livingston County from 2003 to 2005. The Towns of Avon and Livonia issued the largest numbers of new commercial permits with seven each. The Village of Geneseo permitted three commercial buildings (from 2003-04), and ten other municipalities within the County issued the remaining 13 permits.
- The total value of commercial development in the Village of Geneseo was close to \$8 million from 2003 to 2005, far more than any other municipality in Livingston County. This was due primarily to one Retail/Service permit in 2005 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: 9 in 2003, 10 in 2004, and 11 in 2005.
- The values of permits issued have fluctuated over this same period. In 2003, permits issued for commercial buildings in Livingston County totaled nearly \$2.1 million. That number increased in 2004 to \$8.5 million, and then decreased again in 2005 to \$6.8 million.

Community Service:

- The Towns of Avon and Livonia issued the only Community Service permits in Livingston County from 2003 to 2005. The single permit issued in Avon in 2003 was for a Fire Station valued at \$1.5 million, and two permits, both for churches, were issued in Livonia in 2005 (value data was not available).

Monroe County

(Data is available for all municipalities.)

Residential:

- Over 5,100 residential units were permitted in Monroe County between 2003 and 2005. Much of the growth occurred to the east and south of the City of Rochester: nearly two-thirds of the new residential units were located 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, Brighton, Penfield, Pittsford, and Perinton.
- The number of new units permitted has varied over the past three years from 1,737 in 2003, up to 1,753 in 2004, and then down to 1,656 in 2005.
- Although the total number of new residential units in Monroe County increased from 2003 to 2004, many municipalities actually showed a decrease in new units. Most notable 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 2003 and 2004 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 66 industrial permits were issued in Monroe County. The Town of Henrietta issued 44, which is by far the most in the County. The number of industrial building permits issued in Henrietta has increased over the last three years, from 11 in 2003, to 13 in 2004, and up to 20 in 2005.

Commercial:

- A total of 271 commercial permits were issued from 2003 to 2005. The Town of Henrietta issued the greatest number of commercial permits with 115. The Town of Penfield issued 101, and the Town of Chili issued 37 commercial permits during this time period.

Community Service:

- Twenty-one community service building permits were issued in Monroe County from 2003 to 2005. The City of Rochester 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 (2003 - 2005) and is therefore not included in this analysis: Villages of Bloomfield, Phelps, and Rushville).

Residential:

- Over 1,600 residential units were permitted in Ontario County from 2003 to 2005, the most of any county in the Genesee-Finger Lakes Region outside of Monroe County. Two-thirds (66%) of the units permitted were in seven mu-

nicipalities: the Towns of Canandaigua, East Bloomfield, Farmington, Victor, the villages of Victor and Bloomfield, and the City of Canandaigua. The Town and Village of Victor alone accounted for 34% of the County's new residential units over the 3-year period.

- Residential development has fluctuated over the past three years: from 528 total units in 2003, up to 617 in 2004, and back down to 541 in 2005. The number of single-family homes has fluctuated during the same period; 402 permits in 2003, 441 in 2004, and 394 in 2005.
- The total value of all residential permits issued has also fluctuated in the past three years: from \$62 million in 2003, up to \$104 million in 2004, and down to \$60 million in 2005 (value data for the Town of Canandaigua in 2005 was not reported and is not included in this analysis). 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, \$24 million in 2005, and approximately \$92 million for the 3-year period.

Industrial:

- 23 industrial permits were issued in Ontario County from 2003 to 2005 (the Town of Seneca did not specify how many industrial permits issued, but indicated that at least 2 permits was issued in 2003). The Town and Village of Victor issued 11 (~48%) of these permits. The Town of Phelps issued 4, and the Town of Seneca issued 3. Four other municipalities each issued either one or two industrial permits in the past three years.

Commercial:

- Forty-two commercial permits were issued in Ontario County from 2003 to 2005. The Town of Victor issued 7 of these permits for commercial structures. This was the most of any municipality in Ontario County. The Town of Canandaigua issued 6 over the three-year period.
- Ontario County's commercial permits have fluctuated over the three-year period: from 11 in 2003, up slightly to 17 in 2004, and then down again to 14 in 2005.

Community Service:

- The Village of Phelps and the Town of Geneva issued the only community service building permits in Ontario County from 2003 to 2005.

Orleans County

(Data for the following municipalities was not available for one or more years (2003 - 2005) and is therefore not included in this analysis: Towns of Barre, Kendall, and Murray; Villages of Holley, Lyndonville, and Medina).

Residential:

- A total of 227 residential units were permitted in Orleans County from 2003 to 2005. Forty-two percent of the units permitted (96 of 227) were located in the Towns of Carlton and Clarendon (45 and 51 respectively).
- Residential construction decreased during the last three years (2003 - 2005). In 2003, Orleans County permitted a total of 99 new residential units, that number dropped down to 70 residential units in 2004, and then to 58 in 2005.

Industrial:

- A total of seven industrial buildings were permitted in Orleans County from 2003 to 2005: two in the Village of Holley, two each in the towns of Albion and Shelby, and one each in the Town of Kendall (Data for Holley and Kendall was reported for 2003-04).

Commercial:

- A total of ten commercial buildings were permitted in Orleans County from 2003 to 2005: three in the Village of Albion, two each in the Towns of Murray and Shelby. Three other municipalities issued a single commercial building permit for the three-year span.

Community Service:

- Only one community service building was permitted in Orleans County from 2003 to 2005; it was in the Town of Ridgeway in 2004.

Seneca County

(Data is available for all municipalities.)

Residential:

- Three hundred-sixty-eight new residential units were permitted in Seneca County from 2003 to 2005. The Town of Fayette issued 52 residential permits during this period, the most of any municipality, and the Town of Waterloo issued 50.

- Development was spread out throughout the County, not concentrated mainly in the northern half as seen in recent years. The Towns of Romulus, Lodi and Ovid issued 49, 43 & 34 permits respectively, which is 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 slightly declined, but mostly in the last year alone: 134 residential permits in 2003, 130 in 2004, and 104 in 2005.

Industrial:

- One industrial building was permitted in Seneca County from 2003 to 2005. That permit was in the Town of Seneca Falls in 2005. No other industrial buildings were permitted in the last three years.

Commercial:

- A total of 51 commercial buildings were permitted from 2003 to 2005 in Seneca County. The Town of Varick issued the most with ten, eight of which were in 2004. The Town of Waterloo issued the next most commercial permits with eight. The towns of Fayette, Romulus and Seneca Falls each issued six commercial permits, followed by the Town of Tyre with four. Six other municipalities issued the remaining 11 commercial permits from 2003 to 2005.

- The total number of permits for commercial buildings in Seneca County fluctuated between 2003 and 2005: 18 issued in 2003, an increase to 21 in 2004, and then down to 12 issued in 2005.

Community Service:

- A total of 8 community service buildings were permitted in Seneca County from 2003 to 2005. The Town of Ovid issued two of these permits (in 2004), while six other municipalities each issued a single permit for community service buildings during the last three years.

Wayne County

(Data for the following municipalities was not available for one or more years (2003 – 2005) and is therefore not included in this analysis: Towns of Arcadia, Butler, Marion, Palmyra, Savannah; and the Village of Lyons).

Residential:

- 787 residential units were permitted in Wayne County from 2003 to 2005. The total value of the 787 permitted units was approximately \$27.6 million.
- Most of the residential development occurred in the western portion of the County (the Towns of Macedon, Marion, Ontario, Palmyra, Walworth and Williamson and the Villages of Macedon and Palmyra): 531 of the 787 permitted units (67%) were located here. The Town of Ontario permitted the most units with 176, followed by the Town of Walworth with 116 and the Town of Macedon with 91.
- Development in Wayne County increased during the 2003 to 2005 time period. In 2003, the total number of residential permits issued was 213. That number increased to 283 in 2004, and then increased to 291 in 2005. Although the total number of units increased over the 3-year period, the

total value has fluctuated from \$26.2 million in 2003, to \$33.9 million in 2004, and to \$27.6 million in 2005.

Industrial:

- A total of 20 industrial permits were issued in Wayne County from 2003 to 2005. The Towns of Macedon, Ontario, and Williamson accounted for 11 of the 20 permits. The remaining 9 permits for the three year period were issued mostly in the eastern half of Wayne County (with the exception of one permit in the Village of Newark).
- The total value of all reported industrial permits was over \$5.4 million. The Towns of Macedon, Ontario, and Williamson accounted for over \$4 million of this total.
- Three municipalities issued permits for industrial buildings in 2005 (the Towns of Macedon and Williamson, and the Village of Newark). The four total permitted industrial buildings in 2005 were a decrease from ten in 2004, and the six issued in 2003.

Commercial:

- Municipalities in Wayne County issued 35 commercial permits from 2003 to 2005. Thirteen 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 Towns of Sodus and Wolcott, as well as the Village of Newark with five.
- The total value of all reported commercial permits issued from 2003 – 2005 was over \$13.3 million. The Town of Ontario issued 4 permits which when combined, are valued

at over \$4 million (the highest commercial permit value of any municipality in Wayne County). The Village of Palmyra had the second highest total permit value with \$2.5 million, and the Town of Macedon issued six permits valuing approximately \$2.4 million.

- The number of permits issued for commercial buildings in Wayne County has increased slightly over the past three years, from 10 in 2003, to 12 in 2004, and 13 in 2005.

Community Service:

- A total of two community service buildings valued at \$117,500 were permitted in Wayne County from 2003 to 2005. Both of these permits were in the Town of Lyons, one in 2003 valued at \$35,000 and one in 2005 valued at \$82,500. No community service permits were issued in Wayne County in 2004.

Wyoming County

(Data is available for all municipalities.)

Residential:

- During the last three years (2003 – 2005), 296 residential units were permitted by Wyoming County municipalities.
- 186 (63%) 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 33. The Towns of Bennington and Orangeville fol-

lowed issuing 31 and 27 respectively. The Towns of Sheldon and Warsaw each issued 26 residential permits over the three years.

Commercial:

- Wyoming County municipalities from 2003 to 2005 permitted a total of 128 commercial buildings. The Village of Arcade permitted twenty-eight commercial buildings (22 of which were issued in 2004), far more than any other municipality in Wyoming County, followed by the Town of Sheldon which issued twelve, and the Village of Perry which issued eleven. 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 increased over the three year period: 29 were issued in 2003, 45 issued in 2004, and 54 issued in 2005.

Yates County

(Data for the following municipalities was not available for one or more years (2003 – 2005) and is therefore not included in this analysis: Towns of Benton, Jerusalem, Potter; and the Villages of Dresden, Dundee, and Penn Yan).

Residential:

- 253 residential units were permitted in Yates County from 2003 to 2005. Of these units, all but 40 were single-family

unit structures (5 multi-unit structure permits, making up 40 units, were issued in 2004). Development was spread out across the entire county with every municipality reporting permits issued over the past three years. The Town of Barrington reported the largest number of new residential units with 47, the Village of Penn Yan followed with 46, and the Town Milo issued the next most permits with 37.

- Reported residential development has fluctuated in Yates County the past three years, the total number of units permitted were as follows: 67 in 2003, 133 in 2004, and 53 in 2005. Total value has fluctuated, from \$8.2 million in 2003, up to \$12.6 million in 2004, and down to \$6.1 million in 2005.

Industrial:

- Four industrial buildings were permitted in Yates County from 2003 to 2005: two in the Village of Penn Yan in 2003-4, and two in 2005 in the Town of Torrey.

Commercial:

- A total of 18 commercial buildings were permitted in Yates County from 2003 to 2005. The Village of Penn Yan and the Town of Starkey issued the most with 7 and 6 respectively. The Town of Jerusalem issued the 4 permits for commercial buildings over the past three years, and the Town of Barrington issued one permit.

Community Service:

- Only one community service building was permitted in Yates County from 2003 to 2005; the Village of Penn Yan issued this permit in 2004.