

2004 County Building Permit Analysis

Genesee County

(The Towns of Alexander, Bethany, and Pavilion did not return surveys and are therefore not included in the analysis.)

- 99 new residential units were permitted in Genesee County in 2004 (only 94 permits were issued however, due to multiple family unit dwellings). The largest number of permits was issued in the Town of LeRoy (17, valued at \$2,487,000 with 18 units). The Town of Pembroke issued 16 permits with a value of \$2,315,300. The City and Town of Batavia each issued 9 permits, totaling 20 new units, for a combined value of \$2,211,735. The Town of Darien issued 11 permits with a total value of \$1,454,000.
- 88 of the 94 new residential unit permits issued in 2004 were for single-family structures (9 of those 88 for mobile homes). The City of Batavia issued 3 multiple-family unit permits, totaling 5 new units, for a combined value of \$22,000. Several of these new units were conversions of existing vacant downtown commercial space. These were made possible due to Batavia's recent revisions to their local zoning ordinance.

Map 1 shows the number of new residential unit permits in Genesee County in 2004.

- One permit for new industrial buildings was issued in the Town of Batavia valued at \$1,000,000.

Map 11 shows the number of new industrial building permits by municipality in the Genesee-Finger Lakes Region in 2004.

- In 2004, nineteen permits were issued for commercial buildings in Genesee County. The Town of Batavia issued six of them, with a total value of \$3,495,000. These consisted of 5 Retail/Services and 1 Hotel/Motel. The Village of LeRoy issued six commercial permits as well (4 Retail/Service, 1 Office/Bank, 1 Service Station), for a total of \$609,000. The City of Batavia issued two permits totaling \$3,250,000 (1 Office/Bank, 1 Retail/Service). Five other commercial permits were issued in Genesee County in the towns of Byron, LeRoy, and Stafford.

Map 12 shows the number of new commercial building permits by municipality in the Genesee-Finger Lakes Region in 2004.

- The Town of Batavia issued the only permit in Genesee County for community service buildings in 2004. The permit issued was for a Church, and was valued at \$2,100,000.

Map 13 shows the number of new community service building permits by municipality in the Genesee-Finger Lakes Region in 2004.

- Permits that did not correspond to the above-described categories were included as Not Elsewhere Classified. Four of these permits were issued in 2004 in Genesee County. The Town of Batavia issued one permit for a Golf Course Club House, the Town of Bergen issued one permit for a Bus Garage, the Town of LeRoy issued one permit for an Airport Hanger, and The Village of LeRoy issued one permit for an office complex. The total value for these permits is indicated as \$2,862,000 (excluding the Bus Ga-

rage in Bergen for which value (\$) data was not available).

- 20 Demolitions were permitted in Genesee County in 2004, including nine residential structures, one industrial structure, and two commercial structures. Eight structures not elsewhere classified (most likely garages or barns) were also demolished. In Genesee County municipalities that do not keep track of demolitions, an estimated eight structures were demolished. An estimated eleven residential structures were considered abandoned.

Livingston County

(The Village of Avon, the Town and Village of Leicester, as well as the towns of Mount Morris, Ossian, Portage, and West Sparta, did not return surveys and are therefore not included in the analysis.)

- 187 new residential unit permits, for 191 units, were issued in Livingston County in 2004. The largest number of single-family homes was permitted in the Town of Livonia (28) with a total value of \$3,880,000. The Town of Livonia also led municipalities regarding total number of new units (35, 7 being mobile homes) for a total value of \$4,036,000.
- The Village of Avon issued the next highest number of permits with 25 (15 single-family homes and 10 mobile homes). The Village of Geneseo issued 24 permits (23 single-family homes and 1 multiple (4) family home) for a total value of \$3,959,000 and 27 units.

- The Town of Livonia along with the Villages of Avon and Geneseo issued 45% of the total residential permits issued in Livingston County in 2004.

Map 2 shows the number of new residential unit permits in Livingston County in 2004.

- In 2004, municipalities in Livingston County issued two permits for new industrial buildings. The Village of Mount Morris and the Town of York each issued one permit, valued at \$32,000 and \$15,000 respectively.

Map 11 shows the number of new industrial building permits by municipality in the Genesee-Finger Lakes Region in 2004.

- A total of 10 permits were issued for new commercial buildings. The Town of Avon issued three Retail/Service permits with a value of \$230,500. The Village of Geneseo issued two permits (1 Office/Bank, 1 Retail/Service) totaling \$7,408,000 in value. Five other municipalities each issued one commercial permit for a combined value of \$895,000.

Map 12 shows the number of new commercial building permits by municipality in the Genesee-Finger Lakes Region in 2004.

- No community service building permits were issued in Livingston County in 2004.

Map 13 shows the number of new community service building permits by municipality in the Genesee-Finger Lakes Region in 2004.

- Permits that did not correspond to the above-described categories were included as Not Elsewhere Classified. Two of these permits were issued in Livingston County in 2004. The Village of Dansville issued one permit valued at \$5000, and the Town of Livonia issued one permit for a Mini Storage building (or buildings) valued at \$80,000.
- 27 Demolitions were permitted in Livingston County in 2004. Of these, 22 were residential structures, 3 were industrial structures, and two were for structures not elsewhere classified. An estimated 24 structures were considered abandoned (23 residential and one commercial).

Monroe County

(Data is available for all municipalities.)

- Municipalities in Monroe County issued 1,449 Residential building permits for a total of 1,753 new residential units in 2004. The eastern portion of the County witnessed the most development. The Towns of Pittsford, Perinton, Penfield and Webster issued a combined total of 562 permits, totaling 577 units, valued at \$103,876,912. 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 (272), for a total value of \$32,415,387. The Town of Henrietta issued the next largest number of single-family unit permits (205) valued at \$28,139,900. The Town of Greece issued 198 permits (for 198 units) valued at \$30,547,026, and the Town of Chili issued 127 single-family unit building permits valued at \$22,937,880.

- Most Multiple-Family Unit Buildings were permitted in the City of Rochester. Rochester issued 9 such permits for a total of 74 units. The Town of Brighton, issued 4 multiple-family unit permits totaling 199 units, and the Village of Brockport issued 1 permit for 32 units.
- The total value for multi-family residential units permitted in Monroe County in 2004 was \$17,023,400.

Map 3 shows the number of new residential unit permits in Monroe County in 2004.

- The largest number of permits for new industrial buildings was issued in the Town of Henrietta: 13 with a value of \$12,215,000. The Town of Gates issued 4 industrial permits valued at \$14,440,000, and four other municipalities each issued a single permit for a total value of \$894,500.

Map 11 shows the number of new industrial building permits by municipality in the Genesee-Finger Lakes Region in 2004.

- In the category of new commercial buildings, 118 permits with a total value of \$50,911,749 were issued in Monroe County. The Towns of Penfield and Chili issued the most, with 34 and 31 respectively. The Town of Webster issued 18 commercial permits valued at \$19,960,000. Penfield and Chili, 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 2004.

- Five permits were issued for new community service buildings. The Town of Pittsford issued 2, the Town of Greece, the Village of Hilton, and the City of Rochester each issued a single permit.

Map 13 shows the number of new community service building permits by municipality in the Genesee-Finger Lakes Region in 2004.

- Permits that did not correspond to the above-described categories were included as Not Elsewhere Classified. The Town of Hamlin issued 2 of these permits, and the Town of Irondequoit issued 1 such permit for a sports facility valued at \$4,000,000. Two other municipalities each issued a single permit under this category.
- Of all the counties in the Genesee-Finger Lakes Region, the most demolitions in 2004 were permitted in Monroe County. 370 demolition permits were issued consisting of 190 residential structures, 15 industrial structures, 42 commercial structures, and 123 structures not elsewhere classified. Approximately half of these permits (173) were issued in the City of Rochester and consisted of mostly residential structures and garages. The Towns of Greece and Irondequoit also permitted many demolitions with 66 and 32 respectively. An estimated 422 structures in Monroe County were considered abandoned, 388 of which were located in the City of Rochester.

- Ontario County municipalities permitted 557 new residential structures in 2004, for a total of 617 new residential units. The majority of new residential development for 2004 (as in 2003) was in the northern portion of the County. The Town and Village of Victor witnessed the largest number of new units (248) with 194 permits issued. The breakdown of these permits is as follows: 138 permits for single-family unit homes, 6 permits for two-family unit homes (12 units), one permit for a multiple-family unit building (49 units), and 49 permits for mobile homes. The Towns of Canandaigua and Farmington also issued significant numbers of permits with 75 and 51 respectively. Other municipalities that issued many new residential permits in 2004 include the City of Canandaigua (33) and the Town of Gorham (25). Also of note, the Town of East Bloomfield issued 11 single-family unit building permits valued at \$24,744,000. Compare this to the overall construction value for Ontario County which, excluding Farmington's 51 single-family homes for which a value amount was not available, totaled \$104,852,176.

Map 4 shows the number of new residential unit permits in Ontario County in 2004.

- Seven industrial building permits were issued in Ontario County in 2004. Two were issued in the Town of Phelps, as well as two in the Town of Victor, for a combined value of \$764,260. The Towns of Bristol, Canandaigua, and Geneva each issued a single permit with a combined value of \$3,750,000 (Geneva's permit was valued the highest at \$2.9 million), making the total value of industrial permits in Ontario County \$4,514,260.

Ontario County

(The Villages of Bloomfield and Rushville did not return surveys and are therefore not included in the analysis.)

Map 11 shows the number of new industrial building permits by municipality in the Genesee-Finger Lakes Region in 2004.

- Regarding new commercial buildings in Ontario County, the total number of commercial permits issued was 17 with the Town of Phelps issuing the most (4, combining to total \$192,500). The City and Town of Canandaigua, as well as the Town of Victor, each issued 3 commercial permits in the Retail/Service category valuing \$4,897,853 combined. Also, the Towns of Farmington, Seneca, and the City of Geneva each issued a single commercial permit (Geneva's permit valued at \$3 million).

Map 12 shows the number of new commercial building permits by municipality in the Genesee-Finger Lakes Region in 2004.

- There were no permits issued for new community service buildings in Ontario County in 2004.

Map 13 shows the number of new community service building permits by municipality in the Genesee-Finger Lakes Region in 2004.

- Permits that did not correspond to the above-described categories were included as Not Elsewhere Classified. The City of Geneva issued two of these permits for Dormitory Buildings valued at \$13 million, and the Town of Farmington issued one of these permits for a Dance Studio valued at \$160,000.
- 75 Demolitions were permitted in Ontario County in 2004: 44 residential structures, one industrial structure, 12 commercial structures, and 18 structures not elsewhere classi-

fied. An estimate of 70 structures were considered abandoned, 52 of which were residential.

Orleans County

(The Village of Lyndonville did not return a survey and is therefore not included in the analysis.)

- A total of 69 new residential building permits were issued in Orleans County in 2004, totaling 70 units (there was one two-family building permit in the Town of Gaines). The Town of Carlton issued the largest number of permits in the County with 16, valuing \$2.4 million. The Town of Clarendon permitted 12 new residential units, and the Towns of Murray and Ridgeway each permitted 7.

Map 5 shows the number of new residential unit permits in Orleans County in 2004.

- Two industrial buildings were permitted in Orleans County in 2004. Both permits were issued in the Village of Holley and had a combined value of \$1.5 million.

Map 11 shows the number of new industrial building permits by municipality in the Genesee-Finger Lakes Region in 2004.

- Orleans County issued permits for three new commercial buildings in 2004 for a total value of \$1,740,000. The Village of Albion issued two permits for a total value of \$1.7 million, and the Town of Murray issued a single permit.

Map 12 shows the number of new commercial building permits by municipality in the Genesee-Finger Lakes Region in 2004.

- There were two new community service building permits issued in Orleans County in 2004. The Town of Murray issued one permit for a Recreational Building valued at \$75,000 and the Town of Ridgeway also issued one permit, valued at \$40,000.

Map 13 shows the number of new community service building permits by municipality in the Genesee-Finger Lakes Region in 2004.

- Orleans County permitted 28 demolitions in 2004, including 12 residential structures, one industrial structure and 7 commercial structures, as well as 7 other structures not elsewhere classified. An estimated 60 structures were considered abandoned, 44 of those being residential.

Seneca County

(Data is available for all municipalities.)

- There were 129 permits issued for new residential units in Seneca County in 2004, valued at \$10,732,574. The largest number of permits (20) was issued in the Town of Romulus (12 single-family, 8 mobile homes). The Towns of Fayette and Waterloo each issued 19 permits (10 single-family and 9 mobile homes in Fayette, 4 single-family and 15 mobile homes in Waterloo) with a combined total value of \$2,474,919. The Town of Covert was the only municipality to issue a Multiple-Family Unit Permit (2 units valuing \$889,000).

Map 6 shows the number of new residential unit permits in Seneca County in 2004.

- No permits for new industrial buildings were issued in Seneca County in 2004.

Map 11 shows the number of new industrial building permits by municipality in the Genesee-Finger Lakes Region in 2004.

- There were 19 new commercial buildings permitted in the County in 2004. The Town of Varick issued 8 of these permits with a total value of \$795,000. The Town of Waterloo issued 4 permits with a total value of \$1,636,696. Five other municipalities in Seneca County issued 1 or more commercial permits in 2004.

Map 12 shows the number of new commercial building permits by municipality in the Genesee-Finger Lakes Region in 2004.

- In terms of new community service buildings, the Town of Ovid and the Village of Waterloo issued one permit each. The permit issued in Ovid (for a fire hall) was valued at \$325,000 and the permit in the Village of Waterloo was valued at \$80,000.

Map 13 shows the number of new community service building permits by municipality in the Genesee-Finger Lakes Region in 2004.

- Permits that did not correspond to the above-described categories were included as Not Elsewhere Classified. The Town of Tyre issued 2 of these permits for a total value of \$50,000.
- Nine demolition permits were issued in Seneca County (8 residential and one commercial).

Wayne County

(The Town of Palmyra did not return a survey and is therefore not included in the analysis.)

- Municipalities in Wayne County issued 282 permits for 283 new residential units in 2004 (There was one Two-family Building Permit in the Town of Ontario). Of the 282 permits issued, 61 were for mobile homes. The western portion of Wayne County experienced the most growth. The Town of Ontario issued 71 permits valued at \$11 million, the Town of Walworth: 43 permits (two of which for mobile homes) valued just over \$7.1 million; and the Town of Macedon: 24 permits valued at \$3,275,553. The Town of Williamson also experienced significant growth issuing 18 Single-family Residential Permits and 13 Mobile Home permits totaling \$3,590,000 in value.

Map 7 shows the number of new residential unit permits in Wayne County in 2004.

- Ten permits were issued for new industrial buildings in Wayne County in 2004. Two permits each were issued in the towns of Galen, Macedon, and Williamson, as well as in the Village of Wolcott. Single permits were issued in the Town of Butler and the Village of Clyde. The total value of new industrial building permits in Wayne County was \$1,156,312.

Map 11 shows the number of new industrial building permits by municipality in the Genesee-Finger Lakes Region in 2004.

- A total of twelve permits were issued for new commercial buildings in 2004. The permits were spread rather evenly throughout the county among 8 municipalities. The total value for commercial building permits was \$5,823,850.

Map 12 shows the number of new commercial building permits by municipality in the Genesee-Finger Lakes Region in 2004.

- There were no permits for new community service buildings in Wayne County for 2004.

Map 13 shows the number of new community service building permits by municipality in the Genesee-Finger Lakes Region in 2004.

- Permits that did not correspond to the above-described categories were included as Not Elsewhere Classified. A total of 11 such permits were issued in Wayne County in 2004, totaling \$2,228,467.
- 50 demolitions permits were issued in Wayne County in 2004. These consisted of 25 residential structures, one industrial structure, three commercial structures, and 21 structures not elsewhere classified. In Wayne County municipalities that did not keep track of demolitions, an estimated 17 structures were demolished, 7 of which were residential. An estimated 97 structures were considered abandoned, 46 being residential, 11 industrial, 6 commercial, and 34 not elsewhere classified structures (barns, sheds, garages).

Wyoming County

(Data is available for all municipalities.)

- In 2004, municipalities in Wyoming County issued 98 permits for 133 new residential units. The Towns of Arcade and Bennington issued the most permits with 12 each (Seven single-family homes and 5 mobile homes in Arcade, 9 single-family homes and 3 mobile homes in Bennington). The rest of Wyoming County's residential permits were spread rather evenly throughout the county's municipalities. In total, 63 of the 96 permits were for single-family homes and the remaining 33 were for mobile homes.

Map 8 shows the number of new residential unit permits in Wyoming County in 2004.

- 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 2004.

Map 11 shows the number of new industrial building permits by municipality in the Genesee-Finger Lakes Region in 2004.

- A total of 45 permits were issued for new commercial buildings in the County in 2004. Twenty-two of the 45 permits were issued in The Village of Arcade alone. Five permits were issued in the Town of Sheldon, and three were issued in the Town of Attica. The remaining 15 permits were issued amongst 11 municipalities, with each issuing no more than two.

Map 12 shows the number of new commercial building permits by municipality in the Genesee-Finger Lakes Region in 2004.

- 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 2004.

Map 13 shows the number of new community service building permits by municipality in the Genesee-Finger Lakes Region in 2004.

- Permits that did not correspond to the above-described categories were included as Not Elsewhere Classified. The Village of Castile and the Town of Eagle each issued two of these permits; the Village of Warsaw issued 1 such permit, for a County total of 5 permits Not Elsewhere Classified in 2004.
- 23 unspecified demolition permits were issued in Wyoming County in 2004.

Yates County

(The Village of Dresden did not return a survey and is therefore not included in the analysis.)

- Municipalities in Yates County issued 98 permits for 133 new residential units in 2004. The Town of Jerusalem issued the most permits for new single family structures (18 single-family homes and 8 mobile homes) valued at \$2,823,595. The towns of Milo and Starkey issued 10 and 8 permits re-

spectively totaling \$2,637,800. The Village of Penn Yan issued 5 multiple family unit permits totaling 40 units and valued at \$1.5 million. Penn Yan also issued 4 single family home permits.

Map 9 shows the number of new residential unit permits in Yates County in 2004.

- The only industrial building permit issued in Yates County in 2004 was in the Village of Penn Yan. This permit has a value of \$500,000.

Map 11 shows the number of new industrial building permits by municipality in the Genesee-Finger Lakes Region in 2004.

- Seven permits were issued throughout the county for new commercial buildings in 2004. The Village of Penn Yan issued the most commercial building permits in Yates County with 3 totaling \$2,370,000 in value. The Town of Starkey allowed construction of 2 retail/service buildings valuing a total of \$720,000. Two commercial permits were also issued in the Town of Jerusalem however value information was not available.

Map 12 shows the number of new commercial building permits by municipality in the Genesee-Finger Lakes Region in 2004.

- One community service building permit was issued in Yates County in 2004. This permit was for a church and was valued at \$500,000.

Map 13 shows the number of new community service building permits by municipality in the Genesee-Finger Lakes Region in 2004.

- Yates County permitted 35 demolitions in 2004, including 28 residential structures and 7 other structures not elsewhere classified. An estimated 6 structures were demolished in municipalities that did not track demolitions. The majority of abandoned structures were in the Town of Potter with an estimate of 30 barns regarded as being abandoned.