

Comprehensive Plan Committee  
Town of New Lebanon  
Box 328  
New Lebanon, NY 12125

September 2002

Dear Town of New Lebanon Property Owner / Registered Voter,

The Town Planning Board has recently created a Comprehensive Plan Committee to update the 1965 Town of New Lebanon Comprehensive Plan. One of our first steps is to ask for information from residents through the enclosed survey. This survey is being mailed to all registered voters and property owners.

The Comprehensive Plan is a planning tool used to guide Town government in making consistent decisions that have an impact on land use and patterns of development within the Town. To be effective, the Comprehensive Plan should be based on the community's desires and will contain recommendations and strategies to achieve specific goals.

This survey is part of an outreach effort to seek public input for the Comprehensive Plan that will reflect the community's vision for New Lebanon over the next 10 to 20 years. By gathering opinions and ideas from all residents, we intend to develop a Plan that will represent the views of the community.

We will also seek your participation in public workshops, led by a professional planner, to help identify our community's goals. These workshops are scheduled for Tuesday evening, October 1, and Saturday morning, October 5, 2002. Please save these dates on your calendar. Further information on these workshops may be found on our website and in the local news media.

Please take a moment to complete this survey and ***return it to us within three weeks***, either by mail, or in the drop off box in the Town Hall. Because the survey responses are anonymous, and to ensure that the responses are from registered voters or landowners, we ask that you complete the enclosed original copy, and not a photocopy.

Thank you.  
Comprehensive Plan Committee

**TOWN OF NEW LEBANON  
PLANNING SURVEY**

Directions:

Please put the number for your answer in the right hand column.

example: What is your gender?

1. male      2. female      \_\_1\_\_

If the question asks for a written answer, fill in the blank lines.

If the answer contains boxes , please  your reply.

Questions:

1. What is your gender?  
1. male      2. female      1. \_\_\_\_
2. What is your age group?  
1. 18-35      2. 36-59      3. 60 & over      2. \_\_\_\_
3. What is the size of your household?  
1. one person      2. two people      3. three or four      4. five or more      3. \_\_\_\_
4. Do any young people under age 18 live in your home?  
1. yes      2. no      4. \_\_\_\_
5. Do you rent or own your home?  
1. own      2. rent      5. \_\_\_\_
6. How long have you lived in the Town of New Lebanon?  
1. 5 years or less      2. 6 - 15 years      3. more than 15 years      6. \_\_\_\_
7. What is your residential status?  
1. full-time      2. weekender      3. seasonal      4. landowner, not resident      7. \_\_\_\_
8. How many acres do you own?  
1. 0-1 acre      2. 1-2 acres      3. 2-5 acres      4. 5-10 acres  
5. more than 10 acres      6. do not own      8. \_\_\_\_

9. Which of the following describes your current home?  
1. single family    2. two-family building    3. boarding house  
4. three or more family building    5. mobile home in park  
6. mobile home not in park    7. other \_\_\_\_\_    9. \_\_\_\_\_

10. Please indicate where you work  
1. Pittsfield    2. Albany    3. Troy    4. New Lebanon  
5. Hudson    6. retired    7. home business in town  
8. not working    9. Other \_\_\_\_\_    10. \_\_\_\_\_

11. What reason primarily influenced your original decision to live here?  
1. born/raised here    2. quality of schools    3. rural atmosphere  
4. close to work    5. affordable housing  
6. other \_\_\_\_\_    11. \_\_\_\_\_

12. Do you feel the Town of New Lebanon has changed since you have lived here?  
1. yes    2. no    3. unsure    12. \_\_\_\_\_

If yes, how has it changed? \_\_\_\_\_  
\_\_\_\_\_

13. Please list three (3) of the best things about New Lebanon:  
1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_

14. Please list three (3) of the worst things about New Lebanon:  
1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_

15. Please list any areas or buildings in New Lebanon that you consider especially attractive:  
1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_

16. Please list any areas or buildings in New Lebanon that you consider especially unattractive:

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

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

1. yes      2. no      3. unsure      17. \_\_\_\_\_

18. Should New Lebanon encourage, prohibit, allow, or allow with conditions the following types of new residential development:

	encourage	prohibit	allow	allow with conditions
single family housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
mobile home parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
condominiums	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
single mobile homes on individual lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
apartment buildings (1 to 2 stories)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
manufactured housing other than mobile homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
senior citizen housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
low income housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
cluster housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
combined residential/ commercial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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?

- 1. allowing mobile home in all areas without a special permit
- 2. continuing existing rules
- 3. prohibiting mobile home in all areas except in mobile home parks (excepting those homes already in existence)      19. \_\_\_\_\_

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?

1. maintaining current minimum lot sizes
2. increasing minimum lot sizes
3. decreasing minimum lot sizes
4. eliminating minimum lot sizes

20. \_\_\_\_\_

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

	important	not important	no opinion
architectural design	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
building scale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
building height	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
business signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
farmland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
site design	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
density (residential)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
density (commercial)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
proximity of commercial development to residential	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
tourism	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
water quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
noise levels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
stream protections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
traffic patterns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
wetland protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
visual character	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

	important	not important	no opinion
historic character	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
mature trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
farmland	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
undeveloped land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
scenic views	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
unpaved roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

23. Do you feel there is a need for the following?

	yes	no	undecided
public water system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
public sewer system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
sidewalk system in the center of town	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
public transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
waste/junk pick-up	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

24. Do you feel there is a need for the following recreation or leisure activities to be available in the town?

	yes	no	undecided
indoor basketball	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
bicycle trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
hiking paths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
golf course	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
indoor ice skating rink	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
senior citizens center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
youth center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
bowling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
movie theater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
community center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
snowmobile trail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
other_____			

25. Should the community encourage, prohibit, allow, or allow with conditions the following types of commercial and/or industrial development?

	encourage	prohibit	allow	allow with conditions
professional offices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
corporate office park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
hotel/motel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
tourism	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
industrial or business park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
light manufacturing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
heavy manufacturing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
warehouses / distribution centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
fast food franchises	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
big box stores	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	encourage	prohibit	allow	allow with conditions
flea markets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
used car lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
junkyards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
mining gravel and rock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
truck depot	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
bars	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
home based businesses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
retail stores	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
transfer station	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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?

1. yes      2. no      3. unsure      26. \_\_\_\_\_

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

1. \_\_\_\_\_  
 2. \_\_\_\_\_  
 3. \_\_\_\_\_

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

1. \_\_\_\_\_  
 2. \_\_\_\_\_  
 3. \_\_\_\_\_

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

	yes	no	undecided
1. more industry located in same area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. more industry located in additional areas along Route 20	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. more industry located in areas other than Route 20	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. less industry than currently exists	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. no new industry along Route 20	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. no new industry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

	yes	no	undecided
residential	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
commercial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

31. Should new industrial development be discouraged in areas currently zoned for:

	yes	no	undecided
residential	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
commercial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

	yes	no	undecided
1. more commercial establishments located in same area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. more commercial establishments in other areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. no new commercial establishments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. fewer commercial establishments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

33. Should new commercial establishments be allowed in areas currently zoned for:

	yes	no	undecided
residential 1 acre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
residential 2 acres	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
residential 5 acres	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
commercial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

34. Should new commercial establishments be discouraged in areas currently zoned for:

	yes	no	undecided
residential 1 acre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
residential 2 acres	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
residential 5 acres	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
commercial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

35. Are there any other planning issues related to the Town of New Lebanon that you would like to share with us?

Thank you for your time and effort in completing this survey.

Comprehensive Plan Committee  
New Lebanon  
[Newlebanonplanning.org](http://Newlebanonplanning.org)