

# Developing Lima's Future: **Survey Results**



**Crux Research, Inc.**  
*February 7, 2007*

# Meeting Format

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- 1. Presentation of results.**
- 2. Comments from the Town Supervisor.**
- 3. Questions from the Town Board.**
- 4. Questions from the public (to Town Board).**

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**“Thank you for all the hard work you do for our town! We need to mend and move forward.”**

**“Lima has stood still too long. It is about time Lima started to grow and expand.”**

**“Lima is a nice area. It needs to be developed – it needs new life and great businesses.”**

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# Topics

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- ❑ **Survey method and response**
  - ❑ **Quality of life in Lima**
  - ❑ **Taxes**
  - ❑ **What issues do Lima residents care about most?**
  - ❑ **Zoning issues**
  - ❑ **Pace of development**
  - ❑ **“Place” of development**
  - ❑ **Nature of development**
  - ❑ **Residential development/lot sizes**
  - ❑ **Retail development**
  - ❑ **Comprehensive Plan**
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## Methodology

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- ❑ Poll conducted in November-December 2006.
- ❑ 4-page questionnaire mailed to all **registered voters**.
- ❑ Questionnaire content/wording was the responsibility of Crux Research.
- ❑ Mail out and return conducted by Crux, with security measures in place.

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- 1,404 questionnaires returned.
  - Results are statistically projectable to “registered voters” in Lima to a sampling precision of +/- **1.9%**.

Response rate = **51%**

## Who Responded?

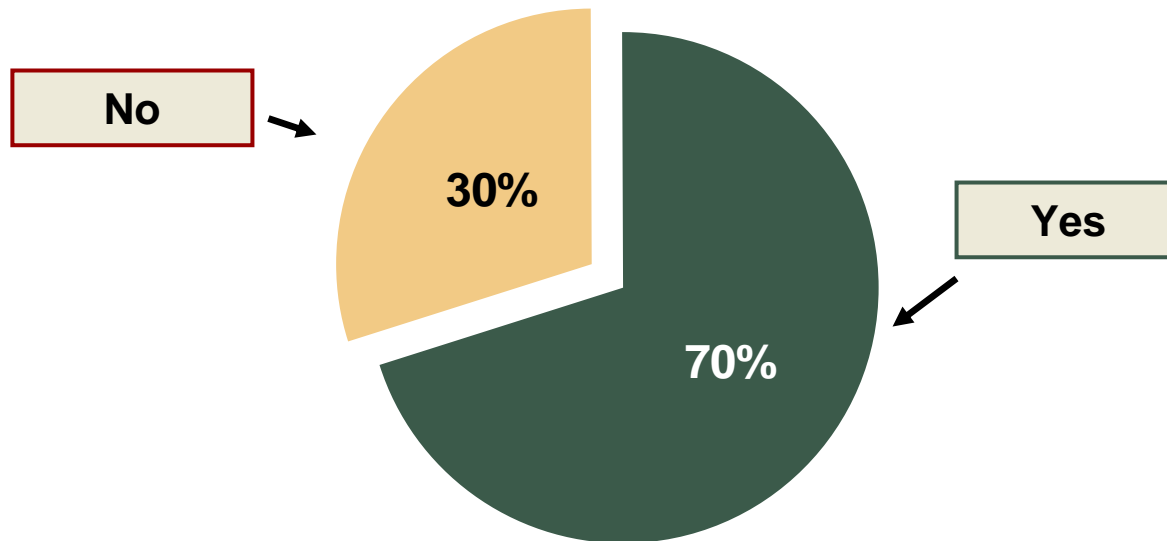
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- Overall response was...
  - 47% male/53% female
  - 49% from Village of Lima, 51% from the town outside the village.
- 35% provided emails to obtain poll results; 20% provided emails to receive communications from the Town.

**80%** said the questionnaire provided adequate opportunity to provide input into decisions being made about the future of Lima.

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**If the results of this survey show that the Lima community supports having types of development that are different from what you personally favor, will you support the community's view?**



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Q34 Base: All Respondents (n=1,295)

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**“Thank you for the opportunity to fill out this survey. It allows new residents such as us an opportunity to have our voice heard. It is appreciated.”**

**“This survey offers Lima residents an excellent opportunity to share their views and consider the issues.”**

**“I believe this survey is a step in the right direction.”**

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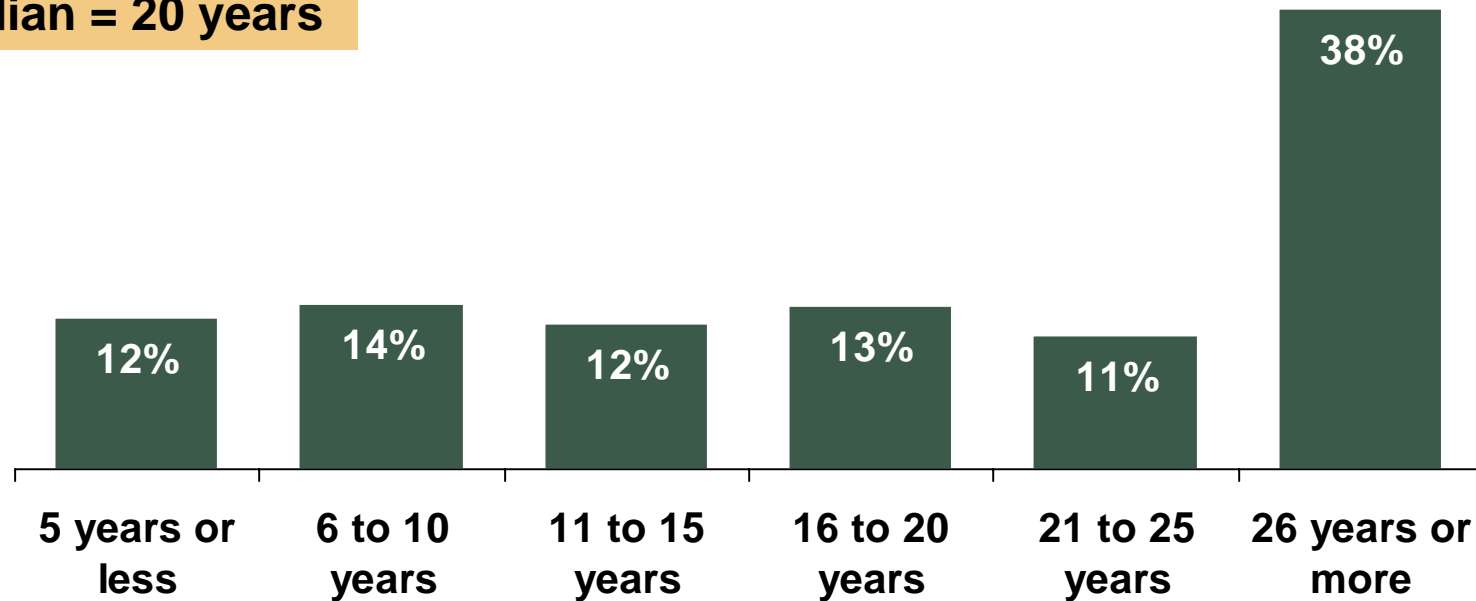
# Quality of Life in Lima



# Town of Lima has many long-time residents

## How long have you lived in Lima?

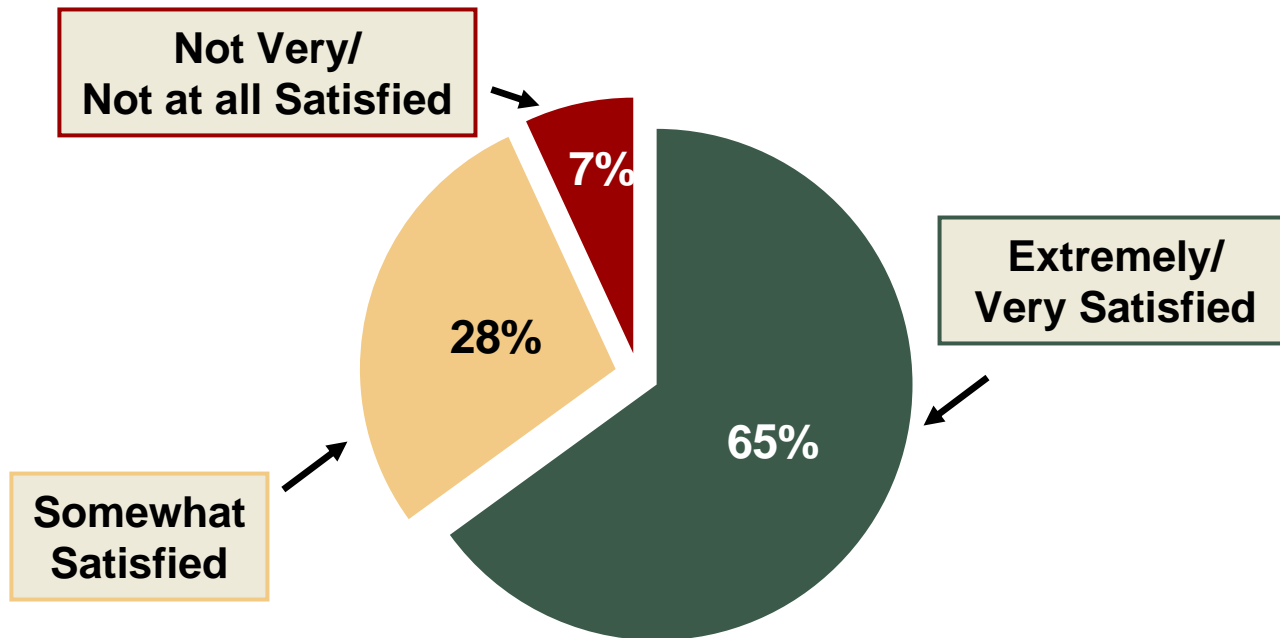
Median = 20 years



Q5 Base: All Respondents (n=1,394)

# Most Lima residents are happy with the quality of life in Lima

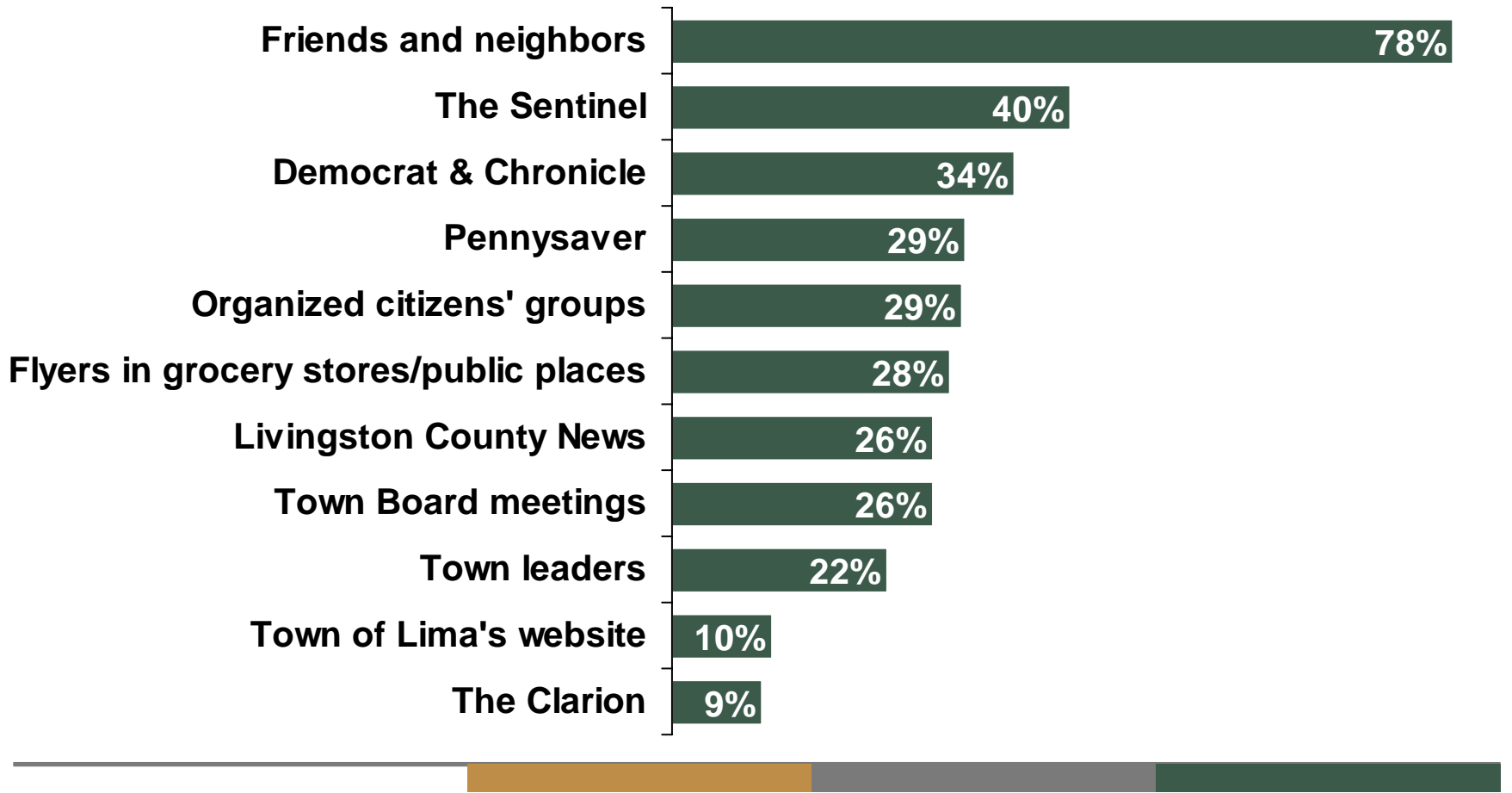
How satisfied are you with the quality of life for you and your family in Lima?



Q9 Base: All Respondents (n=1,383)

# Most residents learn about Town issues from friends and neighbors

How do you typically learn about issues affecting the Town of Lima?



Q13 Base: All Respondents (n=1,404)

# Taxes in Lima



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**“I enjoy the small town character of Lima, but am afraid that the lack of businesses will make it difficult to live in Lima due to increasing taxes.”**

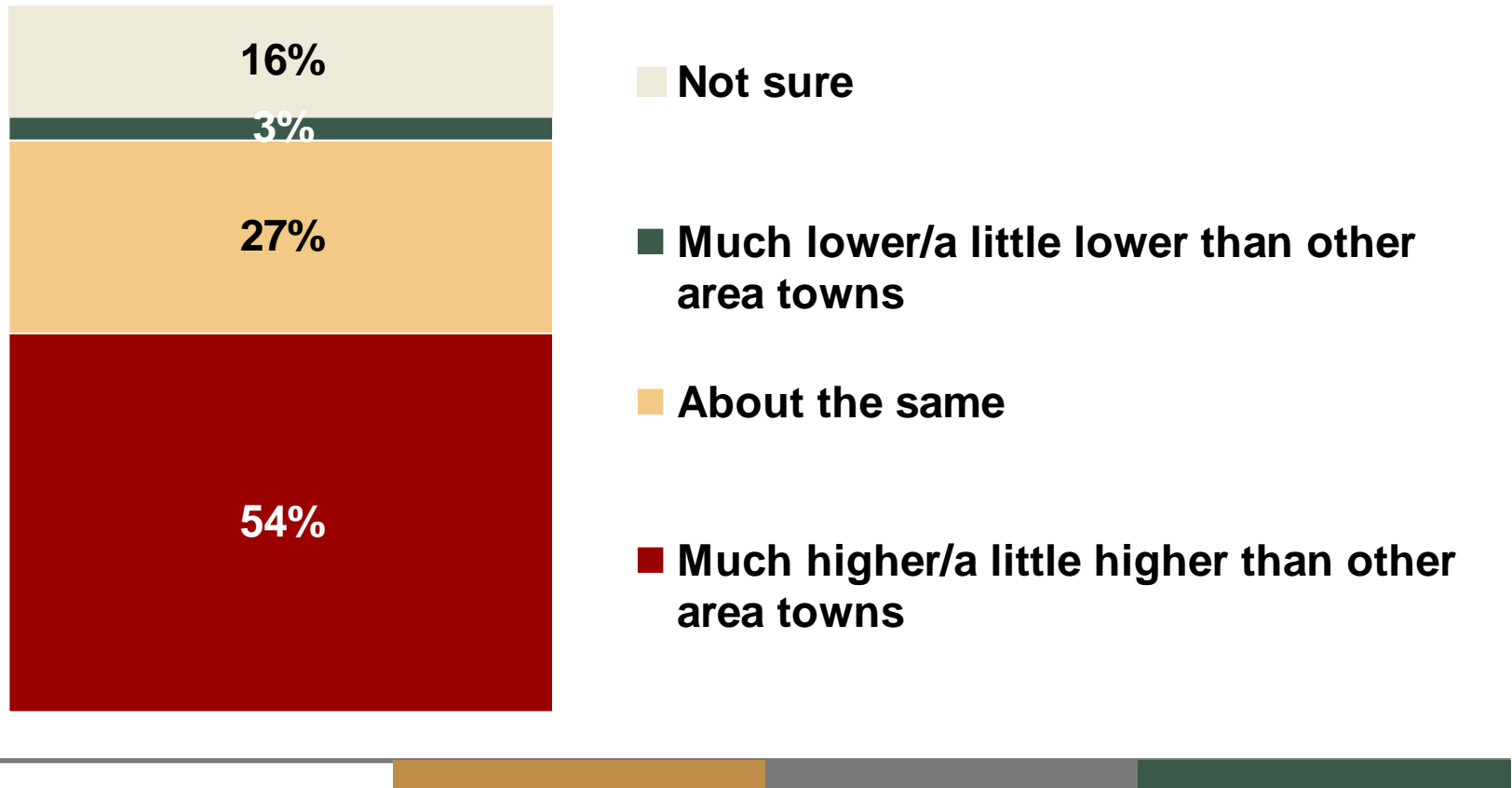
**“We should support growth; this will help with taxes, jobs, and the future of our children.”**

**“We need more of a tax base so our property taxes stop going up so much!”**

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# Lima residents are likely to feel their taxes are higher than other towns

**In your view, are taxes in the Town of Lima ...?**



Q10 Base: All Respondents (n=1,370)

## Yet, views towards tax “burden” are balanced

**What is your view toward the amount of taxes you pay as a Lima resident?**



Q11 Base: All Respondents (n=1,368)

## Which issues do Lima residents care about most?



**How important are each of the following to you?**  
*(% Critically/Very Important)*

<b>Town taxes/fees</b>	<b>95%</b>	<b>Preservation of historic buildings</b>	<b>79%</b>
<b>Community input into Town decision-making</b>	<b>93%</b>	<b>Shopping/retail development</b>	<b>77%</b>
<b>HF-L school system</b>	<b>89%</b>	<b>Vehicular traffic</b>	<b>77%</b>
<b>Commercial/business growth</b>	<b>88%</b>	<b>Number of jobs available in Lima</b>	<b>77%</b>
<b>Light industrial development</b>	<b>87%</b>	<b>Restrictions on lot sizes</b>	<b>75%</b>
<b>Revitalizing downtown</b>	<b>86%</b>	<b>Small town character</b>	<b>74%</b>
<b>Farming/agriculture</b>	<b>85%</b>	<b>Open space</b>	<b>74%</b>
<b>Residential development</b>	<b>80%</b>	<b>Parks/recreation opportunities</b>	<b>74%</b>

Q16 Base: All Respondents (n=1,373)

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**“I feel strongly that there is room for commercial/retail development in Lima while still preserving Lima’s rural character.”**

**“Lima needs to both protect its character/small town feel AND be progressive in its approach to attract small industry & economic development... with creativity we can be both progressive & quaint.”**

**“Keep the “character” of this town intact. Bring in good businesses, not ones that will change the town.”**

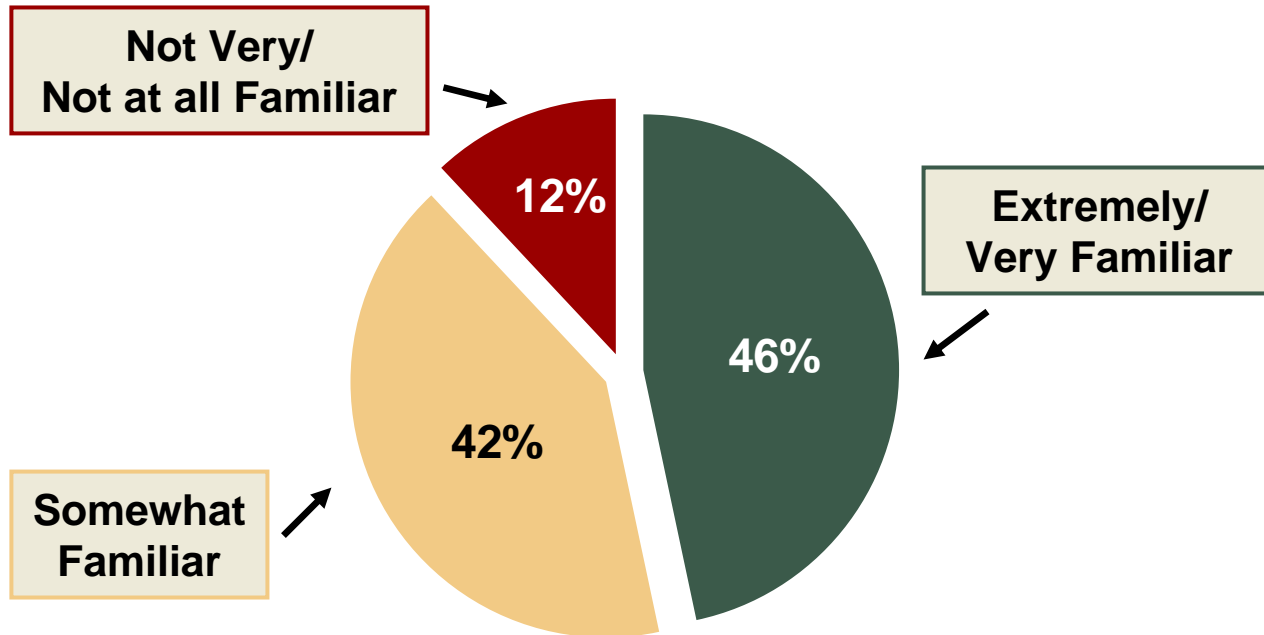
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# Zoning Issues in Lima



# Most Lima residents are familiar with development issues

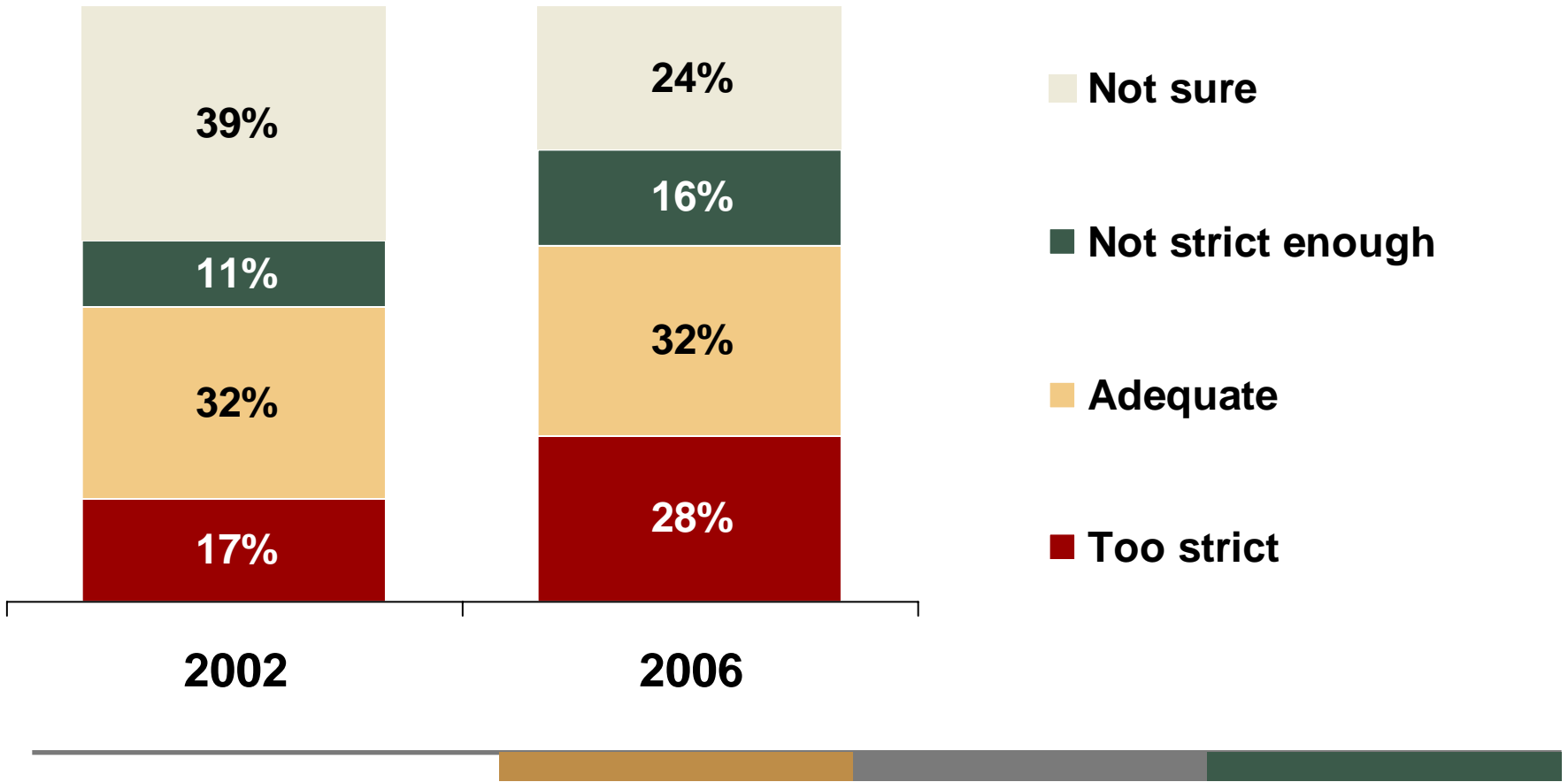
**How familiar are you regarding issues Lima is facing regarding development in the town?**



Q15 Base: All Respondents (n=1.392)

# Views towards current zoning are mixed, with more residents feeling it too strict as not strict enough

Do you feel that Lima's current zoning laws are ...?



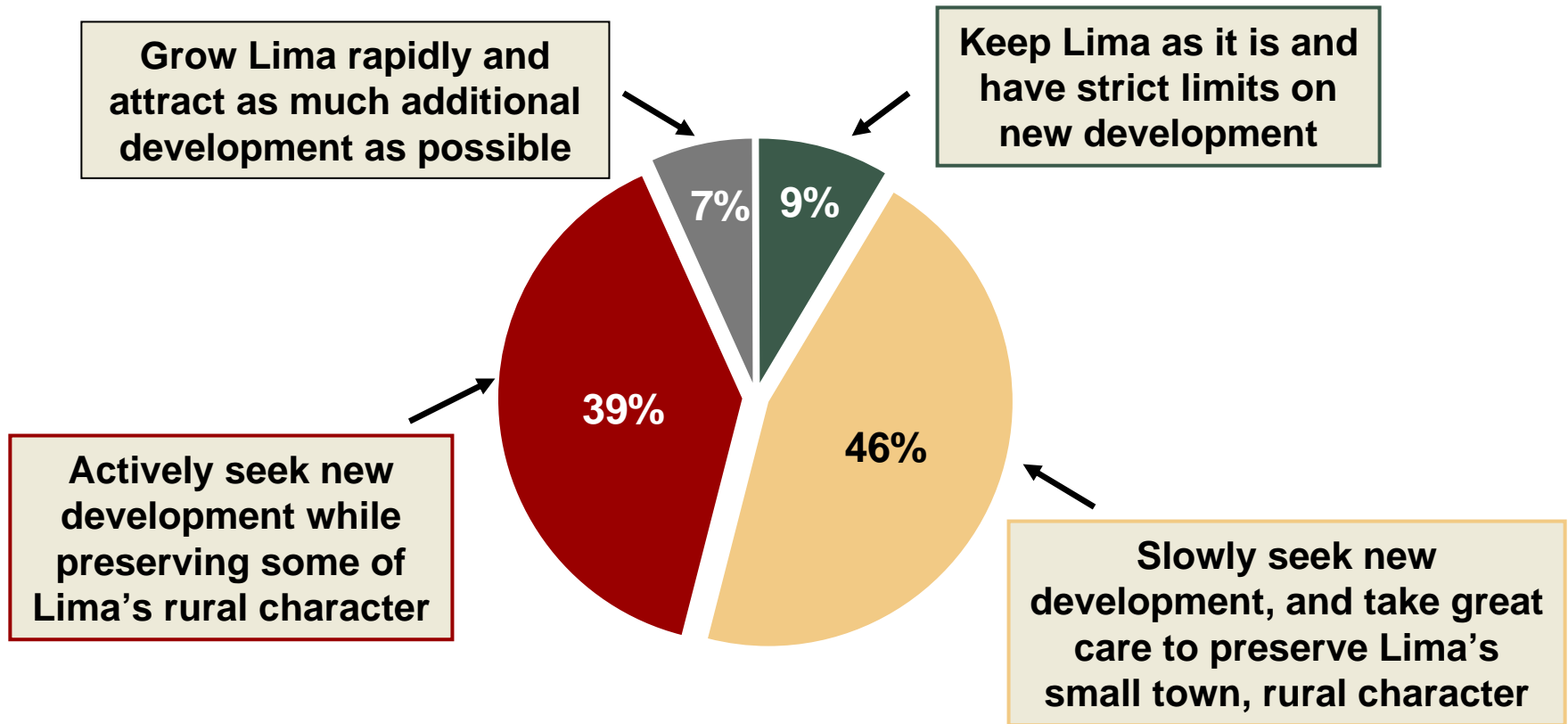
Q12 Base: All Respondents (n=1,363)

# Pace of Development



# Lima citizens favor active development

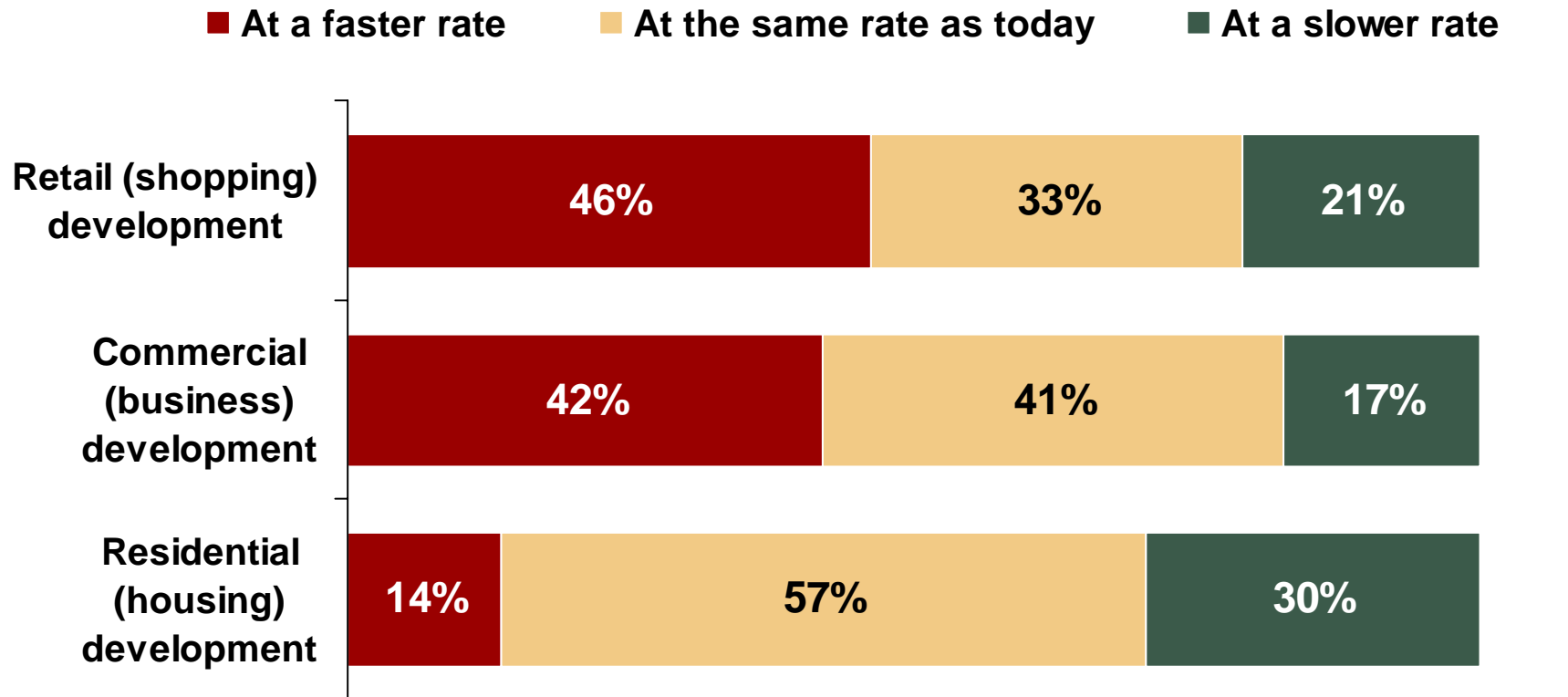
## What would you most like to see?



Q19 Base: All Respondents (n=1,295)

# Residents would like to see retail and commercial development proceed faster

**Would you like to see the Town of Lima encourage ...?**



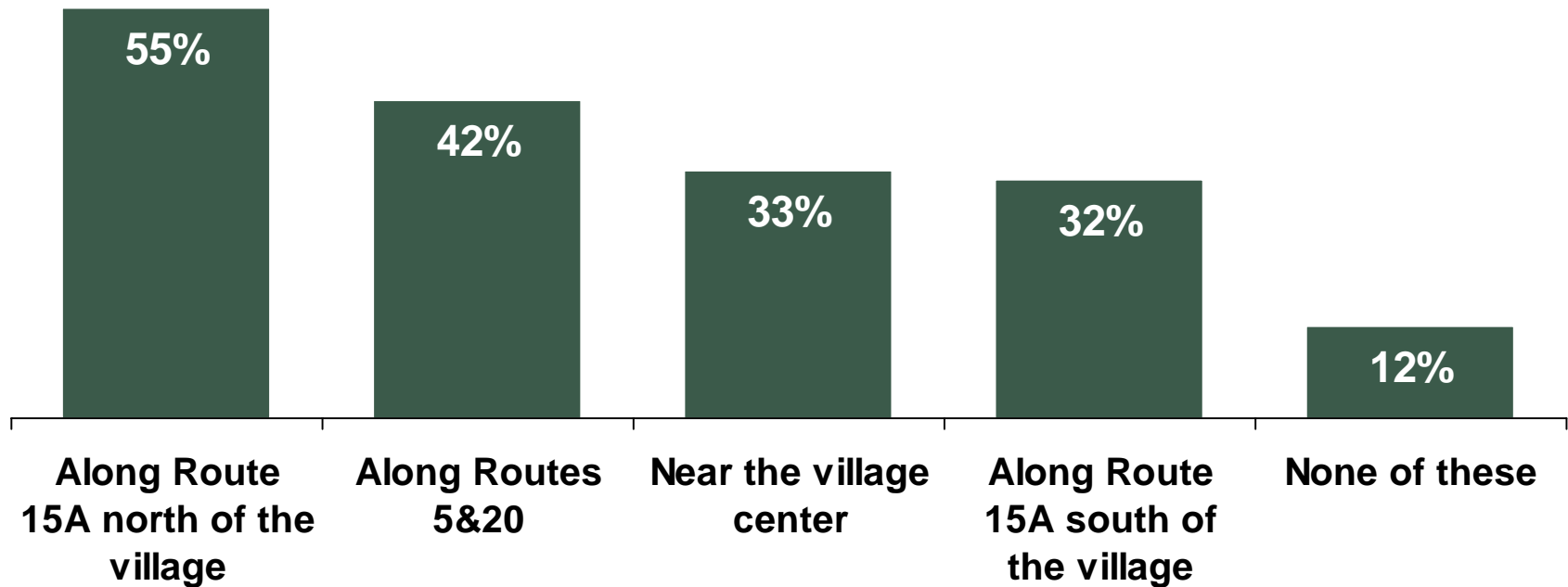
Q20/Q23/Q24 Base: All Respondents (n=1,375)

# “Place” of development: The Route 15A Corridor



# Route 15A North is the most supported location

**Where in Lima would you like to see commercial development (business/retail)?**

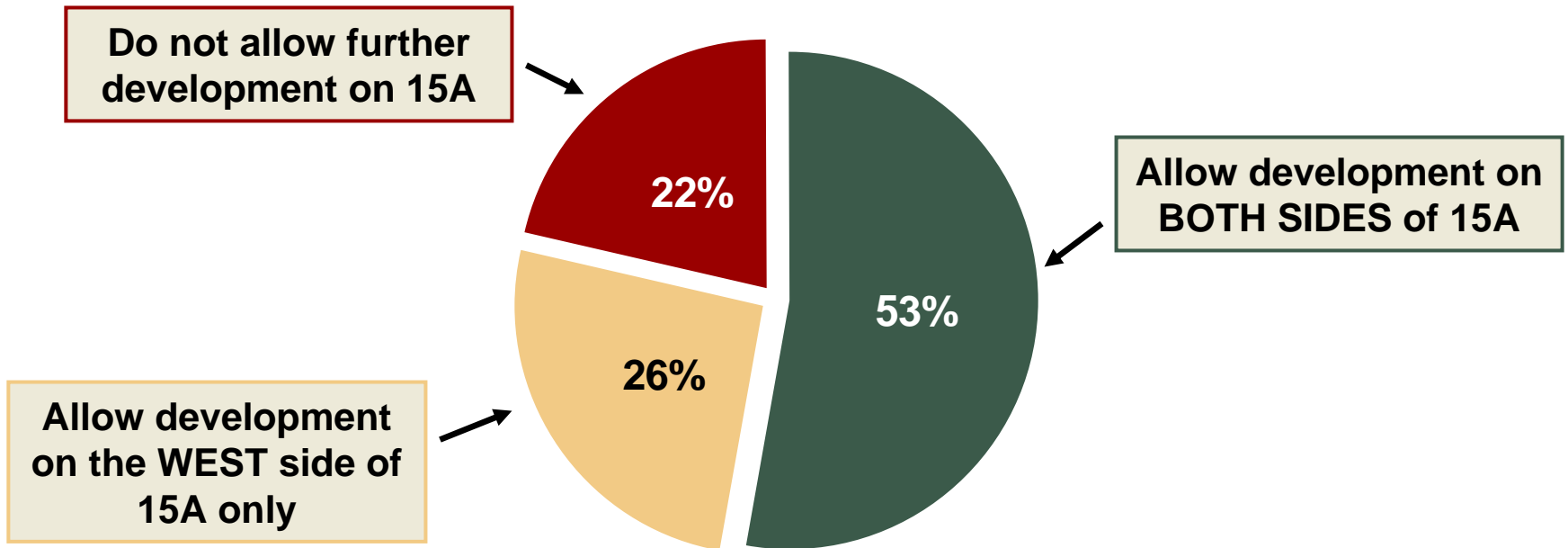


Q25 Base: All Respondents (n=1.404)

# Residents favor development on both sides of 15A North

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**Which do you think is most appropriate over the next 5-10 years?**



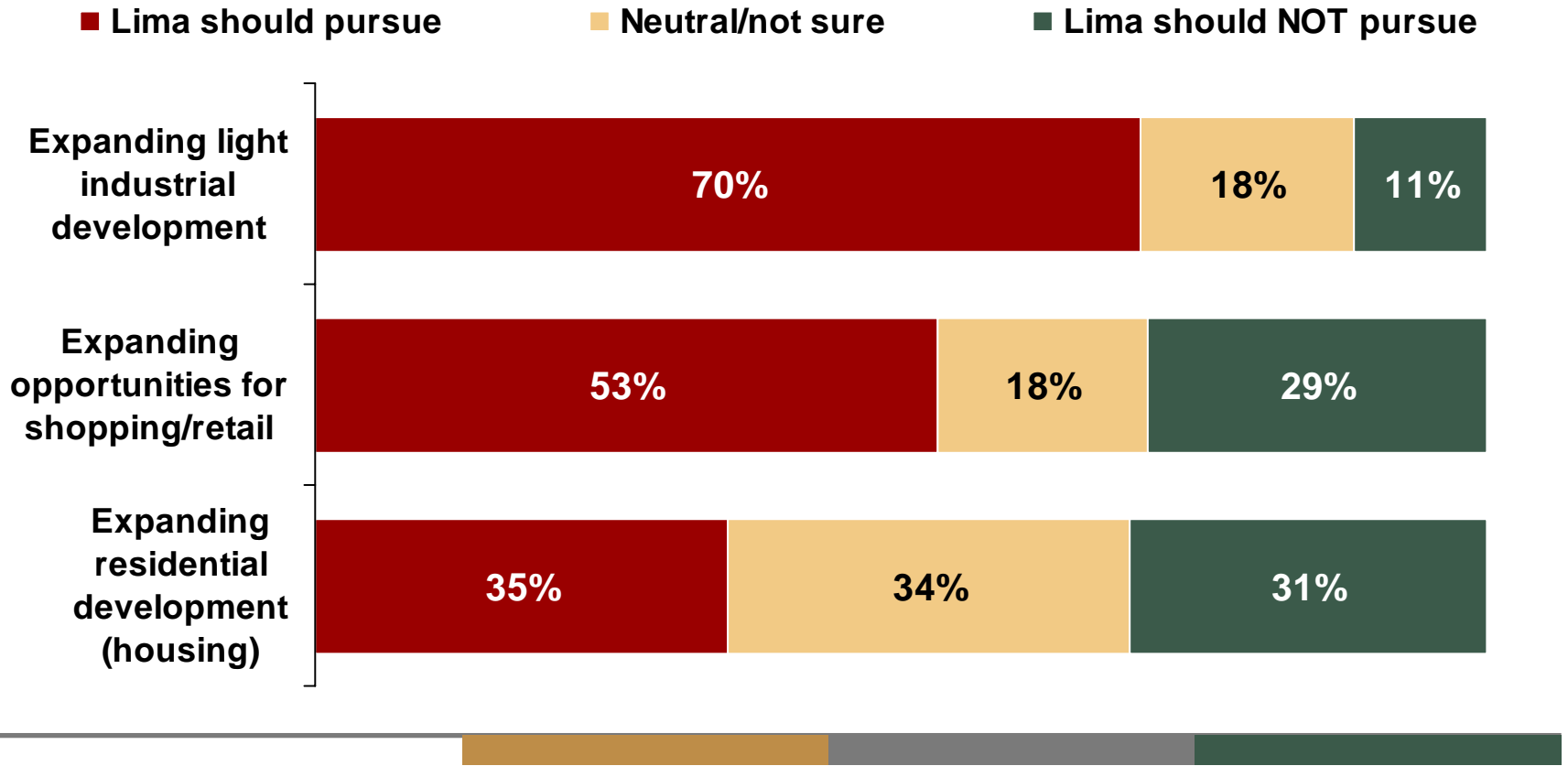
Q27 Base: All Respondents (n=1,337)

# Nature of Development



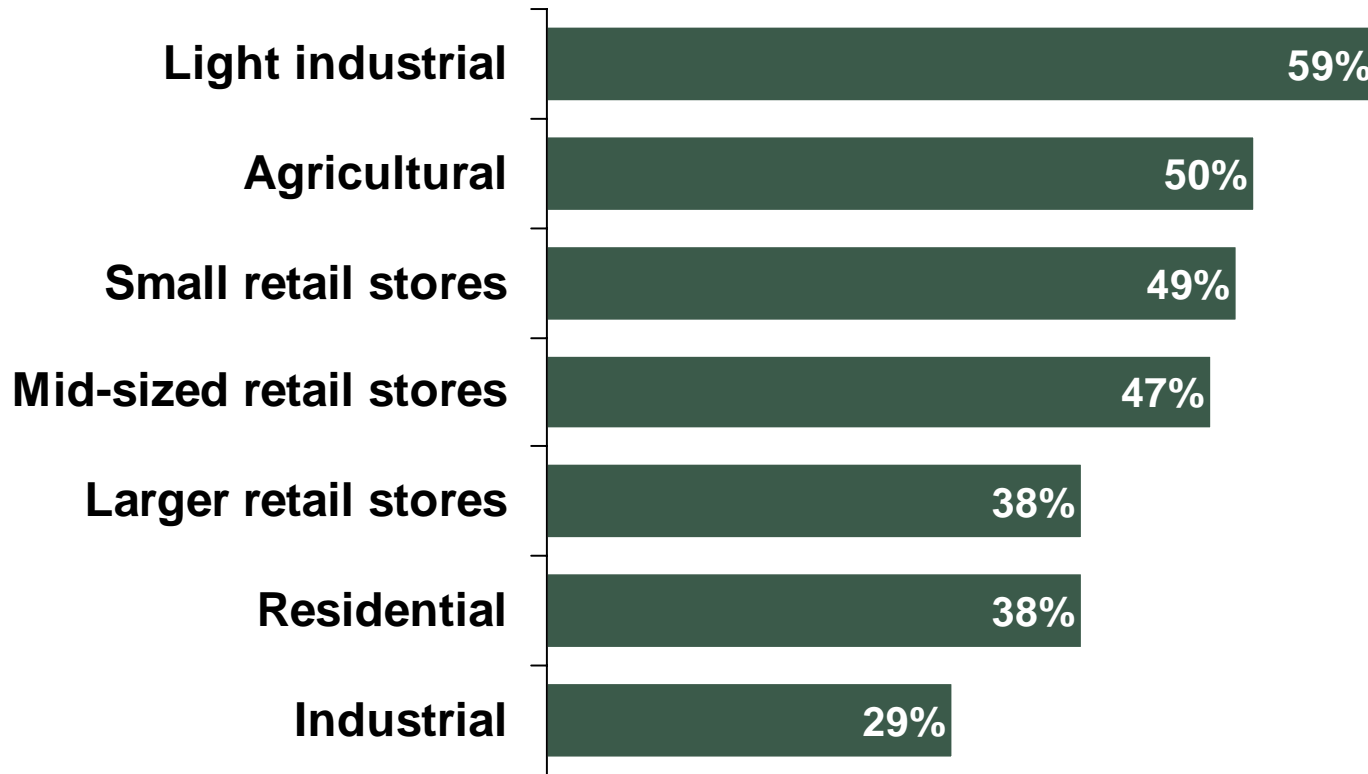
# Lima residents would like to pursue light industrial and retail development

Which would you like to see the Town of Lima pursue?



Q18 Base: All Respondents (n=1,381)

**Which types of development do you feel are appropriate for the Route 15A corridor north of Lima?**



Q26 Base: All Respondents (n=1,404)

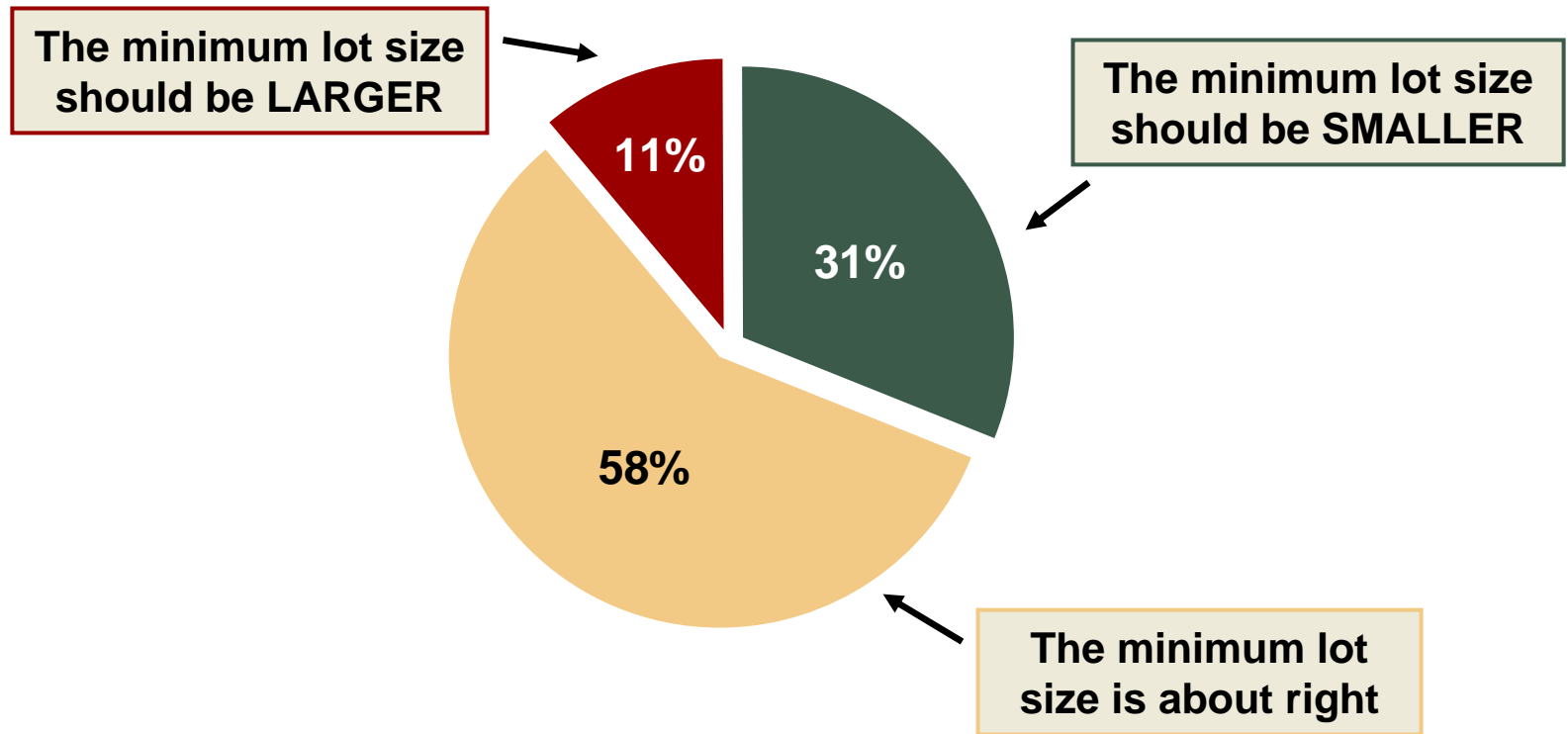
# Residential development: Lot sizes



# Most want minimum lot sizes to remain as they are

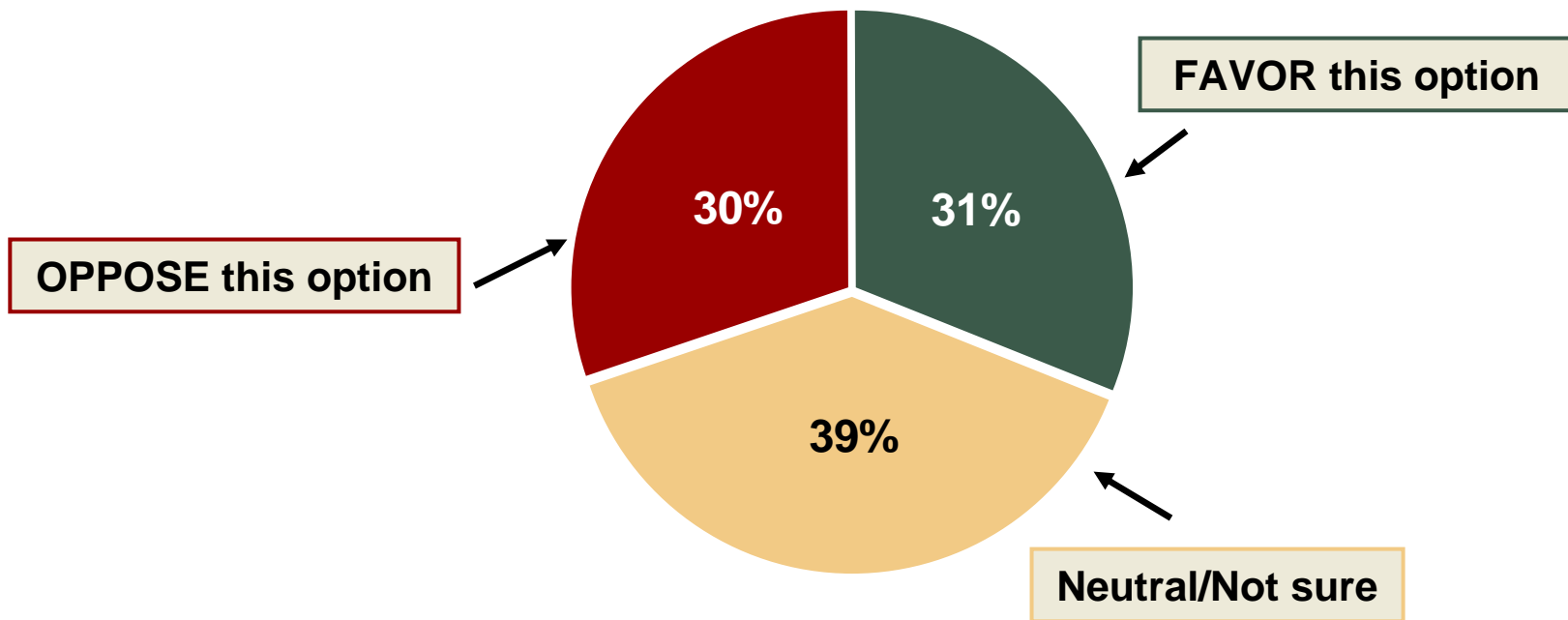
Currently, the Town of Lima's zoning requires minimum lot sizes of 2 ½ acres for new residential (housing) development.

Do you feel ...?



Q21 Base: All Respondents (n=1,371)

**A lot size option being considered is to permit 1 ½ acre lots along existing roads with a minimum of 200 feet of road frontage and require a minimum lot size of 2 ½ acres for any new residential development. Do you ...?**



Q22 Base: All Respondents (n=1,361)

# Retail Development in Lima



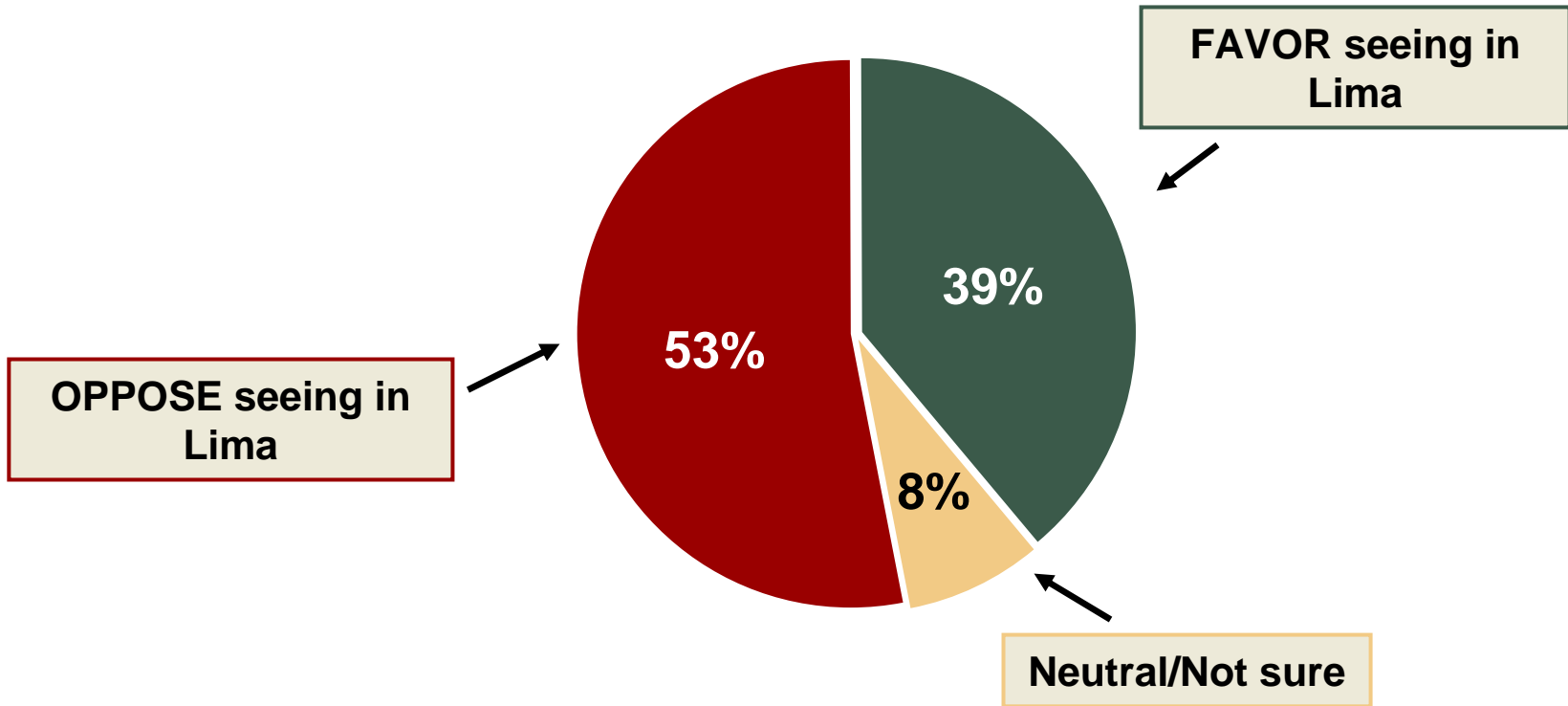
## Most favored types of stores (% in Favor)

1. Casual restaurants (80%)
2. Bookstores (71%)
3. Coffee/Donut Shop (70%)
4. Grocery store (69%)
5. Drug store/pharmacy (69%)

## Least favored types of stores (% Opposed)

- ❑ Membership warehouse (59%)
- ❑ Bars/taverns (53%)
- ❑ Mass merchandiser (53%)
- ❑ Home improvement (49%)

**Mass Merchandisers**

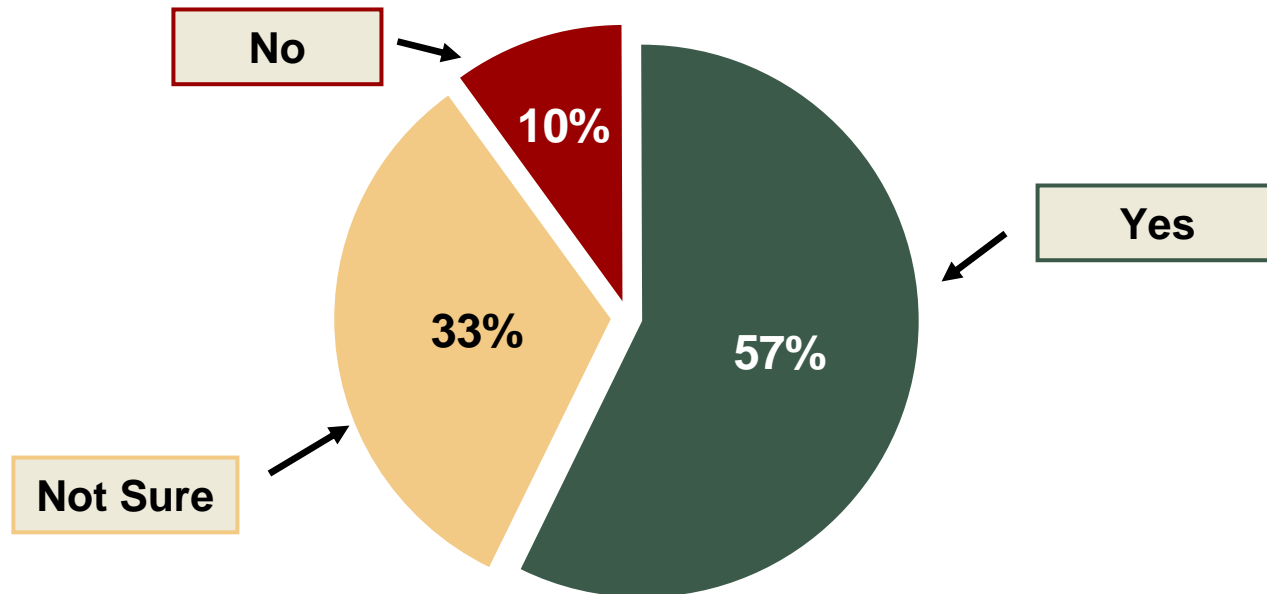


Q29 Base: All Respondents (n=1,373)

## A majority feel there should be a limit on retail store size in Lima

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**Should Lima have a limit on the maximum retail store size?**



Q28 Base: All Respondents (n=1,299)

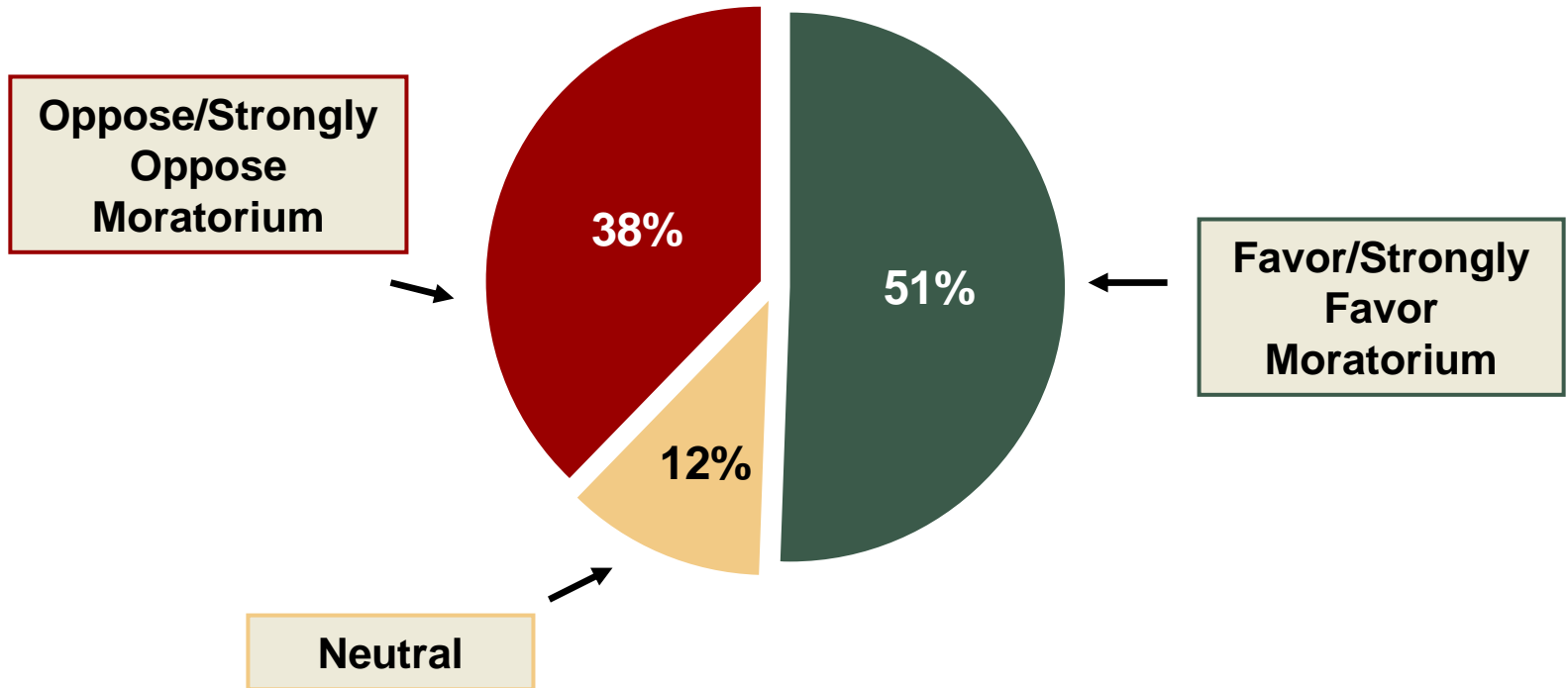
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**A Land Use Moratorium suspends landowner's rights to obtain development approvals in order to provide a community with time to develop a Comprehensive Plan or new land use regulations.**

**A specific moratorium being discussed would be in place until a Comprehensive Plan is approved and would cover retail buildings that are 20,000 square feet or larger (for example, buildings larger than Milburn's Big M).**

# A majority favor a Land Use Moratorium

In general, do you ...?



Q32 Base: All Respondents (n=1,336)

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**“A moratorium is our best safeguard until Comprehensive Plan and Zoning Regulations are in place.”**

**“The town needs to adopt a moratorium until the Comprehensive Plan is developed.”**

**“In my opinion we don’t need a moratorium. I trust our elected officials to keep the town true to its character.”**

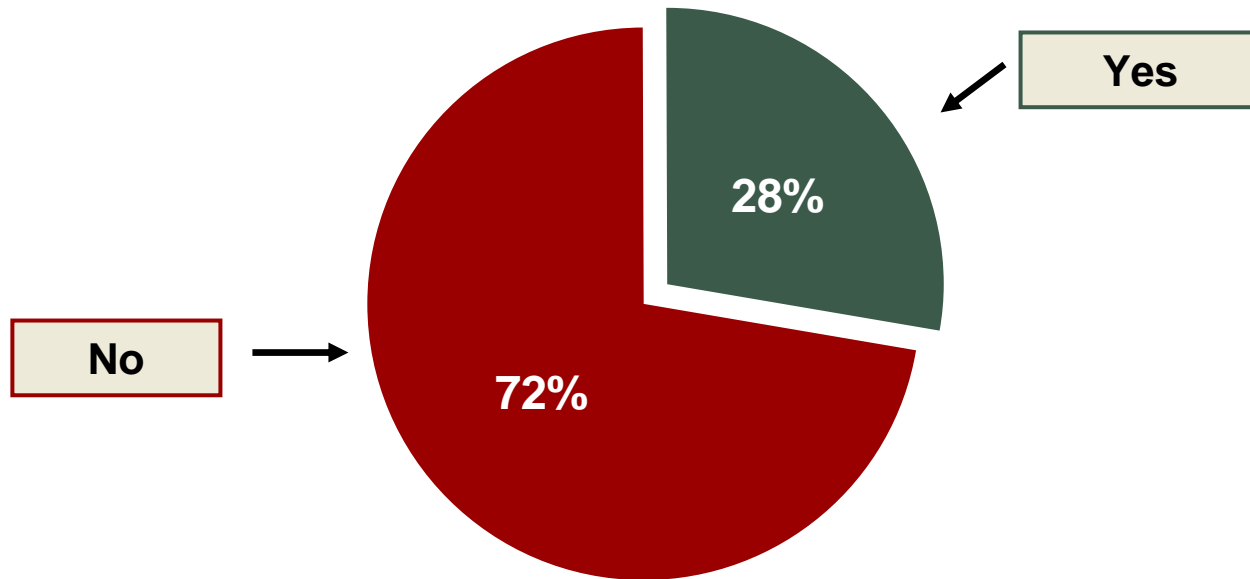
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# The Comprehensive Plan



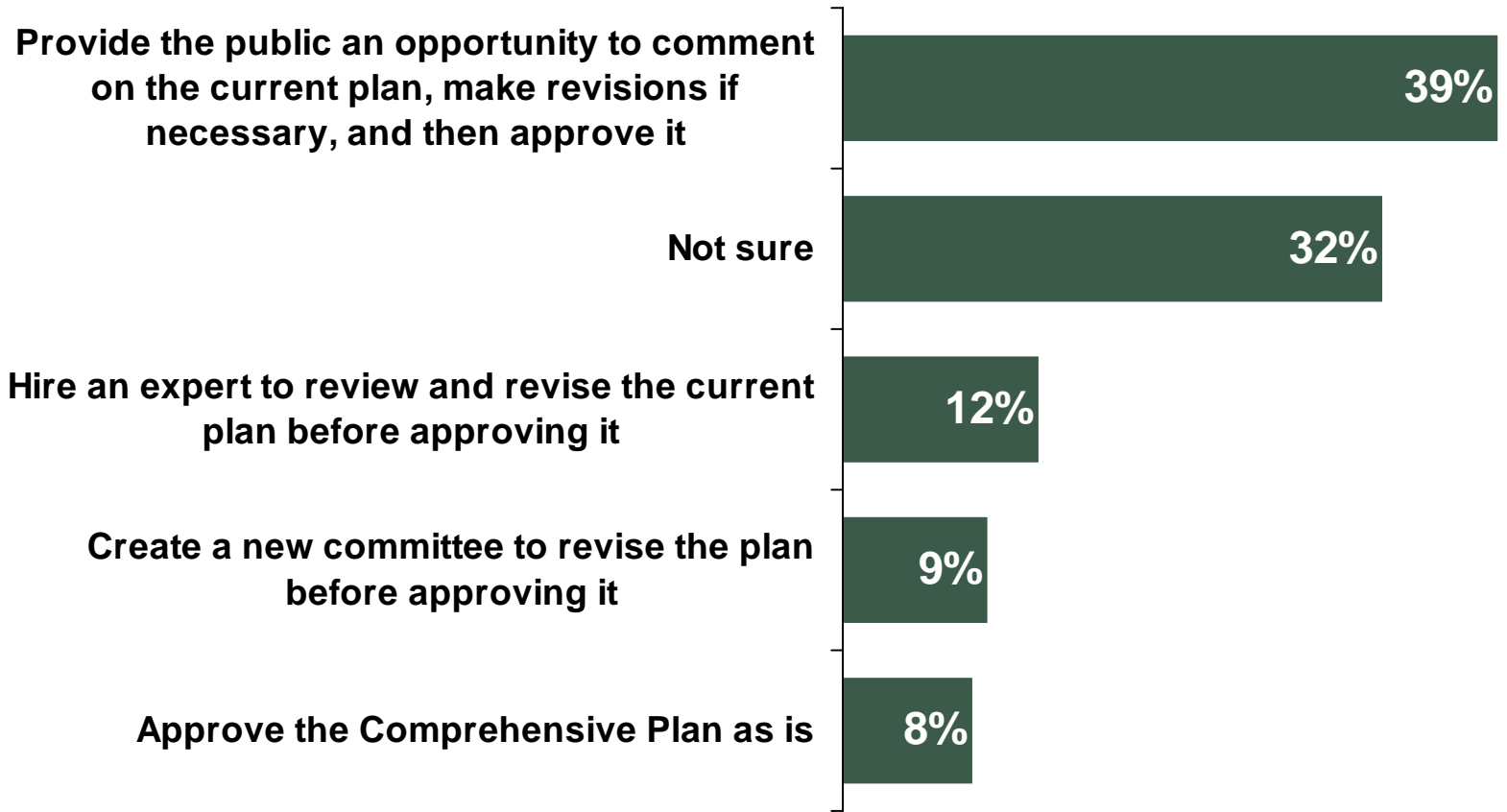
# Most Lima residents have not reviewed the Draft Comprehensive Plan

Have you read or reviewed the draft Comprehensive Plan?



Q30 Base: All Respondents (n=1,381)

## Which option do you favor the most?



Q31 Base: All Respondents (n=1,293)

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**“We need to take a close look at the proposed Comprehensive Plan and then pass it to protect what it is intended to do.”**

**“Get a Comprehensive Plan in place. Even if it is not perfect it is better than nothing.”**

**“I do not see a need for a Comprehensive Plan to be adopted. I think it should be used as a guide as is currently the case.”**

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# Summary and Recommendations



## Conclusions/Recommendations

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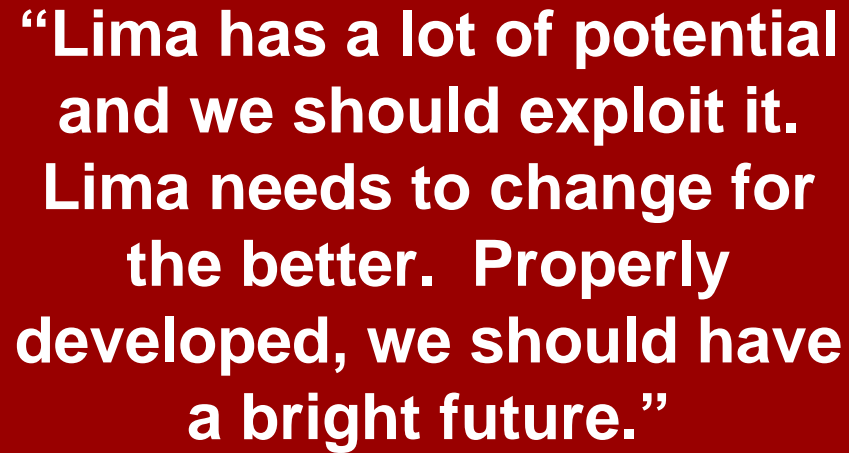
- ❑ **The Lima community wants to move forward and not look backward.**
  - ❑ **The community will support Town decisions differing from their own views as long as they feel community opinion has been adequately considered.**
  - ❑ **Taxes remain an important issue to all and a critical issue to many.**
  - ❑ **The “mood” of the Town is moving towards less restrictive zoning and faster development, but with limits on the maximum retail store size.**
  - ❑ **Towards that end, a Moratorium is supported by a majority (51%) of the Town.**
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## Conclusions/Recommendations

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- ❑ **Growth is an even more important goal in Lima than is maintaining Lima's "small town character" -- but residents do NOT feel that these need to be competing goals.**
- ❑ **15A North (both sides) is the location favored by the community for development.**
- ❑ **The opposition to very large retailers should not be construed as opposition to increased retail, as the community favors retail growth.**
- ❑ **Take care to communicate the CONTENT of the Comprehensive Plan and to provide opportunities for the public to provide comment on it before passing.**

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**“Lima has a lot of potential and we should exploit it. Lima needs to change for the better. Properly developed, we should have a bright future.”**

Results available at:  
[www.cruxresearch.com](http://www.cruxresearch.com)

