

3-Year Building Permit Analysis (2000 – 2002)

Genesee County

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

Residential:

- For the three-year period of 2000 - 2002, the Town of Darien issued the most permits for residential development in Genesee County with 33. The Town of Batavia issued the next highest number of residential permits at 29 and the Towns of Le Roy and Pavilion each issued 28.
- The total number of Residential permits issued has fluctuated over the past three years. In 2000, 104 permits were issued in Genesee County. That number decreased to 51 in 2001 and increased to 76 in 2002.

Industrial:

- A total of 12 permits for industrial buildings were issued in Genesee County from 2000 to 2002. The Town and Village of Le Roy issued for nine (75%) of these permits. The only other municipalities to issued industrial building permits from 2000 to 2002 were the Towns of Bergen, Oakfield and Pembroke.
- The value of the permits issued in the Town and Village of Le Roy totaled \$394,660 from 2000 to 2002. Of the data available, the total value for the other permits issued during this period is \$190,000.

- Industrial building permits dropped off from 2000 (5) to 2001 (1). In 2002, the number of industrial permits increased again to six permits, the highest total of the three years.

Commercial:

- Fifteen commercial permits were issued in Genesee County from 2000 to 2002. The Village of Le Roy issued the most with six, followed by the Town Le Roy with five. Commercial permits were quite evenly distributed throughout the three-year period. In 2000, six commercial permits were issued followed by 4 in 2001 and five in 2002.
- The total value of all permitted commercial buildings was \$1, 244, 364. The Town of Pembroke's \$434,964 of total value for industrial permits was 35% of the County's total and was from a single retail/service permit.

Community Service:

- There were two community service building permit in Genesee County in the last three years, both in 2000. The Town of Alabama issued a permit for a fire station, valued at \$140,000 and the Village of Alexander issued a permit for a post office valued at \$220,000.

Livingston County

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

Residential:

- The Town of Livonia issued permits for 81 residential units from 2000 to 2002, more than any other municipality in Livingston County. Of these 81 units, 72 were single-family dwellings. The Town of Geneseo permitted the second largest number of new residential units with 73.
- Of the 603 total residential units permitted in Livingston County from 2000 to 2002, 396 (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 Towns of Geneseo, Livonia and York and the Villages of Avon, Geneseo, and Mount Morris were the only Livingston County municipalities to issue permits for multi-family dwellings over the three-year period.
- The total number of residential permits issued in Livingston County has decreased each of the past three years: 217 in 2000, 200 in 2001 and 186 in 2002. The total value for residential permits issued was the greatest in 2000 at \$25 million.

Industrial:

- Twenty-six industrial permits were issued in Livingston County from 2000 to 2002 with the Towns of Groveland (12) and Livonia (3) and the Village of Nunda (3) accounting for 65% of those. Eight other municipalities also permitted industrial buildings from 2000 to 2002.

- Among municipalities that reported all three years, the total value of industrial permits was the greatest in the Town of Groveland at \$3,236,900. The Village of Avon totaled \$350,000 and the Village of Nunda totaled \$240,000.
- The number of industrial permits has decreased over the last three years. In 2000 and 2001, eleven and ten permits were issued, respectively. In 2002, only five were issued, marking the largest drop-off of the three-year period.

Commercial:

- Twenty-five commercial permits were issued in Livingston County from 2000 to 2002. The Town of Geneseo issued permits for the largest number of new commercial buildings with four. The Town of Springwater permitted three commercial buildings and the Towns of Avon, North Dansville, Nunda and York and Villages of Dansville and Geneseo all issued two.
- The total value of commercial development in the Village of Dansville was \$4.1 million from two permits in 2001, all other municipalities had permits with a total value under \$1 million.
- The number of permits issued for commercial structures in Livingston County has declined slightly over the past three year period: 10 in 2000, down to 7 in 2001 and up slightly to 8 in 2002. Comparably, the values of permits issued have declined with the exception of 2001 that had a value of \$4,960,530, which was skewed largely by the single retail/service permit in the Village of Dansville.

Community Service:

- The Town of Nunda issued three permits for community service buildings from 2000 to 2002, the most of any municipality in Livingston County. All three (schools) were permitted in 2000.
- The Town of Avon issued one permit for a community service building and it was for a \$12 million school. This permit, granted in 2000, had the highest value of any single permit issued in Livingston County over the past three years.

Monroe County

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

Residential:

- Over 5,400 residential units were permitted in Monroe County between 2000 and 2002. 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 Henrietta, Perinton, Penfield, Pittsford and Chili.

- The number of new units permitted has decreased over the past three years from 2,006 in 2000 to 1,818 in 2001 to 1,650 in 2002.
- The only municipalities to increase their total number of units permitted each year from 2000 to 2002 were the Town of Parma and the Village of 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 91 industrial permits were issued in Monroe County. This total excludes the permits issued in the Towns of Greece and Chili where industrial and commercial permits were reported together. Of the 91 total, the Town of Henrietta issued 56. This is by far the most in the County, but the number has decreased each of the last three years from 28 in 2000 to 16 in 2001 and finally to 12 in 2002.

Commercial:

- A total of 317 commercial permits were issued from 2000 to 2002. (This total again excludes the Towns of Greece and Chili, due to incomplete information.) The Town of Henrietta also issued the greatest number of commercial permits (108). The Town of Penfield issued 93 and the Town of Pittsford issued 61 commercial permits during this time period.

Community Service:

- Eleven community service building permits were issued in Monroe County from 2000 to 2002. The Town of Pittsford issued 6, the largest amount of any municipality.

Ontario County

(Data for the following municipalities was not available for one or more years (2002 – 2002) and is therefore not included in this analysis: Villages of Naples and Rushville, Towns of Bristol, Canadice, and Seneca and the City of Geneva).

Residential:

- Approximately 1,600 residential units were permitted in Ontario County from 2000 to 2002, the most of any county in the Genesee/Finger Lakes Region outside of Monroe County. Over half (60%) 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 fluctuated somewhat over the past three years: from 490 total units in 2000 to 591 in 2001 to 570 in 2002. The number of single-family homes permitted has remained relatively constant at 361 in 2000, and 358 in 2001 until 2002 when it increased to 421.
- The total value of all residential permits issued has increased somewhat in the past three years: from \$60 million in 2000 to \$62 million in 2001 to \$68 million in 2002. This is partly due to an increase from \$29 million in 2000

to \$31 million in 2002 for total value for residential permits issued in the Town of Victor, which accounts for the largest portion of total value of permits in Ontario County.

Industrial:

- 47 industrial permits were issued in Ontario County from 2000 to 2002. The Town of Victor issued 28 (60%) of these permits, four times more than any other municipality. The Towns of Canandaigua, East Bloomfield, Farmington, Phelps, 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 100 commercial permits were issued in Ontario County from 2000 to 2002, the most of any county in the G/FL region excluding Monroe County. The Town of Victor issued 52 permits for commercial structures. This was the most by any municipality in Ontario County.
- The total value of all reported commercial permits issued in Ontario County from 2000 to 2002 was \$24 million.
- 2002 saw the greatest number of commercial permits issued (47) over the three year period. That total increased from 20 in 2001, which was down from 42 in 2000.

Community Service:

- The Town of Geneva issued three community service building permits from 2000 to 2002. The Town of Manchester and the City of Geneva each permitted one community service building from 2000 to 2002.

Orleans County

(Data for the following municipalities was not available for one or more years (2002 – 2002) 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 2000 to 2002. Forty-five percent of the units permitted (136 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 twice as many units (86) as any other municipality in Orleans County.
- Residential growth fluctuated during the last three years (2000 – 2002). In 2000, Orleans County permitted a total of 99 new residential units. That number dropped to 90 in 2001 and increased to 113 in 2002.

Industrial:

- A total of eight industrial buildings were permitted in Orleans County from 2000 to 2002: four in the Village of Albion, two in the Village of Holley and one each in the Village of Medina and the Town of Yates.

Commercial:

- A total of seven commercial buildings were permitted in Orleans County from 2000 to 2002: two each in the Villages of Albion and Medina and one each in the Towns of Albion, Clarendon and Murray. Four of the seven buildings were permitted in 2001 and three in 2002. No new commercial buildings were permitted in Orleans County in

2002. The total value of all industrial buildings permitted was \$4 million.

Community Service:

- A total of four community service buildings were permitted in Orleans County from 2000 to 2002: one each in the Towns of Clarendon, Gaines and Ridgeway and the Village of Medina.

Seneca County

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

Residential:

- Approximately 330 new residential units were permitted in Seneca County from 2000 to 2002. The Towns of Fayette and Waterloo each issued 45 residential permits during this period, the most of any municipality. The Town of Lodi issued 33 and the Towns of Ovid and Romulus each issued 29.
- Development was 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) where nearly two-thirds of all residential permits were issued over the past three years.
- The total number of residential permits issued in Seneca County has fluctuated the past three years from 124 in 2000 to 89 in 2001 to 121 in 2002.

Industrial:

- A total of two industrial buildings valued at \$550,000 were permitted from 2000 to 2002 in Seneca County. One was issued in the Town of Waterloo in 2000 and the other was issued in the Town of Lodi in 2002.

Commercial:

- A total of 17 commercial buildings were permitted from 2000 to 2002 in Seneca County. The Town of Romulus issued the most commercial permits (5) followed by the Town of Seneca Falls, which issued three and the Towns of Ovid and Tyre and the Village of Ovid with two permits each. Three other municipalities each issued one commercial permit in 2002.
- The total number of permits issued for commercial buildings in Seneca County decreased between 2000 and 2001 and again between 2001 and 2002.

Community Service:

- A total of 5 community service buildings were permitted in Seneca County from 2000 to 2002. Two were permitted in the Town of Junius and one permit was issued in the Towns of Ovid and Waterloo as well as one in the Village of Seneca Falls.
- Over 90% of the total value came from the permit issued in 2002 in the Village of Seneca Falls for a library. The other four permits had a total value of \$159,500 compared to 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 – 2002) and is therefore not included in this analysis: Town of Galen and Town of Savannah).

Residential:

- 1,009 residential units were permitted in Wayne County from 2000 to 2002. The total value of the 1,009 permitted units was \$101.3 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): 690 of the 1,009 permitted units (68%) were located here. The Town of Ontario permitted the most units with 190, followed by the Town of Macedon with 139 and the Town of Walworth with 138.
- Development in Wayne County fluctuated during the 2000 to 2002 time period. In 2000, the total number of residential permits issued was 400. That total dropped to 296 in 2001 and increased again to 313 in 2002. As with the total number of units, the total value has fluctuated from \$36 million in 2000 to \$30.3 million in 2001 to \$35 million in 2002.

Industrial:

- A total of 20 industrial permits were issued in Wayne County from 2000 to 2002. The Towns of Macedon and Ontario accounted for 17 of the 20 permits. Only three permits were issued outside of western Wayne County. The Towns of Rose and Sodus as well as the Village of

Sodus Point each issued one industrial permit from 2000 to 2002.

- The total value of all reported industrial permits was \$5.7 million. The Towns of Macedon and Ontario accounted for \$4.2 million of this total.
- Four municipalities issued permits for industrial buildings in 2002 (the Towns of Macedon, Ontario, Rose and Sodus) and the nine total permitted buildings were more than the eight permitted in 2000 and the 3 permitted in 2001.

Commercial:

- Municipalities in Wayne County issued 28 commercial permits from 2000 to 2002. Twelve municipalities reported commercial development but distribution was fairly even throughout the County. The Town of Ontario issued the largest number of commercial permits with eight followed by the Town of Macedon with six.
- The total value of all reported permits was \$6.3 million. The Town of Ontario issued nine permits with a total value of \$1.5 million, the highest of any municipality in Wayne County. The Village of Clyde the second highest total value at \$1.2 million.
- The number of permits issued for commercial buildings in Wayne County has fluctuated over the past three years, from 10 in 2000 to 8 in 2001 and back to 10 in 2002.

Community Service:

- A total of two community service buildings valued at \$250,000 were permitted in Wayne County from 2000 to

2002. One was issued in the Village of Red Creek in 2000 valued at \$50,000 and the other was issued in the Town of Lyons in 2002 valued at \$200,000.

Wyoming County

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

Residential:

- During the last three years (2000 – 2002), 346 residential permits were issued by Wyoming County municipalities.
- Over 60% 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 47. The Town of Arcade permitted the second largest number with 46.

Commercial:

- Wyoming County municipalities from 2000 to 2002 permitted a total of 42 commercial buildings. The Town of Java permitted eight commercial buildings, more than any other municipality in Wyoming County followed by the Town of Gainesville that issued seven. In all, 16 of the 23 reporting municipalities issued at least one commercial permit in the past three years.

- In 2000 and also in 2001, three commercial permits were issued. In 2002 however, 36 commercial permits were issued in 14 different municipalities.

Yates County

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

Residential:

- Over 300 residential units were permitted in Yates County from 2000 to 2002. 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. The Town of Milo reported the largest number of new residential units with 55, followed by the Town of Jerusalem (49) and the Town of Barrington (46).
- Residential development remained fairly steady in Yates County the past three years: the total number of units permitted equaled 105 in 2000, 115 in 2001 and 100 in 2002. Total value has increased slightly, from \$9.2 million in 2000 down to \$7.2 million in 2001 and back up to \$9.5 million in 2002.

Industrial:

- Four industrial buildings were permitted in Yates County from 2000 to 2002, three of which being in the Village of

Penn Yan in 2000. The fourth was issued in the Town of Torrey in 2002.

Commercial:

- A total of 24 commercial buildings were permitted in Yates County from 2000 to 2002. All of the permits were issued by municipalities in the eastern half of Yates County. The total value of all permits issued (for which data was available) was approximately \$2 million

Community Service:

- A total of three community service buildings were permitted in Yates County from 2000 to 2002: one each in the Towns of Barrington and Jerusalem and the Village of Penn Yan with a total value of \$189,650.