



APPENDIX C:

S.W.O.T. ANALYSIS RESULTS





S.W.O.T. ANALYSIS RESULTS

S.W.O.T. #1 (administered at Comprehensive Plan Committee Meeting in April 2007)

Strengths

Accessibility (roadway)
 Location between two cities (Rensselaer and Troy)
 Rensselaer Tech Park
 Strengthening infrastructure
 Good schools
 Interstate 90 connector
 Developable land
 Waterfront
 Diversity of communities
 Mix of city/country living
 Good quality single-family housing
 Residents are well educated
 Most residences have a yard
 Town resources, such as emergency services
 Low crime rate

Weaknesses

Lack of a Comprehensive Plan
 Ability to build unsightly strip malls
 Lack of a post office or substation
 Ugly Town Hall
 Community is just used as a pass-thru for commuters
 Bottlenecks at SR 4 and 43 (roads to the west could be used to alleviate congestion here)
 A segmented sense of community as indicated by hamlets and the presence of four school districts and three mailing addresses
 The community is too big to be small and too small to be big; community identity is lacking
 Community services compete amongst one another
 Despite numerous County-owned facilities, there is a lack of coordination between the Town and County

Opportunities

The creation of a sign overlay district can improve appearances and the quality of not only local signage, but also the overall community
 Interstate 90 connector
 Improve the design and type of retail, i.e. “smart retail”
 Expansion of the tax base
 Thwart the threat of annexation by other municipalities
 Medical complex – primary care
 Unified identity
 Gaps in services can be filled
 More centralized community center, recreation space, fields, trails
 Refinement of the zoning districts
 Address existing non-conforming uses
 Connect to riverfront, development opportunities
 Large parcels of vacant and undeveloped land within the town
 Coordinate future growth and development with RPI
 Servicing the Tech Park – river connections and housing

Threats

Community opposition to Town initiatives
 Annexation
 Change
 Inability to provide services based on the outcome of the Comprehensive Plan
 Too much analysis with too little progress – paralysis by analysis
 A lack of cooperation or coordinated planning between the Town and County
 Municipal home rule structure
 Adjacent to two competing cities (Troy and Rensselaer)
 Lack of appropriate infrastructure to support to future I-90 connector
 Inability to make timely decisions



S.W.O.T. ANALYSIS RESULTS

S.W.O.T. #2 (administered at Public Information Meeting in August 2007)

Strengths

Location in the region
Water – natural
Good soils – agriculture
Open space around neighborhoods
Natural character
Ability to communicate
Forested land
Rich history
Proximity to education
RPI Tech Park
Near theatre & arts
Recreation opportunities – beach
Safe
Distance from regional commerce
River frontage
Quiet community
Locally-grown food, livestock

Weaknesses

Lack of consensus
Lack of sidewalks
Lack of acreage to support local farming
Poor infrastructure planning & implementation – roads, sewer
Fragmented community – geographically
Lack of public spaces, recreational facilities
Growing traffic
Pass thru – not a destination (encourage live-work)
Lack of ability of working towards common goal
Too many single-occupancy vehicles
Lack of trails – bike & pedestrian
Potential to be “Anywhere USA”
Lack of planning – haphazard growth
High taxes
Inability to survive climate change, “Peak Oil”
Lack of common community center – sharing info
Saturation of certain businesses – lack of diversity
Quantity over quality business

Opportunities

Preserve greenspace & rural character
Open up the riverfront
Bike, ped facilities
Factions to work together
To look further than 10 yrs
Welcome to Rensselaer County at Exit 8
Relieve congestion by completing I-90 connector
Plant greenery at gateways
More recycling & re-use
Consistent lighting, signage, etc., on Main St.
Let developers know our vision for development
Long-term infrastructure planning
Centralize location – municipal center – community services
Cooperative planning within County
Involvement in volunteer emergency services
Protect existing businesses by avoiding duplication
Affordable housing

Threats

Over-development
Unplanned development
Traffic – Route 4 becoming Wolf Rd
Overcrowded schools
Increase in accidents ped-auto conflict
Overtaxing/straining of municipal services
Lack of transparency in government
Unaffordable housing – lack of diverse options
Not enough public involvement to combat various threats, political, etc.
Ignorance
Breakdown of trust in elected officials
Activity between now & plan adoption
Accelerated development
Annexations
Process may polarize town