

2007 Town-wide Survey Results

Comprehensive Plan of the Town of Torrey

Appendix B: 2007 Town-wide Survey Results

Introduction:

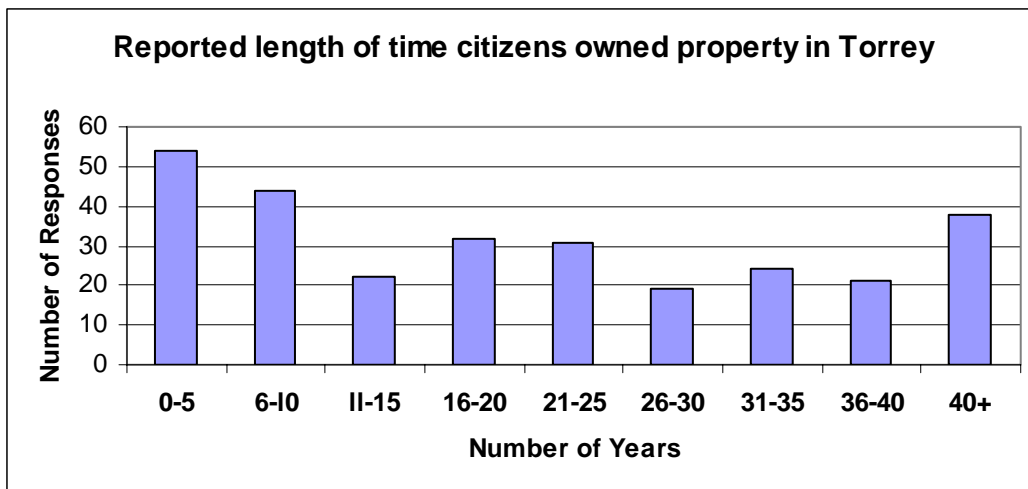
Public input is a critical component of successful planning projects such as this comprehensive plan. One of the best ways to gather information from the public for projects such as municipal comprehensive plans is to conduct surveys of the people who live and own land within the jurisdiction that will be affected by the planning project.

In summer 2007 the Town of Torrey conducted a survey of residents and landowners in the Town to determine what the public's interests and concerns regarding land use issues in the Town were. The results of that survey are presented here in this Appendix. These results were used by the Town's Comprehensive Planning Committee, the Town Planning Board, the Town Board, and Genesee/Finger Lakes Regional Planning Council staff to develop land use policies for the Town. The recommended policies listed in Chapter 5 of this Plan are directly based on the survey results, as well as input from citizens who attended the monthly Comprehensive Planning Committee meetings.

Please see Chapter 2 of the Torrey Comprehensive Plan for additional commentary regarding the 2007 survey results.

1A. How long have you owned property in the Town of Torrey?

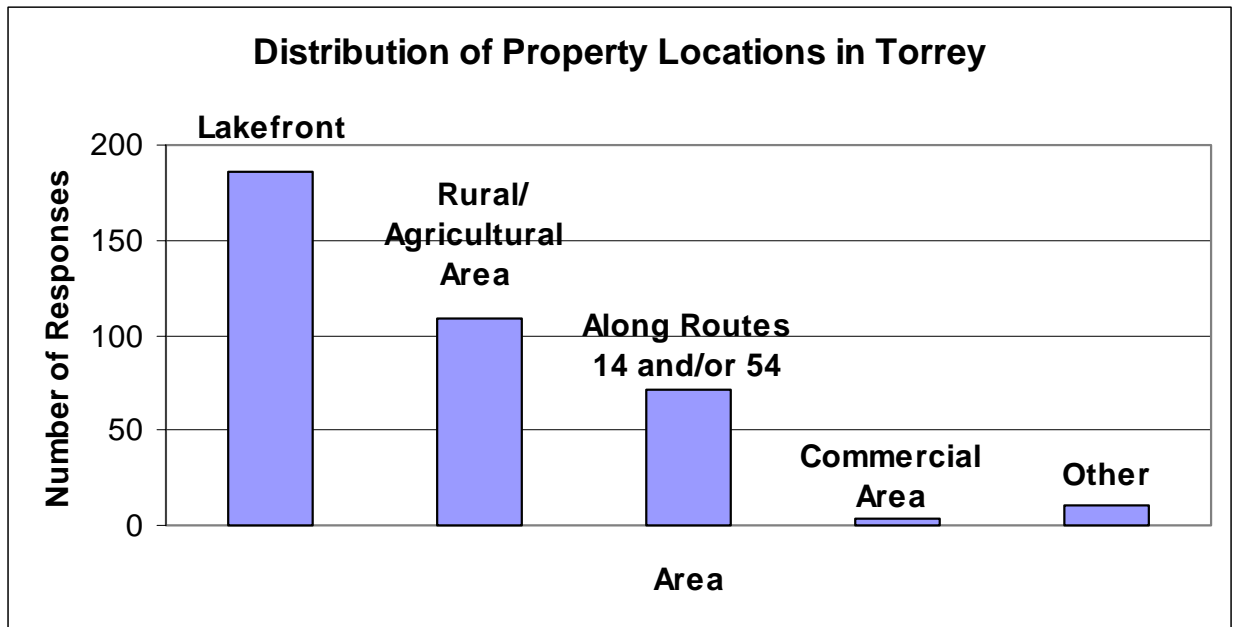
Years:	Number of Responses:
0-5	54
6-10	44
11-15	22
16-20	32
21-25	31
26-30	19
31-35	24
36-40	21
40+	38



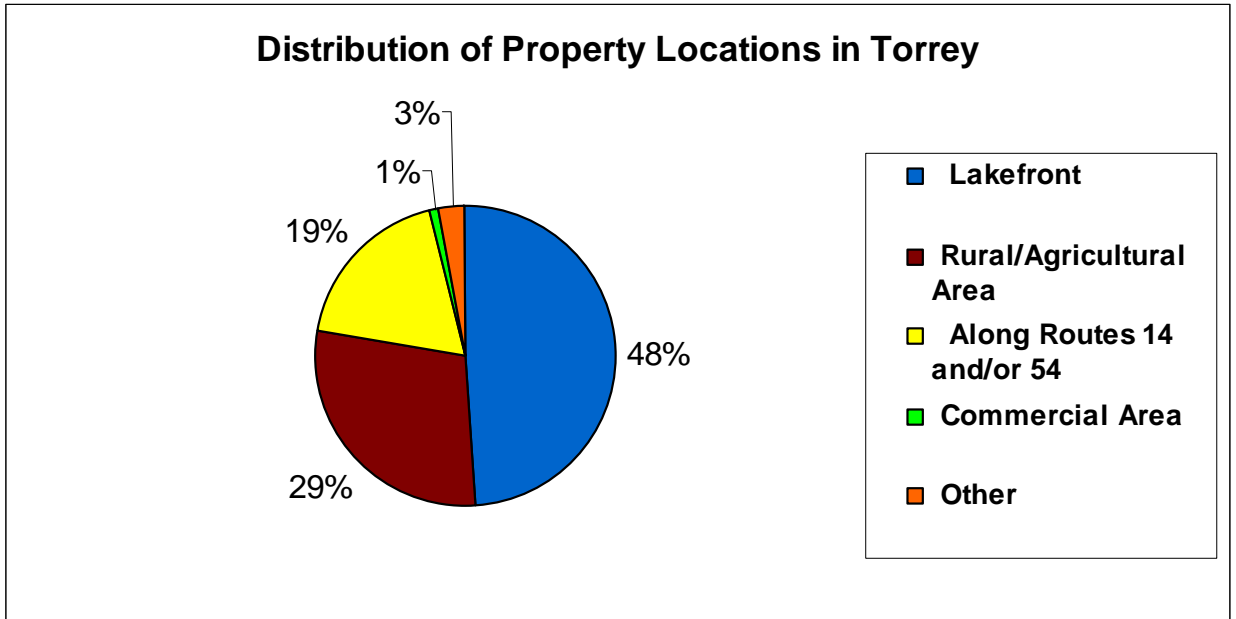
1B. In which area of the Town do you live/own land?

Area:	Number of Responses:
a. Lakefront	186
b. Rural/Agricultural Area	109
c. Along Routes 14 and/or 54	71
d. Commercial Area	4
e. Other:	11

The following statements were noted under Question 1B.e as "Other":	
1.	In woods.
2.	Developed lakefront
3.	Anthony Road - recreational/residential
4.	Wooded area
5.	Off 14 on the Norris Rd.
6.	Agriculture area right above Route 14
7.	I have lived and owned in the Village of Dresden and now live and own on Route 14 on Anthony Rd.
8.	Lakeview
9.	155 Leach Road zoned "commercial" on 1977 map
10.	7 acres abandoned pastureland

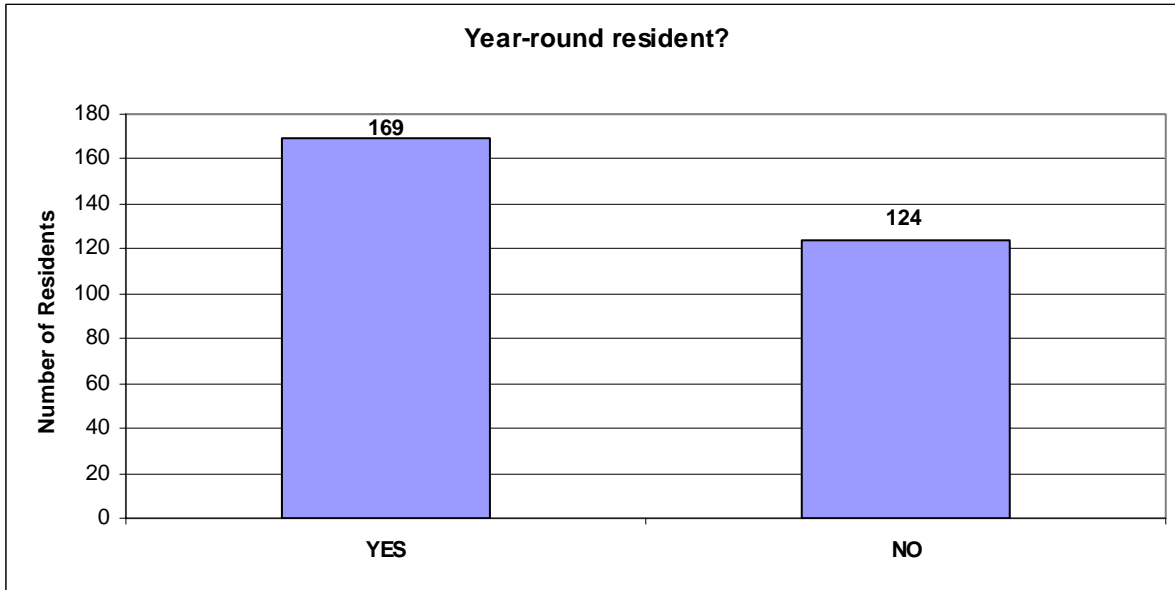


1B. In which area of the Town do you live/own land? *(continued)*



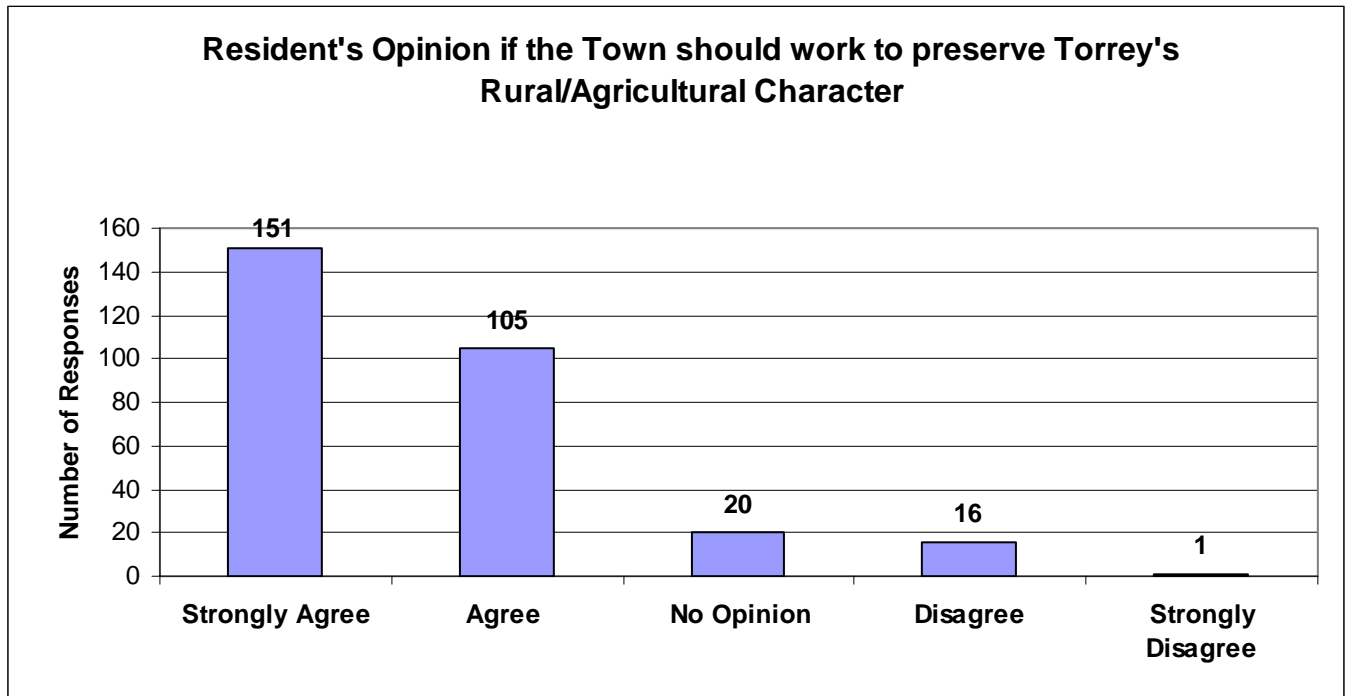
1C. Are you a year round resident of the Town?

	Number of Responses:
YES	169
NO	124



2. Do you think the Town should work to preserve its rural/agricultural character?

	Number of Responses:
Strongly Agree	151
Agree	105
No Opinion	20
Disagree	16
Strongly Disagree	1



3A. What types of new development (*not* redevelopment) would you like to see in the Town?

Area:	Number of Responses:
a. Residential (single family units)	160
b. Residential (multiple family units such as apartments or townhouses)	44
c. Recreational	129
d. Commercial/Light Industrial	114
e. Heavy Industrial	11
f. Agricultural	151
g. Other:	51

Comprehensive Plan of the Town of Torrey

Appendix B: 2007 Town-wide Survey Results

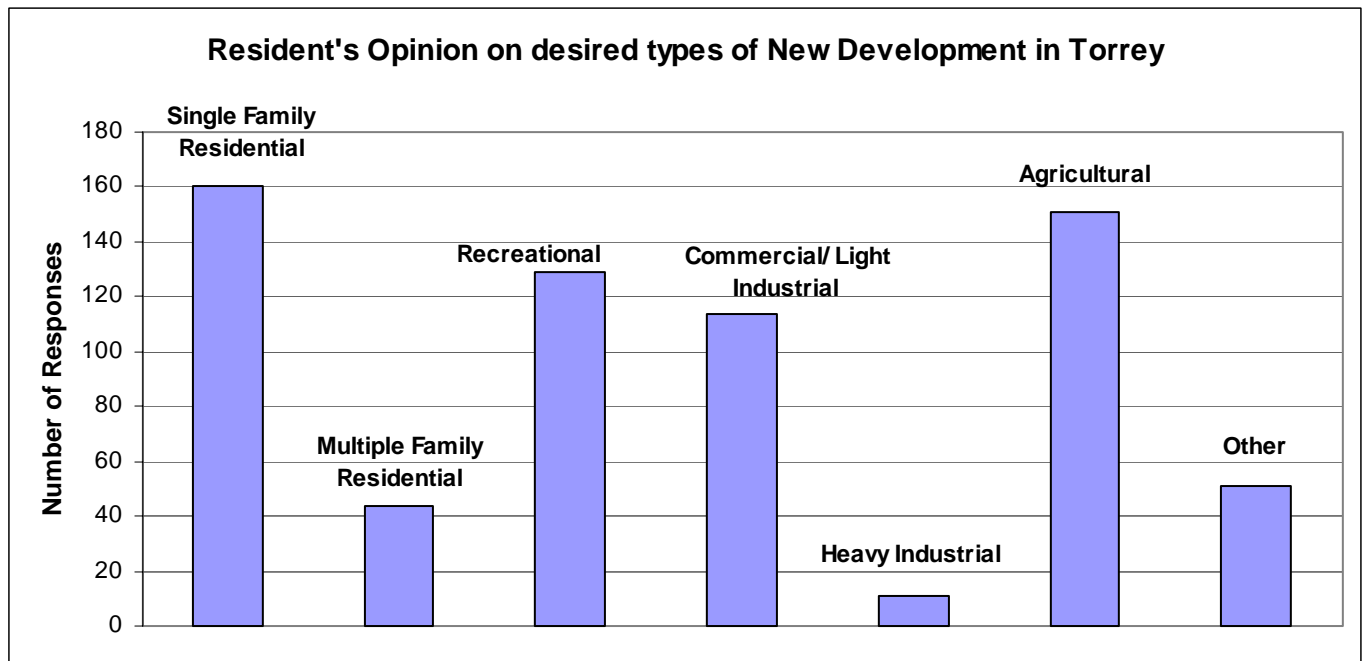
The following statements were noted under Question 3A.g as "Other":	
1.	None
2.	Leave the way it is.
3.	Only to improve the tax base
4.	Broad band internet service, cell phone towers
5.	Upscale tourist facilities
6.	Need for tax base
7.	Marina
8.	No more industries draining into Seneca Lake or the Keuka Outlet
9.	Wineries, farm stands, crafts
10.	A mini mart at Torrey Station on 14 (with gas)
11.	Town water/fire hydrant
12.	Convenience store/Torrey station back
13.	At 54 & Rte. 14
14.	None
15.	I would add light industrial – we need jobs here too
16.	None!
17.	No lakefront condominiums!
18.	Restaurants, marinas, and fuel stations
19.	Conservation
20.	Winery
21.	Educational/job development & training
22.	Machinery Dealerships, Repair Shops, etc., Alternate Energy
23.	No new development – we like it as is – that is why we chose to reside here - \$ + greed = new development – new development = more pollution, congestion, higher taxes
24.	Maybe residential and commercial/light industrial
25.	1.) Light industrial that would not affect environment negatively, 2.) Re-open the gas station at the cross road of State Roads 14 & 54 at Dresden and expand the store to include groceries, souvenirs, fishing supplies & equipment in summer, 3.) "Green" power production
26.	Marina, grocery store
27.	Retail
28.	Tourism
29.	Convenience store/restaurants
30.	Grocery store
31.	Restaurants
32.	A marina with fuel – restaurant – small store – (boat launch) (bait, etc.)
33.	Reduce out over-dependence on agriculture and add more residential and develop light industry business park.
34.	Gas station for boat fill-ups on lake/marina
35.	Lakeside restaurants
36.	A store (food) would be nice
37.	Winery/vineyards
38.	We need a gas station

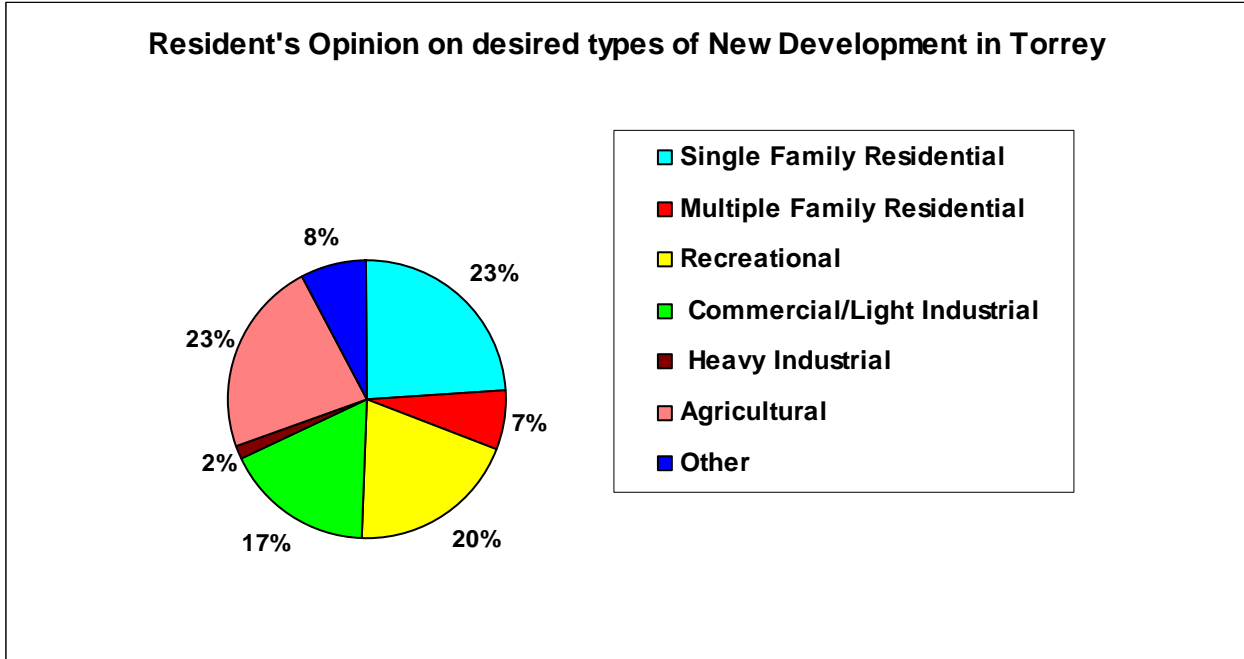
Comprehensive Plan of the Town of Torrey

Appendix B: 2007 Town-wide Survey Results

39.	Wine growing & wineries and related attractions e.g. wine train, restaurants, tour boats, etc.
40.	Gas station, grocery store
41.	None of above
42.	None
43.	Routes 14 & 54 intersection – to develop some small commercial center there midway between Geneva and Watkins Glen
44.	None-keep it rural
45.	None
46.	None
47.	Natural, controlled (by zoning) sustainable growth – not “development” for all except heavy industry
48.	Set aside forest land to protect gullies and run off into lake
49.	Planned community development living to maximize use of land and resources vs. unplanned individual homes, maximize green housing development within this context.
50.	Boat launch – in cooperation with village
51.	All of the above it is done well with consideration for neighbors, existing code standards and zoning laws.

3A. What types of new development (*not* redevelopment) would you like to see in the Town? (*continued*)





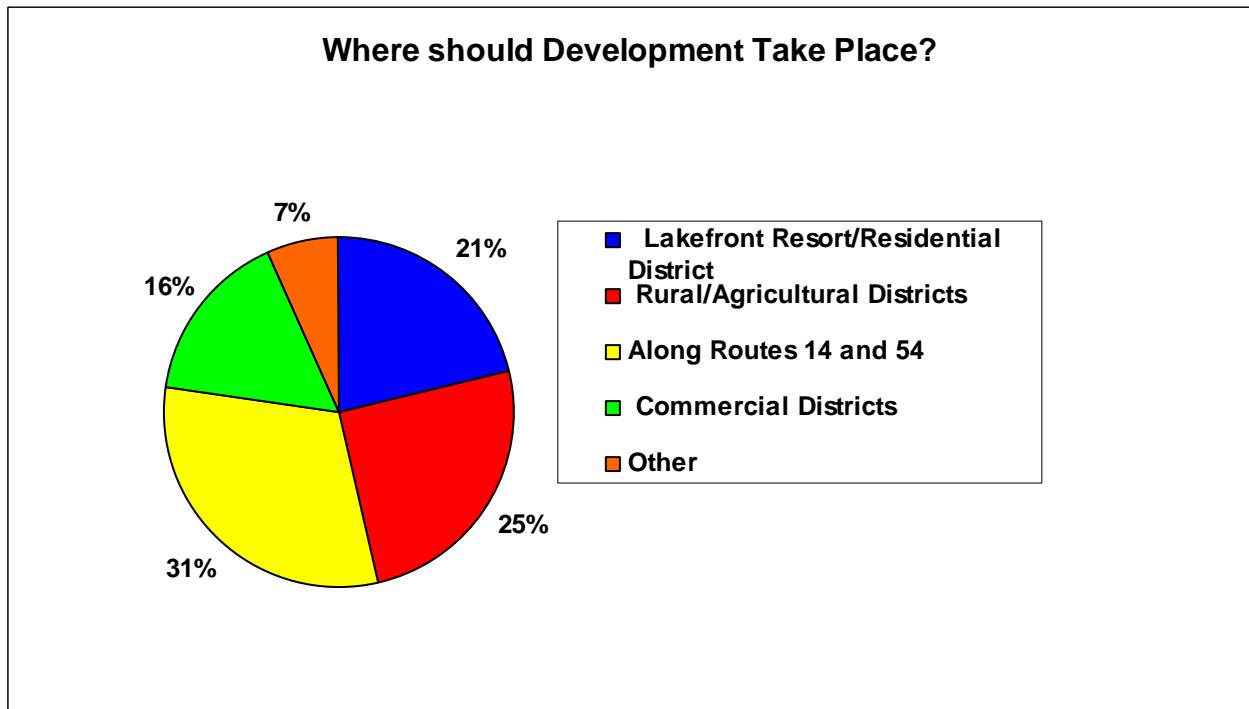
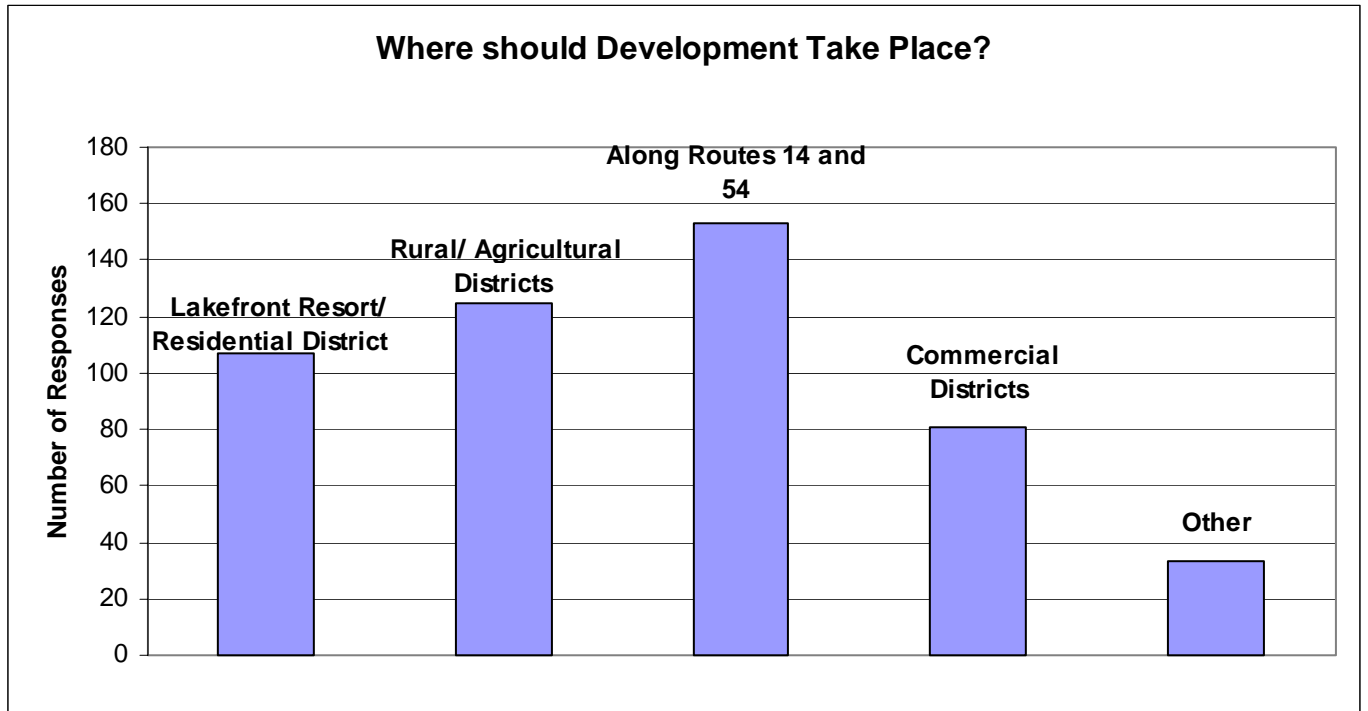
3B. Where in the Town would you like to see the above development types located?

Area:	Number of Responses:
a. Lakefront Resort/Residential District	107
b. Rural/Agricultural Districts	125
c. Along Routes 14 and 54	153
d. Commercial Districts	81
e. Other:	33

Comprehensive Plan of the Town of Torrey

Appendix B: 2007 Town-wide Survey Results

The following statements were noted under Question 3B.e as "Other":	
1.	None
2.	Leave the way it is.
3.	None
4.	Penn Yan, Geneva
5.	Keep development out
6.	Where practical and where it does not degrade the quality of the lakes any more
7.	At least 2 acre plots
8.	Or in the Village of Dresden
9.	None!
10.	No family units no townhouses
11.	Residential- most anywhere
12.	It depends on the type of development
13.	Nowhere
14.	No Opinion
15.	Don't build houses on good farm land
16.	Along the railroad tracks where the depot was
17.	Anywhere in Town
18.	Where appropriate
19.	Develop the Outlet Trail with services
20.	All of the above
21.	Village of Dresden
22.	All
23.	n/a
24.	See above
25.	Don't know
26.	None
27.	No where
28.	See 3A
29.	Preservation of Crooked Lake canal to lake; expand commercial area looking towards future needs of all citizens
30.	All areas, housing sprawl will not aid appropriate use of all resources. Planned community living development therefore should not choose the beauty of our rural appearance. It is this beauty that is a tourist draw vs. the appearance of wine areas in California which didn't have a planned approach.
31.	Planned single housing development that compliments rural/agricultural/lakefront or lake view.
32.	Anywhere it makes sense, doesn't radically change the character of the neighborhood, is done according to code or higher standards, looks decent and is an asset to the town.
33.	Varies with type



Comprehensive Plan of the Town of Torrey

Appendix B: 2007 Town-wide Survey Results

4. The following characteristics are important to me when considering new development in the area:

Area:	Number of Responses:
a. Coordination with surrounding buildings	132
b. Maintaining views of Seneca Lake and open spaces	222
c. Support the rural/agrarian character of the Town	210
d. Blend in with the landscape	167
e. Not too obvious or noticeable	111
f. Other:	28
g. None of the above characteristics are important to me	16

Comprehensive Plan of the Town of Torrey

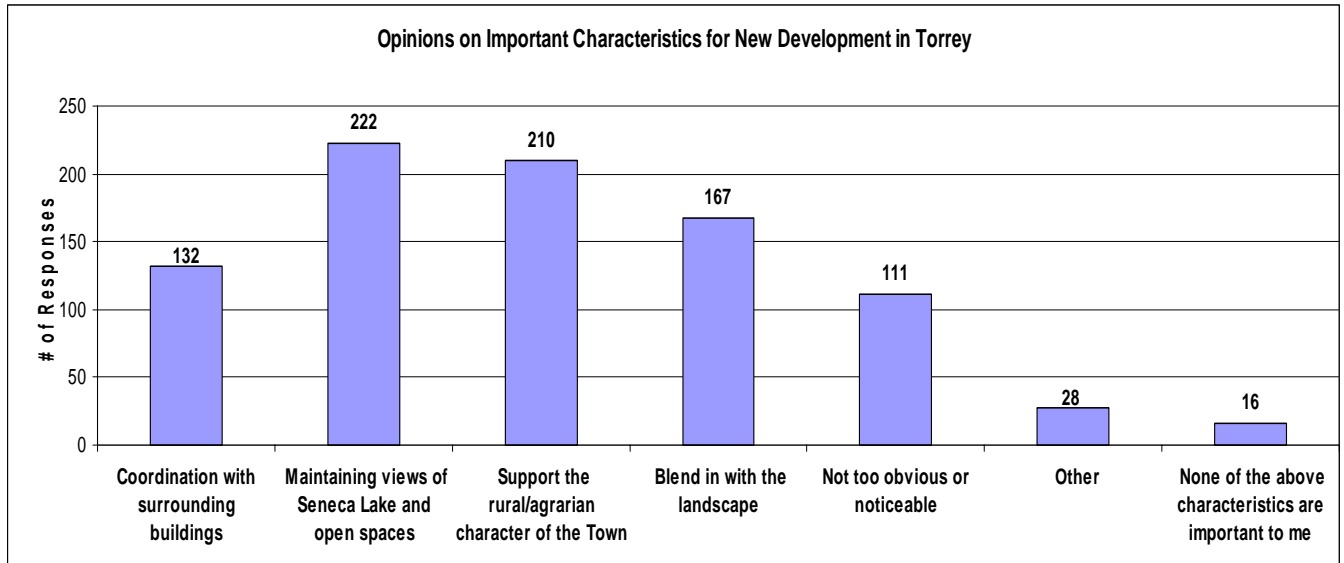
Appendix B: 2007 Town-wide Survey Results

The following statements were noted under Question 4f as "Other":	
1.	Environmental conservation and contribution, i.e. windmills
2.	All to some extent
3.	Internet capabilities, cable TV
4.	Minimal impact on lake water quality
5.	Sanitation – sewage treatment and safe drinking water
6.	Meets all environmental requirements
7.	Quality (free standing, no mobile homes)
8.	Will it increase tax base
9.	Traffic coordination and speed/parking
10.	Preserve the lake!
11.	Development along the lake must not exceed the ability of the area to accommodate it and must be of the same density as existing uses.
12.	Very low density residential single family
13.	No greedy developers that pack a lot of people in a small area. Limit buildings to 2 stories. Control number of boats, jet skis relative to lake frontage.
14.	All are important
15.	Environmentally friendly, preservation
16.	Lake water quality and peaceful atmosphere
17.	Adhere to existing codes
18.	More development of any type to lower tax base
19.	Similar architecture
20.	Environmentally friendly
21.	No buildings over 2 stories
22.	Be more concerned that people keep their property neat, clean & free of junk
23.	Do not allow new development
24.	Keep town what it is
25.	Development is undesirable
26.	Allow all people to have home businesses like the Mennonites and wineries have; historical preservation and rec. corridor for future
27.	Consider the resource issues, clean water, wooded areas, green, green – more cost developers more to comply with zoning, but support long-term/future.
28.	Leave some public open space on lakefront

Comprehensive Plan of the Town of Torrey

Appendix B: 2007 Town-wide Survey Results

4. The following characteristics are important to me when considering new development in the area: *(continued)*



Comprehensive Plan of the Town of Torrey

Appendix B: 2007 Town-wide Survey Results

5. What areas of the Town do you think should be protected from new development?

Area:	Number of Responses:
a. Keuka Outlet Trail	211
b. Scenic Views	200
c. Other:	82

The following statements were noted under Question 5c as "Other":
1. Farmland
2. Long Point
3. Along the shore lines
4. Along Seneca Lake shore
5. Good farm lands
6. No more wineries
7. Lakefront
8. None
9. All
10. Dresden/TOT Public Beach
11. Working farms
12. None, all development should be welcomed with a plan in place by the Town.
13. Public access to lake
14. Lakefront from big development and industry
15. Ag. land
16. Lakefront, farmlands
17. Existing forested areas
18. Quality of Seneca Lake watershed
19. Established farm lands
20. Residential areas
21. Keep as is! Lake properties, open fields, etc.
22. Agri. Lands - no rezoning to take place.
23. Ag lands west of Rt. 14 (our good, best farmland)
24. Lakefront development of townhouses or condos
25. Lakefront
26. Lakefront - natural areas in town disappearing
27. Need lakefront access for non-lakefront residents
28. Farmland
29. Farmland
30. Resort zoning should be protected from the building of monster houses that do not reflect the character of the existing structures!
31. Lakefront, protecting against pollution in the lake.
32. Ag land
33. Lakefront
34. Lakefront

Comprehensive Plan of the Town of Torrey

Appendix B: 2007 Town-wide Survey Results

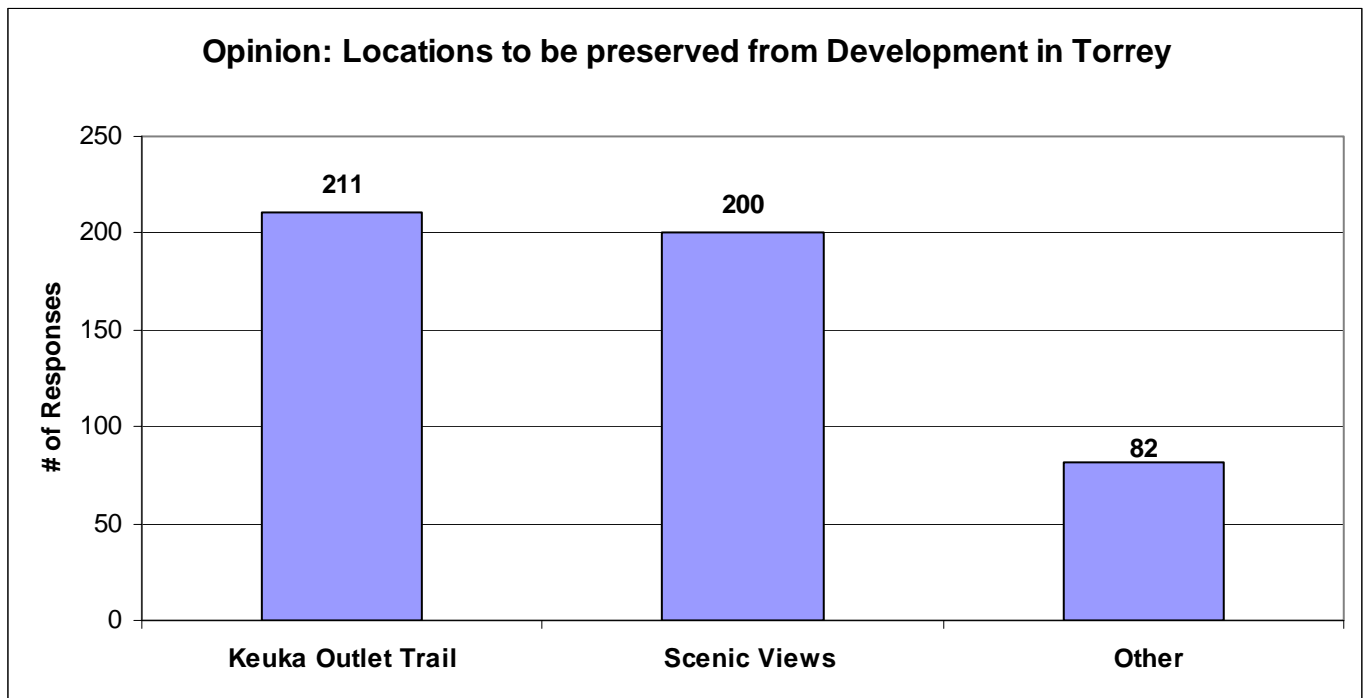
35.	No industry on waterfronts
36.	All wetlands – large and small
37.	Lakefront – current resort/residential areas
38.	Farmland and natural wildlife areas
39.	No condominiums on lakefrontage. Should be clearly discussed with taxpayers on lake.
40.	Stay reasonable. Don't stop development for "petty" reasons
41.	Lakefront multi-family (townhouse & condos)
42.	Valuable agricultural land
43.	Prime farmland
44.	All areas
45.	Lakefront
46.	No opinion
47.	Leave "resort/residential" areas alone, especially waterfront
48.	Present agricultural properties should remain agriculture
49.	Good farm land
50.	10 miles from outlets and lakes
51.	Lakefront
52.	Farmland
53.	Seneca Lake water
54.	Seneca Lake
55.	Keuka Outlet Trail: develop services (bicycle rental, etc.) not housing; Lakefront
56.	Protect Seneca Lake from overdevelopment
57.	High rise developments like those proposed off of Long Point
58.	Lakefront
59.	K.O.T. is historical
60.	Lakefront
61.	Woodlands
62.	No opinion
63.	Lakefront
64.	Keep agri. areas agricultural or subdivided in large acreage i.e. 25 acres or more
65.	Other waterfront
66.	Much of this area has a scenic view, so much be protected if carried too far.
67.	Lakefront
68.	New places would surely look better than 2 or 3 of the present dumps we have on Anthony and David Downey Road and also in Village.
69.	Lakefrontage
70.	Restrict development to permits of 20% of the land available
71.	Lakefront from resorts
72.	Anything that changes the character of the landscape
73.	Farmland
74.	Lakefront from commercial development
75.	Lakefront

Comprehensive Plan of the Town of Torrey

Appendix B: 2007 Town-wide Survey Results

76.	Lakefront
77.	Anywhere near lake to preserve water quality
78.	All of them
79.	Town Lake Access Beach Boat Launch
80.	Protect appearance of rural beauty/farm areas
81.	None - as long as it complies with code, and existing rules
82.	Some open land for farming

5. What areas of the Town do you think should be protected from new development? *(continued)*



Comprehensive Plan of the Town of Torrey

Appendix B: 2007 Town-wide Survey Results

6. The Town will ensure that it has regulatory oversight over the following issues:

Issue:		Number of Responses:				
		Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
a.	Adult Entertainment Businesses	229	34	15	4	10
b.	Gravel Pits	139	74	52	7	9
c.	Junkyards	204	59	15	2	11
d.	Lakefront Rentals	76	69	90	27	15
e.	Landfills	226	37	9	4	10
f.	Light Pollution (<i>pollution caused by constant or flashing lights at night</i>)	123	89	48	11	8
g.	Noise	140	93	35	11	6
h.	Odors	157	85	26	7	10
i.	Property Maintenance	120	85	57	11	11
j.	Wind Turbines/Farms	87	79	81	24	12
k.	Other (<i>Please Specify</i>):					
	• Overdevelopment along lake front					
	• Summer camps (?) or homeless people (?)					
	• Water pollution – such as septic and back feed of water pipes with chloride	1				
	• To much govt. is bad for the town					
	• Dead farm animal piles	1				
	• Lakefront development of condominiums	1				
	• No airport terminals	1				
	• Recreational areas/roads on lakefront		1			
	• Large land development of multi-family units	1				
	• Large townhouses and condos	1				
	• Toxic wastes	1				
	• Pollution of Seneca Lake	1				
• Five year septic pump outs	1					

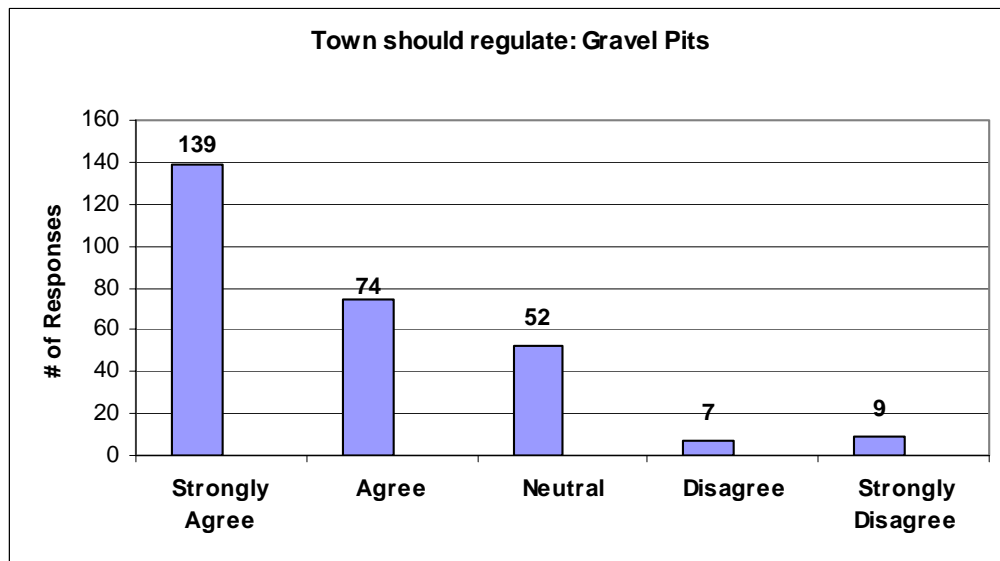
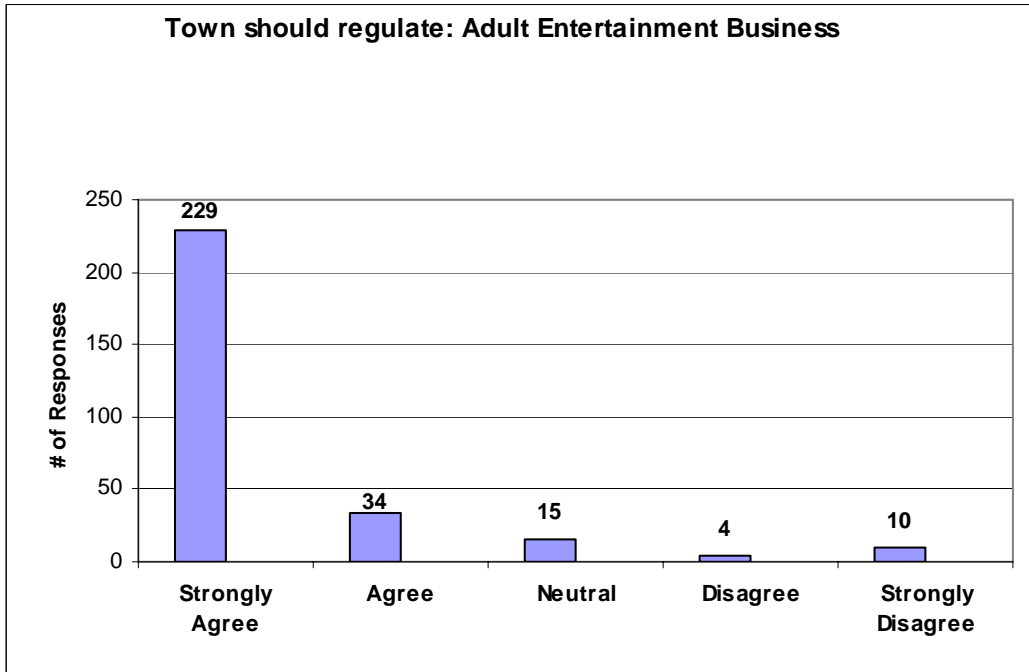
Comprehensive Plan of the Town of Torrey

Appendix B: 2007 Town-wide Survey Results

k.	• Puppy farms	1				
	• Storm water runoff control					
	• Unsightly and unsanitary property conditions, also camp grounds	1				
	• Clean up properties that ruin the look of other nice properties. Let Town clean up and put it on their tax	1				
	• Multiple family dwellings, vineyards (especially spraying), wineries – the town does not need more of them					
	• Heavy Pollution	1				
	• I don't know enough about the current status or future plans to appropriately comment – if it detracts from the character and beauty of Seneca, then strongly agree. The present beauty of Seneca is reason many residents and tourists prefer this lake over our neighboring finger lakes as they have become too commercialized and demonstrate minimal forethought of planning					
	• Condominiums	1				

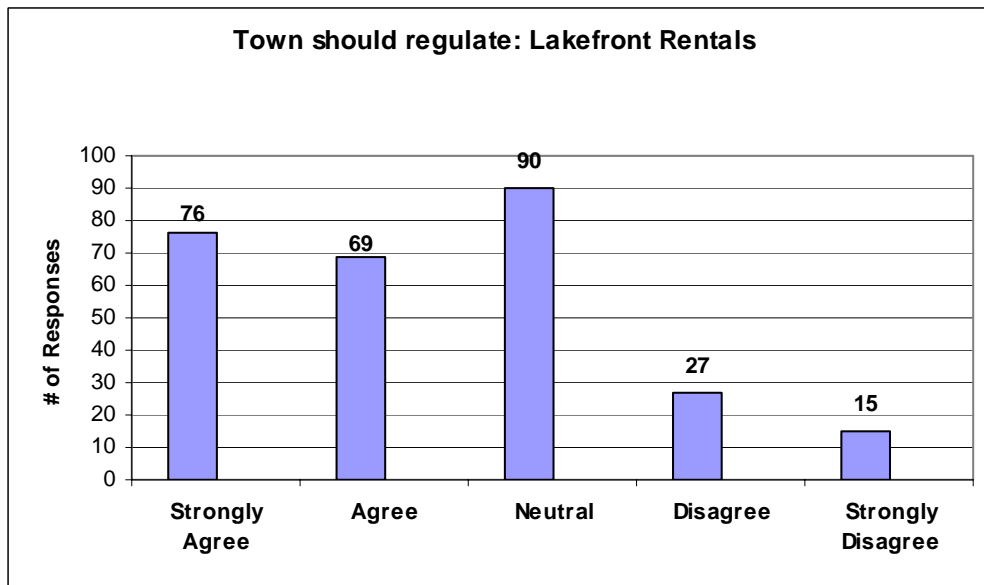
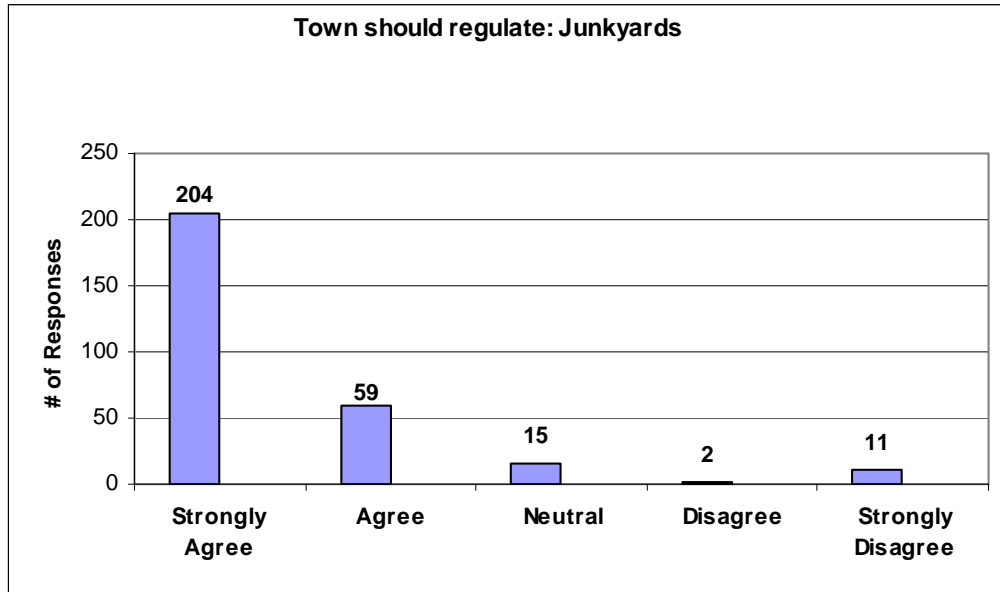
Comprehensive Plan of the Town of Torrey

Appendix B: 2007 Town-wide Survey Results



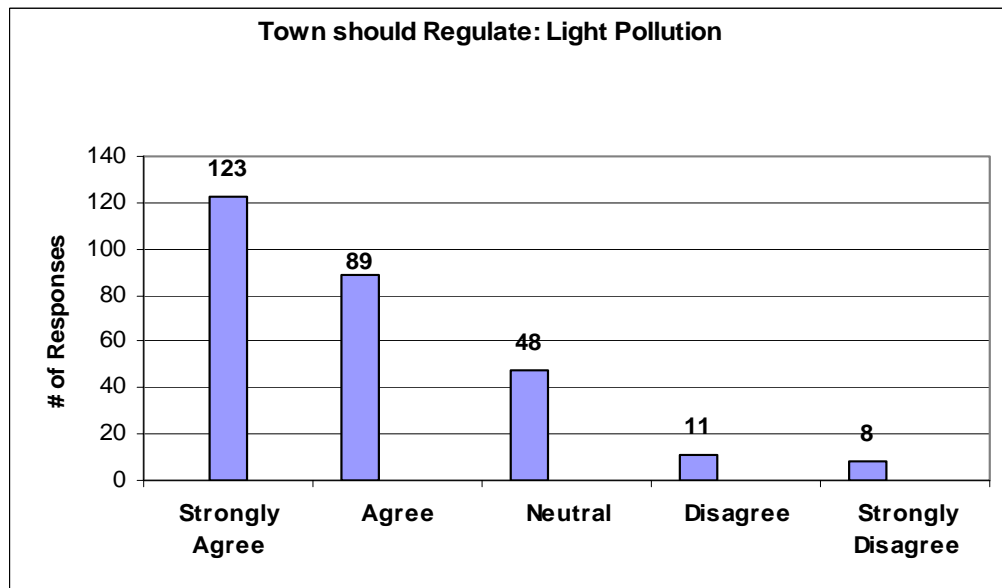
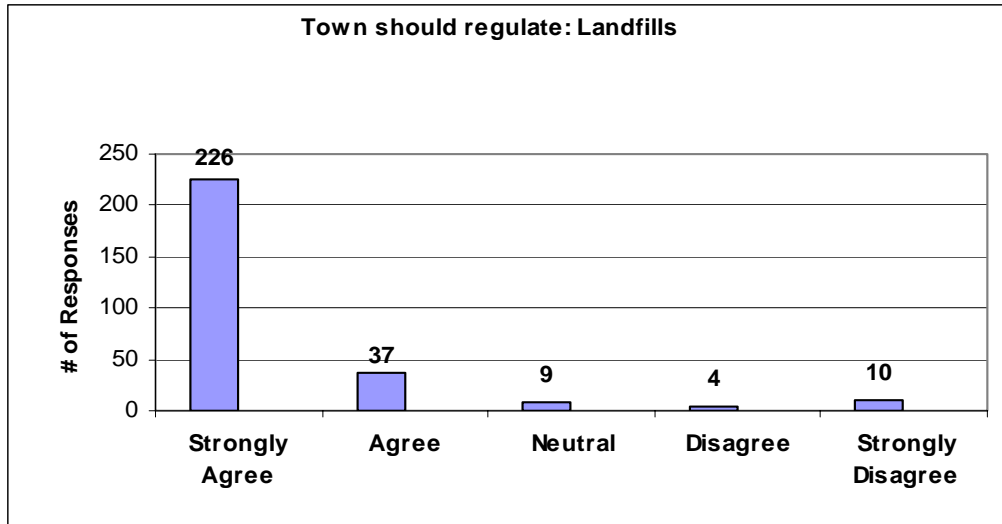
Comprehensive Plan of the Town of Torrey

Appendix B: 2007 Town-wide Survey Results



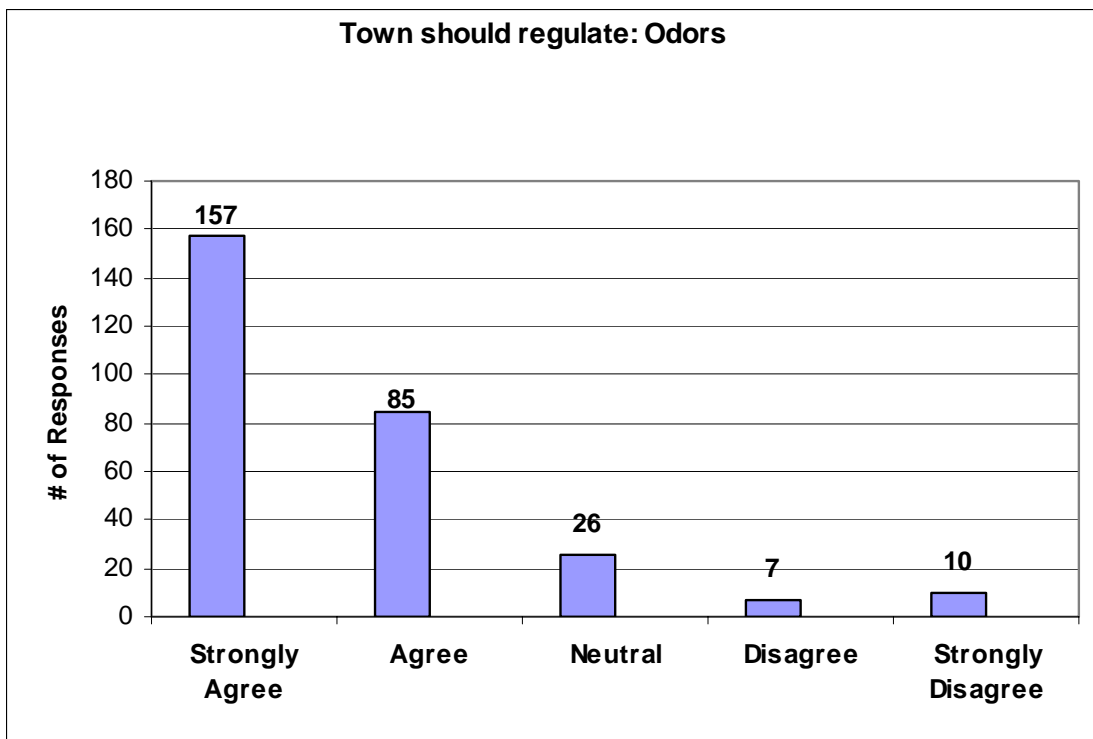
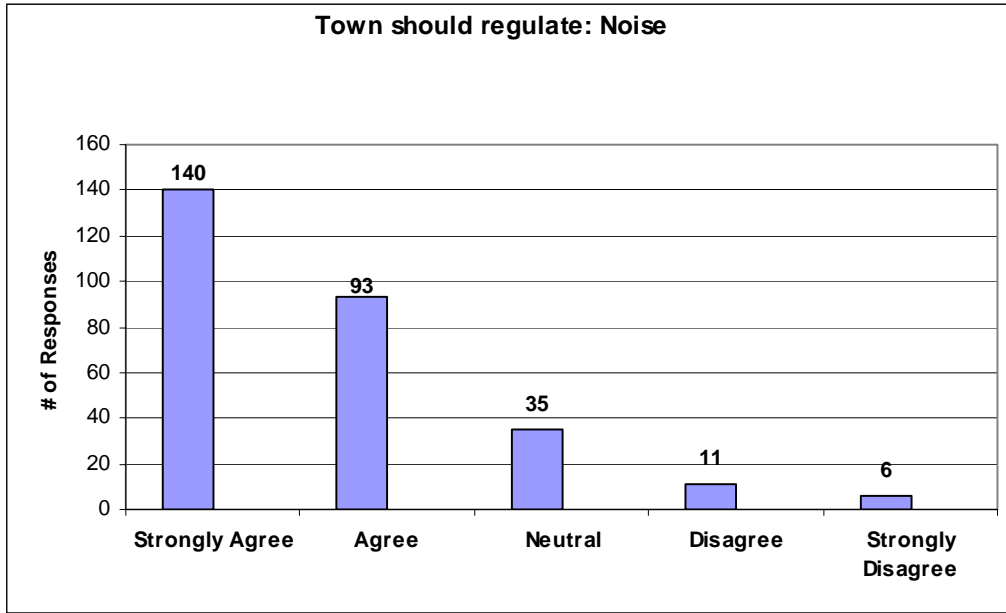
Comprehensive Plan of the Town of Torrey

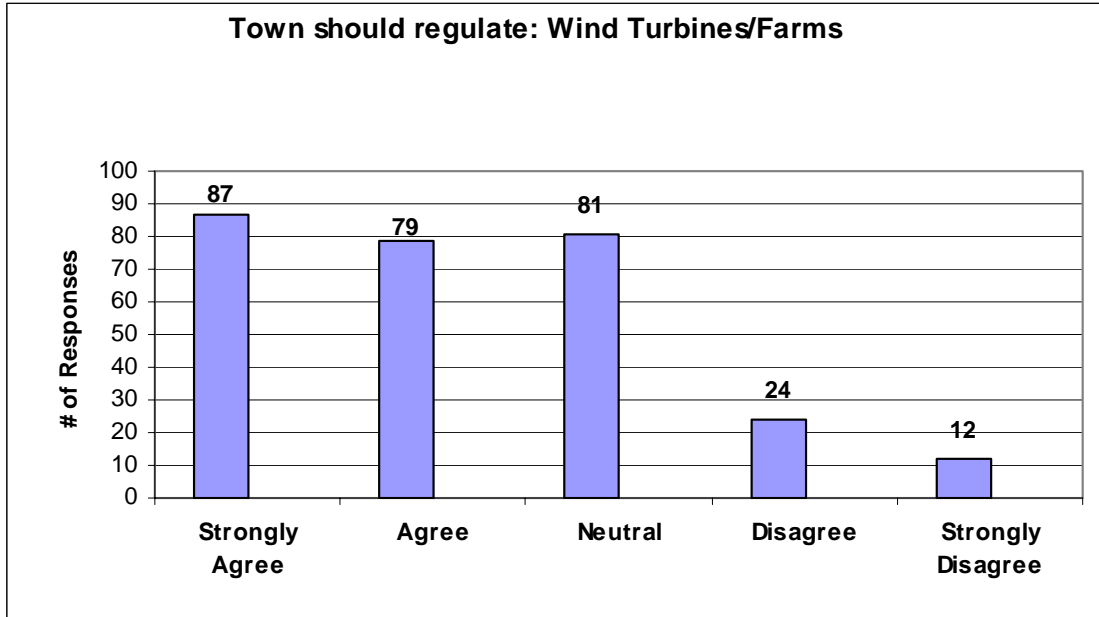
Appendix B: 2007 Town-wide Survey Results



Comprehensive Plan of the Town of Torrey

Appendix B: 2007 Town-wide Survey Results





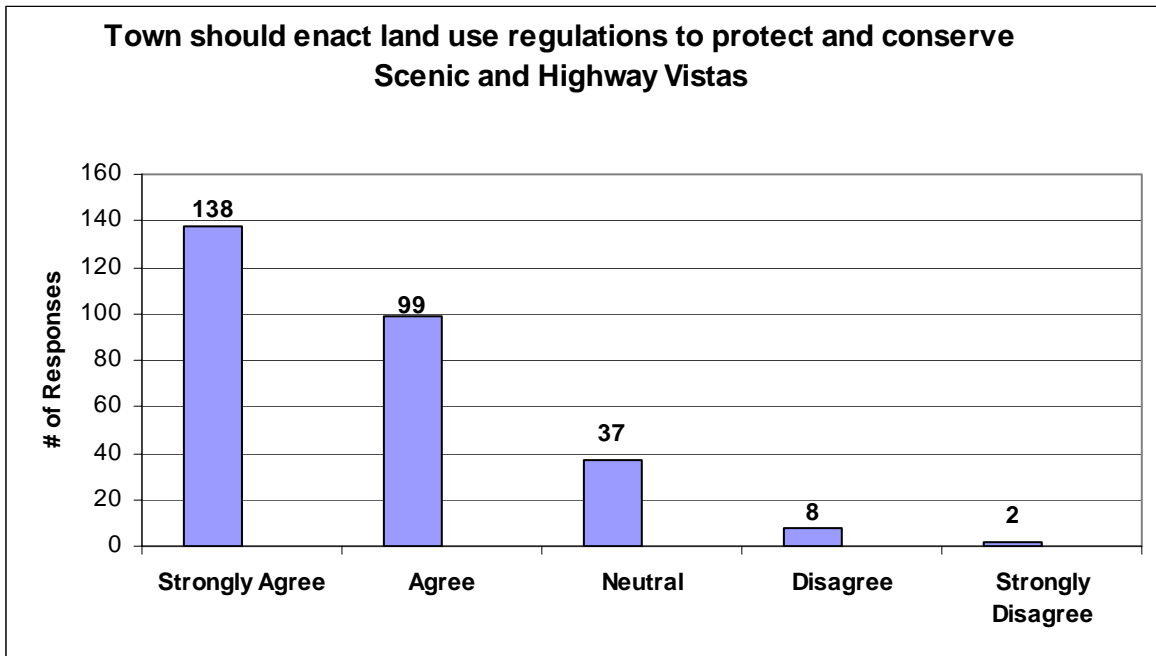
7. The Town will ensure that it has land use regulations to protect and preserve the following natural/cultural features:

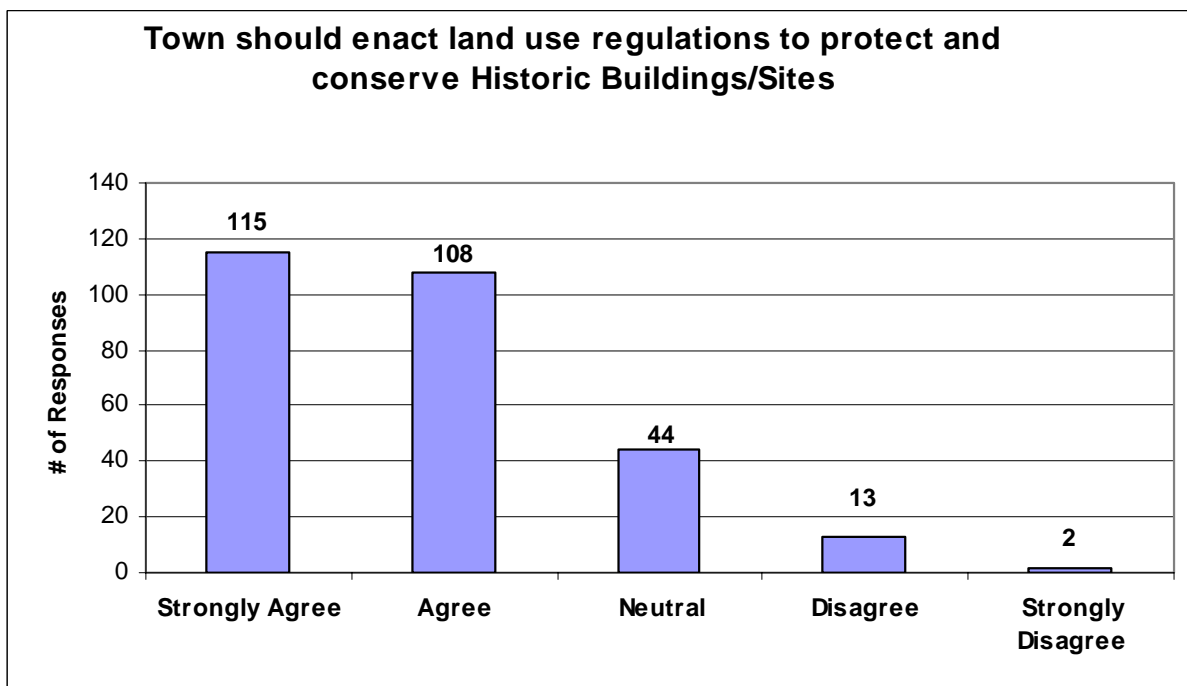
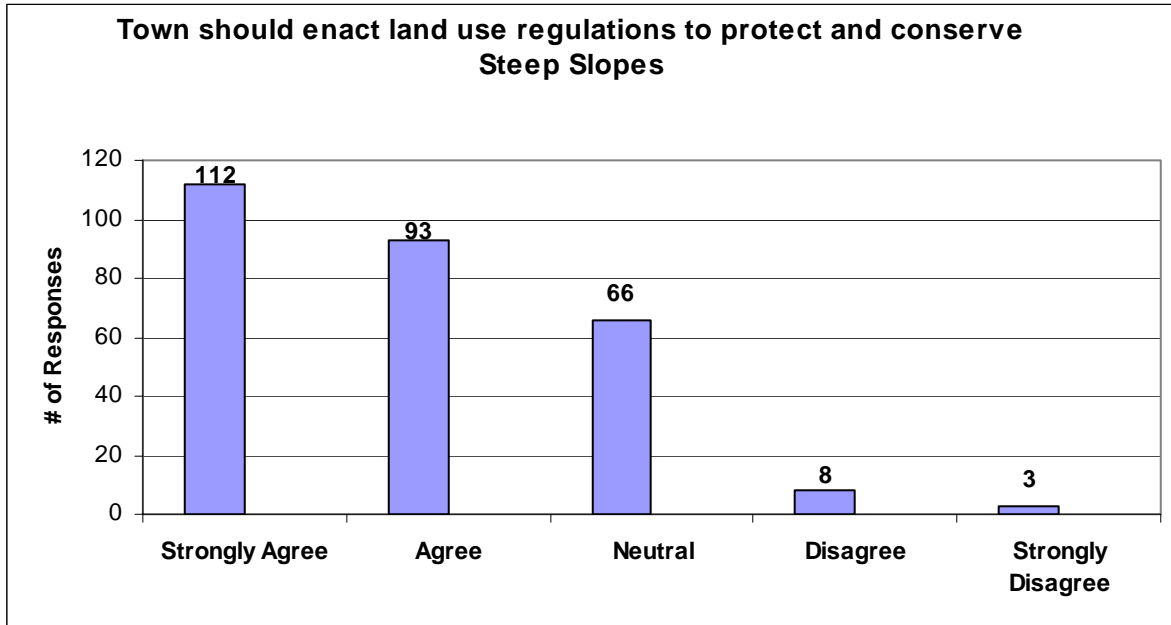
Feature:		Number of Responses:				
		Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
a.	Scenic & Highway Vistas	138	99	37	8	2
b.	Steep Slopes	112	93	66	8	3
c.	Historic Buildings/Sites	115	108	44	13	2
d.	Natural Resources (<i>Wooded areas, Streams, Ponds, Wetlands, etc.</i>)	172	82	24	12	2
e.	Natural Lakeshore Preservation	180	69	28	10	1
f.	Seneca Lake (<i>water quality controls</i>)	204	69	12	5	2
g. Other (<i>Please Specify</i>):						
	• Lake weed control		1			

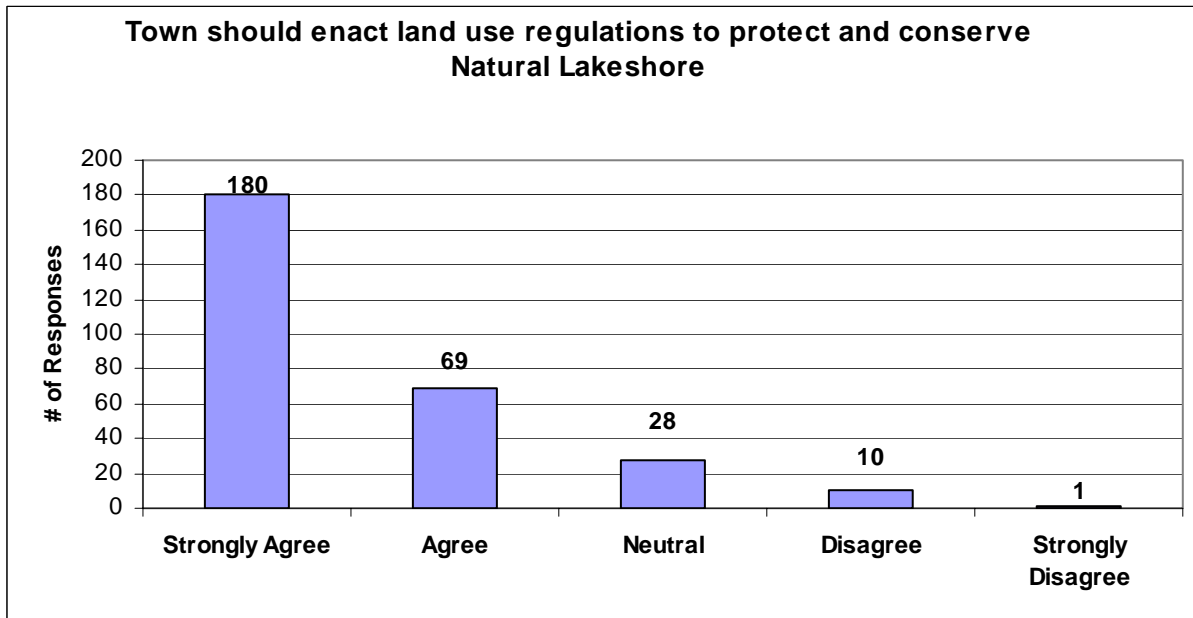
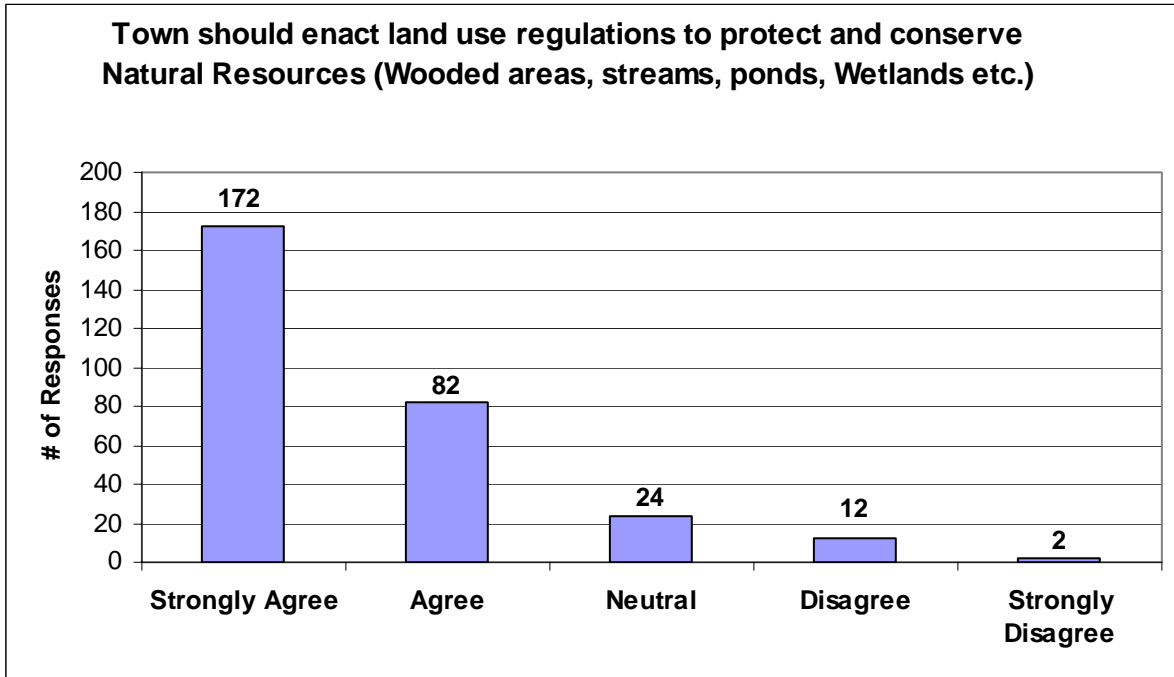
Comprehensive Plan of the Town of Torrey

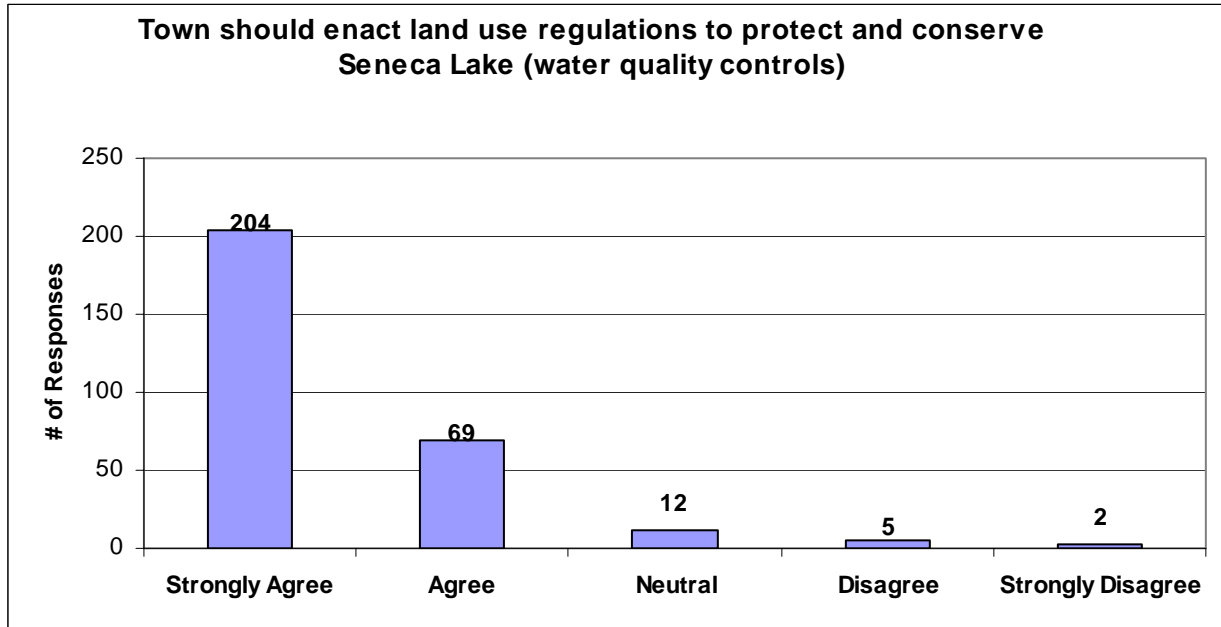
Appendix B: 2007 Town-wide Survey Results

• Unsightly Towers	1				
• See the regulation is reasonable not punitive	1				
• Wildlife habitat	1				
• Wildlife habitats	1				
• Special use permits	1				
• Should check septic along the lake	1				
• Mobile trailers	1				
• Natural lakeshore preservation adjacent to development		1			







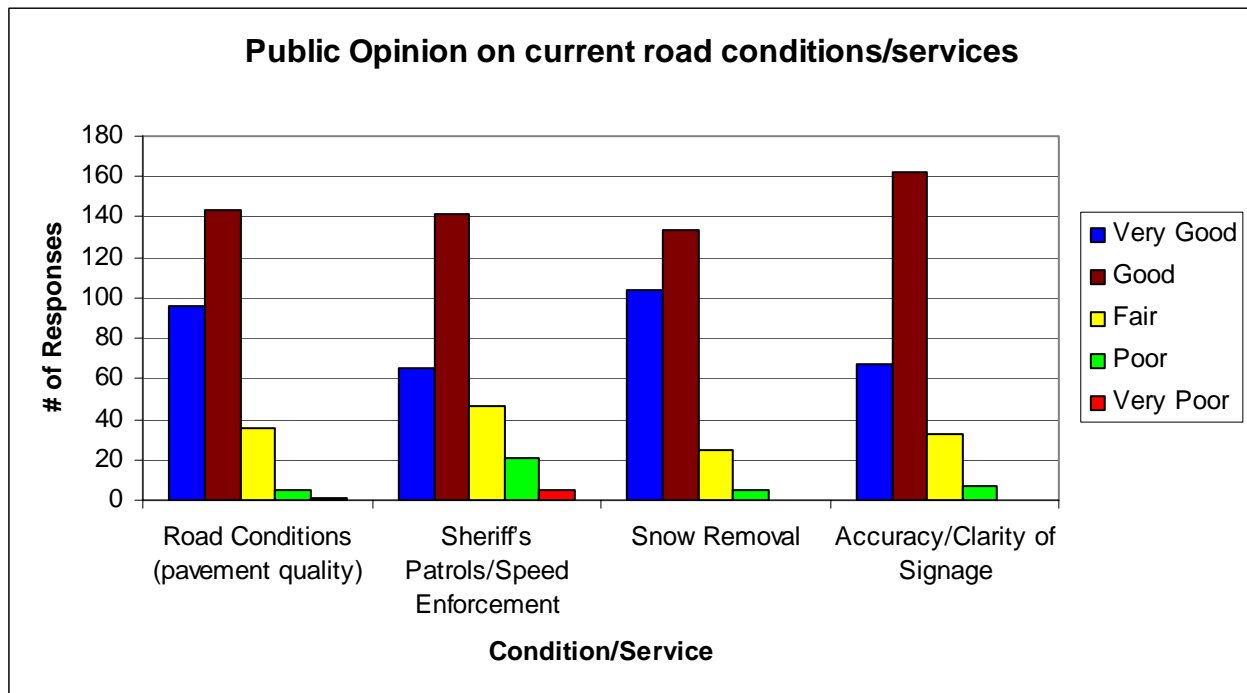


Comprehensive Plan of the Town of Torrey

Appendix B: 2007 Town-wide Survey Results

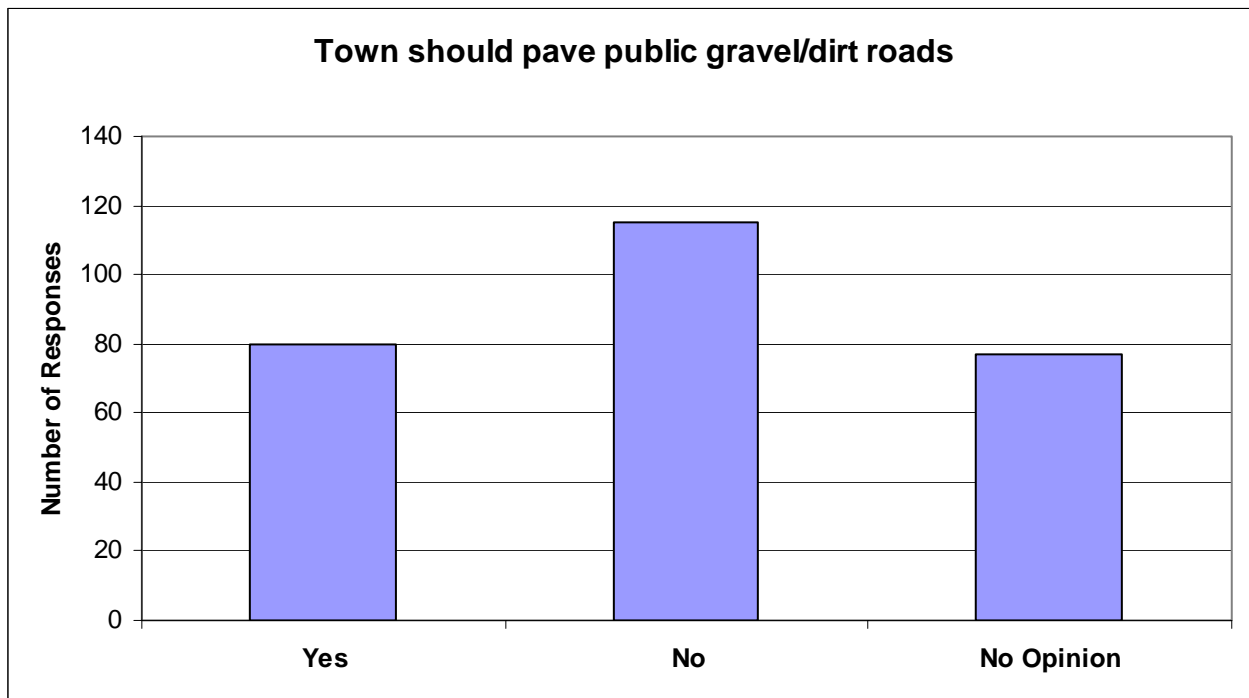
8A. Please indicate your impressions of current road conditions/services:

Conditions/Services:		Number of Responses:				
		Very Good	Good	Fair	Poor	Very Poor
a.	Road Conditions (<i>pavement quality</i>)	96	143	36	5	1
b.	Sheriff's Patrols/Speed Enforcement	65	141	46	21	5
c.	Snow Removal	104	134	25	5	0
d.	Accuracy/Clarity of Signage	67	162	33	7	0



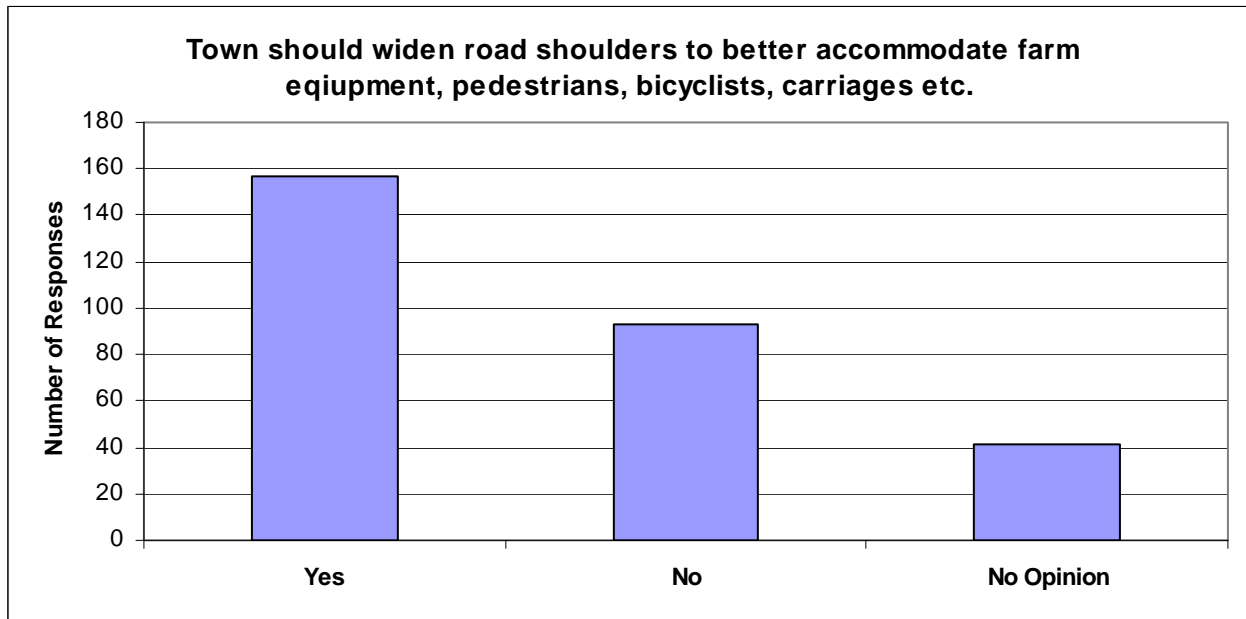
8B. Do you think the Town should pave public gravel and dirt roads?

	Number of Responses:
Yes	80
No	115
No Opinion	77



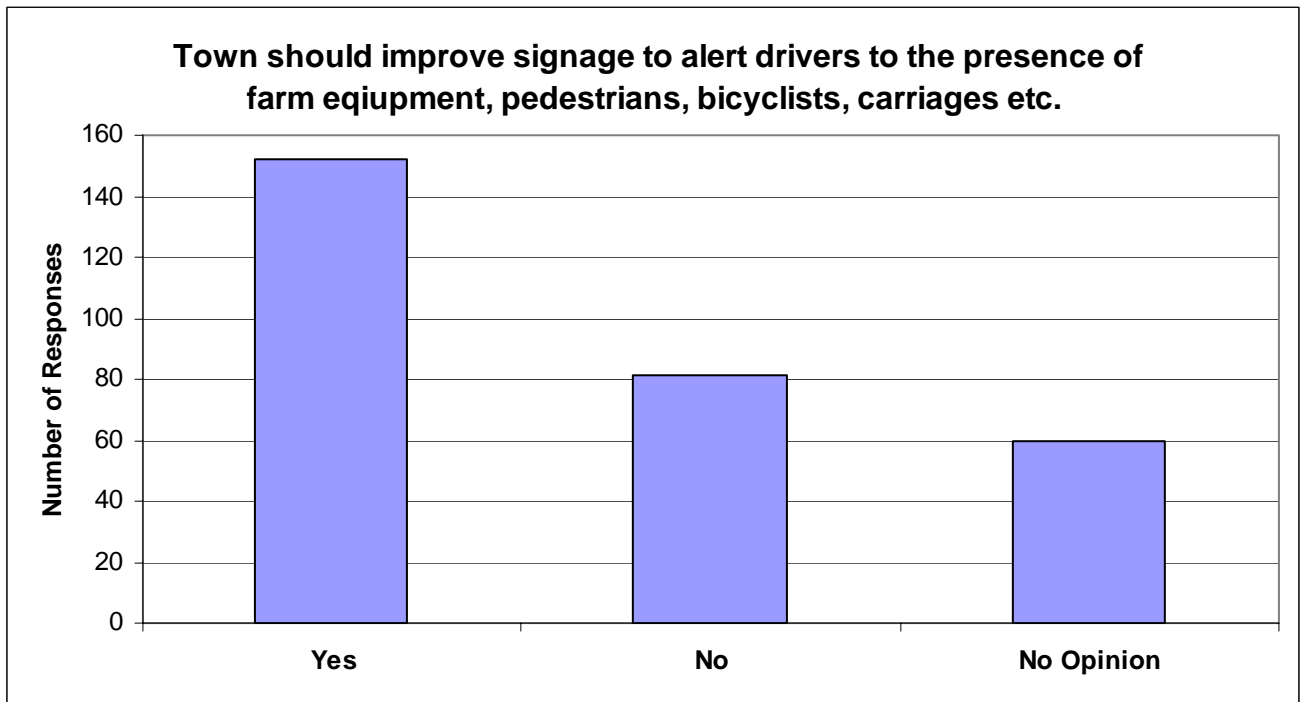
8C. Do you think the Town should widen shoulders along roads to better accommodate farm equipment, pedestrians, bicyclists, carriages, etc.?

	Number of Responses:
Yes	157
No	93
No Opinion	41



8D. Do you think the Town should improve signage to alert drivers to the presence of farm equipment, pedestrians, bicyclists, carriages, etc.?

	Number of Responses:
Yes	152
No	81
No Opinion	60

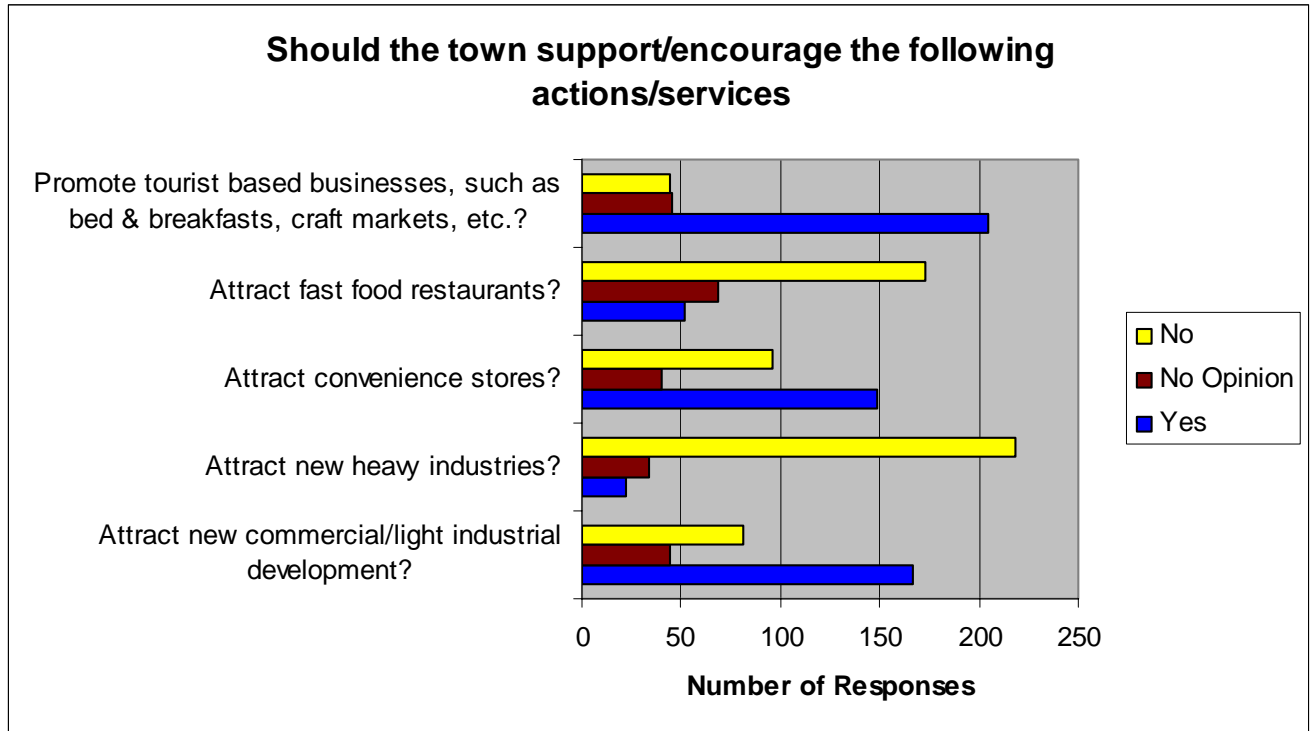


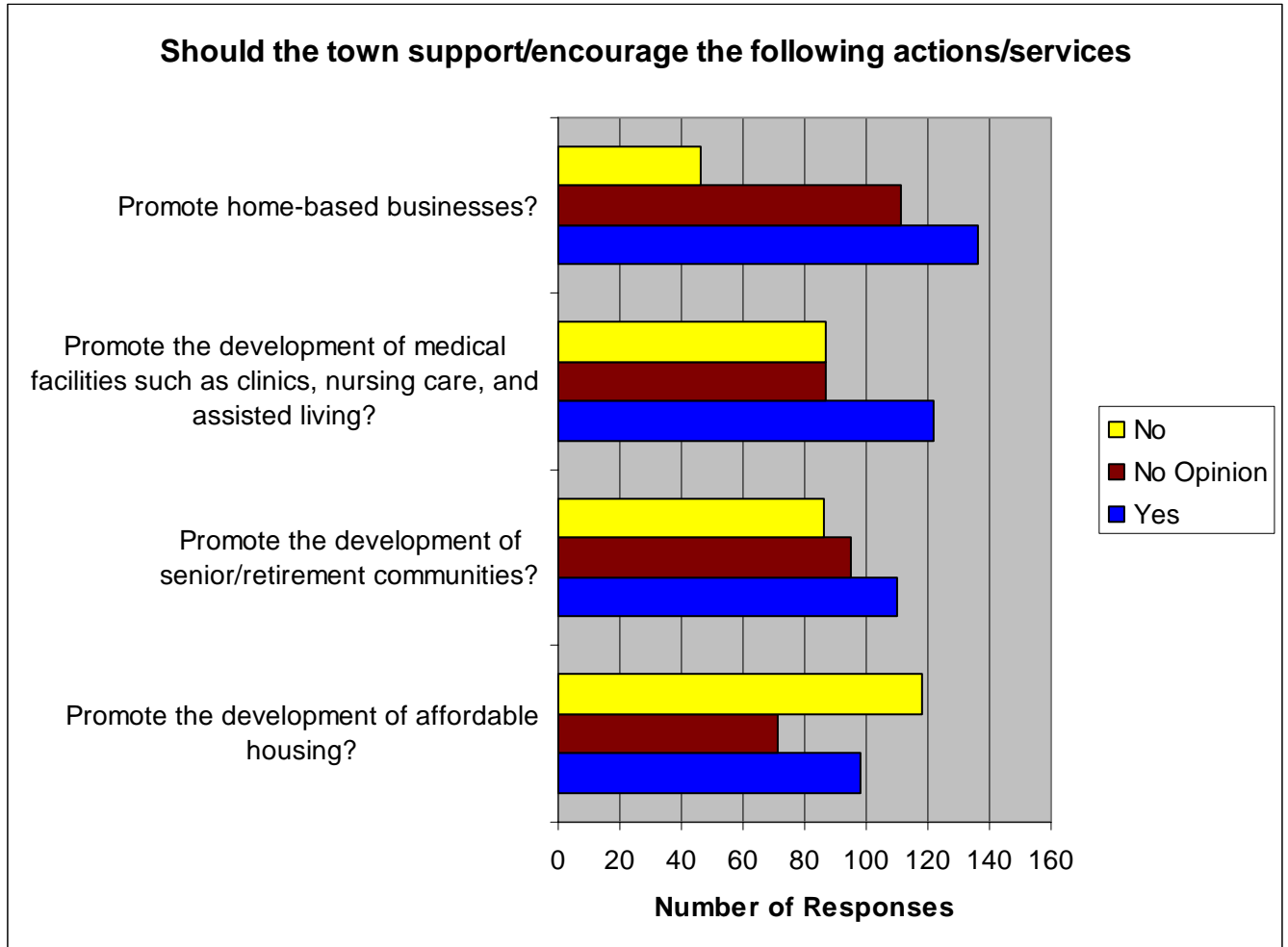
Comprehensive Plan of the Town of Torrey

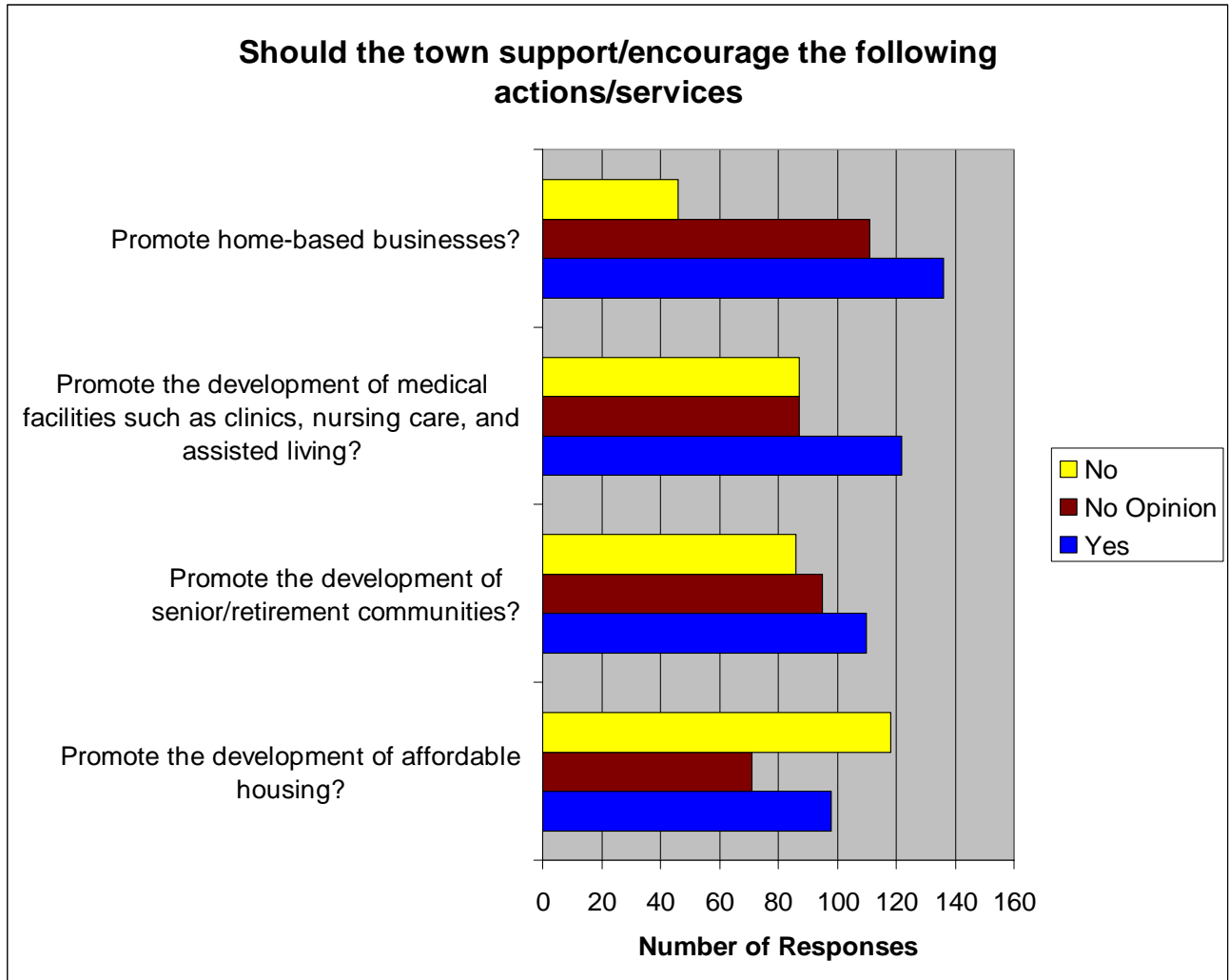
Appendix B: 2007 Town-wide Survey Results

9. Do you think the Town should support/encourage the following actions/services?

Actions/Services:		Number of Responses:		
		Yes	No Opinion	No
a.	Attract new commercial/light industrial development?	167	44	81
b.	Attract new heavy industries?	22	34	218
c.	Attract convenience stores?	149	40	96
d.	Attract fast food restaurants?	52	69	173
e.	Promote tourist based businesses, such as bed & breakfasts, craft markets, etc.?	205	45	44
f.	Promote the development of affordable housing?	98	71	118
g.	Promote the development of senior/retirement communities?	110	95	86
h.	Promote the development of medical facilities such as clinics, nursing care, and assisted living?	122	87	87
i.	Promote home-based businesses?	136	111	46
j.	Protect and preserve agriculture/viniculture activities?	250	24	10
k.	Improve the appearance of existing commercial areas?	172	96	18
l.	Improve/install public water infrastructure?	159	68	72
m.	Improve/install public sewer infrastructure?	140	73	79
n.	Improve public access to waterfront areas?	142	84	66
o.	Work with the Friends of the Keuka Outlet Trail to develop additional facilities along the trail, such as acquiring additional property, improving signage, lighting, and parking, etc.	171	71	53

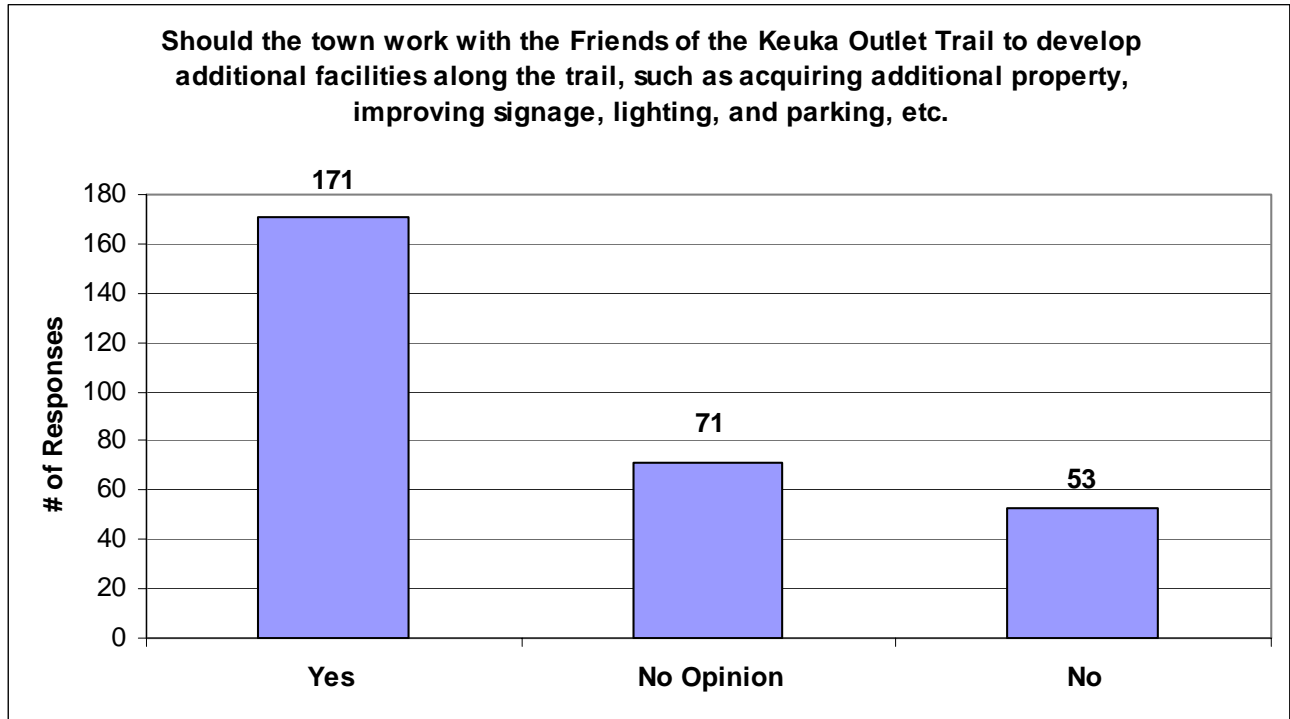






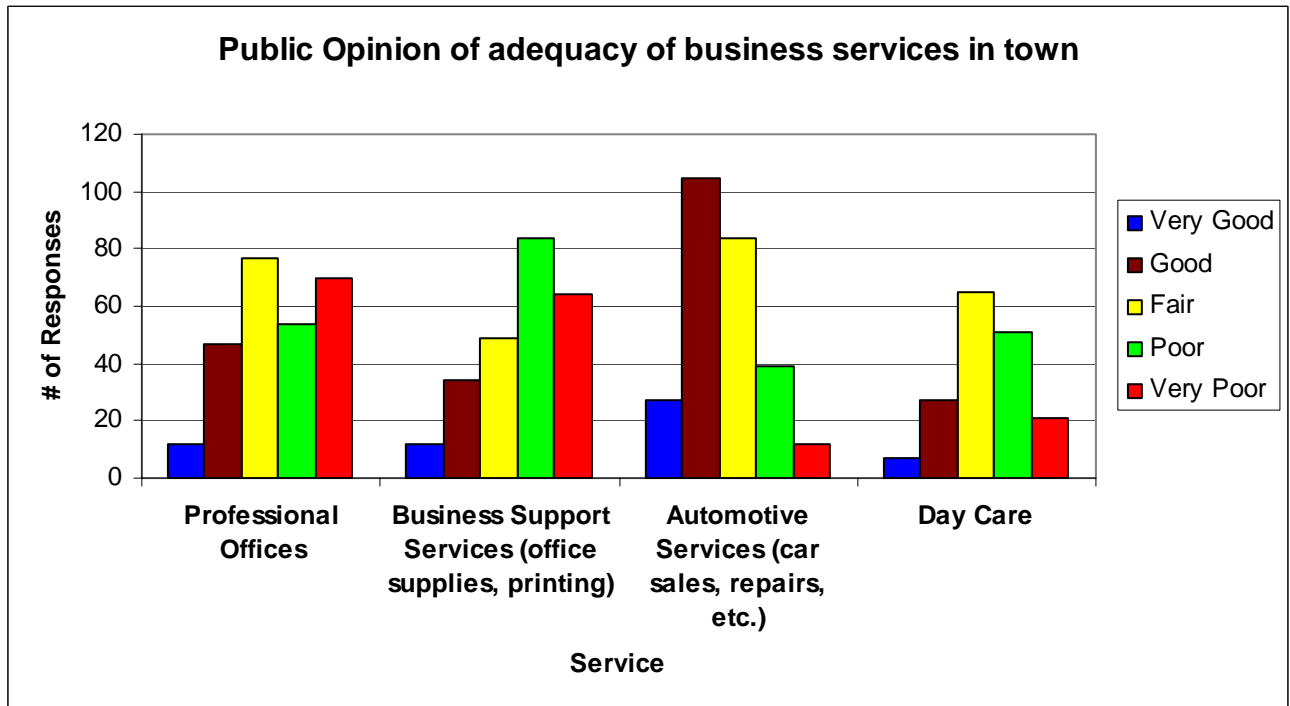
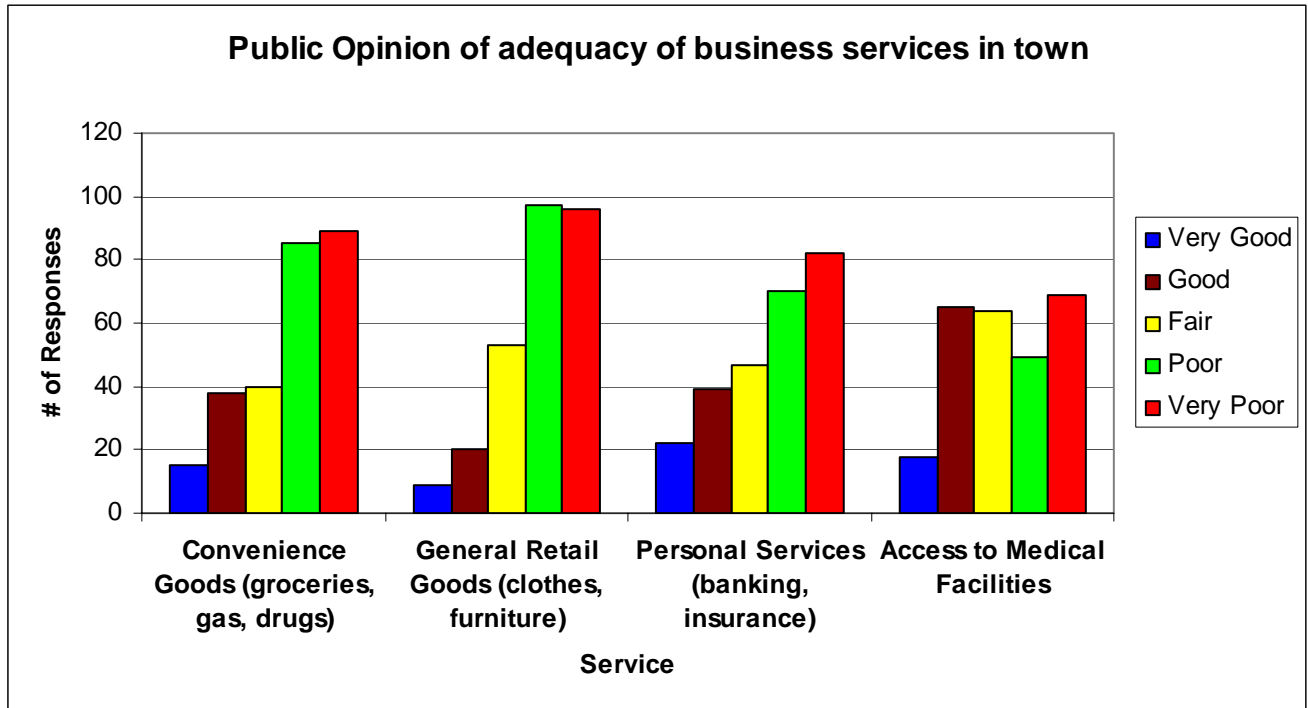
Comprehensive Plan of the Town of Torrey

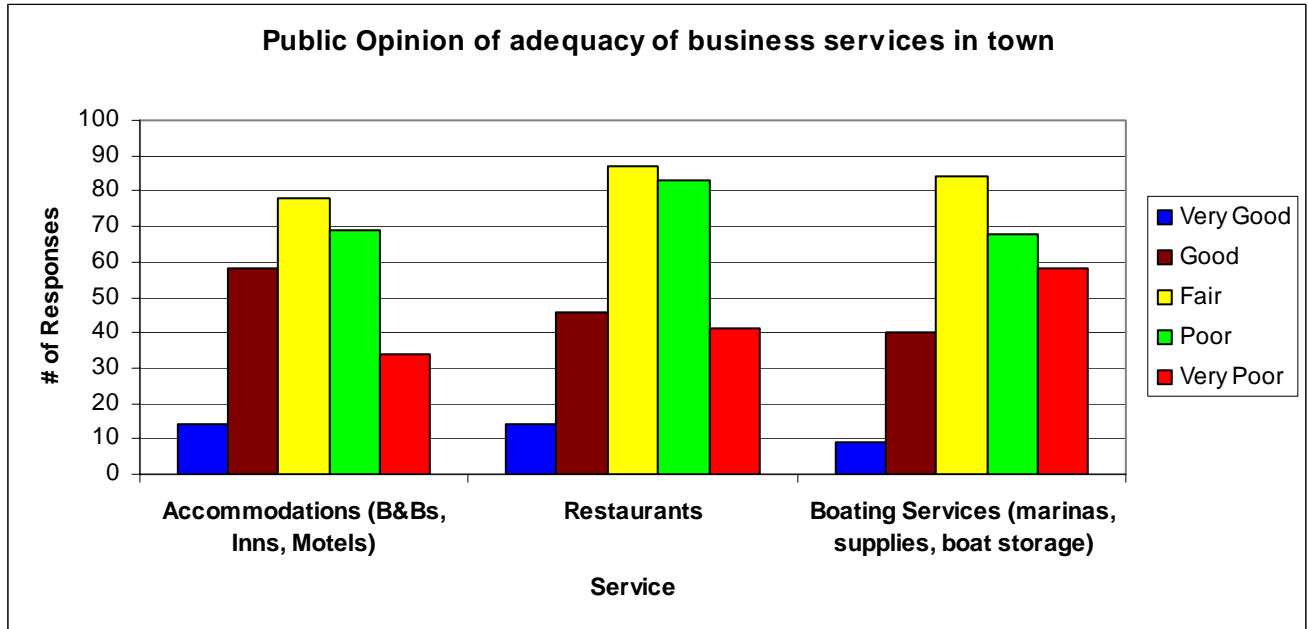
Appendix B: 2007 Town-wide Survey Results



10. Please rate the adequacy of the following business services in the Town:

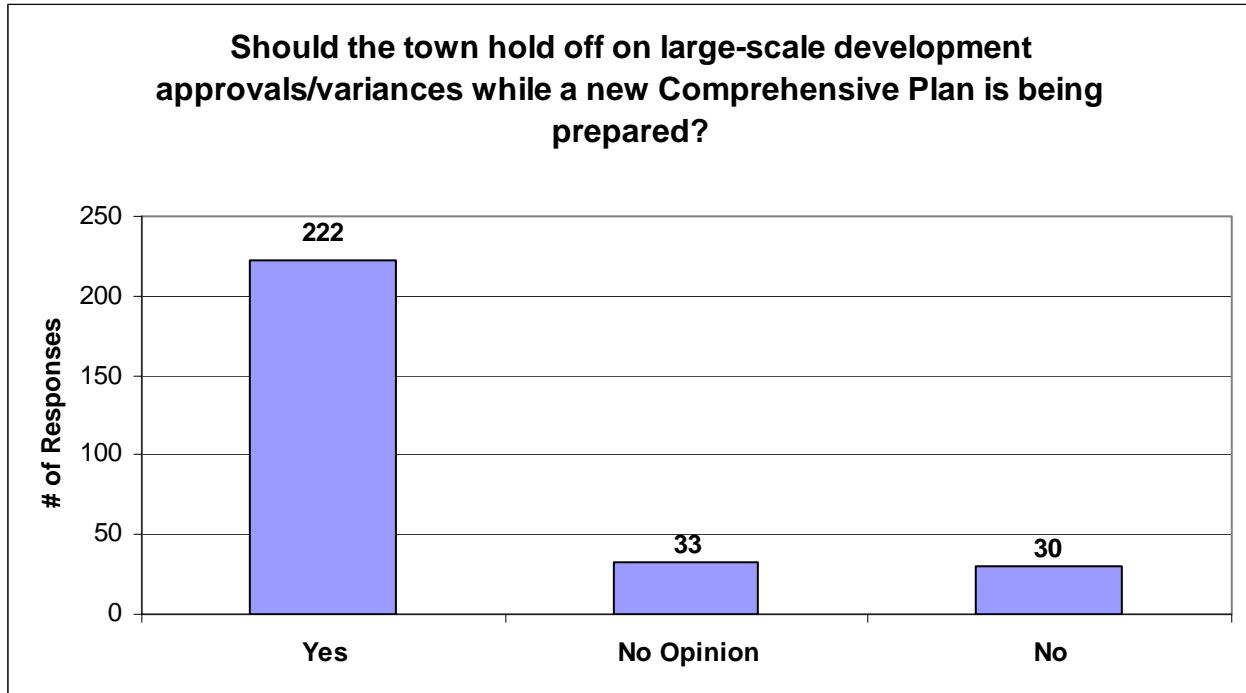
Service:		Number of Responses:				
		Very Good	Good	Fair	Poor	Very Poor
a.	Convenience Goods (<i>groceries, gas, drugs</i>)	15	38	40	85	89
b.	General Retail Goods (<i>clothes, furniture</i>)	9	20	53	97	96
c.	Personal Services (<i>banking, insurance</i>)	22	39	47	70	82
d.	Access to Medical Facilities	18	65	64	49	69
e.	Professional Offices	12	47	77	54	70
f.	Business Support Services (<i>office supplies, printing</i>)	12	34	49	84	64
g.	Automotive Services (<i>car sales, repairs, etc.</i>)	27	105	84	39	12
h.	Day Care	7	27	65	51	21
i.	Accommodations (<i>B&Bs, Inns, Motels</i>)	14	58	78	69	34
j.	Restaurants	14	46	87	83	41
k.	Boating Services (<i>marinas, supplies, boat storage</i>)	9	40	84	68	58





11. Do you think the Town should hold off on large-scale development approvals/variances while a new Comprehensive Plan is being prepared?

	Number of Responses:
Yes	222
No Opinion	33
No	30



12. Any other comments or concerns?*

Summary of Question 12 Responses			
	Response:	No. of responses:	Percent:
1	Like rural character	37	25%
2	Water for lake front	20	13%
3	Taxes too high for services provided	17	11%
4	Sewers	16	11%
5	Oppose large housing development	14	9%
6	Better code enforcement(septics, farms, wineries)	13	9%
7	Need Convenience store	12	8%
8	More public access to lake	12	8%
9	Decreasing lake quality	10	7%
10	Great People	8	5%
11	Need Gas station	8	5%
12	Maintain agricultural base	8	5%
13	Use and protect lake as an asset	8	5%
14	Restaurants/activities/infrastructure- Promote tourism	7	5%
15	Want cable TV and/or Internet	7	5%
16	Good Highway Dept	6	4%
17	Favor reasonable housing development	6	4%
18	Want a Marina	6	4%
19	Protect environment	5	3%
20	Low crime	4	3%
21	Limit size of new houses on lake	4	3%
22	Like wineries	4	3%
23	More activities for kids	3	2%

Comprehensive Plan of the Town of Torrey

Appendix B: 2007 Town-wide Survey Results

24	Increase tax base	3	2%
25	Town clerk is great	3	2%
26	More recreational/cultural activities	2	1%
27	Develop Keuka outlet	2	1%
28	Excellent judicial/ Admin./ Fire dept	2	1%
29	No water for Lake front	1	1%
30	Traffic on 14 is horrible	1	1%
31	More effort for Gov. funding	1	1%
32	Want quarterly news letter	1	1%
33	Free water testing	1	1%
34	Vineyards notify when spraying	1	1%
35	Extended fall & spring clean up services	1	1%
36	Dresden needs to be cleaned up	1	1%
37	Want a Doctor (family practice)	1	1%
38	Correct road spellings	1	1%
39	Maintain side roads	1	1%
40	Widen Antony Road	1	1%
41	Snow plow hits mail box	1	1%
42	Too many little towns in Yates county - merge	1	1%
43	Tax rate good	1	1%
44	Poor maintenance of state roads	1	1%
45	Like no over crowding	1	1%
46	No more dairy farms	1	1%
47	Like farms & produce stands	1	1%
48	Control use of lake by non-residents	1	1%
49	No new development at all	1	1%
50	Develop single family neighborhoods, mid-priced homes	1	1%
51	Preserve multicultural character, Mennonite, Hispanic	1	1%
52	Child care & nursery school	1	1%
53	Reduce & enforce speed limits	1	1%
54	Promote Green building	1	1%
55	Invite speakers to Town Board meetings	1	1%
56		274	

*For the verbatim Question 12 responses, please see the *Torrey Survey Results Report*, available at:

<http://www.gflrpc.org/Torrey.htm>