

TOWN OF NEW LEBANON PLANNING SURVEY RESULTS

Total Surveys Returned: 569

Questions and Responses:

1. What is your gender? Total responses - 562
male - 48% female - 52%
2. What is your age group? Total responses - 564
18-35 - 6% 36-59 - 55% 60 & over - 38%
3. What is the size of your household? Total responses - 561
one person - 13% two people - 52% three or four - 29% five or more - 6%
4. Do any young people under age 18 live in your home? Total responses - 558
yes - 25% no - 75%
5. Do you rent or own your home? Total responses - 560
own - 91% rent - 8%
6. How long have you lived in the Town of New Lebanon? Total responses - 564
5 years or less - 14% 6-15 years - 24% more than 15 years - 62%
7. What is your residential status? Total responses - 563
full-time - 80% weekender - 10% seasonal - 5% landowner only - 5%
8. How many acres do you own? Total responses - 562
0-1 acre - 10% 1-2 acres - 7% 2-5 acres - 22% 5-10 acres - 20%
more than 10 acres - 33% do not own - 7%

9. Which of the following describes your current home? Total responses - 547
single family - 91% two-family building - 3% boarding house - 1%
three+ family building - 2% mobile home in park - 2%
mobile home not in park - 1% *other* - 1%

'other' Responses (percentage of total responses): vacant land - 1%

10. Please indicate where you work. Total responses - 553
Pittsfield - 7% Albany - 10% Troy - 1% New Lebanon - 13%
Hudson - 1% Retired - 23% home business - 9% not working - 12%
other - 24%

'other' Responses (percentage of total responses):

NYC - 6% Berkshire County - 3% Capital District - 2% Canaan - 1%,
CT - 1% Chatham - 1% Boston - 0.4%

11. What reason primarily influenced your original decision to live here? Total responses - 556

born/raised here - 21% quality of schools - 2% rural atmosphere - 48%
close to work - 6% affordable housing - 5% *other* - 18%

'other' Responses (percentage of total responses):

marriage / spouse - 4% family move - 3% Abode of the Message - 1%
liked the house - 1% rural / scenic area - 1% new job - 1%
affordability - 1% cultural resources - 0.4% hunting opportunities - 0.4%

12. Do you feel the Town of New Lebanon has changed since you have lived here?
Total responses - 545

yes - 65% no - 24% unsure - 11%

12b. How has New Lebanon Changed?

growth - 21% ugly commercial development - 10% part-time residents - 8%
poor zoning control / enforcement - 6% farm land loss - 6%
less attractive - 5% larger racetrack - 5% less rural - 4%
more attractive - 4% more noise - 4% more traffic - 4%
business growth - 3% business loss - 2% more taxes - 2%
more zoning - 2% better government - 1% less open space - 1%

13. Please list three of the best things about New Lebanon:

Total responses - 1328

rural character - 17% scenic beauty - 12% location - 12%
friendly people - 7% schools - 6% small community - 5%
historic resources - 4% quiet - 4% restaurants - 4%
cultural resources - 2% open space - 2% speedway - 2% low crime - 2%
clean air - 1% clean water - 1% roads - 1% diversity - 1% library - 1%

14. Please list three of the worst things about New Lebanon:

Total responses - 1267

speedway - 12% ugly commercial strip (primarily Route 20) - 10%
junk / antique shops - 10% poor zoning control - 8%
retail diversity (emphasis on pharmacy need) - 7% higher taxes - 6%
town center unattractive / undefined - 6%
lack of shared community vision / values - 3% traffic on Route 20 - 3%
lack of public services - 3% eyesore / abandoned properties - 3%
wealthy 'city people' - 3% cell phone service - 2% mobile homes - 2%
supermarket - 2% OTB - 2% flea markets - 1%
lack of youth activities / entertainment - 1% citizen / government apathy - 0.7%
employment opportunities - 0.5% farm smell - 0.5%

15. List any areas or buildings in New Lebanon that you consider especially attractive:

Total responses - 1165

Mt. Lebanon Area / Darrow School - 13% Tilden Mansion - 11%
Churches (especially at Route 20 & 22) - 8% Catholic Church / Shrine - 6%
Shatford Park - 5% Angel Trumpet Florist - 4% rural countryside - 4%
views of / from hills & ridges - 4% Lebanon Springs - 3%
Cemetery Road area - 3% West Street - 3% Pillar's - 3%
High School - 3% schools - 3% County Road 5 - 2% Mario's - 2%
new building at Samantha's - 1.2% hitching post - 0.9%
Spencer House - 0.7% library - 0.6% speedway - 0.6%
Indian fountain - 0.6%

16. List areas or buildings in New Lebanon that you consider especially unattractive:

Total responses - 1129

- antique / junk shops - 19% speedway area - 10% Capone property - 9%
- Route 20 - 8% tattoo parlor / EZ mart - 5%
- mobile homes / parks (Ski Lodge & Riverdale) - 5% used car lots - 4%
- midtown mall - 3% Darcy construction - 3% OTB - 3%
- Bobbie's Closet / old Schell's Propane - 2% Ward Hatch Mall & area - 2%
- strip malls - 2% trailer storage - 2% unkempt properties - 2%
- old / abandoned elementary school - 1.4% speedway diner - 1.4%
- downtown - 1.3% vacant businesses - 1% Route 22 south - 0.9%
- none - 0.8% go cart places - 0.7% asphalt plant - 0.5%
- Chittenden Farm - 0.5% Fairweather Farm - 0.5%
- junction Routes 20/22 - 0.4% Consolidated Fabricators - 0.4%
- dumpster factory - 0.4% Hess station area - 0.4% Gideon equipment - 0.4%
- Griffin house - 0.4%

17. Do you feel there is enough affordable housing in the Town of New Lebanon?

Total responses - 543

- yes - 33% no - 26% unsure - 41%

18. Should New Lebanon encourage, prohibit, allow, or allow with conditions the following types of new residential development? Total responses per item - ranged from 514 to 551

	<u>encourage</u>	<u>prohibit</u>	<u>allow</u>	<u>allow with conditions</u>
single family housing	70%	0%	19%	11%
mobile home parks	5%	35%	6%	54%
condominiums	14%	26%	18%	42%
single mobile homes				
on individual lots	10%	39%	17%	35%
apartment buildings				
(1 to 2 stories)	13%	23%	24%	40%
manufactured housing				
other than mobile homes	20%	7%	46%	27%
senior citizen housing	40%	4%	34%	22%
low income housing	17%	26%	16%	40%
cluster housing	14%	43%	13%	29%
combined residential/ commercial	12%	24%	20%	44%

19. Currently, individual mobile homes are allowed in mobile home parks, RA1 zone, and elsewhere only by special permit. Which of the following do you favor? Total responses - 549

1. allowing mobile home in all areas without a special permit - 14%
2. continuing existing rules - 36%
3. prohibiting mobile home in all areas except in mobile home parks (excepting those homes already in existence) - 50%

20. Currently, the Zoning Ordinance requires minimum lot sizes (1 acre, 2 acres, 5 acres) for residential development. Minimum lot sizes determine the density of development allowed to occur. Which of the following do you favor? Total responses - 547

1. maintaining current minimum lot sizes - 66%
2. increasing minimum lot sizes - 25%
3. decreasing minimum lot sizes - 4%
4. eliminating minimum lot sizes - 4%

21. How important is it for the community to be concerned with:

Total responses per item - ranged from 539 to 555

	<u>important</u>	<u>not important</u>	<u>no opinion</u>
architectural design	59%	27%	13%
building scale	71%	15%	14%
building height	76%	15%	8%
business signs	83%	10%	6%
landscaping	71%	21%	8%
farmland	85%	9%	6%
site design	70%	18%	12%
density (residential)	86%	7%	7%
density (commercial)	84%	9%	6%
proximity of commercial development to residential	82%	11%	6%
tourism	79%	13%	8%
water quality	95%	3%	2%
noise levels	87%	7%	6%
stream protections	95%	3%	2%
traffic patterns	86%	7%	6%
wetland protection	86%	8%	6%
visual character	87%	8%	5%

22. How important is it for the community to preserve the following:

Total responses per item - ranged from 550 to 558

	<u>important</u>	<u>not important</u>	<u>no opinion</u>
historic character	89%	6%	5%
mature trees	86%	9%	5%
farmland	89%	5%	6%
undeveloped land	74%	15%	11%
scenic views	91%	6%	3%
unpaved roads	48%	40%	12%

23. Do you feel there is a need for the following? Total responses per item - ranged from 552 to 563

	<u>yes</u>	<u>no</u>	<u>undecided</u>
public water system	13%	69%	18%
public sewer system	18%	65%	17%
sidewalk system in the center of town	52%	37%	11%
public transportation	34%	46%	20%
waste/junk pick-up	63%	26%	11%

24. Do you feel there is a need for the following recreation or leisure activities to be available in the town? Total responses per item - ranged from 518 to 552

	<u>yes</u>	<u>no</u>	<u>undecided</u>
indoor basketball	42%	37%	21%
bicycle trails	71%	19%	9%
hiking paths	73%	17%	9%
golf course	18%	66%	15%
indoor ice skating rink	23%	55%	21%
senior citizens center	69%	17%	14%
youth center	73%	15%	12%
bowling	38%	43%	18%
movie theater	39%	44%	15%
community center	61%	23%	16%
snowmobile trail	25%	60%	14%

'other' Responses (percentage of 47 'other' responses): swimming pool - 19%, drug store - 9%, trails - 9%, tennis courts - 6%, gym - 6%, skating rink - 4%, Starbucks Coffee - 4%, hunting / fishing access - 2%

25. Should the community encourage, prohibit, allow, or allow with conditions the following types of commercial and/or industrial development? Total responses per item - ranged from 526 to 558

	<u>encourage</u>	<u>prohibit</u>	<u>allow</u>	<u>allow with conditions</u>
professional offices	55%	3%	21%	21%
corporate office park	27%	25%	14%	21%
hotel/motel	30%	9%	23%	38%
tourism	66%	2%	22%	11%
industrial or business park	17%	33%	11%	39%
light manufacturing	26%	11%	18%	45%
heavy manufacturing	8%	55%	9%	29%
warehouses / distribution centers	9%	43%	13%	35%
fast food franchises	14%	46%	15%	25%
big box stores	9%	60%	7%	24%
	<u>encourage</u>	<u>prohibit</u>	<u>allow</u>	<u>allow with conditions</u>
flea markets	16%	9%	24%	50%
used car lots	3%	32%	11%	54%
junkyards	3%	74%	2%	20%
mining gravel and rock	3%	53%	9%	35%
truck depot	3%	65%	6%	26%
bars	3%	27%	16%	54%
home based businesses	39%	3%	30%	28%
retail stores	41%	6%	26%	27%
transfer station	20%	23%	17%	40%

26. Currently, visitors from other areas come to New Lebanon for several reasons: recreational, historic sites, and cultural attractions (examples: Mt Lebanon Shaker Community, Lebanon Valley speedway, Theater Barn, Tannery Pond). Do you feel the Town should encourage tourism? Total responses - 554

yes - 88% no - 4% unsure - 8%

27. Please list what new and/or existing tourist attractions you would like encouraged.

Total responses - 1062

- Theater Barn / Tannery Pond / cultural events / concerts - 28%
- Mt. Lebanon / Shaker history - 26% Lebanon Valley Speedway - 6%
- biking / hiking trails - 5% warm springs - 4% open spaces (incl. hunting) - 4%
- restaurants - 3% all tourism - 2% flea markets - 2% winter sports - 2%
- antiques - 1% fairs / festivals - 1% retail - 1% museum - 1% arts - 1%
- movie house - 1% farmers' market - 1% crafts - 1% fix town center - 0.5%

28. Please list what new and/or existing tourist attractions you would like discouraged.

Total responses - 615

- Lebanon Valley Speedway - 36% antique / junk dealers - 8%
- flea markets - 8% gambling - 7% none - 4% amusement parks - 4%
- congestion / noise creating uses - 4% bars - 3% tattoo parlors - 3%
- malls - 2% fast food - 2% loud concerts - 1.5% adult uses - 1.3%
- hunting - 1.3% motorized recreation - 1% used car lots - 0.8%
- golf course - 0.7%

29. Currently, industry (manufacturers, such as Ceramaseal) with the Town is located in certain areas along Route 20. Would you support:

Total responses per item - ranged from 522 to 547

	<u>yes</u>	<u>no</u>	<u>undecided</u>
more industry located in same area	59%	25%	16%
more industry located in additional areas along Route 20	41%	38%	21%
more industry located in areas other than Route 20	28%	44%	27%
less industry than currently exists	10%	68%	22%
no new industry along Route 20	26%	54%	19%
no new industry	17%	65%	18%

30. Should new industrial development be allowed in areas currently zoned for:

Total responses per item - 548

	<u>yes</u>	<u>no</u>	<u>undecided</u>
residential	6%	87%	6%
commercial	36%	46%	18%
industrial	67%	15%	18%

31. Should new industrial development be discouraged in areas currently zoned for:
 Total responses per item - 543

	<u>yes</u>	<u>no</u>	<u>undecided</u>
residential	84%	11%	5%
commercial	46%	37%	17%
industrial	20%	62%	18%

32. Currently, commercial uses (retail, restaurants) within the Town are concentrated on Route 20. Are you in favor of:

Total responses per item - ranged from 520 to 544

	<u>yes</u>	<u>no</u>	<u>undecided</u>
more commercial establishments located in same area	74%	14%	12%
more commercial establishments in other areas	40%	41%	19%
no new commercial establishments	10%	74%	16%
fewer commercial establishments	8%	76%	16%

33. Should new commercial establishments be allowed in areas currently zoned for:
 Total responses per item - ranged from 530 to 538

	<u>yes</u>	<u>no</u>	<u>undecided</u>
residential 1 acre	10%	81%	9%
residential 2 acres	8%	83%	9%
residential 5 acres	14%	75%	12%
commercial	81%	8%	11%
industrial	69%	18%	14%

34. Should new commercial establishments be discouraged in areas currently zoned
 Total responses per item - ranged from 530 to 537

	<u>yes</u>	<u>no</u>	<u>undecided</u>
residential 1 acre	80%	11%	9%
residential 2 acres	83%	9%	8%
residential 5 acres	76%	14%	10%
commercial	13%	77%	10%
industrial	18%	69%	13%