

What do you like about the Town of Greenfield today	What don't you like about the Town of Greenfield today	What do you hope to see in Greenfield in 20 years time?	What do you hope you won't see in Greenfield in 20 years time?
Rural Character Large open spaces	Nothing	As much preservation of the residential character as possible.	A large increase in industrial and/or commercial activities and land uses.
Like the way things are developing with larger lots and clustering development Like some of the commercial buildings – in favor of the mining issue, like the competition between the quarries and black top. Like the growth, the additional houses, the additional tax base	People that move into the Town and then they want no more development. The new people are NIMBY's	Some more infrastructure especially water and sewer Some small businesses – retail, old saw mill on 9N, and would like to open a little mall Drugstore More parks and recreational areas	I hope we don't see huge Malls No big box stores No trains
Rural character Spread out Three centers Proximity to Saratoga Springs and the cultural, recreational, and educational opportunities that exist nearby.	Hasn't been enough planning relative to the character of the community Some rugged individualism permitted less thoughtful growth and land use – proliferation of mobile homes,	Greater definition of what the community wants to be Thoughtful set of guidelines for development (as contrasted with hard and fast rules) Predominance of single family residences Amenities of shops, stores in the northwestern part of the town Children and all of the town incorporated into the Saratoga School District instead of some of the children in Corinth Development of a thoughtful plan for controlled growth and development that won't substantially change the character of the Town	Uncontrolled growth and development Thoughtless growth and development Major change in the character Don't want to become another Wilton Don't want big box development
Rural character Small town feeling	Lack of a Master Plan. Lack of sewer and water infrastructure throughout the Town. Gateways and the Town Center should be allowed more density and taller buildings, less green space.	Water and sewer infrastructure. Locally owned retail.	Strip malls Big Box retail
Privacy School system	No commercial and no chance for small businesses No commercial zones, only residential zoning	Town needs to keep a handle, some controlled growth but not too much Improvement in the tax base, more commercial, light industrial, (not as big as a Stewart's ice cream plant) properties	Big Industry Big Box Development

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<p>Access to metro Saratoga Springs Rural living Green place at the edge of the Adirondack Park Very special place Wild and the civilized within close reach Lots of green and open space within the town Larger lot zoning helps Large art and culture community Baroque Music Festival Ndakinna Art Festival – teach traditional survival skills. Well known for good fishing</p>	<p>Water use, setting up a gradual destruction of the water resources of the Town. There are streams that are running shallow or dry. Behind Harold Hall Dairy farm, a developer dynamited something which caused the destruction of a stream. Mining proposed for the head of the Kayaderoseras Stream. Mining and blasting within ¼ mile of residential development. Proposal for mining on the mountain top. Not enough protection of the hills and mountains in Town to keep them wild.</p>	<p>Protecting green space like what Wilton has done. Better awareness of the land and water protection. Sensible zoning that will require large lot zoning where sensitive issues relative to water and the elevated areas, where there is bedrock, where building roads and clearing forest cover would be determinate Balanced approach to rural and cultural nature rather than industrial development. Good solid zoning controls for the appropriate siting of houses. Hope that there will be good fishing and access to the fishing streams. Opportunities for hunting. The Town needs to maintain land for recreational opportunities. Appropriate use of all terrain all road vehicles (ATR). Town should consider owning and maintaining trails for ATR. Arts community for artists, writers, musicians.</p>	<p>Visual pollution from cell towers, a technology which will be outmoded in a few years. Light pollution from carbon arc lights, raceway, parking lots Noise pollution</p>
<p>Been here 33 years. I live in Greenfield, surrounded by woods. Lover of beauty and lots of trees, shrubs, animals. Place of great beauty. Strong men, beautiful woman and very bright children. Access to college, hospital, cultural, rains only after sunset. Calm, quiet, peaceful.</p>	<p>Traffic has increased. 33 years ago there were maybe 4 cars a day, and now there is so much traffic that we are having fatal accidents. Cliques – 4 hamlets which each have their own fire house which serves as the center both politically and socially of the hamlet. Those cliques are breaking down. 3 million dollar houses on Bram Road and those people aren't integrating. Strong identification with people in your own little hamlet and not accepting people in other hamlets. Very isolating for newcomers. Lack of social integration. Huge educational/economic difference between old timers and new comers. Social antagonism</p>	<p>Increased social acceptance. Joined the Seniors Group but they wouldn't ever speak with me. Police Department for traffic control Maintain the quality of life Could have some small industry Gift shop General store</p>	<p>Slaughterhouse</p>

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Proximity and access Good land (soils and climate) for growing trees	Overly restrictive zoning ordinance particularly in regards to forest clearing regulations which leads to suburban sprawl.	A large percentage of the Town still is forest land Right to Practice Forestry Diverse forest	Escalating property taxes.
Access to Saratoga Springs Natural settings	Limitations on subdivisions. Overly restrictive land use regulations that restrict individuals use of their private property. Unfair application of zoning laws.	Rural nature. Shared driveways	Unfair application of Zoning Laws.
Rural nature History Topography Forest covered nature of the topography Climate All the non-human things about the area Managed mining	Building permit process took way too long (about a month or longer) Town needs to be expedient History of oscillating of being poor and being rich mix of shoddy and wealthy dwellings Don't think that we want to create only wealthy can live, some dwellings are too crude and messy Need to address the eyesores	Diversity of attractive choices housing including low income housing Town has a long history of farming and lumbering. More done to preserve their heritage, maybe museums or something. Farmer's markets encouraged. Zoning make possible gardening and self sufficient farming Strong pet control laws and even better enforcement of dogs running loose. Hunting and fishing opportunities and rights preserved. Managed mining Historic sites protected (i.e. Porter Corner Graphite Mine and James Bank in Porter Corner). He wrote a history book on the graphite mine. Farmers Market and Community Gardens. Do not discourage local agriculture. Continued use of land for hunting and fishing and controlled use of ATV's and snowmobiles. Strong control of dogs running loose to promote safe jogging and walking. Keep an option open for wind farms in the northern part of the Town. Continue to encourage controlled timbering.	Our town becoming urban and crowded Malls Big box Big industry or other entities that would attract a lot of traffic.

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<p>Not over regulated Rural nature Picturesque Family businesses where people are allowed to do what they want with Town respects private property rights</p>	<p>Not a thing</p>	<p>Thriving economy one that invites residents and nonresidents alike Prosperous Free enterprise encouraged and respected Town continue to on the path of modest regulation Town should stay out of the personal business of its residents Encourage the use of forestry and not try to restrict it The reason</p>	<p>Additional restriction on forestry The Town doesn't feel like they have to compete with Wilton No mall No big box No big industry</p>
<p>Rural quality Open Space Highway Department Nice Town Hall Sport Fields</p>	<p>Dump trucks Cell towers</p>	<p>Rural quality Open and green space. space and not too many more houses Updated highway department. Nice Town Hall Sport fields</p>	<p>Mining operations expanded Big box Lots of commercial development More cell towers</p>
<p>Rural environment, small town feel, family orientated, plenty of green space, close proximity to Saratoga Spring</p>	<p>Does not live here, only works here, therefore does not like work. ☺ Too far from Saratoga Springs City School District Administration which causes him to be away from the school often for meetings just due to distance.</p>	<p>Retain small town feel, not over developed with a mixture of housing opportunities (affordable housing)</p>	<p>No strip malls, no high density, no over sprawled development, not like Wilton.</p>
	<p>Property is assessed too high Highway Department spends too much money on toys. Saratoga Schools pay their teachers too much money. Too many people living here. Too much traffic</p>	<p>Managed tax rate Seniors exempted from paying so much of the school tax burden. Highway Dept is managed better. Forest Land. Some open space</p>	<p>No tax on timber lands Taxes lowered Town Board obsolete and replaced by a Town Supervisor paid enough to stick with the job.</p>
<p>Rural atmosphere, the character of the Town.</p>	<p>Too many mobile homes in Greenfield. Zoning should be reevaluated.</p>	<p>Develop a small area like that of Middle Grove Town to have some support services, such as a small grocery store to support the people that live there. More restrictions on the mining. Any industrial development should be reviewed by a Town commission. Water and sewer district.</p>	<p>Not over populated like the Town of Wilton. Don't want the urban sprawl. Keep the green space for the people that live there.</p>

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Small town community Fire houses	Housing projects going in on half acres No place for mobile homes	Upgrades to the Post Offices	To become like downtown Albany No malls No big box stores
Rural atmosphere	Increased traffic	More senior citizen services	Doesn't want strip mall development No additional commercial development around 9N
Quiet Small town Finally got a cell tower	Not enough commercial leading to high residential tax rates Planning Board needs to make some changes: when building the new houses, we can't find the numbers, or can't read them Certificate are issued too easily before all safety considerations have been resolved We don't have a good Code Enforcement Officer. Behind the times on a lot of development issues Roads are bad, crack every year Town should have an ambulance service We have 93 square miles	Hope to see commercial development down near Stewart's to help with the tax base An industrial park or some manufacturing in a specific area.	Don't want to see a lot of commercial Big box retail Strip malls
Accessible to Saratoga Springs along Route 9N Has a Town Center Doesn't have any obtrusive, non-rural development. No industrial site. Roads tend to spider out Lots of interesting homes Gorgeous terrain Lots of Hardwoods Esthetically pleasing Nice job with Town Center Good historical base Golf course	Lack of zoning No discernable development pattern – could use a little more centricty Needs signage Need to identify the Four Corner and let me know where to go for schools, churches and four corner Hasn't joined in a more cosmopolitan, slow to react to recreational opportunities. Too conservative in the budgeting side – need more money in the school budget. Roads need improve	Improvements to the roads Some increased recreational opportunities – biking and walking paths, historical railroads Increased cultural opportunities – like Town Festival Low income housing – PUD Housing diversity for seniors Satellite health services Golf course still there – residential development and other attractions like snow shoeing around the golf course Ski resort for kids with a great lodge	Lot of sprawl Unplanned housing Stripped terrain Not too cosmopolitan Increased mining leading to downturns in property values and quality of life issues.

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Rural character	Too many zones – not necessary, gained 300 lots, but the zoning There are not enough commercial zones.	Zoning more user friendly and not so prohibitive. Little simpler zoning Building different areas, with the clustering occurring now in the southern part of the town, in the future, more spread out, more shared driveway, keyhole lots, Special zone around the Desolation Lake to put the camps into its own sewage district. Trying to live year round in a place that was designed to be seasonal. Very poor soils if any.	Putting in huge apartment buildings Big box Strip malls
Rural atmosphere Large size lots Lack of suburbia	Creeping growth More traffic More people	No change but rather a continuation of the rural atmosphere Better enforcement of the existing zoning laws, particularly junk lots and abandoned cars Large lot sizes More defined Village around Town Hall and the Stewart's Plaza. Corner lot across from Town Hall has been for sale for years. A downtown community with an image. Do something similar with the land behind St. Joseph's as was done with the land in Middle Grove with basketball courts, tennis courts, walking paths, baseball fields. Better control of the timbering, with selective cutting, but no clear cutting allowed. There will probably be some growth where the sewer ends now. Someone will buy it and extend it along Denton and Daniels Road. Then they can build additional housing units, but it shouldn't cross over Route 9. We have an active historical society; they should buy the bank building in Porter's Corner and develop that as a historic spot. It was the first bank in Saratoga County called the James Bank.	Suburban development Wilton Big box stores, but if there is going to be large scale commercial development it should occur along Route 9 and not along Route 9N. Central water supply, because then you would have to deal with half acre lots. Race track particularly NASCAR No expansion of the mining districts. Don't want to see Fox Hill Road paved

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<p>Rural atmosphere Lack of crowds Lack of dirty industry Proximity to Saratoga Springs and Albany Road maintenance especially snow clearing</p>	<p>Taxes and the lack of a tax base Poor shape of Wilton Greenfield Road Sewer infrastructure for the development that is coming</p>	<p>Some clean industrial base and conforms to the rural environment like the State Farm Campus Sewer and water system Maintain the rural character with some clean business Untraveled roads with open spaces with minimal congestion given its proximity to Saratoga Springs More parks and residential development on large lots or clustered so as to preserve open space.</p>	<p>Congestion like Clifton Park Wall to wall building like Clifton Park</p>
<p>Geographic and geologic position of the township, tucked against and sitting on the foothills of the Adirondacks. This creates many spectacular views and vistas, plus creates a perceptual, if not physical, link to the mountains. Rural, undeveloped character Close proximity to adjacent communities, yet buffered by distant and somewhat inconvenient limited highway access.</p>	<p>The spurt of recent, monolithic, residential development that is pseudo-gentrifying the town, subdividing it in the guise of good design. As I like to say, ... you can put lipstick on a pig to make it look better, but in the end it's still a pig.</p>	<ol style="list-style-type: none"> 1. The results of a more comprehensive, county-wide level of planning, in which this new effort dovetails, with the county as a more active participant. I could see this manifest in the form of a regional park tucked into the Kayaderosseras ridge, or on the Creek. It is a good way to protect these resources, yet letting them be accessible with low intensity use. 2. I would also like to see the County P.B. given more teeth to ensure continuity at municipal borders. 3. Greater identification and more aggressive protection of significant environmental areas, including viewsheds, watersheds and wetlands. 4. I would also like the town to wrestle with issues such as minimizing timber clearing on development parcels, limiting artificial light pollution, and implementing and enforcing traditional neighborhood development planning tools around the hamlets (Saratoga Springs is no longer the "City in the Country", because all of the immediately surrounding country has been clear cut for develop. A sensitive site clearing regulation could have protected the integrity of that country feel.) 	

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<p>Very rural with a good mix of upscale housing Mix of 3rd and 4th generation folks with newcomers from more urban areas. Rich in mining history. Graphite mines been there for about 150 years, started using horses and trailers to go up the mountain. As people have demanded more, now we are using truck. Still using the natural resources to serve the growing needs of the community. We like the mix of farming, mining and timbering with rural residential. Timber industry</p>	<p>Our business has been there since 1965, an active gravel pit there since there, not complaining about our competitor. We tried to expand, our permit took 10 months rather than 30 days. There is hard rock here that the state is requiring The people are moving in, using our products, and don't want us to operate – the NIMBYs. We can't be quiet and hide in the trees. Residents who won't bend.</p>	<p>.Once the natural resources have been utilized making good use of the reclamation act to reuse the mined lands for other land uses, particularly housing or parks. A mix of residential and industrial and commercial properties coexisting to provide a diverse tax base. The ability of private lands with natural resources to be able to provide those resources to the community.</p>	<p>Short sightedness, without timber, mining and open minds, the property taxes will be totally dependent on residential property taxes. If you cover the natural resource. Continued obstacles to the extraction of natural resources A tax base that is so dependent on residential property taxes. Harsh land restrictions on private property owners depriving them of use of their land.</p>
<p>Small town Homey atmosphere Rural setting</p>	<p>Tax base and efforts to establish one There is not a community water and sewer system Elected leaders are not looking into the future and visioning, missed an opportunity to purchase the 70 acres in Greenfield Center Patch work approach to problem solving</p>	<p>Tax base – commercial enterprise, service oriented Housing for lower income people</p>	
<p>A lot of opportunities Planning Board is open minded and professional. Tax rate is good Build a house on ten acres. Rural</p>	<p>Mobile homes that are not maintained. No real affordable housing because there is no infrastructure.</p>	<p>Does not lose its rural character Great school of appropriate neighborhood size More of the same, but refined. Conservation easements where the soils, Shared driveway, with long cul-de-sacs to allow for several homes along a common road, preservation of green space and some distance between house. If you had a development on a 75 acre piece, you have a conservation easement along the front, you get water and septic. Hamlet in Greenfield Center is developed so that everyone is proud of it with a recognition of the Town's rural character. Some industrial and job growth.</p>	<p>Un maintained mobile homes The Town Center the same as it is today.</p>

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<p>Rural aspect Quiet, peaceful Environment Hiking Forests See animals Everything that constitutes of rural Large tract home sites Renovation of the Town Hall in keeping with historic character Good parks program Good youth program Saratoga Springs School District</p>	<p>Losing too much rural character Too many zoning variances granted Strip mall Post Office design in Greenfield Center Strip mining and clear cutting along Coy Road in Porter Corners</p>	<p>Renovations of post office in keeping with historic character When large trees are removed from the road right-of-way, replanting is mandatory Good parks program Good youth program Any agriculture that exists encouraged</p>	<p>Strip malls Strip mining and variance granted for mining</p>
<p>Rural character Not commercial is nice, but we need more Nice terrain Open space Trees Opportunity to do something different because of the difficulty of putting in infrastructure Opportunity for clustering</p>	<p>Some of the present density</p>	<p>Couple of small neo-traditional neighborhoods Barbara Glazer's proposal for Wing Road – Bought an old farm, 110 acres – zoning is 5 acres – had a charette with John Witt – do one acre sights spotted around with Affordable housing mixed with high-end homes Narrow roads and a soft approach to development Looking to examples like Bray's Island Newpointe More of a core downtown – speaks to commercial development</p>	<p>Too densely developed Three lane roads Disneyland development like Manchester, VT where there are a lot of cookie cutter homes</p>
<p>Love that it is green Love the mountains, even with harsh winters Quiet Small town feeling</p>	<p>Some of the judgments about trailers That there is no place to put a mobile home Taxes are high but that's all over</p>	<p>Some of the historic buildings Small convenience store</p>	<p>Massive building An urban suburbia or edge city with lots of tract housing</p>
<p>Rural Natural character Topography is unique for the county Residential</p>	<p>Hases and hases not Dichotomy between the new money and the old money</p>	<p>Need a community center to unite the two groups More affordable housing and housing diversity</p>	<p>Continued escalation of housing prices Big box stores</p>

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<p>Quiet Rural character Proximity to other places, Saratoga, Adirondack Mountains, only a few hours from Montreal, Boston and NYC</p>	<p>Tax rate is too high for the minimal services There is not enough commerce so that the tax base can be diversified. Takes so long to get to the Northway Structure of the existing Master Plan – 9N corridor, where applicable recognizing that there are wetlands, could have more commercial development Not enough services, which currently requires people to travel to Saratoga for minor items Only one gas station Only one restaurant, one pizza place, more variety and more basic services in the private commercial sector. The strip mining on the mountain – truck traffic, blasting noise, esthetic of seeing a scar on the mountain, ecological impacts on the rivers, streams and wildlife. Affect erosion. Unbeknownst to me the master plan was changed to allow the mining and most of the public was not allowed. The way the youth recreation program is run. The people who run it are not accountable and many people are driven away, which deplete the program and causes the atrophy. No control of junkyards and abandoned cars.</p>	<p>Maintains the quiet rural character Hope to maintain its environmental structure and natural wildlife habitats Controlled growth Development with open space preservation Contemporary design that cluster development preserves the natural resources, in a cul-de-sac allowing children to play in a Wider roads to allow for biking along the road and then also specific bike and walking paths, safe secure and lighted at least in certain areas, like they have in Davis, California. Path along the Kayaderosseras for bikes and path. Sewer in appropriate areas like the commercial areas and where larger residential development occurs. There is a problem with commercial development along Route 9N. Housing diversity including multifamily housing (i.e. Apartments along Route 9N) Expansion of the Town youth parks The Town should get behind the recreation program – expansion of the program. Someone running the youth recreation programs that is accountable to the public. More public use of the Greenfield school. Town cleaned up a little bit, particularly enforcement of rubbish laws. Historical preservation Research as to what is historic Need a Historic Preservation Committee</p>	<p>Strip mining Too much commerce Big box stores No more convenience stores An indoor youth center</p>
<p>Structured in terms of becoming a bedroom community The main industries of this township going back 200 years is lumbering and farming. Wood is one of greatest renewable resources. Not opposed to lumbering</p>	<p>When new people move in and then they try to change the town to We don't have a fire or police department or garbage. People should be happy Cellular communication are not good</p>	<p>Hope to be sitting on the porch enjoying the view Better cellular communications Forest about the same as it is now Wild deer and turkeys in my yard and garden. Controlled growth</p>	<p>Nuclear powered rendering plant Kayaderosseras Creek dammed up Plethora of single family dwellings lining the Kayaderosseras Ridge</p>

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<p>Quiet Quaintness Rural land Small town Love the people and eager to do things and try new things</p>	<p>Lack of cross country trails Lack of nature trails</p>	<p>Land used well and the Town uses the recently purchased land for recreational Quaint town Small Town Few more quaint stores – home grown stores that the neighbors can go to. More community involvement</p>	<p>Strip mall Large subdivisions. Homes without land around them. Loss of green space More recreational use of the land Hiking and nature trails</p>