

3-Year Building Permit Analysis (2004 – 2006)

Genesee County

(Data for the following municipalities was not available for one or more years (2004 – 2006) and is therefore not included in this analysis: Towns of Alexander, Batavia, Bethany, Pavilion, and the Village of Oakfield).

Residential:

- For the three-year period of 2004 through 2006, the Town of LeRoy permitted the most new residential units in Genesee County with 40. The Town of Pembroke had the next highest number of new units with 33, and the towns of Darien and Stafford followed with 31 and 20 units respectively.
- Countywide, the total number of Residential units permitted has declined over the past three years. In 2004 (not including municipalities for which data was not available for one or more years) 90 units were permitted in Genesee County. That number decreased to 72 in 2005, and then down to 57 in 2006.

Industrial:

- A total of 4 permits for industrial buildings were issued in Genesee County from 2004 to 2006. The Town of Bergen issued one of these permits in 2005, and 2 in 2006. The City of Batavia issued one industrial building permit in 2006.
- Industrial building permit numbers increased over the last 3 years: 0 in 2004, 1 in 2005, and 3 in 2006.

Commercial:

- Twenty-five commercial permits were issued in Genesee County from 2004 to 2006. The Village of LeRoy issued the most with 7, followed by the City of Batavia with 5. The Town of Stafford issued 4, Byron issued 3, and the towns of LeRoy and Pembroke each issued two. The number of commercial permits has declined over the three year period: 13 in 2004, 9 in 2005, and 3 in 2006.

Community Service:

- Of the municipalities included in this analysis, none issued community service building permits from 2004 to 2006.

Livingston County

(Data for the following municipalities was not available for one or more years (2004 – 2006) and is therefore not included in this analysis: Towns of Conesus, Geneseo, Leicester, Mount Morris, Ossian, Portage, Sparta, Springwater, West Sparta; and the Villages of Avon, Geneseo, Leicester, and Livonia).

Residential:

- The number of residential units permitted in Livingston County has fluctuated over the past three years, from 113 in 2004, up to 132 in 2005, and back down to 92 in 2006. Of the 337 units permitted over the three years, 60% (201) were issued in the towns of Avon and Livonia alone.
- The Town of Livonia issued permits for 126 residential units from 2004 to 2006, more than any other municipality in Livingston County. The Town of Avon permitted the next largest number of new residential units with 75, followed by the Town of York with 28.

Industrial:

- Ten industrial permits were reported in Livingston County from 2004 to 2006. The Town of York issued the most with five totaling \$437,240. The Town of North Dansville issued two totaling \$94,000. Three other municipalities (Towns of Caledonia, Lima, and the village of Mount Morris) issued one permit each from 2004 to 2006.
- The number of industrial permits issued in Livingston County has remained steady over the last three years. In 2004, two permits were issued followed by 4 in 2005 and 4 in 2006.

Commercial:

- Of the municipalities reporting all three years, 25 commercial permits were issued from 2004 to 2006. The Towns of Avon and Livonia issued the largest numbers of new commercial permits with six each. The Village of Dansville permitted four commercial buildings (from 2004-06), and six other municipalities within the County issued the remaining nine permits.
- The total value of commercial development in the Town of Livonia was close to \$3.5 million from 2004 to 2006- more than any other municipality in Livingston County. This was due primarily to three Retail/Service permits in 2005 valued at \$3 million. The Town of Avon's commercial permits over the same period totaled \$2,268,500, while the Town of North Dansville's permits were valued at \$1.17 million. All other municipalities had permits valuing less than \$1 million.

- The number of permits issued for commercial structures in Livingston County has varied slightly over the past three year period: 8 in 2004, 11 in 2005, and 6 in 2006.

Community Service:

- The Village of Dansville and the towns of Groveland and Livonia issued the only Community Service permits in Livingston County from 2004 to 2006. The Town of Livonia issued two permits in 2005 totaling \$50,000, the two remaining permits were issued in 2006, one for a hospital in the Village of Dansville at \$10 million, and one for a church in Groveland at \$100,000.

Monroe County

(Data is available for all municipalities.)

Residential:

- Over 4,800 residential units were permitted in Monroe County between 2004 and 2006 (down from 5,100 between 2003 and 2005). Much of the growth occurred to the east and south of Rochester: nearly two-thirds of the new residential units were located on the east side of Monroe County (using the Genesee River as the dividing line). Municipalities on the east side combined to permit 2,826 units, those on the west side combined to permit 1,745 new units, and the City of Rochester itself permitted 267 new units over the three-year period.

- The Town of Webster permitted the largest number of new residential units (692) followed by the Towns of Greece (602), Henrietta (587), Brighton (507), Penfield (358), Chili (337), Pittsford (271), and Perinton (194).
- The number of new units permitted has decreased over the past three years from 1,753 in 2004, to 1,656 in 2005, and down to 1,429 in 2006.
- The most notable increases in new units between 2005 and 2006 occurred in the villages of Hilton and Churchville. These increases were due largely to multiple-family unit structures. In Hilton a permit for a building containing 69 units was issued, and in Churchville a building containing 33 units was permitted. In most other cases, Monroe County municipalities issued fewer permits in 2006 than in the two previous years.

Industrial:

- During the last three years, a total of 75 industrial permits were issued in Monroe County. The Town of Henrietta issued 55, 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 13 in 2004, to 20 in 2005, and up to 22 in 2006.

Commercial:

- A total of 248 commercial permits were issued from 2004 to 2006 (a small drop from 271 from 2003 – 2005). The Town of Penfield issued the greatest number of commercial permits with 85. The Town of Chili issued 39, and the Town of Greece issued 29 commercial permits during this time period. This data is somewhat questionable however be-

cause the towns of Chili and Penfield do not specify between commercial and industrial permits, yet it is likely that most of these permits are indeed commercial.

Community Service:

- Twenty community service building permits were issued in Monroe County from 2004 to 2006. The Town of Pittsford issued the most with 5 over the three year period; the City of Rochester issued the next most with 4.

Ontario County

(Data for the following municipalities was not available for one or more years (2004 – 2006) and is therefore not included in this analysis: Villages of Bloomfield, Phelps, and Rushville).

Residential:

- Just fewer than 1,700 residential units were permitted in Ontario County from 2004 to 2006, the most of any county in the Genesee-Finger Lakes Region outside of Monroe County. Almost 60% of the units permitted were in just three municipalities: the Towns of Canandaigua, Farmington, and Victor. The Town of Victor alone accounted for over 25% of the County's new residential units over the 3-year period.
- Residential development has fluctuated over the past three years: from 617 in 2004, down to 536 in 2005, and up to 546 in 2006. The most notable increase from 2005 in new residential units occurred in the Town of Canandaigua, where eight multi-family structures totaling 64 units were permitted. Also of note, the Town of Farmington is-

sued 9 multiple-family unit structures totaling 56 units... this helped account for a net increase of 70 units in between 2005 and 2006.

Industrial:

- Twenty-five industrial permits were issued in Ontario County from 2004 to 2006. The Town and Village of Victor issued 12 (48%) of these permits. The Town of Phelps issued 6, and five other municipalities combined to issue the remaining 7 permits.

Commercial:

- Forty-one commercial permits were issued in Ontario County from 2004 to 2006. The Town of Victor issued 11 of these permits- the most of any municipality in Ontario County. The Town of Canandaigua issued 6 over the three-year period, while the towns of Hopewell and Phelps each issued 5.
- Ontario County's commercial permits have decreased over the three-year period: from 17 in 2004, to 14 in 2005, and down to 10 in 2006.

Community Service:

- The Village of Phelps and the Town of Geneva issued the only community service building permits in Ontario County from 2004 to 2006.

Orleans County

(Data for the following municipalities was not available for one or more years (2004 - 2006) and is therefore not included in this analysis: Towns of Barre, Clarendon, Kendall, and Murray; Villages of Holley, Lyndonville, and Medina).

Residential:

- Of the Orleans County municipalities that submitted data for all three years, a total of 128 residential units were permitted. Thirty-three percent of the units permitted (42 of 128) were located in the Town of Carlton. The towns of Ridgeway and Yates permitted 19 and 18 units respectively over the three year period, while the Town of Shelby and the Village of Albion permitted 14 units each.
- Residential construction fluctuated during the last three years (2004 - 2006). In 2004, Orleans County municipalities permitted a total of 43 new residential units... that number increased to 52 residential units in 2005, and then decreased to 33 in 2006.

Industrial:

- Among municipalities that reported permits for each of the three years, just one industrial permit was issued. The Town of Albion issued it in 2005 at a value of over \$50,000.

Commercial:

- A total of seven commercial buildings were permitted in Orleans County from 2004 to 2006: three in the Village of Albion, and the rest distributed evenly among four other municipalities.

Community Service:

- Two community service buildings were permitted in Orleans County from 2004 to 2006; they were in the Town of Ridgeway in 2004 and in the Village of Albion in 2006.

Seneca County

(Data is available for all municipalities.)

Residential:

- 389 new residential units were permitted in Seneca County from 2004 to 2006 (up from 368 from 2003 through 2005). The Town of Fayette issued 57 residential permits during this period, the most of any municipality, and the Town of Waterloo issued 52.
- Development was again spread out throughout the County (not concentrated mainly in the northern half as seen in recent years). The Towns of Romulus, Lodi, Varick, Ovid, and Covert combined to permit 159 new units—about 40% of all units in Seneca County over the three year period.
- The total number of residential permits issued in Seneca County has fluctuated over the three years: 130 residential permits in 2004, 104 in 2005, and 155 in 2006.

Industrial:

- One industrial building was permitted in Seneca County from 2004 to 2006. 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 56 commercial buildings were permitted from 2004 to 2006 in Seneca County. The Town of Varick issued the most with nine— 8 in 2004 and one in 2005. The Town of Waterloo issued the next most commercial permits with

eight. The towns of Fayette and Romulus issued six and five permits respectively, while Junius and Seneca Falls permitted four each. Five other municipalities combined to issue the remaining 10 commercial permits.

- The total number of permits for commercial buildings in Seneca County decreased between 2004 and 2006: from 21 issued in 2004, to 12 in 2005, and 13 in 2006.

Community Service:

- A total of 6 community service buildings were permitted in Seneca County from 2004 to 2006. The permits were distributed evenly throughout six municipalities with each issuing a single permit over the three year period.

Wayne County

(Data for the following municipalities was not available for one or more years (2004 – 2006) and is therefore not included in this analysis: Towns of Butler, Lyons, Marion, Palmyra, Walworth, Williamson, Wolcott; and the Villages of Clyde and Lyons).

Residential:

- 454 residential units were permitted in Wayne County from 2004 to 2006 (only including those municipalities for which data was reported each of the last three years).
- Although many municipalities in western Wayne County did not report permit information for one or more of the three previous years, it is safe to assume that most residential development occurred in the western portion of the County as trends from previous years would indicate. Of the municipalities that *did* report data for all years, the Town of Ontario permitted the most new units (166). The

Town of Macedon permitted 79, Sodus- 48, Huron- 34, Arcadia- 33, Galen-22, and Rose- 21. Eight municipalities combined to issue the remaining 51 permits.

- Based on the data provided only by municipalities that reported each of the three years (from 2004 to 2006), development in Wayne County decreased during this period (this however would not likely be the case had data been reported for all municipalities). In 2004, the total number of residential permits issued was 171. That number decreased to 166 in 2005, and then down to 117 in 2006.

Industrial:

- A total of 12 industrial permits were issued in Wayne County from 2004 to 2006. The Towns of Galen and Macedon issued 4 and 3 permits respectively. The Town of Ontario and the Village of Wolcott each permitted two industrial buildings, and the Village of Newark issued one industrial permit over the last three years.
- Two municipalities (Galen and Ontario) issued permits for industrial buildings in 2006. In 2005, two permits were also issued- one in Macedon, and one in the Village of Newark. In 2004, six permits were issued- two each in Galen, Macedon, and in the Village of Wolcott.

Commercial:

- Municipalities in Wayne County issued 28 commercial permits from 2004 to 2006. The Town of Ontario issued the largest number of commercial permits with eight followed by the Village of Newark with six, and the Town of Sodus with five.

- The total value of commercial permits issued from 2004 to 2006 in the Town of Ontario was over \$5.45 million - more than any other Wayne County municipality. The Village of Newark was next issuing commercial permits totaling more than \$3.7 million.
- The number of permits issued for commercial buildings in Wayne County has remained relatively steady over the past three years, from 9 in 2004, to 11 in 2005, and 8 in 2006.

Community Service:

- No community service buildings were permitted in Wayne County from 2004 to 2006 among the municipalities that reported all three years.

Wyoming County

(Data is available for all municipalities.)

Residential:

- During the last three years (2004 – 2006), 273 residential units were permitted by Wyoming County municipalities- down slightly from 296 during 2003 – 2005).
- 118 (43%) of the permitted units were in the western most municipalities of the County (the Towns of Bennington, Sheldon, Java, and the Town and Village of Arcade). The Town of Bennington permitted the largest number of residential units over the three year period with 37. The Town of Arcade followed permitting 34, the towns of Sheldon and Java each permitted 20 units over the three years.

The towns of Eagle and Warsaw also permitted a significant amount of new units with 19 and 23 respectively.

Commercial:

- From 2004 to 2006, Wyoming County municipalities permitted a total of 139 commercial buildings (up from 128 from 2003 – 2005). The Village of Arcade permitted thirty-two commercial buildings (22 of which were issued in 2004), far more than any other municipality in Wyoming County. The Town of Sheldon permitted twelve, and the Village of Pery and the Town of Eagle permitted ten each. Wyoming County's high reported commercial permit numbers are likely due to the fact that the County does not differentiate between "commercial" and "industrial" permits. Therefore, some of the permits reported as commercial would likely fit more appropriately into the industrial category.
- The number of Wyoming's issued commercial permits has fluctuated over the three year period: 45 were issued in 2004, 54 issued in 2005, and 40 issued in 2006.

Yates County

(Data for the following municipalities was not available for one or more years (2004 – 2006) and is therefore not included in this analysis: Towns of Benton, Jerusalem, Middlesex, Potter, Starkey; and the Villages of Dresden, Dundee, and Penn Yan).

Residential:

- 132 residential units were permitted in Yates County from 2004 to 2006 for those municipalities which reported all

three years. The Town of Barrington reported the largest number of residential units with 53, the Town of Milo issued the next most permits with 38 and the towns of Italy and Torrey followed with 22 and 19 respectively.

- Reported residential development has remained steady in Yates County the past three years, the total number of units permitted (and reported all three years) were as follows: 50 in 2004, 48 in 2005, and 46 in 2006.

Industrial:

- The Town of Torrey is the only Yates County municipality that reported any industrial permits issued for each of the three years. Totaling five, the Town issued two in 2004, 2005, and one in 2006.

Commercial:

- Because many Yates County municipalities did not report permits issued for each of the three years, an accurate analysis of building permits cannot be made for 2004 – 2006. Of the municipalities that *did* report all permits for each year, none of them permitted any commercial buildings from 2004 through 2006.

Community Service:

- No community service buildings were permitted from 2004 to 2006 among Yates County municipalities who reported each year.