

Q15 Please use this space to share your interests, concerns, and questions about open space and farmland conservation in Bethlehem.

Answered: 816 Skipped: 688

#	RESPONSES	DATE
1	I don't want to live on Wolf Rd. or Colonie.	10/10/2018 12:06 PM
2	This is vital to help preserve the character of our town! Urgent! Rein in development. Town needs to be more proactive rather than reactive! Development is costly and increases rather than decreases our tax burden.	10/10/2018 12:00 PM
3	I worry that more and more space is getting gobbled up for housing. Need more places to safely walk/bike in town. I would love to have a tree ordinance - so many important old trees get cut down - even when still healthy! It makes me sad.	10/10/2018 11:58 AM
4	If farmers sell their land for development they should be taxed heavily. If farmers sell to farmers (esp. young farmers), they should receive financial breaks - especially on land in production or left vacant.	10/10/2018 11:55 AM
5	Open farmland should continue to exist!	10/10/2018 11:53 AM
6	Rail trail is excellent example of development, conservation and recreation. Also preservation of open space is very important for a variety of good reasons.	10/10/2018 11:10 AM
7	Travel frequently on eastern Kenwood Av. and am horrified at plans to develop Kleinke land, especially after the family had such great plans for it.	10/10/2018 11:08 AM
8	Farms need community support	10/10/2018 11:02 AM
9	Resident in Delmar for 48 years - too much development - please keep Bethlehem's "small town" feeling. Traffic is becoming a problem - housing developments all look alike. Need to make sure infrastructure can support all this. Make sure construction does not infringe on existing residents. Please listen to all the concerns. Please reserve Bethlehem for all future generations; let them enjoy the visits from the wonderful wildlife in their own backyards. Delmar/Bethlehem is a wonderful town to live in. Please continue to keep as a peaceful great place to call home.	10/10/2018 10:56 AM
10	Keep it "small town" - otherwise crime will take it over.	10/10/2018 10:52 AM
11	What makes Bethlehem a great place for families to live is what it gives the children. Being able to grow up in biking distance of everywhere and having woods to play in are what marked my childhood. Please don't mess this up.	10/10/2018 10:47 AM
12	Develop sensible land planning use to limit and concentrate	10/10/2018 10:44 AM
13	do not do any development on potentially productive farmland PUD - Planned Unit Development - get directly off main roads!	10/10/2018 10:42 AM
14	We don't need more developments! Conserve the land for farms, water, wildlife, and beauty!	10/10/2018 10:40 AM
15	Most important	10/10/2018 10:37 AM
16	Very concerned on cost to me to either buy this land or big tax breaks to leave un-developed. 2% transfer tax too high. Family farms should not be propped up by taxpayers.	10/10/2018 10:34 AM
17	No more development for houses! Enough - leave open land when possible.	10/9/2018 12:47 PM
18	No new taxes!	10/9/2018 12:32 PM
19	Concerns: public need or desire for greenness and public ignorance of legal parameters for preservation.	10/9/2018 12:31 PM
20	Over the years, we have noticed that more people take morning jogs or walks. Isn't that an indication for the importance to protect our natural and beautiful environment? Please protect it!	10/9/2018 12:26 PM
21	Every time I drive by another wooded area and see a sign saying "available" on it my heart breaks. Once it's destroyed for development, it will never be the same again.	10/9/2018 12:23 PM

22	I feel that Bethlehem is using open space and farmland at a rapid rate, which should be curtailed. Focus should be on acquiring open space and farmland for all the reasons you state.	10/9/2018 12:21 PM
23	Habitat for wildlife and pollinators can be maintained simply by allowing roadsides to not be mowed, allowing wildflowers, including dandelions, to grow. We do not need green deserts of mown lawns which have no value to wildlife or pollinators.	10/9/2018 12:17 PM
24	Town government should be careful what it promotes and/or discourages. It is not the business of Government to control either an opinion or a "scenic view", which his an opinion. Whereas water, water protection and water planning are essential to life. People need to be left in charge of their lives and property - the essence of liberty - but no on can neglect the absolute need for water.	10/9/2018 12:13 PM
25	Concept for farming Lutz property sounds good.	10/9/2018 12:10 PM
26	Mother Earth	10/9/2018 11:58 AM
27	Adding solar and wind power to increase energy independence and reduce greenhouse gas emission should go hand in hand with preservation. The idea of solar panels over paring lots could reduce costs for retailers, as well.	10/9/2018 11:23 AM
28	We need to maintain our rural character and NOT turn into Colonie or Clifton Park! Please keep us green!	10/9/2018 11:20 AM
29	Please research what happened to Staten Island's and New Jersey's open farmland and waterways. No return! Beauty destroyed!	10/9/2018 11:16 AM
30	Thank you for your work to conserve open space and farmland in Bethlehem!	10/9/2018 11:15 AM
31	Open space is going fast. Lets build homes on lots and save the trees.	10/9/2018 11:13 AM
32	We are so lucky to have a few wilder spaces close to us to walk. We need to keep fields and forests around us for cleaner air and water. The Rail Trail is fantastic. Many more people use it then I expected.	10/4/2018 4:21 PM
33	Focus on healthy living - thanks!	10/4/2018 4:17 PM
34	I came from E. Greenbush 12 years ago to escape poor development and poor protection of green spaces.	10/4/2018 4:16 PM
35	Development is ruination in the end. Growth is a negative, like cancer	10/4/2018 4:15 PM
36	Farming should be organic only, otherwise it is just hurting us all in the end.	10/4/2018 4:12 PM
37	Slow down development and help Kleinke any way you can to protect the loss of his family's farm to residential development	10/4/2018 4:09 PM
38	No more businesses on 9W. Hudson River Park areas 144. Kleinke Farm.	10/4/2018 4:04 PM
39	The proposed plans to erect another six buildings (194 apts) at New Scotland and Mahar Roads is a great concern, increase traffic	10/4/2018 4:03 PM
40	Farmland conservation - indeed expansion - is essential for a sustainable environment.	10/4/2018 4:00 PM
41	Could use more family friendly trails :)	10/4/2018 3:58 PM
42	Love it - thanks!	10/4/2018 3:56 PM
43	Any development should be conceived with walking and biking in mind - not just the building of the house. Community is important. Overdevelopment is a serious concern.	10/4/2018 3:55 PM
44	No more malls, turn Delaware Plaza into a forest again :(10/4/2018 3:51 PM
45	You can't push open space preservation and then assess property on the so called "highest and best use" which usually means development. Treat open space as the best use if you want to conserve it. A tough balancing act to be sure, but one that must be solved.	10/4/2018 3:17 PM
46	I feel that we need to scale back on housing and apartment developments.	10/4/2018 12:50 PM
47	It is extremely important to preserve our natural resources, open space farmland and character of our town. I don't know anyone who lives or moved here because it resembled Clifton Park. However, with the growth and development some plan for the sake of profit, it is exactly what we would be left with.	10/3/2018 5:57 PM

48	Bethlehem is a beautiful suburb that stands out from others because it's character has been maintained since we moved here in 1977. It has been somewhat over-developed but is still the perfect place to settle and raise a family. Please keep it that way!	10/3/2018 5:16 PM
49	When they build Walmarts etc. on the grounds the soldiers trained on, we lost history. Huge apartments are approved everywhere but does the owner cover the costs of educating the children who occupy this. Our schools vs. single family homes?	10/3/2018 5:13 PM
50	We need our trees and wild plants and clean waterways.	10/3/2018 5:01 PM
51	Need more efficient and compact senior housing.	10/3/2018 4:59 PM
52	If local taxes were based on income and not acreage there'd be less development. No municipality can lower its taxes by building residential development.	10/3/2018 4:55 PM
53	Town has reached stage of uneven development - traffic, etc. Need to use conservation easements to preserve open space, not just for a term of a few years.	10/3/2018 4:45 PM
54	thank you for doing this survey!	10/3/2018 4:42 PM
55	I am very disappointed about the continuing development in Glenmont where I live with my family and very concerned about proposed development on farmland located on Wemple Rd.	10/3/2018 4:33 PM
56	Sprawl should be avoided. Development density should be increased. Farmland and open space should be preserved to the maximum extent practicable.	10/3/2018 4:31 PM
57	I would like to see our valuable and essential farmland utilized. The open spaces not just "preserved" in a GPS fence w/buildings and developments surrounding a miniscule patch of how it "used to be". I've already said I always envisioned raising my children in the beautiful town I grew up in, but honestly, I no longer feel it's the same b/c of all the development. It's sad to watch such a beautiful patch of New England chopped down tree by tree.	10/3/2018 4:28 PM
58	One of the benefits of living in a community like Bethlehem is that we have access to and the availability of modern amenities - ease of transportation, good schools, good local businesses (though we could use more), and not too much industrial growth within the town centers. It is important for us to be able to support and maintain our open spaces and to use them wisely (parks, recreation and small farming) so that we can maintain the character of this township. Many of us live here because we appreciate all of the above - otherwise we would likely live in Albany, Troy, or Saratoga. I don't think we want to become a community like Clifton Park which is over-developed and a bedroom community for other places.	10/1/2018 9:39 AM
59	The Town has done a good job of managing the pace of growth and development; further conservation efforts are warranted where willing landowners exist	10/1/2018 9:26 AM
60	With each development the town is over using all our resources	9/30/2018 10:51 PM
61	What can be done to protect and preserve the historic, agricultural properties in our town? There are four properties on lower Kenwood that have barns on them (48 Kenwood, 65 Kenwood, 81 Kenwood, 96 Kenwood). These structures reflect the history of our community and it is very rare to see four farms with four barns in such close proximity. The destruction and loss of these farms would be heartbreaking. What explanation will we give to our children and grandchildren to explain the loss of family farms and the demolition / destruction of these historic buildings?	9/30/2018 10:31 PM
62	Does our voice matter? The developers get away with what they want by finding loopholes on the system. We've seen it happening for years and have done nothing to stop it. If developing must continue, can't we be smart about it?	9/30/2018 10:02 PM
63	It is too bad all of the land has to be turned into housing.	9/30/2018 9:51 PM
64	Taxes are driving the sale of farmland. Farmland viability should focus on workable land, even if it is in an inactive state at the present time.	9/30/2018 9:39 PM
65	The character of the Town has been continuously eroded by the development of multi family and senior living in former farmlands.	9/30/2018 9:35 PM
66	When I heard that the Kleinke farm was going to be developed it was the first time I ever considered moving. Enough is enough. No farms no food. We have all this development and growth to our tax base but we are sacrificing the town's identity. The very things that attracted residents to Bethlehem are being ruined with cookie cutter developments.	9/30/2018 9:30 PM

67	Am disturbed that the people who established the "master plan"for the Town of Bethlehem did not have the foresight to identify and address the open space problem before extensive development occurred .	9/30/2018 9:04 PM
68	Taxes will continue to rise, and farmers will have no choice but to sell their land.	9/30/2018 8:59 PM
69	The concerns are the amount of ugly, unattractive houses and developments that are taking over the only farm space left in this community. Each structure is packed in as much as possible to the next. Each new development is increasing the amount of traffic on roads that are not prepared for it and developers are taking advantage of old farmers and families buying land from families, many of them older who no longer can keep up with the land or who do not want to. These developers move in to buy quickly so that they can make their millions and move onto the next. They have no concern for anything but dollar signs. We are going to lose all the green space and once it is developed there's no turning back. It's so sad for now and the future to come.	9/30/2018 8:52 PM
70	-	9/30/2018 8:35 PM
71	My concern for the last several years is that the home builders seem to have control of the town board. Home are being built where I've always been told were wetlands. The builders come in and rape the land of all the trees, declaring that they are all diseased. Everyone knows that a good builder and a good town planning board, keeps good trees and builds around them. People move to Delmar because it's a beautiful old town. We are losing that look.	9/30/2018 8:11 PM
72	Please don't let Bethlehem become another Latham & Colonie!	9/30/2018 8:07 PM
73	In the last few years the town of Bethlehem has grown and changed a lot. Most of the open space is gone and has been replaced with housing. I hope that the town will take time to pause on the development. To step back and see how what the future of the town will look like. To support their local farms and families that have a heritage and way of life that can't be replaced once destroyed.	9/30/2018 7:56 PM
74	once it's gone, it's gone! Increasing development brings congested traffic, toxic exhaust fumes. It is taxing the clean air by removing trees and green farmland	9/30/2018 7:48 PM
75	I was highly disappointed to see an apartment complex going up on the corner of Wemple and Feura Bush Rd. That area, and road, cannot physically handle any more development. That needs to be accepted. It is despicable what is being allowed. Please stop.	9/30/2018 7:16 PM
76	Don't turn Delmar into another over developed eye sore. Delmar is the convenience of being a few minutes from shops with the benefit of beautiful views, wild life and having the opportunity to buy local.	9/30/2018 6:27 PM
77	Please look into the possibility of community land trusts to help those with farms/land.	9/30/2018 6:16 PM
78	Not at this time	9/30/2018 6:14 PM
79	Over populated, less housing development	9/30/2018 5:56 PM
80	High taxes are making it impossible for land owners & farmers to keep from selling out to developers.	9/30/2018 5:42 PM
81	The farmlands are disappearing being pushed out by corporate greed. Some of us have lived here all our lives and have either farmed or are friends with farmers in the area. There does not need to be a house on every small lot. There are old houses that need rehabilitated. Keep our community preserved	9/30/2018 5:33 PM
82	We should have a fair tax assent in this town We have poor zoning law in this town We have an outdated comprehensive plan that is a drain on our infrastructure. I am apposed to the 2 percent transfer tax . You raise our taxes make large open space have to sell and now this rip off transfer tax scream.proper assessment would have avoided these problems and kept these open farmlands with the farmers and not with greedy developers.	9/30/2018 5:30 PM
83	Since the planing board let's everything go thru how is the town board going to prevent it	9/30/2018 5:25 PM
84	The town is more about letting home builders and investor to do want they want and not what may be in the best interest of neighbors	9/30/2018 5:25 PM
85	Need to stay, we already have a Lotta traffic as it is... We don't need to keep Expanding. Also puts small business owners out	9/30/2018 5:07 PM
86	Over development of more houses.	9/30/2018 4:54 PM
87	Open spaces need to be protected for the overall community as opposed to continued development of open land for the interest of a few.	9/30/2018 4:50 PM

88	I am very disturbed every time that I see farm land replaced by housing development.	9/30/2018 4:36 PM
89	Please consider the overall needs of the community including the value of open space land protected to farm and	9/30/2018 4:01 PM
90	While I am a residential homeowner and not a farmer, I think it is important for the Town to keep real property tax rates on agricultural land under active cultivation (including hay fields and fields temporarily lying fallow for crop rotation reasons) as low as reasonably possible. I am willing to pay higher real property taxes on my home in order to help keep taxes on active farmland in the community as low as reasonably possible. While I do not oppose reasonable levels of residential and commercial development, I do consider it important to the quality of life (and property values) in Bethlehem to preserve as much agricultural land, open land, and woods as possible for local farming, for wildlife habitat, and for recreational activities such as dog walking, hiking, birdwatching, hunting and fishing. (I do not hunt or fish myself, but recognize the importance of those activities to those that do.) I and my family have been living in the Town of Bethlehem for 33 years, and much of what was agricultural land, open space or woodlands in the Town has since been developed, some of it for commercial purposes, but the majority of it for residential development. Continued widespread development would change the character of the community we live in permanently. Things are particularly hard for local farmers who face the combined pressures of rising property taxes, competition from large-scale agribusiness, demands from developers, and changes in the character of formerly agricultural areas of the town towards suburban residential use rather than agricultural use. Their way of life, long a mainstay of American life and values, is under great pressure. We owe it both to them, and to ourselves, to help them continue and preserve their way of life, and to protect them from overtaxation and overdevelopment. I recognize the value of development, and do not object to developers making a living, but if we continue to allow unrestricted development, the character and quality of life in Bethlehem will change irrevocably, and not for the better.	9/30/2018 3:45 PM
91	If we continue with the rapid development we will begin to look like a city. As with what happened to Clifton Park. We must retain are open space and farmland to avoid the overcrowding of businesses, traffic and unwanted housing developments.	9/30/2018 2:57 PM
92	Save the few remaining farms.	9/30/2018 2:56 PM
93	See #13 above.	9/30/2018 1:54 PM
94	Do not confuse the public's desire for something as what is best for private property owners. Be careful what you wish for...	9/30/2018 12:54 PM
95	Please stop influencing people who own "open space" areas like the Klienke farmland to avoid selling to developers. You don't know their personal situation and potential needs for the money they'd make. If they had a serious problem that required them to come up with a large sum of money, what right does anyone have to say they shouldn't sell a valuable asset to gain the money? And if it's all to save a farm field just so that people can glance at it as they drive by it, that's putting their wants above the needs of the owner. People are not able to just enter the owner's property and make use of it, so it's obviously nothing more than a desire to look at it when they go by. Let them go to 5 Rivers or Thacher Park.	9/30/2018 12:23 PM
96	see above.	9/30/2018 10:21 AM
97	I don't like seeing every bit of woods and farmland being turned into developments. I grew up here and value the small town feel. Please keep the farmlands, wetlands, and wooded areas!	9/29/2018 9:47 PM
98	Too much housing development and losing the area's charm	9/29/2018 6:10 PM
99	Open space provides valuable ecosystem and social services that are not currently measured in standard metrics. The Town should remedy this by quantitatively measuring these values.	9/28/2018 9:35 AM
100	Family-friendly farms and orchards are a major attraction in the area.	9/28/2018 8:41 AM
101	Tightly regulate housing and require additional open space agreements with new	9/27/2018 9:39 PM
102	Unknown	9/27/2018 10:59 AM
103	I am anxious to see if my perspective is shared by the majority of residents in Bethlehem. I grew up in town and have watched ever expanding development since the late 1940s. When do we reach "enough?"	9/27/2018 10:10 AM
104	This survey is misleading and scewed. No one in town is oposed to preservation of open space. The issue is HOW. The current overdevelopment is a direct result of skyrocketing taxes. Now the proposed solution is a transfer tax? This is NOT the way.	9/27/2018 10:04 AM

105	I'm concerned that all the open space will get filled in and clog up the town and it will just be a mass of suburban sprawl.	9/26/2018 7:51 PM
106	Please do everything in your power to preserve and protect existing open space. That should include the Town buying or getting in trade spaces so they don't become housing or other development. These spaces can remain natural--not all need to be turned into parks. MHLC preserves are a better option. Or even just left as pockets of wildness for wildlife and for people to see in amongst the buildings!	9/26/2018 5:55 PM
107	If there is a 2% tax charge on house sales I will move before it happens. To penalize families who have to move is not fair.	9/26/2018 5:44 PM
108	We need a moratorium on building! We can't have more housing developments making us look like Colonie and less like our beautiful town!	9/26/2018 12:18 PM
109	I have seen so much housing development in Bethlehem which has led to over-crowded schools, higher levels of traffic that our roads cannot handle, destroyed areas of beauty, and an overall loss of what makes Bethlehem a valuable location in this area. The fact that I even received this survey makes me concerned that even more destruction is to come. Development is important, it creates jobs and revenue, but let's be mindful of the types of development we want to promote--farmers to the area and locally-grown goods are a great compromise.	9/25/2018 3:54 PM
110	I love to watch the Town of Bethlehem grow. It has been a wonderful place to grow up and now to raise a family. I understand there are many people who want to live in our community, but I hope they don't keep building houses in all the open spaces we have left.	9/25/2018 9:52 AM
111	The wedging in of new home lots in existing neighborhoods is of some concern.	9/25/2018 9:41 AM
112	I moved to Bethlehem for reasons that are disappearing. It makes me sad to see deer in our roundabouts trying to find little patches of grass and risking being hit by cars. Or walking through neighborhoods. I understand why Glenmont has been built up as I do the Slingerlands tech park, but hate it. Also, miss the corner of Wemple and Feura Bush being peaceful and full of wild flowers.	9/25/2018 9:17 AM
113	We are building way too many houses way too close together.	9/25/2018 9:02 AM
114	This town hasn't yet lost all its open space and farms. They have a value that might not be easily measured when compared to the money involved with property development, but there has to be a way to quantify the benefits!!	9/25/2018 8:17 AM
115	No more taxes.	9/24/2018 8:18 PM
116	Please see above.	9/24/2018 4:02 PM
117	Would like to see it retain small town feel and it have more traffic issues, parking issues etc	9/21/2018 9:42 AM
118	This program should not cause an increase in property taxes.	9/21/2018 8:40 AM
119	Development appears to have escalated in recent years without looking at a broad picture of maintaining some open, accessible space across areas of the town.	9/20/2018 6:16 PM
120	Land... they aren't making any more of it. Stop development.	9/19/2018 7:02 PM
121	See above	9/19/2018 3:09 PM
122	Love the new bike path,	9/19/2018 1:15 PM
123	The value if living in Bethlehem for me, resides in preserving the history (farms, architecture), and natural beauty.	9/18/2018 9:51 PM
124	We have young children so playgrounds are important (love town hall and elm park playgrounds). We love Five Rivers (know that is state run). We love the rail trail. We like how close farms are and cideries. Encouraging farm breweries would be cool as well.	9/18/2018 6:46 PM
125	I don't want a new tax on property sales to fund this	9/18/2018 1:40 PM
126	I believe Bethlehem is doing what it can regarding these efforts as allowed by Law. The dynamics of land sales/grab will never be stopped but can always be managed.	9/18/2018 11:20 AM
127	I know there will be some development, but I don't want our town to look like Colonie or Scotia.	9/18/2018 7:43 AM
128	Not concerned with loss of farms. Farmers should have rights to sell property. Concerned with housing density and dilution of services. Do not want my tax dollars going to buy someone's land. May have to move due to high taxes already.	9/18/2018 5:15 AM

129	I am worried Bethlehem will continue to allow more unnecessary shopping areas and more single use housing developments. Bethlehem is rich in open spaces yet our local government made a huge mistake with the "equalization" of the tax base forcing owners of open spaces to sell. And the next potential local government mistake will be implementing the property transfer tax. Using a new mistake to fix a previous mistake makes no sense. The Vista Technology Park has been mismanaged with no technology companies brought in and now local government is lowering those already low taxes lower. As Bethlehem's local government has become larger and more politicized it seems to have become more incompetent. So yes we need to save our open spaces, we need to attract non-shopping, non-medical businesses without further taxing home owners. We should be using our open spaces as a positive reason to move here. Without raising taxes.	9/17/2018 10:18 PM
130	Upgrades to infrastructure should be required and included in all new development. Encourage the redevelopment of existing older or run down structures .	9/17/2018 6:16 PM
131	If an individual would like to conserve his own private property at his own expense, that's his right. If individuals want to create their own private charity to purchase open space, fine. The Town should not be using tax dollars or "fees" to condemn or purchase sites. Look at Colonial Acres Golf Course - why should taxpayers be paying for this? If a voter desires taxpayers to pay for open space,he should first demolish his own home. If you moved into a home in Delmar, you're part of the problem. Don't now hypocritically claim that new or "other" homeowners should pay extra for a privilege you now have. Precious tax dollars should not pay for your view.	9/17/2018 10:40 AM
132	There has been unchecked development for to long. Every open space is being filled. Our open spaces need to be preserved. We don't need another development, strip mall, or apartment building.Rt 9w is beginning to look like Central Ave. Traffic is horrible in Glenmont. We are losing our small town character. No one cares about our part of town. Delmar and Slingerlands gets to maintain its character but in Glenmont well it seems like no one really cares. I have been a life long resident of Glenmont. I own the house my dad build. Stop putting big box stores in our town. STOP building housing developments. STOP building office fronts like on Elsemere and Feura Bush. STOP filling every open space with buidings. SAVE our farms. SAVE the wetlands. PRESERVE woodlands. HELP our farmers stay, grow and prosper. ADD more nature areas for people to enjoy. Rail trail is a great addition. There should be more of these types of projects. A traffic circle in Glenmont is not going to solve the traffic issue on 9W. The traffic is still going to be backed up at all the redlights. STOP adding more businesses there. The look of Bethlehem Center, the surrounding area and the 9W corridore is just trashy. There no concern with adhering to any small town character.	9/16/2018 10:53 PM
133	The town is at capacity	9/16/2018 10:51 PM
134	Why isn't more done to promote and advertise the existing open spaces? Are these actually available to the public to enjoy/benefit from? How does the town balance private versus public interest in existing open spaces?	9/16/2018 10:33 PM
135	I find the subdividing if open space like that next to 785 Delaware Ace as problematic. The housing adds little to our tax base with the potential for adding many more students to our school system effectively costing the rest of us tax increases to cover all the costs which are obviously more than the owner will pay in property taxes.	9/16/2018 10:27 PM
136	Need to be more deliberate in consideration of major development plans. Are associated increases in costs for services including police,fire, schools, etc. offset by incoming revenues?	9/16/2018 10:09 PM
137	I feel like the 2% transfer tax is too much for this effort.	9/16/2018 9:34 PM
138	It is important not to pave over everything, but rather to preserve the suburban character of these local towns and their numerous historic sites.	9/16/2018 9:26 PM
139	I understand that this is a complex issue. My wife grew up on a farm in Western New York and I understand how difficult that life can be economically. Farmers are sitting on a gold mine if their land can be developed into a subdivision and they can't be blamed for cashing in. How to protect the property rights of landowners while acting for the greater good of the whole community is not a problem for which I have an answer. Good luck.	9/16/2018 7:59 PM
140	Open space and farmland is vanishing at an alarming rate in Bethlehem. We must take steps to make sure that we don't become Clifton Park or Colonie.	9/16/2018 6:07 PM

141	After moving here I have seen plaza/strip mall after condo being built. Traffic doubled before my eyes. I moved here so my children would have the freedom to play and bike without concern of traffic. I also love taking walks with children and seeing the livestock. We stopped by one of the new housing developments. The employee of that development indicated that they are seeking to eventually buy the farmland and mentioned "this farmer won't live forever." This callous comment broke my heart. What is happening to the beautiful, scenic Glenmont that I knew and loved?	9/16/2018 5:52 PM
142	I feel that Delmar is lacking in neighborhood park/open space. Other than the rail trail & Elm Ave park it is a substantial drive to HH Park or other non-town open space.	9/16/2018 4:56 PM
143	Please convert to organic, no till farming to eliminate the use of pesticides and fertilizers, Building houses centered around food garden and pollinator plant gardens, trees with walking and biking trails and smaller LEED USGB, WELL, PHIUS homes as well as NYSERDA supported solar communities is critical to eliminating use and run off off fertilizers and pesticides causing HABS - algae blooms in all ponds, rives lakes and ocean. Local organic farms make healthier people. Open native habitats encourage share lifestyles. VERY important is to eliminate lighting and use international dark sky lighting rules, so plants, animals, insects humans can have normal circadian rhythms and see and connect to the stars.	9/16/2018 1:40 PM
144	Why does the town approve keep approving apartments and retail space when so many are already vacant? The Hamlet in Slingerlands is pathetic- vacant apartments and one retail space leased.	9/16/2018 1:21 PM
145	.	9/16/2018 1:07 PM
146	Farmland is quickly being eaten up by developers planting McMansions on tiny plots. Not staying with the character of traditional neighborhood where all houses had a decent minimum lot size. Developers complain about costs to do it correctly with decent lot size. They would stack the houses on top of each other if the board let them.	9/16/2018 12:04 PM
147	Go slow with development. More bike routes/multi-use trails be great. I really enjoy and use the Heldeberg Hudson rail trail	9/16/2018 11:48 AM
148	Tax Map 121.004 Lot 16.1, 68.9 Acres. Very unique and challenging terrain. Some area deemed State and Federal Wetlands, Most of land is wet year-round. Provides pond easement for property 16.3 which contains Federal Wetlands. Some grades of more than 40% exist. Property is actively hunted and also used for hay	9/16/2018 11:46 AM
149	We moved to Bethlehem because of its size, and beauty. The amount of development and how fast the town is approving it worries me. As a parent i don't want overcrowding in schools and class sizes to grow and i don't think our roads and other infrastructure can handle more traffic.	9/16/2018 11:35 AM
150	The Town needs to form a solid relationship/program with MHLC, The Nature Conservancy, Scenic Hudson, and OSI. The combined expertise and funding power would be huge. Expand joint activities with ADK, AMC, and the Sierra Club. More aggressively seek ongoing relationships with adjacent towns on both sides of the Hudson. Do as much as possible to develop the Rail Trail in tandem with New Scotland. Albany County is asleep at the wheel.	9/16/2018 11:23 AM
151	Don't allow anymore development of any farm land(instant moratorium on building or development) until an agreed cohesive plan has been and development and put forth to town residents	9/16/2018 10:07 AM
152	Should be done without additional taxes	9/16/2018 9:31 AM
153	Accessible open space is one of the greatest assets to Bethlehem. The proximity of urban, suburban and rural areas are a unique benefit of living in our community.	9/16/2018 9:29 AM
154	See above about minimal changes in infrastructure	9/16/2018 9:00 AM
155	I am concerned the IDA and the Planning Board are hell bent on developing all open land in Bethlehem. Why is there a Berkshire Bank in every hamlet in town...bank offices that have very little business activity? Ask Joe Richardson, the retired VP of Berkshire Bank Corp. who sits on the IDA ad has been chided at a Terramere HOA meeting for voting to develop the Slingerlands Hamlet on behalf of the THOA when he had no authorization to do so. The IDA has shown very little, if any, interest in preserving open land in the town . It is a shame!	9/15/2018 2:56 PM
156	While development of living space is important in creating a vibrant and growing community, it should not be done at the expense of our towns great existing natural habitats and resources.	9/15/2018 9:17 AM
157	My family and I love being outside and enjoy all the open space and farmland here in Bethlehem. We'd hate to see the area become like other surrounding towns.	9/15/2018 8:37 AM

158	I think our current granting of variances almost upon request and refusal of our planning department to take into account additional traffic, burden on water systems, etc. from condensed building - that is the marginal cost - and make sure the developer addresses these marginal costs, is unfortunate and bad planning.	9/14/2018 4:06 PM
159	Support existing use as farmland, or convert to permanently preserved land that can be used for hiking trails and wildlife, etc. Would be cool if the town had a series of connecting hiking trails (like the rail trail).	9/14/2018 10:56 AM
160	I've made comments above about my support for maintaining existing farmland. One caveat is: if we develop new town policies to give new and/or struggling farmers a financial break, we have to absolutely sure there are no loopholes in the law that allow certain wealthy land owners - who do not earn any, or the majority of their annual income from farming - to take advantage of such new rules for personal financial gain. It needs to specifically target new farmers that want to continue using the land to raise crops or farm animals. I won't support such new laws otherwise.	9/14/2018 8:23 AM
161	is it time for a revisioning of long term zoning plan that closes loopholes? are there more ways to partner with farmers to help them remain economically viable? pocket parks in neighborhoods would be wonderful!	9/13/2018 10:14 PM
162	Family farms were a staple of our communities in times gone by. Today it is very difficult for farms to maintain and keep pace with our changing times. There is no easy solution, conserving these open spaces / farms would keep our town from growing too fast, maintain a beautiful character, keep a balance. Don't misunderstand me, I'm all for growth, but it must be paced so we maintain old with new as well as the ability to grow as a community but not overgrow the community. We also sometimes forget about Some hamlets i.e. Selkirk. A mix of old, new, farms, and industry. Areas similar to this could use a face lift, so to speak. I understand it's the industrialized portion of this community, but only focusing energy on Delmar/ Delaware Ave because it's the town hub and we need to maintain a certain amount of presentation / safety etc. Don't forget there is a community off the 144 / 9w / 32 corridor that are in the southeastern portion that need attention. It is the first part of our town one sees as they exit the thruway at 22. Thank you	9/13/2018 8:52 PM
163	there needs to be careful planning--\$\$ and value encompass more than money amounts	9/13/2018 4:21 PM
164	Allowing the development of former green space for more cookie cutter McMansions on large lots is careless. Developers should be steered toward cluster type homes with a lot of common green space.	9/13/2018 3:07 PM
165	I don't think we need more developments built in Delmar	9/13/2018 2:50 PM
166	For the health and safety of future generations, it's imperative to preserve farms and open space.	9/13/2018 2:47 PM
167	Shame to see continued and expanding development on prime agricultural land. The productivity potential of the soil should be considered and given priority over housing or industrial development, as once it is gone, it is gone. Who knows when in the uncertain future we might regret housing and paving over land we later need desperately, as a community and as a nation.	9/13/2018 2:03 PM
168	I do not know the current status of development off of Kenwood Ave. closer to route 32, but I am concerned with those open areas being developed. I am concerned about the loss of open land as well as the toll that increased development would take on our infrastructure.	9/13/2018 1:40 PM
169	Glenmont was once a sleepy town with open space to enjoy. With the development of homes, businesses there has been a gross increase in traffic. There is always a concern about an increase in crime as well.	9/13/2018 10:28 AM
170	Please don't make Bethlehem become a congested town like a city.	9/12/2018 5:02 PM
171	At present the character and charm of the town seems to be at risk with current rate of development. Retail spaces are being built while existing structures are vacant.	9/12/2018 4:20 PM
172	Stop trying to infringe on citizens with more government taxes and mandates. We know what the true meaning of this survey is about.	9/12/2018 1:22 PM
173	In the past 15 years I've seen much open space developed in Bethlehem and not in a good way. Let's think about the best way to build a bright and beautiful future and nature is the solution.	9/11/2018 7:46 PM
174	Open space is what makes Bethlehem stand out from other communities.	9/11/2018 6:21 PM
175	I am concerned with the continuing loss of open space as well as the town's antiquated approach to development that fosters sprawl and allows development in ecologically sensitive areas	9/11/2018 12:35 PM

176	While landowners certainly have the right to dispose of their land, it is important for the Town to do all that it can can to acquire or facilitate transfer of open space to conservation efforts.	9/11/2018 7:57 AM
177	Locally produced food is highly important to me.	9/10/2018 8:03 PM
178	Other concerns I have, besides conservation of farmland and encouraging more farmers, are overcrowding, increased traffic and burden on town infrastructure that comes with more development.	9/10/2018 7:55 PM
179	Farmland was a great asset to the people who live in Bethlehem Stop building	9/10/2018 6:53 PM
180	See #14.	9/10/2018 6:18 PM
181	Build more bike lanes, reduce speed limits, promote farms, figure out how to keep land off of meads lane out of the claws of developers, pass right to farm bill.	9/10/2018 4:53 PM
182	Besides loosing the open space and farmland, the increase in traffic is too much. The roads can't handle it now.	9/10/2018 9:40 AM
183	At the end of the day farming is expensive and when you have some kind of "plan" to protect it and reduce taxes on property someone else has to pick up the difference. I for one am sick of picking up the difference for every "special" group.	9/10/2018 8:36 AM
184	We really don't need a 4th grocery store...	9/8/2018 2:56 PM
185	Hoping that there will be less development of open land and more support of local farming.	9/8/2018 12:58 PM
186	No 2% tax!!!! There are other ways to conserve open space.	9/8/2018 10:09 AM
187	Priorities include, but not limited to: historic preservation, open farmland, limiting the increasing trend of squeezing additional homes onto any lot sufficient to fit one within the already developed parts of town - this is leading to too much density.	9/8/2018 9:52 AM
188	watersheds, animal corridors, pesticides	9/8/2018 8:46 AM
189	Open space and public land with access for all is critical to mental, physical and community health	9/7/2018 6:17 PM
190	Is easement money available to preserve intact farms?	9/7/2018 4:21 PM
191	some development inevitable, but special views and farmland need to be actively preserved. I am OK if land preservation increases my taxes to do so.	9/7/2018 3:54 PM
192	At one time there was a concept of a "green necklace" which encompassed the capital region including our town. Is anyone or any organization still working on that?	9/7/2018 9:37 AM
193	the best way to conserve open space and preserve farmland is to lower assessed values on these properties so the property tax burden is reduced and landowners will be less likely to sell the land to developers.	9/7/2018 3:38 AM
194	Nature must be preserved. If we crowd out nature it creates conflict. Think deer in the road.	9/6/2018 8:38 PM
195	Farms are nostalgic, I get it. But why should town government subsidize or provide special benefits to those landowners over others or other businesses?	9/6/2018 8:01 PM
196	Its not about parks and bike paths its about the generations being forced to sell to cover tax cost to holding the land	9/6/2018 6:53 PM
197	Conservation easements and farm easemens should be encouraged.	9/6/2018 5:38 PM
198	It's important to have food grown locally.	9/6/2018 5:26 PM
199	Comprehensive Plan for Open Space preservation does not seem to apply for Delmar and Elsmere. It seems every strip of forest is being taken down for Development Seems they put 10 condos on a half acre in town but here in Glenmont it is one house per two acres. Rich get richer and the poor farmer is forced to stay poor. Sad	9/6/2018 4:59 PM
200	One of my passions is forestry logging and selectively cutting wood for firewood in the town. If there is nothing but houses this will no longer be a option for me in the town.	9/6/2018 4:44 PM
201	Putting in developments is harming wildlife and driving them from their homes. Not to mention all the farmers that have gone out of business due to the raised taxes.	9/6/2018 3:31 PM
202	you have allowed the over development of the town, there are way too many residences for there to be any real commercial farms anymore. the neighbors are too close	9/6/2018 1:11 PM

203	Keep it up!	9/6/2018 11:41 AM
204	We dont need any more apartments or shops. We need to remember our connection to the land.	9/6/2018 11:11 AM
205	Foliage helps produce oxygen. Stop cutting down all the trees. I don't want our town to look like Albany with cement and brick.	9/6/2018 11:05 AM
206	I believe the town is not a farming town so there is not a large concern of farmland being conserved. There are farms on private property that if the farmer chooses to sell, that is a private decision and not a town matter. There are open spaces that should be filled with businesses as they are going to waste and not upkept (tall grass, etc). It would be better to allow commerce to utilize that space efficiently for the town.	9/6/2018 9:24 AM
207	Why do you feel the need to fill every open space in Bethlehem? Do you not care about animals habitats? Do you not care about farms being in this town? It disgusts me that anyone would want to keep filling the open space here.	9/6/2018 9:13 AM
208	It's the reason most of us live here	9/6/2018 6:52 AM
209	Charging a 2% sales tax, preservation tax, or whatever you want to call it is ridiculous. Give the farmers better tax breaks. Stop trying to pass off the expense on the people that actually support the town. It should be called hostage tax.	9/6/2018 1:11 AM
210	More and more rapidly Bethlehem is increasing in buildings and businesses and decreasing in nature, parks, and farm land. This needs to change	9/6/2018 12:51 AM
211	Honestly, there aren't truly scenic views in Bethlehem, but there should be a push to stop commercialization of the remaining land. However, I don't think attracting more farmers is the solution, especially considering how difficult it is to turn a profit nowadays, but maintaining the current farms and open land should be a focus. So long as it is not a tremendous burden on the town.	9/5/2018 11:45 PM
212	I am unhappy with the growth of apartments, houses, more supermarkets, when it takes away from the small, know-one-another town that Bethlehem is.	9/5/2018 11:37 PM
213	they're used to be two really beautifully full pieces of land down the road from my house, but the town has built houses there now and it always makes me sad to think of what it used to look like. i always hate seeing trees being cut down.	9/5/2018 11:21 PM
214	Seems too much open land is going to big businesses	9/5/2018 11:02 PM
215	Farmland is not important enough to this town anymore. As a young person who has spent their entire life here, the local farmland is nice and all but should be conserved only for the sake of stopping the constant development.	9/5/2018 10:59 PM
216	I'm just 22 years old, but even in my lifetime, I've seen this small town get turned into a big city. People used to move here for quiet living and excellent education- a wonderful place to raise their family. However, as we add more and more housing and commercial business, this town is quickly getting louder and busier, and losing its appeal- it's "small town charm." I love Bethlehem and I feel so lucky to have been able to grow up in this town, but it breaks my heart to see it becoming what it is.	9/5/2018 9:54 PM
217	Can we promote building on less desirable nonfarmable land? Developers should be disallowed selling top soil from new developments: in my neighborhood so much chemicals are used to maintain the lawns because all topsoil was carted away	9/5/2018 7:38 PM
218	The rural type roads do not support development. Rush hour ruins the town for a couple of hours. Delaware ave between 4 corners and Albany has hundreds of ugly signs of all kinds. Its a real mess now, not beautiful at all after the "beautification project". The character of the town has already changed for the worse.	9/5/2018 3:22 PM
219	Na	9/5/2018 8:34 AM
220	Stop allowing more construction and roadway in our town, particularly in GLENMONT.	9/5/2018 8:21 AM
221	Against 2% transfer tax. Currently renting in Delmar and this could affect me buying in Delmar with taxes being high compared to Latham and Colonie.	9/4/2018 9:53 PM
222	I understand the desire for development but the cost to the general look and feel of the town is sad. Our big box stores on 9w have cost us changes like price Greenleaf, traffic, crime.	9/4/2018 9:47 PM

223	Bethlehem need to attract business farm related. We need June Farms, S&S farms etc. Bethlehem Chamber of Commerce need to put their act together and attract the right people to create breweries, art centers, as other communities are doing.	9/4/2018 9:07 PM
224	Bethlehem is a beautiful town that is becoming congested with condos and housing developments. I do not want the town to become like Colonie, bumper to bumper traffic and businesses with no open land. I'm also concerned for the wild animals. If every city and town continues to build new developments, eventually their will be no wildlife at all. We should focus on re-building run down buildings and areas.	9/4/2018 3:17 PM
225	I don't think building up the town is a bad thing, developing land for things that will "help" the town but I do believe it's being developed too quickly all at once. It seems like every 3 months another huge project is being discussed or approved for another plot of land to become apartments or housing or business	9/4/2018 2:49 PM
226	As a home owner for over 30 years and resident for over 50 years its wonderful to have this opportunity to express my concern to protect the farmland in our town. I hope the town continues to allow residents to have a voice in conserving farmland. It would be of great loss to the character and beauty of the town of Bethlehem to allow development on its farmlands.	9/4/2018 12:52 PM
227	Bethlehem has a small town feel but if we keep building more and more just to increase the tax base, we will loose that feel and people will not want to move here.	9/4/2018 9:58 AM
228	don't want to turn out like another colony!	9/3/2018 9:13 PM
229	Upset to hear a farm family that was harassed constantly by the town until they sold land that had been in his family for generations.	9/3/2018 9:00 PM
230	Feel locally grown fruit, vegetables, meat, eggs essential for health and well being.	9/3/2018 8:34 PM
231	I am very concerned about the conversion of open space to developed uses, and would vastly prefer that existing developed areas be used more efficiently.	9/3/2018 7:05 PM
232	While it is largely a matter in the hands of the state, assessments based on "highest and best use" are by design counter to the preservation of open space. The town should make every effort to encourage a system of assessment based on current use when it comes to open space. The town should lobby its state legislators, work to implement assessment practices that feature current use, etc. Buying and holding open space is also something that the town could do withing the town budget. Adopting approaches to acquire and hold wetland (both things that don't technically qualify and things that do) would be good, too.	9/3/2018 4:09 PM
233	Of the utmost importance to create the financial wherewithall to allow committed land owners to keep their land as farms or fields. Preserving open space essential to maintaining the character and value of Bethlehem.	9/3/2018 3:03 PM
234	Leave the farms alone	9/3/2018 2:54 PM
235	All stated above. However if there is controversy about development vs. preservation, more online opportunities would be good to respond - often public in person forums are held at a time that I cannot attend due to busy schedule.	9/3/2018 2:23 PM
236	I would like Bethlehem to have planned development, not just head nods to developers out to make money for themselves.	9/2/2018 3:42 PM
237	The time to set the tone for the future of our town is now. The Town should enact a moratorium on new development until the Town decides on a new Open Space and farmland conservation plan as well as an overall Land Use Plan. Open land is being developed at a rapid pace, and once developed, its character cannot be changed.	9/2/2018 3:03 PM
238	Concerned about expense of the town acquiring property. The money would be better spent on improving leaf pick up in the fall.	9/2/2018 1:34 PM
239	We need an overhaul of the Comprehensive Plan, which is outdated and not adhered to by the Planning Board all too often. We have too many situations where zoning changes are approved, etc., and developers are allowed to dictate changes rather than work with the overall plan.	9/2/2018 8:55 AM
240	Glenmont has had most of the commercial development and protection of the character of the whole town is disregarded when it comes to this part of town	9/1/2018 10:45 PM
241	I like to walk and am interested in Birdlife. What is to be done about deer overpopulation?	9/1/2018 9:54 PM

242	Our future land development should consider higher density with a true hamlet approach incorporating amenities so that residents do not have to drive as often. Consider strategies suggested in the Green Building Council for sustainable development.	9/1/2018 7:34 PM
243	Preservation of open space is very important to me, as I believe it correlates with quality of life. While I think that large homes detract from the town's character, it is very important to me that there are affordable housing options available for all who wish to live in Bethlehem.	9/1/2018 6:54 PM
244	Open land is not growing and cannot be reobtained once it is gone. Quality of life demands green land, open fields, trees and meadows. Please don't let Bethlehem become another Colonie (no offense to anyone who chooses to live there).	9/1/2018 1:12 PM
245	1. I'd be very happy to pay additional taxes to provide funds to protect open space in town. 2. We need a new comprehensive plan and much stronger zoning laws. 3. We should use the "new urbanism" model of dense, walkable central development with open surrounding areas. 4. Thank you for conducting this survey!	9/1/2018 1:03 PM
246	We're very interested in conserving green space. Additionally, we are very concerned about population increase and traffic increase!	9/1/2018 9:11 AM
247	If you want to buy land and pay taxes on it and let people use it, go ahead. Don't force people to pay for your made up issue.	8/31/2018 9:05 PM
248	I love being able to ride my bike from my house on Paxwood to Elm Avenue to the rural setting of Waldemeir Road and Meads Lane.	8/31/2018 8:32 PM
249	More trails, please. The rail trail is an excellent example of good execution; but nonpaved trails are needed to encourage exploration.	8/31/2018 3:27 PM
250	I moved to Delmar in 1988 because I enjoyed bicycling the quiet back roads of Bethlehem. The farmland and open space of Bethlehem make that possible. They also make the quality of life that we enjoy in Bethlehem by providing space for wildlife, for water resource protection, and flood protection.	8/31/2018 3:05 PM
251	Thank you for soliciting my opinion in this survey. I respect property rights and understand the desire by others to relocate to our town/village; but if development is at the expense of the community attributes/qualities that draw people here...then its should be thoughtfully managed.	8/31/2018 12:27 PM
252	The primary concerns were stated above: loss of town character and appeal; strain on natural resources (air and water) and roadways. In addition, an increase in development, especially residential housing development, seems to have a net added cost to the town. I appreciate being asked for input about this important issue. Thank you!	8/31/2018 12:25 PM
253	You can't make a living just farming in the town of Bethlehem. Farmers are a dying breed in the town of Bethlehem.	8/31/2018 10:36 AM
254	Bethlehem is turning into a Clifton Park, with housing developments, apartments, town homes, big box stores, chain food and chain shopping. We used to have, and need to keep, beautiful farmland and vistas to see, take a ride to, hunt on (now we are overrun with deer eating our shrubs and walking in the roads..). The more we develop, the more there will be traffic, heat from pavement and cars and from buildings, erosion and less of a small town community feel. The town has allowed overdevelopment. Someone needs to grab the reins of this runaway planning, which is not planning. We have basically two lane roads, clogged with cars, trucks, buses and some bicycles. Personally, I bike and it is not safe to bike on Bethlehem's roads - drivers are not biker friendly. The Rails to Trails bike trail was a good idea, but now it is clogged with walkers, dogs, people walking three abreast and biking on the trail is more difficult than enjoyable. We need to create more quiet outdoor space for the residents to enjoy. I would like to see more of a community centered life (yes there is Four Corners), which Bethlehem still could make happen, if they STOP developing, particularly in Glenmont. I would like a sound barrier fence put up next to the Thruway behind our houses on Weiser St. in Glenmont. There is so much noise pollution we have to shout in the yard and the air pollution is tremendous - all from development. We should have more river access, parks that are beautiful - we own the land - not for apartments or houses, but for residents to enjoy. More farmland would mean less importing of produce, more local production. This would be actual progress, rather than development into a community that can't function because they didn't plan properly. Fix the roads. If they are town roads, it's up to the town. If they are state roads, get on the State and make them fix the holes and bad pavement; if it's a county road, make Albany County do something - if it's located in Bethlehem, put the pressure on to get the roads fixed, at least. The tax base is large - at least we should have good roads and good water. Accountability for where the money is going is paramount.	8/31/2018 9:52 AM

255	I would love to see more community gardens in some of the open green spaces. It would be nice to use some of the produce to support local restaurants.	8/31/2018 6:56 AM
256	Over development is not the place I chose to live. That's why I love Delmar.	8/30/2018 11:57 PM
257	"Development" is another euphemism for "lining the developers' pockets." We need to stop our town's out-of-control growth and stop building condos on farmland.	8/30/2018 9:24 PM
258	Our open spaces should be conserved, especially Kleinke Farm. We also need more sidewalks to promote safe walking.	8/30/2018 6:25 PM
259	Up to the present Bethlehem is a most enjoyable and healthful semi-rural, semi-suburban town. If development continues at its present rate the town will eventually become one continuous suburb such as one sees on Long Island or in other large metropolitan areas.	8/30/2018 4:08 PM
260	Property tax rate should remain fixed while additional high tax should be levied for breaking any new ground outside Delmar village center (4 corners area).	8/30/2018 3:21 PM
261	None	8/30/2018 1:49 PM
262	More nature preserves	8/30/2018 12:05 PM
263	Retaining farmland and parks very important. At the same time, cell phone service here is not good at all. We need to be both protective and prudent and also practical in some ways.	8/30/2018 11:26 AM
264	I would be interested in insisting on greater housing density, as developers push to build. Also I would be interested in encouraging business development at the Four Corners using existing buildings. Increase support for farmers in our town.	8/30/2018 9:40 AM
265	I am ADAMANTLY opposed to additional taxes for this cause, -especially- a tax on real estate transaction that will adversely affect property values, mobility, and real estate professionals.	8/30/2018 8:54 AM
266	Need more walking trails. Encourage bicyclists to use sidewalks instead of roads in high traffic areas. Example on route 85.	8/30/2018 7:55 AM
267	More farmland, more views, more places to walk,, more trails. Bike path is marvelous. Finish bikepath to Slingerlands.	8/30/2018 4:28 AM
268	I am profoundly concerned, and actively involved in trying to maintain the quality of our town, preservation of Open Space and our remaining Farmland and control development. I know you are too. Thank you.	8/29/2018 11:50 PM
269	As above - wildlife. For the remaining farms, is there an interest in continuing in farming or are they looking forward to getting out? Though a lot of building is going on, are there buyers or is this all on spec?	8/29/2018 11:26 PM
270	Bethlehem is done. It's complete. It needs ZERO new development.	8/29/2018 10:09 PM
271	Tighter controls and limitations on commercial and residential development should be balanced with tax abatement we're other mechanisms to Compensate existing landowners. If it does not already exist a fever tax on developers should be used to develop a fund for the town to purchase open space lands that have value to the community.	8/29/2018 7:32 PM
272	A few years ago, the Town adjusted (increased) the undeveloped and farm land assessments, at the time being warned that it would force a large-scale sell off to developers. Now the town response is to pay the landowners so they won't sell. So you do a survey and start talking up this concept so you can say you have overwhelming resident support when you impose fees on home sales to pay for this. It will adversely impact seniors, the biggest group of sellers, and, of course the group not in your political base. You are unintentionally transparent.	8/29/2018 4:59 PM
273	Water quality is major, traffic impact impact, oversize homes being built on large lots.	8/29/2018 4:04 PM
274	I am totally against a tax(of fee) in any form on the taxpayers for the purchase of land. Some voluntary method would be fine.	8/29/2018 3:57 PM
275	As someone who grew up in NYC, I appreciate the open space in the town of Bethlehem. I fear that if development continues unchecked, that it will look like Latham in 10 years.	8/29/2018 3:51 PM
276	Too many huge developments that gobble up farmland create more expense for residents, change the community character people moved here for, all for the profit of developers.	8/29/2018 3:08 PM

277	It's not all about farmland and propping up farmers. There are tons of problems that over development inflict on the community. Larger population means crowded schools and streets. The town cannot support the added costs or logistics of this. They can't live within their means now. We don't need to be Clifton Park, we used to be a nice quiet and high quality of life small town. Not so much anymore.	8/29/2018 2:41 PM
278	Please stop approving development for housing/businesses in Bethlehem	8/29/2018 2:40 PM
279	I do not think the tax reassessment on large land holders was a particularly good idea without having a plan in place for this survey is discussing. Development has gone relatively unchecked. The town has dropped the proverbial ball and I hope the residents of this town speak out come election time.	8/29/2018 2:30 PM
280	Not every green space has to be developed. many people moved to this town because of its beauty and feel of a small town, yet close to shopping etc. Delmar does not need to become a Western Ave, in Albany	8/29/2018 11:15 AM
281	They town should NOT be in the business of land ownership - absolutely no new taxes should be levied on town citizens so the town can own vacant land. The town should encourage farmers to stay via reasonable tax breaks on land used strictly for agriculture.	8/29/2018 10:37 AM
282	It is not necessary to conserve farmland as developed land would add more money to the tax base	8/29/2018 10:25 AM
283	I wish there was a better way of getting information out. I know the town board does just fine, but people don't seem too interested nor have the time to attend board meetings. Maybe a more active Facebook page could help?	8/29/2018 9:07 AM
284	Establishing some sort of "green belt"-type zone approach would help give clarity to those areas that could be developed (and encouraged to be developed), and those areas that are for farm/open space. Developed areas could/should kick in with charges for a fund to buy large areas to set aside for green space.	8/29/2018 8:31 AM
285	I would support a small tax to either the developer or community-wide tax to support a dedicated fund to help farmers preserve their Farmland through cooperation with public agencies or non-governmental agencies.	8/29/2018 8:29 AM
286	I think that making Bethlehem bike friendly would go a long way in giving it an identity and continuing to attract people who want a walkable, bikeable, environmentally friendly place to live.	8/29/2018 8:23 AM
287	Too many developments springing up!!!!... where there used to be a single farm, they're shoe-horning in dozens of apartments or condos	8/29/2018 1:04 AM
288	Please encourage the Republicans in town to present a plan and publish it so that everyone feels empowered and heard. Otherwise whatever happens becomes divisive and controversial given the political dominance of Democrats.	8/28/2018 8:33 PM
289	Due to the decrease in the open space that was existed in Bethlehem, we are looking to move elsewhere in the near future. We want to live in a "town" atmosphere, not a retail center, which draws people from all parts of the capital district to drive into town, shop and leave, as well as brining people in with the CDTA bus. Squeezing in apartments, houses, condos, into every space that existed has diminished the appeal of the cute town that Bethlehem once was.	8/28/2018 4:23 PM
290	Please slow the pace of development in Glenmont and conserve open space and farmland in this part of town before it is all gone. Thank you.	8/28/2018 3:32 PM
291	It's important to maintain and support local farmers so we all have access to fresh, locally fruits and vegetables and to preserve all our green space so those of us who hike and enjoy the outdoors continue to have access.	8/28/2018 2:19 PM
292	I live in the southern part of town and would love to devote my 20 acres to the conservation easement program. But until RCS signs on it doesn't make economic sense to me. The tax savings would not be worth the devaluation of the acreage that would occur if in a conservation easement if the school district is not on board.	8/28/2018 10:14 AM
293	We need to stop building houses and apartments wherever there is open space- we are told we build this to help lower the tax base but our services keep going down and there are less and less town employees to take care of all the land and people in it.	8/27/2018 7:56 PM

294	I approve of the Rail Trail project in Bethlehem (and Albany). Expanding open space adjacent to Five Rivers or the Town Parks would be sensible, if possible. I'm not sure about the value of preserving farmland as open space if it will not continue to be farmed. Unless the Town has a plan to use the space for a particular purpose, such as additional parkland, bicycle path, etc.	8/27/2018 6:29 PM
295	Moratorium on residential development.	8/27/2018 6:26 PM
296	No one can predict the future, so putting unnecessary & irreversible constraints on land limits flexibility for the future. People want to retain their land, or parts of it, but cannot because taxes are too high. They need options to retain some/all of their land.	8/27/2018 5:19 PM
297	This town is starting to have too many housing developments,apts condos and duplex's..I don't think the roads and infrastructure can handle it all.	8/27/2018 4:35 PM
298	We need to find a way to fund open space in areas of greatest interests. Current misinformation campaigns featured in the current Town Board campaign should be discredited.	8/27/2018 4:10 PM
299	Loss of open space is occurring without enough priority being given to conservation.	8/27/2018 3:47 PM
300	Bethlehem is getting more and more crowded: too much traffic! Conservation of the town as is and not add more houses will at least help maintain the town as is before it gets worse.	8/27/2018 12:44 PM
301	Open spaces seem to benefit only those that live adjacent to them. They don't own it so they have no right to tell people what to do with their property to preserve their view	8/27/2018 12:31 PM
302	It is integral to the experience of living here.	8/27/2018 11:42 AM
303	Everything comes with a price. I am opposed to higher taxes or additional taxes such as a transfer tax to pay for these things. We need to change zoning law - too much development with little oversight.	8/27/2018 10:11 AM
304	Open Space is super important to me - along with biking/hiking trails. Along with that, it would be nice if we made better use of our business sections - change a bit with the times - we are stuck in a rut. In favor of a more controlled change	8/27/2018 8:33 AM
305	If the acquisition or protection of open spaces is to be funded by taxes of any kind by Bethlehem residents I am 100 percent opposed.	8/26/2018 9:50 PM
306	As a cyclist, I'm delighted with the new rail trail, but also value highly the ability to ride into the country from home. The beauty of the surrounding area is part of what makes Bethlehem special.	8/26/2018 2:42 PM
307	Conserving open spaces is a laudable goal but should not at the cost of a new tax or fees. Our taxes are already ridiculously high in this town & State. No new taxes or fees for any reason.	8/26/2018 11:17 AM
308	Please support the Kleinke efforts to preserve some of the land that was sold to a developer.	8/26/2018 10:58 AM
309	No more taxes, no more land development in wet land areas.	8/26/2018 9:58 AM
310	I have more of a question-is there seriously a large demand for more farms in Bethlehem? While there has been lots of land development into housing over the past 30 years I've lived in Delmar, especially the Wemple Rd area, I can't recall any other large "losses". Are they farther out? The south Bethlehem area is still pretty rural. I don't see a need for a ton more housing, as a lot is going on towards Voorhresville and Altamont. There's not a lot going on in terms of affordable housing, which is mildly concerning to me. The luxury homes being put up on Bender seem to be enough. Is the moratorium on development over? Yet school enrollment projections aren't up. We need to keep Bethlehem affordable and attractive to young couples and families.	8/26/2018 9:18 AM
311	See #14	8/26/2018 7:45 AM
312	I'm concerned with not just farmland conservation but also conservation of the nature of life in general in this town.We need to be vigilant of development in Albany that may cause hardship to Bethlehem residents.	8/26/2018 12:31 AM
313	Just love our town. So liveable and walkable. Kids can move around safely especially with all the new sidewalks. Town Pool complex first rate and so special for our town, along with our Library and the lovely grounds around it. Like the flowers on some street.	8/25/2018 8:12 PM
314	I don't believe we should have a 2 percent transfer tax. We are taxed enough	8/25/2018 5:15 PM
315	No new taxes to conserve open spaces. We are taxed enough.	8/25/2018 5:05 PM

316	We would love to preserve Bethlehem's current character but also add more walking/biking paths to improve healthy lifestyles and community. Research shows that people are happier when they can walk and bike and have some community place to congregate.	8/25/2018 4:30 PM
317	I gave pretty long answers to other questions; I hope they show up. My main concern is that this is not an all or nothing proposition -i.e., preserve farmland but let developers do whatever they want within a development. I also disagree with some other positions on preservation. I believe the areas around Delmar and Glenmont are going to develop, so when landowners eventually sell, I want to see public open space, walkability, and higher density allowed to pay for the open space. (Also to let current residents who are not wealthy downsize and stay in the community.)	8/25/2018 4:20 PM
318	If you eliminate or even limit the open spaces, you eliminate the very thing that made those spaces valuable in the first place, i.e., the proximity of those spaces to the populated areas of town. Imagine NYC without Central Park, or Brooklyn without Prospect Park. Towns and cities that prosper over time are the ones that take the longer view. You can sell the view of a pristine valley floor for a quick buck and a handful of people will make a short term profit -- or you can preserve that view and the entire town and every person and property in it will profit hugely for decades to come. Someone has to have the foresight to stop the shovels and bulldozers long before they tear up the best part of our home.	8/25/2018 4:14 PM
319	We just don't want to see Delmar so built up that it loses its charm	8/25/2018 3:52 PM
320	I've been to other towns that have so much to offer residents. Overdevelopment brings only brings more problems. Farmers need good land and room to grow whatever's important. Conservation will leave help everyone.	8/25/2018 3:02 PM
321	See above. If we can bond to buy trucks for DPW the town board should also bond to create a dedicated fund to buy development rights. Every COCS out there shows that protecting land from development saves the tax payer money similar to commercial development. Term easements with tax breaks are significant but more political window dressing than anything else, developers love the projected revenue from developing in an affluent community like TOB. Their interests always prevail unless the town local laws, planning board, and staff say no and town pays landowners a fair competitive price good for their land. Town should figure out a way to have farmers on town health insurance plan to sweeten the deal for them create more security - a thought.	8/25/2018 2:07 PM
322	Stop building	8/25/2018 11:35 AM
323	If development is to occur, and it probably is, it is important to preserve as many trees as possible. Clearcutting to facilitate home building is too high a cost. Make the builders go around existing well established growth.	8/25/2018 10:23 AM
324	Maybe we can spend money on giving incentives to farmers, e.g., Klinke's farm on Kenwood Ave instead of running them out and giving thousands to big box stores bringing crime and transient truck drivers that can use Walmart's parking lot as an overnight truck stop. That's not why I moved to Bethlehem.	8/25/2018 9:09 AM
325	One of the most significant reasons I had for moving to Delmar is the ability to get into unpopulated or low-population areas quickly for walks and bike rides, as well as a walkable, bike-rideable town. I did not consider any other suburb. I am very concerned about the loss of woods and farms and increase in auto traffic since moving here in 2001.	8/24/2018 6:59 PM
326	See above.	8/24/2018 4:47 PM
327	Ideally, Bethlehem should be reaching out to attract small - medium industry and businesses to locate in Bethlehem to build the tax base. This would lessen the attraction for permitting ever more residential developments. I am not well versed enough in what the Town could do to provide enough of a financial incentive for farmland owners to consider conservation/agricultural use or buyers for their property rather developer's.	8/24/2018 2:13 PM
328	REMEMBER THAT OWNERS OF ANY SIZE LOT OF LAND STILL HAVE RIGHTS IN AMERICA.	8/24/2018 2:03 PM
329	Build on it, pave it, turn it into parking lots, cut down all the trees, build new apartment complexes with no regard to size or occupancy, basically continue to turn it into Albany. ...and, I might add, you're doing a spectacular job... In keeping with the drugs and money theme we adhere to these days in NYS, we could use a few more banks and pharmacies at the major intersections....and having our very own casino would be the icing on the cake. Love what you guys have done with the place 😊 Archie	8/24/2018 1:01 PM

330	Would like more apartments and townhouses built for Seniors in the town of Delmar and near shopping areas, to enable Seniors to easily walk to the library, shopping and churches. This may require some changes to the zoning. Senior housing should not be isolated on the fringes of towns. Would like to see branch Bethlehem libraries built in Glenmont and Slingerlands, perhaps in the shopping centers.. Less McMansions and more town houses, condos, apartment buildings. Better for the tax base as apts. and condos generally don't add children to the school district. More concentrated housing and protection of more open space and farmlands.	8/24/2018 12:50 PM
331	Please consider revising our planning and zoning laws to place greater emphasis on open space and agricultural resources. Please also respect our existing zoning laws and do not ever grant variances to developers.	8/24/2018 12:33 PM
332	Please do not allow Bethlehem to become as overcrowded and commercial as Latham and Guilderland. We specifically chose Bethlehem as the place to raise our three children because of the relative lack of commercial development, and the focus on local shops and restaurants. To allow large-scale development of the Town will be a great shame and severely reduce the charm and value of living in Bethlehem.	8/24/2018 12:33 PM
333	Everyone we know in town thinks there has been WAY to much building in the past couple of years. It is ridiculous! Why do you keep on approving and approving? Reduce the assessments on open land. We don't need all this other stuff. Just make it affordable for land owners to keep their land.	8/24/2018 12:31 PM
334	As a town we are giving up far to much land to development. The Town is perceived as selling out too developers and not protecting open space and farmland for future generations.	8/24/2018 10:22 AM
335	How can town residents get involved in farming and open space conservation efforts?	8/24/2018 9:19 AM
336	I'm concerned also about impacting of development on schools, utilities, traffic. People and wildlife need open spaces and food	8/24/2018 7:41 AM
337	It seems that many small lots in various neighborhoods are being developed leading to house after house, with little open space.	8/24/2018 7:31 AM
338	So glad we have the multiuse rail trailing MHLC sites.	8/23/2018 10:08 PM
339	Anyone who speaks up for this cause can count on my vote	8/23/2018 8:43 PM
340	Are you considering any incentives to encourage the growth of open space and farmland areas?	8/23/2018 6:39 PM
341	In addition to above concerns, the housing developments that are being slapped up have no character. I am also oncerned about the great number of rental properties being developed, which tend to favor transience and a lack of investment and interest in the town.	8/23/2018 5:28 PM
342	It would be wonderful to have a farm in town that ran a CSA where you could go to the farm and pick your veggies, etc.	8/23/2018 4:12 PM
343	I realize that the money has to come from somewhere to protect these open spaces. I would support adjusting taxes to allow this to happen. It can't happen without support.	8/23/2018 4:12 PM
344	As I bike the rail trail, I was sad to see large swaths of land cleared around the Hilton Rd area. I'm concerned that there's a for sale sign on Font Grove Rd for an 80 or so Acre site. I'm concerned to see the same thing happen along Font Grove Rd.	8/23/2018 3:33 PM
345	The so-called Tech Park is a disaster. Tax breaks for the businesses that are in there now are inappropriate. Ruined beautiful land.	8/23/2018 3:13 PM
346	This survey is seriously flawed because it doesn't ask the question about funding/costs (for example, a real estate transfer tax) related to open space conservation. A person may be supportive of a concept if there is no cost associated with it but may or may not be in agreement that the benefits, if any, would be worth the cost. The survey also does not address how a program to support open space conservation would be structured and administered, how decisions would be made and steps would be implemented relative to actions related to open space. As with the so-called-"road diet", residents were not informed about the details and questions about the validity of the study. Also, residents were not informed about the cost to the taxpayer of over \$5M, including a cost to the town's taxpayers of nearly three-quarters of a million dollars. The residents, if presented a true choice, might have placed higher priorities for the expenditure of this money.	8/23/2018 2:52 PM
347	Concerns not addressed above, but related to the impact that the development of open spaces and farmland would be traffic, the potential rise in crime, and the drain on the infrastructure (i.e. water, electricity, sewer).	8/23/2018 2:12 PM

348	No more development, let the existing stock of homes become more valuable. Do not add to the supply side of the equation. I want my financial investment in this town / community to grow at the fastest rate possible	8/23/2018 1:49 PM
349	There are plenty and enough developments already. Traffic has become greatly increased and is becoming more of a problem. Let's keep farmland and suburban areas free from what is becoming more like crowded city living; people don't live in this area for it to become like that!	8/23/2018 1:38 PM
350	I think overdevelopment is not good. There seems to be enough housing already to support the town. Being easily accessible to Albany but still have farming and beautiful parks allows Bethlehem to have the best of it all.	8/23/2018 1:06 PM
351	As a 20 year old college student, I've seen the town of bethlehem undergo many a development project as I've grown up. I've lived my entire life in bethlehem and I consider one of the best parts of the town to be its vast swaths of undeveloped land; some of which used for farming, hunting, conservation, recreation, or simply contributing to the overall aesthetic or "vibe" of the town. Doing what we can as a community to support local farmers or owners of undeveloped land should be a priority for all Bethlehem residents. I am not totally against the development of certain areas of the town, but all potential developments should be carefully considered. I want to see the town grow and bloom economically but I also see a great value in preserving these multi-use lands as they are/were. It is important that the town board continues to consider the opinions of all of the people they represent as they make decisions on the future of town land.	8/23/2018 12:59 PM
352	Would love more hiking trails and a natural playground for kids. Would like to know more about what farmland is currently active farming and how much is being unused. Continued to be concerned about deer population and ticks and how development is affecting this.	8/23/2018 12:32 PM
353	My overall concern is that we do not need bigger schools and more congested space, and I am of the opinion we don't need more housing. Instead, could we please think about how to incent landowners to maintain the land instead.	8/23/2018 12:00 PM
354	Too much development of apartments and condos causing traffic and loss of wildlife habitat.	8/23/2018 11:59 AM
355	Efforts by communities like ours to restrict development is selfish and contributes to inequality.	8/23/2018 11:59 AM
356	development has its place but not at the expense of existing farmland especially in town. We have over developed and already our infra structure is suffering and will only get worse...use outlying areas to attract business enterprises to increase tax base not in town farmland.	8/23/2018 11:56 AM
357	Deer are a big problem --- health and property managment. If we overdevelop farms, there must be a better plan to manage animals' loss of habitat. This is a public health issue.	8/23/2018 11:56 AM
358	I think new housing construction should be curtailed. It would help increase our property values and help maintain green space.	8/23/2018 11:30 AM
359	What is going to happen with the land across from Kleinke's that was sold to a developer (as I understand it). Has that been approved for new construction? Is there a way to prevent it?	8/23/2018 10:38 AM
360	How much senior living do we actually need?	8/22/2018 10:38 PM
361	Let's protect the open spaces and support small farmers in Bethlehem, so they do not have to sell their land. They are integral to the quality of life in the community. Also, places like Five Rivers are a true jewel in this area and I hope that it will be always protected. The trees, gardens, farms, and animals make our community beautiful and livable, and it is all great for our children.	8/22/2018 10:11 PM
362	As stated previously, "open" land is being scooped up at a rapid pace. Homes are being built so close to one another, that it seems you could open your window and borrow a cup of sugar from your neighbor.	8/22/2018 10:10 PM
363	No further comments	8/22/2018 10:00 PM
364	I am glad there is interest in land conservation. It is very important.	8/22/2018 9:50 PM
365	I'm concerned about keeping trees, vegetation and wildlife. Also the traffic on roads such as route 9W. No more developments!	8/22/2018 9:37 PM
366	I already have.	8/22/2018 7:51 PM
367	The Town needs a viable planning document. It should not include buying land or financing anything.	8/22/2018 5:32 PM

368	Most of us CHOOSE to live in Delmar because of the vacant lots on many streets in many neighborhoods. The newer the houses the closer they seem to be allowed to build- the two homes on Delsmere Ave- 12ft between the two?! There seem to be no concern for wetlands either as many builders allow owners to buy vacant space elsewhere to utilize their entire lot for building. If we wanted to live amongst a lot of houses and no wetlands we would move to Colonie or Latham.	8/22/2018 4:56 PM
369	People have a right to be compensated for the land they own. We are a suburb. I would like to see thought given to new housing developments. Must all the houses look alike? Couldn't houses be placed so they face the main roads, not so their backs are to them? We need more pocket parks so families can gather organically with neighbors. And places where middle schoolers will want to go - parks with basketball hoops, skateboarding, pavilions with tables for board games. In the pocket parks, how about bocce and Shuffleboard courts for seniors? Do we have Pickleball courts? Look how popular the Rail Trail is - what amenities could be adjacent to that?	8/22/2018 4:35 PM
370	There are too many vacant new apartment complexes, rental buildings - lower Elsemere Ave and New Scotland Ave. areas. We don't need more rental developments, flooding our schools, also the new proposal for Delaware Ave is crazy, more traffic backups just to allow bicycles and pedestrians help in crossing; bicycles done ride in the winter and how many people walk in 6 months of winter weather. Leave things the way it is!!! You are taxing older people out of Bethlehem. Try to entice more commercial business without having them jump through hoops. Put these issues to a general election vote!	8/22/2018 2:55 PM
371	Population density corrodes the standard of living in Bethlehem, making it less and less a unique community. I have seen permits issued to build in swampland. I know of developments where the houses don't have adequate water once the houses are built. This rush to eat up open land to cram in houses or--worse--apartments, sometimes in marginally viable spaces, upsets nature's balance to the detriment of animal life and, ultimately, human life	8/22/2018 2:51 PM
372	I would like to see the young people grow up in an area that allows them to enjoy open spaces for play and fishing/hunting/exploring in addition to understanding what farming is all about. They can also learn about urban/suburban blight by just visiting nearby communities.	8/22/2018 2:22 PM
373	n/a	8/22/2018 2:16 PM
374	Stop destroying our town's views, animals, trees, and spaces with money and greed and ugly houses/condominiums/apartments/banks/office buildings. STOP. It is disgusting.	8/22/2018 2:01 PM
375	Instead of allowing developers to tear down more farmland and forest land, the town should work more towards rebuilding vacant households and properties	8/22/2018 1:31 PM
376	PLEASE outlaw "bowing", the hunting of deer, if it isn't already forbidden.	8/22/2018 12:39 PM
377	We must keep open space and farmlands available and open to residents.	8/22/2018 12:21 PM
378	Tax breaks for farmers so that can keep their farms and the space as farm land.	8/22/2018 12:07 PM
379	Our town is losing the small town feel. I have lived in Bethlehem my whole life, and while I'm glad to see it has grown, apartments and over priced town houses are taking over. As I stated above, roads are congested and the sewer system seems overloaded at times. Our town wasn't designed to be a city but have a country feel where you know your neighbor. It doesn't seem to have that like it used to.	8/22/2018 11:46 AM
380	I want more walking paths around the town connecting the wilderness areas that run behind ppl's properties, and bike path that connect to Albany, in particular, bike access to SUNY	8/22/2018 11:31 AM
381	There is nothing more pivotal to my family's recent relocation to Delmar than the open space it provides. We purchased a house near a rail trail entrance for this particular reason. It is extremely important that the town does not overpopulate, deforest areas and remove that small town feeling that Bethlehem has.	8/22/2018 11:23 AM
382	There was a documentary filmed in Chatham about local government buying land from farmers who need the proceeds of sale of their land for retirement. I always wondered why we didn't do that.	8/22/2018 11:17 AM

383	I was born and raised in Bethlehem. I am a product of the Bethlehem public school system. I met my wife in Bethlehem. And I ultimately decided to settle down in Bethlehem and raise my children here. The reason why I returned to Bethlehem after completing my degrees is because of the character of the town. That character is directly connected to the quality and amount of green space in the area. If we continue to eliminate green space for the sake of development, Bethlehem will inevitably lose the character that has made it such a wonderful place for so many families to live. I would therefore ask the town to consider who are these development projects really for. Because if it's going to come at the expense of alienating people like myself, then ultimately the people who make up the culture of Bethlehem as we know it will choose to leave. And that would be a shame.	8/22/2018 11:13 AM
384	While I realize that change is inevitable, I find it sad that Bethlehem has become like Colonie and Guilderland. People move into the sprawl and with that comes "now that we are here, we need more commercialism in town as well." I say move to the suburbs that already have it and leave Bethlehem alone to be the different not the same.	8/22/2018 11:01 AM
385	Included in this is the fact that the Thatcher street park will no longer have a parking lot, basketball court or tennis court because the land was sold to a developer and the park will be hidden behind large low income apartments and turn the area into a slum. The open space is why the area is beautiful. Shame on the town for not adding to the park. Not everyone can get to Elm ave.	8/22/2018 10:13 AM
386	I wish Bethlehem would promote development that would promote a small town feel .. encourage pedestrian travel and give the youth in this town something todo and somewhere to go . A good example is the promenade mall in saucanny P A. it has shopping entertainment and a beautiful gathering place it gives s small town feel ... big part of Bethlehem are becoming pass thru highways dotted with over priced condos and apartments .. the resident that have always lived here have families that now can't afford the rent .. on the upside the designated parks and trails we have are wonderful and a treasure! Their upkeep is impeccable	8/22/2018 10:13 AM
387	we have enough buildings etc in town--I've lived here all my life--we have schools that are full and too many cars--we need to support our farmers and not take their livelihood away--this is no longer "the little town of Bethlehem" 'there were days of family activities, and people spoke to each ---I miss those days --lets have some open spaces where our wildlife can exist and not have to move on--it's nice to see a deer once in awhile	8/22/2018 10:11 AM
388	I am committed to maintaining the current appeal of Bethlehem. However, I fear that many residents are less concerned about maintaining "character" than about keeping lower-income residents out. Some areas in Bethlehem certainly have character, whereas others are more similar to other suburban areas. Restricting development of currently unused land merely prevents residents of Albany, Schenectady, Troy, or other areas from enjoying our schools and "character." Studies routinely show the benefits of a more diverse classroom. Restricting development that would provide a lower-cost housing option for residents who wish to enjoy our town hurts not only those potential residents, but also our own children's development. I don't mean to say we should develop unused lands with reckless abandon, but rather that there must be a way to engage in smarter development. I have in mind the project currently under consideration on Rockefeller Rd, with the developer working with the Planning Board to come up with a plan that preserves walkability and green space. That should serve as our model.	8/22/2018 9:54 AM
389	Many who live here do so BECAUSE of the small town feel. The more development approved, the less it's like a small town.	8/22/2018 9:40 AM
390	This area is getting overpopulated and the traffic is awful!	8/22/2018 9:36 AM
391	Between racist Republicans and social engineer Democrats trying to force us to ride bikes and eliminate car lanes, I feel completely alienated from any actual representation in town politics.	8/22/2018 9:27 AM
392	My family has lived in this town since the 60s. We have seen so much change and not necessarily for the good. I appreciate this town for the open spaces, parks and farmlands. It has become a traffic nightmare with roundabouts as the saving grace!! Too much development with no end in sight. Wanted to see apartments in our town for our seniors but unfortunately most of us can't afford the \$1700 or higher a month rent,forcing us out of our town. I remember growing up that Glenmont was considered ' The undesirable part of town'. The other side of the by-pass, farms!! Now it's the last of the open spaces in our town. We should do everything to preserve it and control the growth rate for the future. For me it has always been the open spaces and farmlands that has made Bethlehem the most unique community. Putting up more retail space and apartment complexes is not the answer for preserving the quality of our town. Growth is not necessarily the way to fix everything.	8/22/2018 8:56 AM
393	Let's raise taxes to buy existing open space to preserve it. It could be a one time expense.	8/22/2018 8:38 AM

394	Bethlehem is rich in character and history. I would hate to see that lost to poor commercial development. I believe we need to preserve the character of our town with sensible open space conservation and sensible development.	8/22/2018 8:20 AM
395	I have lived in Bethlehem for sixty-three years. I have seen the town grow a lot. I know Bethlehem is a desired place for families to live because of the schools and community. I believe the town is desirable because of open space and beautiful farms - it makes Bethlehem unique.	8/22/2018 8:13 AM
396	I feel misled about how Vista turned out. Bethlehem does not need more banks.	8/22/2018 7:10 AM
397	I hope we can continue to develop safe bike ways. I am so afraid to bike on the regular roads, as drivers are often rude and insensitive to us two wheelers. Thank you.	8/21/2018 1:33 PM
398	When I moved here in 1957, it was lovely and open. I'm afraid we will end up like Clifton Park, with no open space and no character. Please save Bethlehem!!	8/21/2018 12:09 PM
399	We moved to Bethlehem because of its open space rural character, which seems to be disappearing more and more each year.	8/21/2018 7:58 AM
400	Thanks for doing the survey	8/21/2018 6:53 AM
401	I like the hiking paths and bike paths around town.	8/20/2018 10:21 PM
402	It's very important that the open spaces that are protected are those that are visible from existing roads. Too often some land is set aside that's hidden behind development, and that accomplishes much less. Most people's impressions and sense of town are what they view from the road, whether they are on foot or in their car. We don't need to hike or recreate on it; we just want to have farms as our neighbors. Also, as noted above, open space preservation can be an important tool to combat sprawl, so people are not driving and we're not sending school buses way far away from the center of town and from Albany.	8/20/2018 8:59 PM
403	We don't need more housing. Development should be limited to smaller commercial opportunities to help with tax base. Nearby farms and access to fresh locally grown products is a huge appeal of this town and it's being destroyed by over development which our schools cannot handle. And the move to reduce driving lanes on Delaware Ave is poorly thought out. 5pm is a mess right now with four lanes - 2 will just lead to traffic jams, accidents and more pollution as people idle their cars.	8/20/2018 6:42 PM
404	Unless we do something, our town is going to lose an important part of it's character, beauty, and livability.	8/20/2018 12:29 PM
405	The air we breath depends on untouched trees, meadows etc. and current open spaces should remain so. We moved out here from Albany to get away from city life and live in a charming green area . We do NOT appreciate hunters with archery which actually increase the deer populations since the temporary decrease allows the deer to bounce back. We are in Favor of people planting deer resistant plants etc. to humanely limit interactions if the wish.	8/20/2018 10:02 AM
406	Stop the sprawl! The so- called tech park on RT 85 behind Price Chopper plaza is a prime example of sprawl decision-making. Taxpayers bore the cost of a series of roundabouts and public improvements for what? grocery, eateries, salons, banks? Hi tech job generators? Not really...Each of these enterprises would have fit better in existing infrastructure and transportation arteries, while maintaining open space in that section of town. (Could some of the same development potentially have replaced the old blue cross building and site on Rt 85?) Thank you for the opportunity share my thoughts. Sincerely, Gary Hallock gjhallock@gmail.com	8/19/2018 9:44 PM
407	Yes would like to see less apartment and mega complexes going up. Also extremely concerned about the number of rental units for businesses that are empty and yet building continues. Most notably the old CVS location that has had vacancies since it was built. And then there is buiness/apartment building on New Scotland near Maher Road where are there also vacancies. There should be a rule that no landlord can build office space until existing office spaces are rented. Ridiculous to build these mega multi use buildings that stand empty. As noted prior, wondering why school taxes continue to go up and we are told it is because families continue to move here. Understood. However who are paying the taxes for those families? The landlord or are they getting breaks? Perhaps we need a rule where families with more than two children pay an increased fee on their school taxes. Or couples with no children pay less school tax. After all, they don't get the tax break for dependents. We could use some affordable units for seniors and perhaps a senior center.	8/19/2018 5:34 PM
408	I hope development can be regulated and commented on in the local community	8/19/2018 5:23 PM
409	It's important to me that much if Bethlehem remain rural and open. It promotes a diverse ecosystem and healthy living.	8/19/2018 10:32 AM

410	Love our rail trail, would love to see the Normanskill farm area preserved and restored, just a treasure right in town	8/19/2018 9:40 AM
411	I don't know much about builders and how they buy land with plans to build new developments. I don't know if they have to get approval for # homes and size of homes before they buy land, and how our town is deciding these things. It seems like we are allowing building everywhere and losing open space, including farmland, at rapidly concerning rates. I would like to understand the pace of building and what the plans are for maintaining this growth for our schools and infrastructure. As a resident of the town, I also grew up here. I returned to raise my family here and I love this community. I would like to preserve the character and beauty of the town and surrounding open spaces.	8/17/2018 9:48 PM
412	I have friends who have had to sell their farm which had been in the family for over 150 years because the taxes on the farmland were too high. Not fair or good.	8/17/2018 6:15 AM
413	This survey is bogus, elicits only positive responses. Just looking for justification to tax us when we sell our homes or buy another one. Thieves.	8/16/2018 11:28 PM
414	See above.	8/16/2018 2:37 PM
415	I don't know a lot about zoning and property law, but I wish there was more protected land around individual properties. People are offered \$ to sell of parcels of their land, which create keyhole lots and even more houses. I know we are a growing town, but we can improve about what exists. There is no need to keep building on new space, when we can repurpose quite a bit around here. We are going to end up being a very generic suburb if we don't maintain/restore the history and beauty around us. There will be no way to differentiate Bethlehem from any other suburb. Right now we have the benefit of beautiful open space which is always being chipped away (e.g. Meads/Van Dyke area). I am also worried about the space in back of the middle school which abuts to Wellington. My grandparents are original homeowners on Wellington, and there has been a little development in back of them over time and I'm afraid the woods and paths where we played will be gone someday.	8/16/2018 1:33 PM
416	I am against the 2% Real Estate Transfer Tax Proposal.	8/16/2018 10:14 AM
417	I feel like there are constantly new developments going up in places that were once beautiful natural spots, and it saddens me to see that destroyed.	8/16/2018 9:09 AM
418	I'm all for more mountain biking trails!	8/16/2018 5:57 AM
419	Na	8/15/2018 4:57 PM
420	Too much traffic with development, prefer local food sources	8/15/2018 4:31 PM
421	Some lands should be set aside for recreation. Limit housing developments	8/15/2018 11:07 AM
422	Once developed the land is forever impacted. Housing Density should be increased to alleviate development pressures. Buildings within defined corridors should be allowed to be 5 to 6 stories	8/15/2018 10:32 AM
423	It's easy to say that we're in favor of preserving open space. I notice this survey is skewed in that direction. What are the arguments for development? They are probably pretty persuasive (involving money) and need to be countered.	8/15/2018 9:47 AM
424	Practicing organic methods and utilizing permaculture in farming should also be stressed when addressing farmland conservation.	8/15/2018 9:00 AM
425	More mountain bike trails like what we have in north bethlehem Park!	8/15/2018 8:30 AM
426	See above	8/15/2018 7:32 AM
427	Pedestrian safety, walkable town, avoid over development	8/15/2018 7:32 AM
428	Vista area has not been utilized nor has the retail space in new housing complexes like New Scotland across from Ross' and corner of Elsmere and Feura Bush. There are 6 empty retail spaces in Delaware Plaza that could be utilized. Use the housing and retail spaces we have rather than destroying farmland and open spaces. I do not want to live in Clifton Park! Use money for sidewalks and bike trails so more people can see what a beautiful serene community we live in.	8/15/2018 7:12 AM
429	My children walk on all those tiny hikes set up which are nice but short and crammed between houses. Open land needs to be enjoyed not just for good but to spark imagination. I also don't want the high school to get any bigger (not fair to students) and don't want to end up like Clifton park	8/15/2018 5:36 AM

430	The country like feel of Bethlehem is one of its greatest attributes. We should work hard to protect this feature of our community, including encouraging wildlife habitat and protect established, and even overgrown farmland from development and not turn it into an overdeveloped nightmare like Clifton Park.	8/14/2018 9:45 PM
431	I love Delmar. We moved here because of the open space and sense of community. I worked on Bethlehem Tomorrow to create a comprehensive plan. Most people want conservation and careful planning. It has been frustrating to see how difficult it seems to be to implement a plan. The farmers market has also brought more interest in farming and farmers. We want to preserve that culture and help them flourish.	8/14/2018 9:36 PM
432	Stop manipulating and forcing land to be developed by short sighted board actions! Your foolish property tax supplement grab is another act resulting in unintended consequences! You are changing the town character.	8/14/2018 6:43 PM
433	I think preserving open space is important in order to keep the flavor of the town as it currently is. Too much development stresses the infrastructure and the population itself. Soon the traffic and congestion becomes overwhelming and all the reasons for living in Bethlehem are gone. You end up with a mini Long Island which used to have lots of farms and open spaces...like Bethlehem.	8/14/2018 5:53 PM
434	Please preserve as much space as possible so we don't have environmental runoff from development. We need natural land for our ecosystem!	8/14/2018 5:10 PM
435	The problem with this survey is that it only identifies whether land conservation is important to the individual. It asks nothing about how the individual thinks it should be paid for. In my opinion, the feeling of importance is relative to the cost to the town's residents. Conservation is important to me but not if I have to pay additional taxes or real estate transfer costs. Taxes are VERY high in Bethlehem, The town needs to re-evaluate its tax income and what it is allocated too. It should not increase taxes to pay for conservation. The transfer tax is a particularly bad idea bc due to the high taxes in Bethlehem it is already a reason not to buy a house in the town. We don't need another one.	8/14/2018 4:27 PM
436	If allowing a development or business can not lower taxes, than the town does NOT need IT. Expansion for expansion sake simply makes no sense to me.	8/14/2018 4:20 PM
437	We need more locally sourced meats and produce.	8/14/2018 4:14 PM
438	Farming is an important industry & should be encouraged to remain. If necessary, tax breaks should be given to legitimate full-time farmers.	8/14/2018 10:22 AM
439	There should be more efforts to make the Town more pedestrian and bike friendly.	8/14/2018 8:16 AM
440	The town is also losing its charm with all the building and loss of spaces for farmland and even ones livelihood. building more residential units everywhere someone can sell a piece of property is taking homes away from wildlife. Money talks. Is the town (taxes) becoming so unaffordable to live that people need to sell off property to sustain living here?	8/14/2018 6:52 AM
441	The Town should limit it's scope to what is necessary, rather than what will make the town more desirable. When government widens it's scope, it loses focus. The people deserve less intrusion.	8/13/2018 6:58 PM
442	Land owners should be able to do as they please with their land whether it be selling or keeping their land for farming or other needs. I don't think the town needs to be involved in what owners are doing with their land	8/13/2018 6:33 PM
443	All out effort to prevent this bedroom town from chock-a-block development.	8/13/2018 5:10 PM
444	I'm outdoorsy, and love hiking, biking and running on the roads and trails of Bethlehem. I also like growing my own food, and buying local eggs, meats, fruits and vegetables from the Tuesday and Saturday farmers markets, as well as through a regular CSA subscription. I want to see farms (like Meads Family Farm, for instance) successfully growing and selling crops locally. It's good for our health, it's good for community diversity and it's good, of course, for maintaining the town's semi-rural character and beautiful scenery.	8/13/2018 2:27 PM
445	I think there needs to be a stronger line held against the development of the open space in Bethlehem. Driving down a wooded road is significantly more enjoyable than driving down a road lined with condominiums and cookie cutter houses. Also access to vegetated areas such as parks, open spaces, and playgrounds has been associated with better perceived general health, reduced stress levels, reduced depression and more. For a very successful town such as Bethlehem it would be disappointing to see it steer away from embracing open space and farmland.	8/13/2018 12:56 PM

446	I would like to see know more new development in town but ultimately the land owners should be able to do what they want with the land they own	8/13/2018 12:36 PM
447	No for increasing taxes, the landowner should be making his own decision.	8/13/2018 5:38 AM
448	When is it going to stop? Big money	8/13/2018 2:57 AM
449	Development is not a bad thing. It should be encouraged for the community to grow	8/13/2018 2:18 AM
450	I wish I had more details/ all the area around the rail trail/ around 5 rivers / around Adams place and so many others I so wish could be further conserved. MHLC is doing such a wonderful job.	8/12/2018 10:21 PM
451	Hiking/ biking paths; bike paths along roads should be pursued.	8/12/2018 10:07 PM
452	Everytime you try to fix things, you make it worse. More taxes are NOT the answer. You cannot tax us into prosperity...	8/12/2018 9:13 PM
453	Focus should be placed on fixing the aging infrastructures and quality of life issues.	8/12/2018 7:35 PM
454	Build more commercial properties. Stop with these apartments. More students less tax base.	8/12/2018 7:29 PM
455	Do not raise my taxes. We pay enough!	8/12/2018 7:21 PM
456	Farmland conservation in Bethlehem seems to be more politically driven. That is the Democrats want more population to vote their way, which may well include renters that really don't have a stake in the towns development. It almost seems the farmers should be afforded a break on taxation for the purpose of having open space.	8/12/2018 5:57 PM
457	Drive the Progs out of town government!!!!!!!!!!!!	8/12/2018 5:46 PM
458	This town needs a new group of people on the planning board. No good restaurants, terrible lack of utilizing space for driving, walking, parking, etc. lame businesses being build brand new like a bird center? Zero places to buy a new shirt or a gift? The farm land is the last piece of beauty Bethlehem even has, that's what's left.	8/12/2018 5:16 PM
459	Leave things the way they are & keep improving elm st park , add a football field at the park for pop warner and future middle school football programs	8/12/2018 5:14 PM
460	The elimination of open space by residential development not only changes the physical character of the Town it causes traffic and parking issues as well as a burden on the school district (and therefore property tax payers) as many people locate here to have school age children attend our wonderful school system.	8/12/2018 4:32 PM
461	We need more open space, not more development. I grew up downstate and saw the impact of over development. It changes the community feel. If people like crowding let them move to Clifton Park.	8/12/2018 3:19 PM
462	Open space is necessary	8/12/2018 3:06 PM
463	Please see my response to question number 14.	8/12/2018 1:47 PM
464	Please don't over develop and take away the green that exists.	8/12/2018 1:42 PM
465	Look fresh veggies and farmers markets locally grown is very important. We do not need new condos when many homes sit on the market for years. Our town seems to have a lot of people who aren't from our town making changes, to the way it looks. I really dont want to see more condos where there used to be land and trails. Don't make Bethlehem like other towns drenched in crummy condos. Keep Bethlehem green, with trails, farmers. The traffic on elsemere ave has gotten worse the more condos you create the more traffic and un farm able land.	8/12/2018 1:16 PM
466	Look fresh veggies and farmers markets locally grown is very important. We do not need new condos when many homes sit on the market for years. Our town seems to have a lot of people who aren't from our town making changes, to the way it looks. I really dont want to see more condos where there used to be land and trails. Don't make Bethlehem like other towns drenched in crummy condos. Keep Bethlehem green, with trails, farmers. The traffic on elsemere ave has gotten worse the more condos you create the more traffic and un farm able land.	8/12/2018 1:16 PM
467	We've heard for years about conserving open space and yet there is an endless amount of new housing development. Besides ruining the character of the town, it also is straining an already overburdened water infrastructure.	8/12/2018 12:59 PM

468	I believe in farmland and open space. farmland is important to our town and connecting communities. strong farmland can also mean new business - farm to table eateries , farmers markets , festivals open space is need so people can get out and exercise, de-stress and relax . the open space should be friendly to family use	8/12/2018 12:54 PM
469	I love the rail trail. I use it 5 or more times a week. It is a huge asset to our town and I'm so proud to live in a place that values things like this.	8/12/2018 12:46 PM
470	none	8/12/2018 12:33 PM
471	PLEASE curtail the development of the Town of Bethlehem. Farmland is being converted to parcels of land for development. Orchard Street to Game Farm road used to be a beautiful ride - now it is a housing nightmare. You go to Five Rivers to be one with nature- along the many trails your view is now houses. Last in seem to be the most vocal about keeping others out. As a 60 year resident of Slingerlands I have watched the Town be consumed by development. The small town appeal is disappearing with the loss of farmland and open spaces.	8/12/2018 11:30 AM
472	Many houses and apartment buildings are being built which is great for new families wanting to live in the area, but it is disrupting ecosystems and the people already living here. We need to stop all of the development of this area because it is doing more harm than good.	8/12/2018 10:56 AM
473	Concerned that the small-town charm is being lost as development Continues to seep into any and every open space.	8/12/2018 10:37 AM
474	It is harder to try to reverse the loss of open space than to protect it in the first place. We are extremely fortunate to have trees, wildlife, and nature in general. Let's not ruin what little, precious, natural space we do still have.	8/12/2018 10:27 AM
475	One thing the survey didn't ask is how all the extra houses will affect traffic. Traffic is already difficult on bender and Kenwood and Route 32. It's such a beautiful area and Kleinke's is a gem	8/12/2018 10:18 AM
476	Bethlehem sucks right now. I hate saying that because I loved our town. But the administration is bent on bulldozing every last tree and making us into a concrete Clifton Park jungle and I won't stand for it. Our kids will have no forests to play in, no naturally-occurring nature to explore, and that's sad. Besides that, there's too many people for our infrastructure. Have you tried turning onto Kenwood from Adams in the afternoon or rush hour? Good luck there lol. Kids shouldn't have to drive to specially-designated park land to get "nature". It should just be there, co-existing with us. We're depriving the next generation of any sense of connection to the Earth by having cookie cutter developments eating away our green space like a cancer. I don't want to move, but as soon as I finish my new degree and get hired I likely will, because it sucks here now. And that's sad, because it doesn't have to.	8/12/2018 9:53 AM
477	Will there be a meeting to share the results?	8/12/2018 8:55 AM
478	I grew up here and the woods where I played are gone. All that land has been developed. My kids keep asking me if our town is going to turn into a city. Please keep the forests, wetlands, and farm lands.	8/12/2018 8:34 AM
479	Some one who moves into Haswell Farms for example has contributed to the devoloping of vacant farm land. How can that person advocate for conservation of other lands? Is it Ok live where farms once stood and then say " no more building" and now we must save all other lands? We all have contributed to the suburban sprawl. Let the land owners do what the property is zoned for.	8/12/2018 7:21 AM
480	We need to value residents who have been lifelong residents and the families that have been here for generations and make this a town that newer residents want to be a part of. The amount of people who move into the town, stay here 20 years and leave when their children are out of school is astounding. We have great schools and it is a draw, that's great. But if the majority of the residents won't be here in 20 or 30 years, open space and farmland are a low priority.	8/12/2018 7:12 AM
481	.	8/12/2018 12:27 AM
482	1. The town should designate green corridors for limited human use as parks and trails. 2. Development/Redevelopment in older, established sections of town should be limited to the existing transportation, school and public utility capacity. 2. Regarding #1 and #2 create a fund to buy up green space and local recreational space. 3. Prepare planned development for new communities apart from older sections akin to planned communities and town centers in Reston, VA and Columbia, MD. 4. All infrastructure, green and recreational space, schools and community space to be absorbed by new residents in those areas. 5. Improve public transportation between newer and older sections. 6. Develop multiple centers for residential, commercial, retail and professional.	8/11/2018 11:01 PM

483	Town is becoming to big , services are strained and the sense of community is being lost. I'm not opposed to mixed use buildings , however two prominent ones built both have yet to fill their commercial spaces. Single family homes and multiple family homes have a place in this community. We however need be mindful about the balance. I believe we have reached the saturation point for apartment buildings in our town	8/11/2018 10:35 PM
484	It is troubling to see the loss of open farmland. Any and all activities to preserve open land should be explored.	8/11/2018 9:29 PM
485	We are losing our quaint appeal. We have houses and developments on top of each other. We are forcing wildlife out of their already shrinking areas they can live in. Everywhere you turn there is another building going up. Open space and land used for raising vegetables and fruit is an added area of fresh air!	8/11/2018 9:10 PM
486	Fields past Kleinke are fallow and, while solid development is not needed we do need mixed use of reidential and commercial for all income levels to make and kee a diverse, vibrant and affordable community.	8/11/2018 9:07 PM
487	Lower the property taxes, especially on vacant land so owners don't have to sell to give tax breaks to historic homes to help owners preservythem.Keep the government out of peoples property.	8/11/2018 8:02 PM
488	Stop developing on open space or wooded areas in Bethlehem! The area around Five Rivers has turned into a mansion district with enormous lawns which is a terrible use of land and brings no benefit to the town.	8/11/2018 7:24 PM
489	The displacement of wildlife and infestation of deer is a big problem. A plan must be put in place to co tell this. Also, more walkable spaces and sidewalks in the neighborhoods please!!	8/11/2018 6:03 PM
490	I am concerned about traffic, related pollution-noise and air. I am also concerned about crowded schools.	8/11/2018 5:06 PM
491	I wasn't aware farmland was actively conserved. I think it's a great initiative to help keep local farms open.	8/11/2018 4:58 PM
492	See previous comments.	8/11/2018 4:40 PM
493	Consider why we love this town and the surrounding areas: for its beauty and quality of life. Don't turn us into Clifton Park in exchange for the poor (false) bargain of "taxes and jobs." Developers make money and leave us poorer in spirit. Those cheap-looking apts and condos do not attract residents who have a stake in the community. If we have to build, single homes are better.	8/11/2018 2:48 PM
494	Please do not let our town become like Latham with its strip malls and lack of open space.	8/11/2018 2:01 PM
495	Worries with over developing lack of farms and woodlands. We need to protect wildlife like our bees etc	8/11/2018 1:47 PM
496	I'm afraid this is an exercise in futility because we've done surveys like this in the past and I can't be sure it made a difference. It's a question of powerful outside developers and the town interested in expanding its tax base. Now that we have survived the economic downturn of 2007-ish, perhaps now we can invest in our future and not sell out to developers. I think a majority of the town would support it	8/11/2018 1:43 PM
497	Too many developments are going up and the town services we used to enjoy are going down.	8/11/2018 1:30 PM
498	We need business to generate tax revenue. But growth needs to be carefully planned to protect land water	8/11/2018 12:36 PM
499	once it's gone it's gone!,the history and character of Bethlehem is important to preserve and promote	8/11/2018 10:22 AM
500	Some business growth necessary for tax base- like Vista. But need to pay careful attention to residential growth	8/11/2018 9:57 AM
501	Start spending public money on infrastructure in particular water and sewer and NOT bike lanes.	8/11/2018 9:54 AM
502	N/a	8/11/2018 9:48 AM
503	First of all open space and farmland should not be looped together as in your questions, they are totally different types of property. Open space will be municipally controlled with no chance doing anything but walking, hiking and viewing. Farmland is privately owned to produce goods as well as being used for sportsman activities such as hunting. My theory here with this survey is for the town to approach residents with large parcels of land to deem it "open space" , get a tax break and the town controls its use.	8/11/2018 9:39 AM

504	I'm concerned with what Carver is doing, and worried about wildlife conservation if his operations expand into our town.	8/11/2018 9:36 AM
505	I think the addition of sidewalks in the Town has been wonderful. Also the fact that we have open spaces and farm land farm stands adds to the attraction of the area. We have lived in this town over 20+ years and both times when we looked for homes we kept coming back to this area because of the combination of offerings and open space.	8/11/2018 9:28 AM
506	My concern is that you are putting farm land and open space in the same question and they are totally different type of land. They should be two distinct categories. Open space is publicly owed and controlled. Farm land is privately owned.	8/11/2018 9:18 AM
507	What goes wrong in areas that suffer pollution and flooding, and how much green area do we need to save to avoid these pitfalls?	8/11/2018 9:15 AM
508	Part of the draw for us to come to Delmar was the fact that the neighborhoods were old and established with big trees and an actual farm down the street—Kleinke's. It was suburbs and rural in one space. Now it seems like any tree left is being cut down to build some development of unsightly housing that no one seems to be moving into. What used to be Newell's farm is a travesty and now the same thing is happening to Kleinke's. Things are out of control and they need to change. I hope this supervisor and Board can recognize this.	8/11/2018 9:02 AM
509	Hunting so close to residential lands is always a concern. We two wonderful farmers markets in town, let's support our farmers any way we can. Love what an active outdoor community we have. Let's keep differentiating ourselves from other local communities by keeping us green.	8/11/2018 8:41 AM
510	I have lived here my entire life. I am saddened to see it so crowded. I used to have land behind my house for my kids to run and play and now that land is full of houses, cars, and construction. So sad.	8/11/2018 8:31 AM
511	Too much development is not such a good Thing.. the best part of our area is the surrounding land and it's beauty	8/11/2018 8:16 AM
512	Open space and farmland conservation is a balancing act. We need both a vibrant local business community and preservation of open space for all the reasons above. Hopefully these objectives, while undoubtedly challenging, are not mutually exclusive in our current political environment.	8/11/2018 7:29 AM
513	I love what you have done along the river. Hope that you can open up the island for hiking.	8/11/2018 7:19 AM
514	Concern about the rate of development and losing open space	8/11/2018 6:39 AM
515	Open space should be conserved with willing landowners to preserve and enhance our town's character. Even if open space is conserved, if the new development in town is not financially sustainable or of poor quality or character the outcome will not be good.	8/11/2018 6:29 AM
516	Part of my concern has to do with the above issues (though I don't know whether hypothetical development would have any environment impact without a specific environmental impact study). However, a large part of my concern comes down to aesthetics and protecting natural beauty. I believe that Delmar, in particular, is too densely settled. There are at least twice as many homes as there should be for the space, and yards/lots are far too small. I realize that dense settlement may actually protect more open space and farmland elsewhere, but it is unattractive and creates a cramped feel and aesthetic to the town. We live in a beautiful area, and by creating more dense development, we destroy that benefit. I believe future developments should integrate better with the surrounding environment. We could achieve this by requiring developers to keep existing trees, incorporate landscaping, and to design with more acreage per home.	8/11/2018 6:08 AM
517	We should include the land owner in the choice and balance the esthetic value of the decision	8/11/2018 12:15 AM
518	Part of the Bethlehem charm is it's natural surroundings, trees, views and open spaces. If we continue to build on open land, the area will become too congested and overly populated. Where will all the wild animals go if we take away their open spaces?	8/11/2018 12:04 AM
519	Already overdeveloped. No peace and no quiet. Too many people in too small of a space makes everyone aggressive. Elsmere fire department cut down our 100 year old backyard trees. Fire whistle is unnecessary and scares our children, hurts our property values. We are very eager to move to the country, after living in Delmar for ten years.	8/10/2018 11:42 PM
520	Selkirk once a quiet village is now full of constant truck traffic from RR yards and new Coeymans Port. It has become dangerous for children and families. Would like to see trucks rerouted, more green space and walking paths for families and community center,	8/10/2018 11:09 PM

521	My biggest concern is noise that can be heard after 10pm	8/10/2018 11:04 PM
522	I'd prefer not to see existing farmland/open space continue to be subdivided into single-family homes, as has happened a lot along Wemple Rd.	8/10/2018 10:31 PM
523	Let's keep some green and plan out our growth	8/10/2018 10:15 PM
524	Since taxes when up on undeveloped land, many acres have been sold to yet another development. This tax needs to be cut.	8/10/2018 9:53 PM
525	I live on 5 acres in the town of new Scotland, in Bethlehem school district. My house is in the Clarksville water district and my mailing address is Voorheesville. I moved here 20 years ago from Long Island specifically to be in this beautiful rural area.	8/10/2018 9:40 PM
526	I support the development of affordable housing for families and homes/apartments suitable for seniors.	8/10/2018 9:29 PM
527	We should be supporting local farmers. We need them. We need to know where our food is coming from especially as there seems to be an increase in food borne illness and an increase in deregulation by the current presidential administration.	8/10/2018 9:28 PM
528	N/a	8/10/2018 9:25 PM
529	Non	8/10/2018 9:07 PM
530	We need a tax base but residential developments/apartments strain Town resources and eat up open space (as does Wal-Mart)	8/10/2018 8:51 PM
531	I feel we are at a crossroads in our town now. We have the power to preserve open spaces and farmlands to maintain some of the character of our town, or we can become another Colonie or Latham. The choice is ours.	8/10/2018 8:32 PM
532	Stop building development. Help people like the Kleinke's. Soon there will be no green space left!	8/10/2018 7:05 PM
533	Please don't allow Bethlehem to become overdeveloped like Colonie!	8/10/2018 6:43 PM
534	The Rail Trail is a wonderful asset, possible bike trail connections to other areas would be welcome. 5 Rivers is also a great asset and it is heavily used - another recreation/natural area like this would be great (maybe an expansion of Hollyhock Hollow?). Preservation of various types of natural habitat is important (especially if they include rare species).	8/10/2018 6:20 PM
535	I really don't think it should be a concern, we have a lot of conserved and open space already in Bethlehem. Large park system, walking trails etc. farmers should not be limited in what they can do with developing their property. The use of a real estate transfer tax should not be used to make up for loss of tax base either.	8/10/2018 4:28 PM
536	We should be giving incentives to raze and rebuild, or restore many of the aging structures we have before we approve New development in open spaces.	8/10/2018 4:17 PM
537	The new bike path which is very popular shows that accessible open space, Recreation intertwined with development existing and proposed is very successful.	8/10/2018 4:15 PM
538	With the increase of wildlife moving into our suburban neighborhoods, it is wise to consider that if their open space is eroded further that their new habitats will be more residential. What are the financial impacts (new roads, sewers, removals, etc - long term and short term) and natural resource - reservoir usage, Albany water dependence, and other resources in power sources and additional town employees that are impacted as a result of continued development to the current town residence. I'm not sure I've seen facts and figures on the drain of town resources if we continue to build single family homes, big box stores, etc.	8/10/2018 3:53 PM
539	When it's really used to protect farmland for farmers - Good. When used because people don't want land next to them developed, even though their property had been farmland, that's not right. I've seen much farm and open land in town disappear under houses.	8/10/2018 2:55 PM
540	existing farmlands, as well as existing wildlife spaces- expand parks- usable spaces for the community- halt over development before it goes too far.	8/10/2018 2:53 PM

541	Withdraw the town's request to ask the state legislature to allow the town to institute a transfer tax. Even if the town only institutes this tax after putting it up for a town vote it is not fair for those who vote in favor to impose on tax on those who are buying or selling a home. If the majority truly wants to add a tax to pay the costs associated with open space let them vote for a tax that also immediately impacts them. As a senior who has gladly paid more than most over the past 23 years I feel as if the town is gaming the system and taking advantage of retired seniors like me. No where did this survey ask how much people are willing to pay out of their own pockets today. That would give you a better idea of how much people value open space.	8/10/2018 2:50 PM
542	Greenspace in general is important to keep an ecosystem and society happy and healthy. If we continue developing land like we are now, we'll all be depending on O'Hare Air like in The Lorax.	8/10/2018 2:05 PM
543	I'd love to see more little "pocket parks" in all communities, walking and biking trails.	8/10/2018 11:36 AM
544	If we are going to allow further residential development, it should be limited to single-family homes. The amount of apartments that have been developed over the past several years in this town is abhorrent. Talking about open space conversation well allowing complete overdevelopment of apartment complexes is 100% contradictory. Further, Bethlehem needs to work a great deal on its development of business and Commercial interests. The fact that the vistatech park sits empty and has for years and years is also important. Open Spaces great, rail trails are great, preserving the character of our community is a necessity, but this can't all be done at the expense of taxpayers, particularly those who owned single-family homes. Please stop the overdevelopment of apartments and Townhomes and focus on responsible commercial development.	8/10/2018 11:16 AM
545	I am against a transfer tax! Bethlehem is already a community with one of the highest tax bases in the area, adding more taxes will keep young families out. You need to think outside of just taxing people to get open spaces! Why not ask developers to contribute to the community as they have done in Malta and other towns. Most of our community areas- town parks and fields needs updating.	8/10/2018 10:58 AM
546	No more building. There is no room left for all the building and people and traffic. Delmar used to be a beautiful wonderful place to live in... it is terrible now and i hate to even drive though the town.... it has become a city and the roads can not handle any more!!	8/10/2018 10:55 AM
547	I think there should be some kind of incentives for the local farmers to try to keep them from selling their lands to developers. They struggle and get discouraged and decide to quit We all need open space	8/10/2018 9:31 AM
548	Preservation of open space and farmland is beneficial to the overall environment and to the welfare of our citizens.	8/10/2018 9:29 AM
549	It's important, but do not tax home sales! Work within your existing budget.	8/10/2018 8:26 AM
550	Without farmland and open space, Bethlehem would be no different than any other urban area. Open space is partly what makes this area so desirable to live in. Trading green space for black asphalt and grey concrete is an unfair trade and one that can never be undone. If we need to build, then let's focus on redevelopment instead of new development and build higher instead of wider.	8/9/2018 10:22 PM
551	People animals and water	8/9/2018 9:28 PM
552	With the area that is still available in the Town, we could become the next "Hudson Valley" for field to table eating, cooking, growing, picking etc. We need to capitalize on the potential bounty we have without putting houses or buildings on every available square foot.	8/9/2018 9:11 PM
553	The addition of the rail trail has been a wonderful assist to Bethlehem. The volume of use shows that it is needed. I would like to see the land near Klinke's Farm remain as farm land or undeveloped and used as wildlife habitat/scenic vistas, etc.	8/9/2018 9:08 PM
554	My concern is maximum and much more needs to be done to educate people when such land is being considered for development so that the issues can be more widely known and discussed	8/9/2018 8:46 PM
555	geometric growth is an impossibility	8/9/2018 8:44 PM
556	Enough developing! More buildings is not better. Leave the trees, farm land and fields alone!	8/9/2018 6:45 PM
557	People get frustrated by the number of wild animals they see in their neighborhoods, but I've lived here my whole life and seen so much destruction of the animals' natural habitats that it's no surprise that they have nowhere else to go. Bethlehem has become entirely too overdeveloped in recent years and I'm hoping that will change soon.	8/9/2018 6:10 PM

558	The Town is overdeveloping both residentially and commercially too quickly.	8/9/2018 5:58 PM
559	I'm not opposed to the concept of development, so long as it is done in consideration of the attributes that make communities flourish. Right now, most development is insular and auto-dependent. To live in such a neighborhood requires sacrificing walkability, access to businesses amenities, and public transportation.	8/9/2018 5:10 PM
560	Thank you	8/9/2018 5:04 PM
561	I was born, raised, and schooled in this town. I hate to see it's character crushed under "suburban sprawl" The home town I knew is disappearing, traces of it remain but it becomes harder to see with encroachment.	8/9/2018 5:04 PM
562	We were drawn to this area of the capital region for its feeling of rural-ness but proximity to urban areas. We'd hate to lose that!	8/9/2018 4:40 PM
563	I was born and raised in the town. Every time I see a new home being constructed it kills me. The town is becoming overpopulated and is not the same small town I grew up in. This building needs to be stopped and land that has been in families for years needs to stop being divided and sold for building	8/9/2018 4:32 PM
564	The character of Bethlehem is dependent on open spaces and pedestrian/biker friendliness. We do not need more cars or roads where cars go fast. Love Delaware Avenue now and looking forward to the continued Road Diet. The bike trail is priceless. Please add a way to get up to Cherry Avenue for commuters to get over to the Slingerlands. There is a foot path (barely) and could easily be converted to a bike trail. Thank you for the survey.	8/9/2018 4:00 PM
565	I'm thrilled that you are doing this survey, thank you. I hope you take the feedback seriously. I think our town officials need to slow down the rate of development. Make it easier for town residents to be engaged in the process (by posting meeting agendas further in advance, posting meeting minutes, etc. in a way that enables us to be informed and engaged). I've tried unsuccessfully to follow town planning and deciding when to attend certain town meetings and gave up in frustration because agenda's weren't available in time for me to plan to attend in advance). It took too much time to keep checking back. Are there resident notifications that can be signed up for? PS- I have yet to speak with a town resident who supports the legislative measure being promoted to levy a transfer tax on home sales to go to a conservation fund. If you PRO-ACTIVELY engage in conservation efforts through our zoning and other town processes we won't need to our residents to achieve that goal. NO NEW TAX!!	8/9/2018 3:54 PM
566	This town has been developing too fast. We must preserve the land so that we don't lose it!	8/9/2018 3:41 PM
567	Taxes far too high. Must reduce	8/9/2018 3:25 PM
568	While I like the idea of keeping farmland, I know the town of Delmar has limited new construction and that reduces growth. So I am conflicted about what is best.	8/9/2018 3:16 PM
569	The town should look at other new England towns like abject ma and glasstonbury ct that have integrated farms nicely into the community.	8/9/2018 3:02 PM
570	As each section of open land is developed, it brings more traffic and more speeding vehicles which endanger everyone.	8/9/2018 2:43 PM
571	Bethlehem is already in danger of losing its character as a semi-rural suburb of Albany due to over-development in the town. New proposals for development should be reviewed and scrutinized carefully and skeptically.	8/9/2018 2:20 PM
572	Na	8/9/2018 1:35 PM
573	Inadequate open public space in the Delmar Delaware Avenue area.	8/9/2018 1:29 PM
574	.	8/9/2018 1:24 PM
575	Small parks with sports facilities; i, e, bocci ball, horse shoes, shuffleboard, etc. in addition to kids use structures.	8/9/2018 1:18 PM
576	Over development is a concern. Having stringent zoning for new construction is a must both to maintain the character of the Town and to not unduly stress Town resources. We love 5 Rivers and encourage more open community space. On a side note, perhaps more open space will create more appropriate habitat for the deer that seem to be everywhere and no longer afraid of humans.	8/9/2018 1:13 PM

577	I love the natural feel of Bethlehem. It's one of the big reasons we moved here. But, I don't like the idea of using tax dollars to purchase land for farmers. If their business model can't sustain ownership of the land, then throwing money at it will just kick the can down the road. They will run into the same problems within some years and look for another chunk of money from the town. We go to work every day and struggle just like anybody else, but I don't ask the town to fix all of the problems with my property.	8/9/2018 1:10 PM
578	I think that planning for all new development should include increased lot sizes and mandatory green space. In Old Delmar homes have been squeezed into all available lots, some are so close to the road/other homes that it seems they can't possibly be within standard lot limits. If they are, those zoning rules need to change.	8/9/2018 12:47 PM
579	People move to the town in large part because of the charm, the character, the walkability, the small-town feel. When you over-develop, you lose the very thing that makes Bethlehem attractive in the first place.	8/9/2018 12:37 PM
580	It's hard to use the above questions to communicate my opinion about open space. In general, I'm in favor of development, but only to the extent that our transportation network can handle it. And since Delaware and Kenwood Avenues are a complete traffic jam twice a day, we are probably at or near capacity, and therefore should curb development. But using farmland in ways that are not economically viable for the long term should not be a goal of the town's. We must answer these questions while considering our infrastructure.	8/9/2018 12:32 PM
581	dont overdo it. some is fine, but we need to keep the tax base up to keep reasonable tax rate.	8/9/2018 12:31 PM
582	Overdevelopment is already straining the roads, water, sewer etc. the animals that live on the undeveloped land are being pushed into residential areas and then residents are hitting them with cars etc. I think the population is growing too fast.	8/9/2018 12:28 PM
583	Continue open dialogue	8/9/2018 12:06 PM
584	The charm of Delmar is its open spaces and mixed use (farm and homes) Too many homes leads to congestion. Already seeing it on Delaware ave, Route 85 during rush hour.	8/9/2018 12:00 PM
585	Housing developed should be affordable so that there is a diverse community. we have enough McMansions. It is important for seniors to be able to afford to stay in Delmar to support their children and grandchildren who may choose to stay.	8/9/2018 11:27 AM
586	See above.	8/9/2018 11:27 AM
587	Bethlehem is a gem, keep it that way	8/9/2018 11:08 AM
588	Ok	8/9/2018 11:05 AM
589	Preserving large developable tracks of land help preserve our quality of life and stabilize the impact on the school systems and tax payers.	8/9/2018 10:04 AM
590	Most of us see Bethlehem as a very special place to live. We do not want to be like or look like the other suburbs in the Capital District filled with traffic and malls and the loss of open space and the loss of local businesses. We should do all we can to preserve the wonderful community we have. We can make Bethlehem a place we continue to take pride in and a place our children will want to stay in or return to.	8/9/2018 9:09 AM
591	Incentives to property owners to update existing house stock for sale instead of just building new houses on open land. Incentives for small house dwellers instead of McMansions	8/9/2018 8:28 AM
592	See 14. above	8/9/2018 8:18 AM
593	Bethlehem should become self-sufficient meaning it grows local food, makes that food available to residents through an expanded farmer market, and recreational activities for a healthy community should be a priority. Otherwise, Bethlehem is going to become one giant traffic jam filled with commuters heading back to their cookie cutter homes on cul de sacs. If anything, Bethlehem should seek to upgrade its existing infrastructure an support affordable housing. Our roads cannot support a Clifton Park like existence and that is where we are currently headed, unfortunately.	8/9/2018 7:47 AM
594	Don't urbanize the Town of Bethlehem. Keep the open space and farmlands where they are. Create more, if you can.	8/8/2018 10:16 PM
595	The future of the community depends on the character of our environment. Continued broad conversion of farm or other green space to residence or business risks changing that character forever. Once development occurs it takes decades or more to "re-green".	8/8/2018 8:25 PM

596	People who own land in open spaces that we all get to look at (and enjoy) should get tax break. In other words, we shouldn't enjoy it at their expense.	8/8/2018 7:17 PM
597	We love Bethlehem for the open spaces!	8/8/2018 4:02 PM
598	See above	8/8/2018 4:00 PM
599	Too many family farms are being sold because of limited support in this area for farm and green space preservation	8/8/2018 3:50 PM
600	I would like to see more connectivity to the Rail Trail through adjacent parcels in neighborhoods that border the Rail Trail, to the extent feasible. I would like the Town to coordinate a process for landowners to express interest in providing connectivity in exchange for tax reduction (for instance along North Helderberg). The Town should consider a "Current Use" zoning designation to ease tax burden and also incentivize conservation. Land that is actively being farmed should not be viewed as "open space" because it is "in use" and it is insulting to the owners to consider it a Town resource without some sort of compensation. That said, I encourage the Town to support farmers in manners that farmers think would be helpful (not ways non-farmers think might be helpful).	8/8/2018 2:14 PM
601	Local recreation and walkable spaces support local business.	8/8/2018 1:58 PM
602	Our town officials and community members have accomplished a lot in recent years to keep Bethlehem a family-friendly and healthy community. So, thank you! That being said, much work needs to continue and preservation of open space and farmland need to be among the top priorities. I'd like to see a public education campaign developed to inform existing residents, new homeowners/renters, and businesses on issues of recycling, buying local, reducing waste, sustainable building and home energy initiatives.	8/8/2018 1:34 PM
603	One of the reasons we moved here was to be able to enjoy the open spaces, nature, and quiet of the country. We need to preserve that quality of life. We need to stop filling the town with as many people, cars, housing developments, etc. as possible.	8/8/2018 11:15 AM
604	Our community should be only allowing age friendly home to be built in our neighborhoods.	8/8/2018 6:21 AM
605	Don't overdevelop town please.	8/8/2018 3:21 AM
606	I would encourage an across the board tax to pay for open land tax reduction	8/7/2018 10:20 PM
607	There's been enough building. Enough clearcutting of forests. Look at what Swift did to the two wooded lots on Elsmere Ave. How much wildlife was disrupted or killed trying to get out of there when they clearcut it?	8/7/2018 5:34 PM
608	Is there an active open space conservation plan for the Town?	8/7/2018 1:27 PM
609	It seems to me that many of the wooded areas in the central areas of the town are being developed. Again, Bender Lane comes to mind.	8/7/2018 12:43 PM
610	We have to work now to protect as much land as possible from development. Maybe working to revitalize existing buildings and properties is one approach that may help	8/7/2018 12:36 PM
611	.	8/7/2018 12:33 PM
612	Bethlehem is losing its charm and appeal due to overdevelopment of new housing stock. The town would be better served by offering more incentives for refurbishment of existing structures and by encouraging development of small agricultural operations as a way to preserve that rural character of the community that so many people love.	8/7/2018 10:13 AM
613	Local food production is very important to me and can provide rewarding jobs of the food produced is properly valued and appreciated by the residents.	8/7/2018 10:05 AM
614	I grew up in Delmar & recently moved back. I'm not happy with all the potential building that is being brought up to the planning committee.	8/7/2018 9:08 AM
615	Thanks	8/7/2018 9:06 AM
616	The Meads Lane area would be a great place to preserve. A conservation easement to protect farmland but allow public access would be nice, but I understand the farmer's concerns about letting people on his land.	8/7/2018 8:50 AM
617	There are too many developments, overcrowding of schools	8/7/2018 12:34 AM

618	I hope that Delmar does not forego all of its land resources that make it feel like a town for the hope of just increasing the tax base. Preserve the town land - spend less by taking more time on how to allocate our taxes (I.e. Eagle Elementary - in which population growth was overestimated, making this unnecessary).	8/6/2018 9:46 PM
619	I don't want our town to become a giant subdivision with no character	8/6/2018 9:44 PM
620	Since I've bought my house in Delmar 8 years ago, I've witnessed development which borders on being parasitic. Large trees were unnecessarily cut down so that the developers could sell the wood. This ruined the landscape.	8/6/2018 7:09 PM
621	LEAVE A TREE BEHIND	8/6/2018 4:54 PM
622	Help stop the crazy growth. And clean up the Walmart shopping center in Glenmont. Panhandlers and drugged out people are left alone...kick them out and make sure they don't come back	8/6/2018 3:49 PM
623	We have a unique opportunity to do something so our whole town does not become Rt. 9, aka Wolf Road East. Step up: say NO to these Developers who don't care! Copy Loudonville for its upscale design control!! Even big box stores can be made to look better than a box!	8/6/2018 2:33 PM
624	I am concerned that open space and farmland is being lost to too much development of single family homes.	8/6/2018 1:58 PM
625	Again, very concerned about the loss of open space in Bethlehem and the risk of losing the rural character of the town, fear it will end up looking just like all the other crowded suburbs in the area. However, if open space is to be preserved to benefit the entire community, the funding source should be borne by the entire community. It is highly unfair to tag on a "Community Preservation Fund" onto the real estate transaction whereby the buyers and sellers of real estate shoulder this burden alone. If all resident's of the town are to benefit from open space, then all residents of the town should have some skin in the game in terms of providing the resources for such.	8/6/2018 1:48 PM
626	We just moved here and appreciate the trees, parks, recreation path, and wildlife.	8/6/2018 1:31 PM
627	Enough using open spaces and farmlands for housing, apartments, retail stores. They have already totally ruined this once beautiful rural area by cramming more people and housing.	8/6/2018 12:47 PM
628	I just did by answering the above questions. We will begin to look like Long Island-----there is nothing to conserve there. What a pity-Town of Bethlehem was valued (for its beauty) for its open space and farmland----not any more. We conform to making people rich with no longer having consideration to the appeal of the beauty of the town. Very sad indeed.	8/6/2018 11:59 AM
629	do not want Bethlehem to become another clifton park conglomeration.	8/6/2018 11:53 AM
630	There is no need for local farming. Agriculture is much more efficient—I.e., it uses fewer resources —when it is carried out in places more suited to it. If a farm needs a subsidy or other protection to be viable in this area, then the land should be put to better use.	8/6/2018 11:19 AM
631	While I am strongly in favor of preserving open space and farmland in our town, informed responses to these questions require more information on the costs of these policies (effect on tax rates and the value of property) and on the status quo (how much farmland do we currently have and what is it used for), etc.	8/6/2018 10:43 AM
632	I'm glad the Town is taking an active interest in open space and community interest in protecting it.	8/6/2018 10:43 AM
633	What is the town doing to increase interest in farming locally? What about raising cows, pigs and chicken locally ?	8/6/2018 10:32 AM
634	We need to conserve it but also advertise and increase tourism	8/6/2018 10:21 AM
635	See above. There needs to be a stronger voice on these issues vs develop, develop, develop every inch of green space.	8/6/2018 10:20 AM
636	do it now, before its too late	8/6/2018 10:07 AM
637	Please avoid a westward and southward sprawl, and if there is to be increased density then find a way to do it that keeps Bethlehem ever increasingly walkable, bikable, and connected to nearby open space.	8/6/2018 9:58 AM

638	As a Slingerlands resident, I am deeply saddened by the development along 85A. We need to do whatever we can to reduce traffic on New Scotland Rd, and to preserve the character of the historic district; I am very concerned about the potential development across from Tollgate. In addition, the rail trail is a treasure. Each section has its character and value; the Delmar section is great as a pedestrian route to many town businesses, but beyond that, as you move toward the city, you have the opportunity to experience a peaceful, quiet natural setting close to home. I am extremely interested in keeping that area free from further development. Is that land threatened with development, and if so, who currently owns the those properties? What is the status of development of the property around the old Mangia restaurant, and how can we work to reduce the impact on traffic? Those of us on New Scotland already have long waits to get out of our driveways or to cross the road on foot; more importantly, there have already been tragedies including loss of life.	8/5/2018 10:50 PM
639	I don't subscribe to the Spotlight, and only learned about this survey in the Times Union, which misspelled the link. I would be good if residents could be kept informed - perhaps via email or the town website.	8/5/2018 9:46 PM
640	Overdevelopment causes problems with water flow during heavy storms.	8/5/2018 9:31 PM
641	It's disgusting what has happened in this town toward the over development of apartments and condos. Soon we will be like Colonie but wont have the auxillary services to meet the demand because we are not fiscally responsible or progressive in decisions.	8/5/2018 7:39 PM
642	It's impornat that the town takes steps to protect open space from becoming developed. It's also important to accomdate development, but it must be done in a strategic manner (i.e. appropriate density in appropriate areas). The desire to live in Bethlehem will always exist and therefore there will always be a strong market for new single family construction. However, part of the appeal that attracts people to Bethlehem is its open space. It's crucial that we don't allow the demand to inadvertently cause ya to build our way out of open space, as the town will lose one of its most cherished features and once you lose it it will never return	8/5/2018 7:38 PM
643	we are getting too developed.	8/5/2018 5:40 PM
644	The Town has permitted uncontrolled development that has ruined it. Traffic is terrible in the Glenmont 9W corridor for example. The Planning Board is a joke. They will approve anything.	8/5/2018 4:41 PM
645	Open space is something that will only become more valuable and appreciated over time. We need to protect the natural spaces and provide for ecologically sound farming to protect the quality of life in Bethlehem.	8/5/2018 4:15 PM
646	bicycling, running and walking trails are very important to my wife and I	8/5/2018 2:17 PM
647	I think I did in question 14 but to be able to breath fresh air, take walks and support our local farmers and community business are very important. There are good farmland conservation practices out there hopefully available to current active farms. Keep the recycle composting thing going!	8/5/2018 1:59 PM
648	I strongly support a campaign to raise awareness about and raise funds to purchase open space. I would be happy to pay a "quality of life" tax or contribute voluntarily to a fund that preserves lands. I think we need to do more to encourage landowners to take advantage of the conservation easement. We need a comprehensive plan that strongly incorporates the public health elements of open space preservation (emotional, mental health research; ecological/environmental benefits, etc.)	8/5/2018 1:29 PM
649	It seems that if there is going to be development on the outskirts of town it should be well planned and responsible. Maybe everyone does not get a huge plot of land and water conservation should be taken into consideration.	8/5/2018 1:29 PM
650	I would like to see more areas for hiking/walking where dogs are welcome, including the Elm Avenue Park.	8/5/2018 12:13 PM

651	My primary concern is what appears to be a lack of monitoring of development on the part of the town, primarily because of a change in leadership. I voted for the leadership and am pleased overall, but this is about the history of the process. It makes sense that new members of the boards are unaware of past history related to development, but there are people in town who have been tracking development for some time now and are very well informed. They are only given a few minutes before a board or planning meeting, unless they pursue special meetings that are not always convenient (or advertised) to the public. The open meetings seem to rely on information provided by the developer and town planner, when people in the audience are not able to contradict or provide more up-to-date information. As a result, there is a lot of misinformation (and frustration) in town about the process. Disgruntlement is caused when the town/planning board does not seem prepared and is only concerned about whether a developer's plans comply with regulations. They do not seem to ask the serious questions (that the community raises) and do not question the data. This is not criticism of the members who have taken the time and energy to serve on these boards. It is about the process --- what is allowed by board policy, and not recognizing the community as a resource for information and input. Of course there are a variety of opinions, but there needs to be more emphasis on these two boards collecting facts. (A key example is a weak traffic study that was conducted and presented to the board. No relevant questions were asked when the study was presented, even though a large group of residents in the audience knew about the flaws in the study.) This survey is a good beginning to recognize input, but I urge the boards to look at their goals and the related process.	8/5/2018 11:22 AM
652	I fear for the future of our open spaces and farm land for a variety of reasons, not limited to -my own personal enjoyment and peace -the livelihoods of farmers -places close to the city where people can unwind -giving wildlife a refuge / preventing their encroachment upon residential areas -the overall health of our county's soils and groundwater -large areas of foliage that help scrub our atmosphere of CO2 -educational resources for children and adults Thank you for taking the time to listen to my concerns! In these culturally stressful times, people really need more positive outlets, not fewer.	8/5/2018 11:09 AM
653	It would be great to look to areas like the northwestern spaces of the US who have found ways to drive Farm Development up by creating a "locally grown" culture for restaurants and shopping. Also it would be good to encourage restaurants and social atmosphere that could draw from the locally grown items - perhaps a brew-pub who could source locally owned products - or a restaurant sourcing locally owned products - something like that would be fantastic. Also - need to help our farmers market to restaurants and groups for locally grown options- creating marketing campaigns for them around that	8/5/2018 10:13 AM
654	I support tax incentives to help farmers keep their land for farming and conservation.	8/5/2018 8:45 AM
655	I hike and fish in Bethlehem and wouldn't like. to see the town turn into another Long Island. In the last 15 years the scenic and country look and feel of the town is disappearing, it has lost a lot of the reasons why I chose to live here. Don't turn Bethlehem into a "cash cow" that can never be returned to its rural, scenic setting for a few more tax dollors'	8/5/2018 7:42 AM
656	More awareness should be made of options to get easements on taxes for undeveloped land protected for conservation purposes.	8/4/2018 9:07 PM
657	I think it is also unfair that taxes were raised on open space and farmland so it forced people to sell to developers. I live in Bethlehem because of the open space, the beauty, the more country feel. If I wanted to live in the city I would be in Albany.	8/4/2018 7:47 PM
658	Have been town resident for 20 years, Numerous places I used to walk and hunt are now developments (Haswell holly hill etc) all brought into place following the leaving of Sheila Fuller. It is creating an undue burden on or town resources and schools	8/4/2018 7:40 PM
659	I'm all for ecumenic development. But keep it centralized -- for example, continue to build out between Price Chopper and down 85 to the Albany city limit. Stores, business, apts, etc. should go there.	8/4/2018 4:59 PM
660	Glad it is being considered!	8/4/2018 4:59 PM
661	Why perserve farm land when it is not farmed. Farms keep thier property looking like junk yards. Check out Meads Ln.	8/4/2018 4:33 PM
662	Our family feels very strongly about Farmland preservation and land conservation. My husband Henry Talmage works for the NY Farm Bureau and works in this arena on a continual basis. As residents of Delmar we feel very strongly about this issue.	8/4/2018 3:08 PM

663	Concerned that there will be nothing but rows of houses and cul de sacs and strip malls. The area would be striped of its land diversity and character.	8/4/2018 1:27 PM
664	Water consumption if important to take into consideration when adding more housing development, along with school enrollment.	8/4/2018 12:49 PM
665	Let us honor our area heritage and enjoy the spirit of nature and beauty of farming. Farmers work so hard amid unanticipated constant disaster - they need support and it should be our priority to lend support to farming people. People looking for housing can assimilate into our community flavor, constructing in unused lots, areas already converted from farms, and not change the community flavor, or subvert our water tables like the ongoing basement floodings caused by new nearby construction that has happened to friends in the Pine Bush and Niskayuna. We need to minimize the cutting down of trees - so important to air quality and land erosion /conservation, and displacement of the living space of our wildlife - now so harassed and stressed with the destruction about them. Thank goodness for Five Rivers and the future of Indian Ladder preserved space. We need to encourage farmland owners to preserve their lands for the future and not be forced by economic need to sell their land for the greed of developers who take the pristine farm land for easy bucks. For housing development, first use the rocky land not suitable for farming. There is enough of that. And when permitting these housing developments, there should be pocket parks and nature ditches preserved for green space amid the houses. A well appreciated relief from grass expanses that is thoroughly enjoyed and prized in my neighborhood in the heart of Delmar. Again - preserve the trees and natural variations in ground levels for natural air health, erosion and water drainage. Nature is a wonder, - it should be honored and not set aside for greed.	8/4/2018 12:46 PM
666	Wildlife need habit to survive. Development forces wildlife away. I question the need for more condo's/ apartments etc. Don't want Bethlehem to be another Colonie.	8/4/2018 12:42 PM
667	Stop building new homes/apartment buildings. We needs business to come in take up the already vacant spaces.	8/4/2018 11:22 AM
668	The land in Bethlehem is being developed at an alarming rate, which is the case with many suburbs such as Colonie, as well. It is heart wrenching to see former areas of play and relaxation being converted into endless rows of identical houses that are in no way making an effort to preserve the environment (no solar panels are installed, lack of trees, etc.). I am aware that many families are seeking a welcoming community with an outstanding school system, but we need to re-evaluate the way we develop the land. Instead of erecting massive developments in former farm land and forests, we should look for more environmentally conscious means of developing the land. Also, the residents of the town should have more of a say in such developments, rather than profit-hungry developers who have no interest in the wellbeing of the community and only care about their wallets.	8/4/2018 11:22 AM
669	Basically I am against any further development unless developers. The current system, like those o other communities essentially turns our town into a 3rd world nation. Developers exploit our community for their quick profits and foist the subsequent costs onto the town's citizenry. Any subdivision larger than 3 or 4 lots should be subject to community referendum and developers of very large multi-lot tracts should be required to bear the civic costs of new development: schools, road construction and widening, sewage, projected costs of additional school buses and policing.	8/4/2018 11:19 AM
670	Please see what I wrote above.	8/4/2018 11:12 AM
671	Why don't we figure out how to reduce my taxes rather than increase them? A reduction in the assessment base of the town increases not only my town taxes, but my county, fire, ambulance, and school/library. Thank you.	8/4/2018 10:36 AM
672	see Q 14	8/4/2018 10:10 AM
673	Farmland usage needs to be balanced. The area across from the high school would be better if it was available to the school district rather than as farmland.	8/4/2018 9:37 AM
674	Our water source fails standards, traffic levels are unsustainable, the roads deteriorate, and yet the town continues to allow developers who have no vested interest in our community to destroy our environment for their own profits. Shameful management. This survey is encouraging, but only if there is resultant action to stop the blight.	8/4/2018 9:33 AM
675	Need to stop expanding the suburban sprawl in general. There are a lot of open spaces to preserve in Bethlehem. Focus should be on higher density development, near previously developed areas, assuming we need any expansion at all. Is the population around Albany growing?	8/4/2018 9:12 AM
676	The Town needs to be much more active in preserving open space.	8/4/2018 9:02 AM

677	We need to slow down residential growth, we are large enough. The highway dept does a great job throughout the seasons. New sidewalks and new walking spaces har a great improvement. Thank you	8/4/2018 8:34 AM
678	I moved here in 1979. The draw was the school system, the town services, and the mix of residential and rural feel of the town. I am a walker so the RailTrail, sidewalk installations etc are important. But I also enjoy walking the back roads and visiting Kleinkes. I think we are at the point where if there is much more large development we will tip the scales and the town will lose that small town feel.	8/4/2018 8:29 AM
679	Just because an area of land is flat doesn't mean its meant to build apartments on. A walkable town means more than sidewalks, it means being able to walk on a trail or road that isn't congested with traffic and has views other than the newest apartment building. The town is limited in size and using all available open space to cram in the next development only means traffic will get worse. All the roundabouts in the world won't solve that problem. This isn't Clifton Park	8/4/2018 7:54 AM
680	Open spaces are most important to the character of the town. Their are many wet lands that are being taken over and they shouldn't be. The creek that use to run by our house is now full of sand from a development. There is no more creek, just a wet lantern.	8/4/2018 7:47 AM
681	Whatever happened to free enterprise? The town should have no input into what I do with my land as long as I stay within the zoning regulations.	8/4/2018 6:33 AM
682	The town letting all these developers buy up farms and developing on them is making this town ugly. Crime is up in our town now, traffic is terrible when it used to not be, the schools are crowded as it is. Stop building, leave the farms be save the farms that we have left before it's all gone!!!!	8/4/2018 1:11 AM
683	We need to be proactively planning our town conservation and development. This town is currently showing signs of a lack of planning - traffic and infrastructure issues rising. Can we bring in more businesses to help with the tax base? Private business enterprise incentives? Less crowding with residential development, especially less stacked housing.	8/3/2018 9:41 PM
684	There are too many developments and houses being built.	8/3/2018 9:37 PM
685	The town's idea for controlling deer is horrible. Then all the people that tell you no you can't hunt here or on my land, they turn around and complain about the high number of deer.	8/3/2018 9:23 PM
686	Since 2004 the amount of space that has become developed deeply concerns me. The wildlife has no place to go. Plus I doubt that the taxes on these new homes can begin to cover the stress in the highway department budget as last time I looked plows and the trucks that push them aren't cheap.	8/3/2018 9:07 PM
687	It's a balance. Where development occurs - make it aesthetically pleasing.	8/3/2018 6:44 PM
688	Viewing the development flurry following the reassessment and lack of updated open spaces plan in place in advance, it felt malicious by the prior administration. We must act very very fast now to conserve the open spaces of Bethlehem. Open spaces will never return once they're gone and they're a significant part of what makes out town the very best in the area.	8/3/2018 6:33 PM
689	Progress can be measured by improving the quality of life, not by increasing development with the loss of farms and open spaces. Prioritize farms, parks, outdoor recreation.	8/3/2018 11:37 AM
690	Open space needs to be balanced by striving to LOWER school and property taxes.	8/3/2018 7:45 AM
691	Needs to keep the land as open space so animal s can roam and live peacefully.no more building	8/2/2018 7:40 PM
692	Obviously, TOB needs to prioritize where and how open space is protected. Too many jump on the OS bandwagon when undeveloped property is in there backyard . Even as grants become available, partnering emerges and we find a willingness to pay from TOB residents, the value of Town Open Space will exceed the \$\$\$ resources. Balancing development that builds on existing infrastructure with protection of priority OS is a challenge; neither negates the other.	8/2/2018 4:50 PM
693	Concern - farmers rights to sell property to the highest bidder Concern - developers requesting zoning changes in order to build higher density structures	8/2/2018 3:30 PM
694	I understand why people love Bethlehem, but when untethered development destroys what attracted many to the town in the first place, there is a huge disconnect. Preserving a mature small town feel - complete with woods and farms is worth more in the long run than thousands of new mcmansions.	8/2/2018 2:00 PM

695	I support historic preservation in Bethlehem, and this includes not only historic landscapes and rural resources, but our historic buildings and structures. I would support the Town becoming a Certified Local Government (CLG), enacting historic preservation legislation, and designating local landmarks and local districts as a means to protect and preserve these resources.	8/2/2018 12:44 PM
696	Please refer Greenprint for Pittsford's Future.	8/2/2018 11:34 AM
697	Alternatives to a transfer tax need to be found because the average homeowner in Bethlehem is over taxed already.	8/2/2018 10:46 AM
698	If you are going to build, more over 55 developments that are reasonable-not \$400,000 homes!	8/2/2018 10:05 AM
699	See question 13	8/1/2018 11:57 PM
700	Landowners rights.	8/1/2018 10:39 PM
701	Na	8/1/2018 9:56 PM
702	1- The taxes are so high, the farmers have to sell. 2- The town thinks they should "own" land to call open space. 3- What percent of Bethlehem residence use the bike bath?	8/1/2018 8:20 PM
703	Over development in North Bethlehem, new houses too close together and too close to the roads and two developments across the street from each other (off Russell Rd) do not match at all!! And, why in the world would you allow a house to be built behind or in front of another so that the front of one house directly sees the back yard of the one in front... i.e. Russell Rd and also Eduardo Ct... just to collect taxes??? It really looks awful!!	8/1/2018 8:08 PM
704	The economic value of open space conservation needs to be clearly articulated to citizens. The "unit costs" of locally grown produce needs to be able to compete with the cheaper prizes offered in chain supermarkets on similar items that are shipped long distance.	8/1/2018 5:56 PM
705	Open space and farmland, while important, should not stymie development. Protecting waterways should be a high priority but farmland simply no longer is a major industry in this town. That ship has sailed. However, we should be considering density, effect on services, ensuring smart development and maintaining space for public use and waterway/wildlife protection while we go through the growth process.	8/1/2018 4:39 PM
706	I believe that what the town is doing by forcing farmers and land owners to sell their land because of the increased taxes they keep imposing is sickening and plain wrong. It seems as if the people in charge of the town are just trying to get more money from a semi wealthy community and in the wake of that it hurts our farmers and large land owners who are just trying to persevere some of the best things in our town.	8/1/2018 4:29 PM
707	I believe that what the town is doing by forcing farmers and land owners to sell their land because of the increased taxes they keep imposing is sickening and plain wrong. It seems as if the people in charge of the town are just trying to get more money from a semi wealthy community and in the wake of that it hurts our farmers and large land owners who are just trying to persevere some of the best things in our town.	8/1/2018 4:29 PM
708	The feel of the town is being ruined by cookie cutter homes, apartments and townhouses. Wildlife is being forced out.	8/1/2018 3:53 PM
709	Thanks	8/1/2018 3:16 PM
710	We do not want any more housing complexes being built	8/1/2018 3:06 PM
711	Overtaking property owners has led to current over development. Its appalling.	8/1/2018 2:34 PM
712	Bethlehem should be a leader in both conservation and support of agricultural business and production.	8/1/2018 2:30 PM
713	I hope the town allows input from its residents as it expands, remains transparent in its dealings and plans for upgrades in our services to support the increased demands on our roads, water, sewers and schools. To date, the planning seems inadequate to support our rising population.	8/1/2018 2:30 PM
714	We have lived in this town for 40+ years and love it. We appreciate the recent efforts by Town government to beautify Delaware Avenue, to create sidewalks and the rail trail. We want more of this: farmlands and lovely open fields and walking paths are a big part of our towns character. Why can't we develop more pocket parks and cut down on all of the development? We don't need more commercial development, route 9w and feura bush road are terribly congested.	8/1/2018 2:25 PM

715	My concern is with the proposed 2% transfer tax on real estate transactions. As a resident of Bethlehem that owns 4 homes in Delmar and pays close to \$27K a year in school and property taxes I find it appalling this administration now needs to tax me and my fellow residents even more. Have you put the equity into my home(s)? Have you put the blood, sweat, tears and money into the repairs, renovations, upkeep? No you haven't. But you sure as hell want to profit on that work even though you're not entitled to it. As a business owner I have to laugh at the fact that whoever is proposing this tax has never obviously run a business before in their life. If I spend too much and I don't take in enough profit then my business fails. I can't go back to my customer who has already paid and say, oops I can't budget and I want more money so I'm going to charge you an additional fee because I want to. You on the other hand spend, spend, spend and when you need more you don't make cuts or trim salaries (\$200K a year for a supervisor), you just tax everyone more. Two years ago I had to fight a reassessment. I waited in the gym for a whole day for my turn, had a personal meeting with the assessor where we verbally agreed to a number. In that meeting she told me if I agreed to that number she would not raise my assessment again. We'll here we are two years later and you've hired GAR to not only come on our properties but in our houses (that is a fact, you can call and speak to GAR they will tell you part of the evaluation is coming inside the home if we allow it) so don't tell me it's not. It's another money grab for you to raise us all again and take in even more money. And on top of that you want to hit people for a 2% transfer tax on property that you don't own. To some people in this town their homes are their life savings and you're willing to take 2% off the top because you can't run a business like a real business person can and should. Take a guess who I'm voting for next time around.	8/1/2018 1:20 PM
716	No more McMansions!!! They are what destroy the towns character.	8/1/2018 1:00 PM
717	We do not need to spend public funds	8/1/2018 12:56 PM
718	Current rate of building is overtaxing infrastructure. In some areas existing infrastructure is inadequate to handle additional burden .ie Stonyfield burden on Bain Drive.	8/1/2018 12:48 PM
719	If you want to preserve open space & farmland conservation you need to find another way to do that than a 2% real estate transfer tax. The town board created this mess by raising taxes and now they want to tax their way out of it? NO THANK YOU	8/1/2018 12:03 PM
720	The town should focus on making open space currently owned better used, rather than trying to take on more expense and properties. Attracting farms to the town makes no sense, there were many many farms many many years ago that are no longer operating due to changing economics. The town should focus on bringing in new business that provides jobs and tax revenue rather than wasting money on preserving open space which there is still plenty of.	8/1/2018 12:01 PM
721	I consider it a waste to provide tax and other incentives to leave land vacant which as experience shows is only a temporary arrangement. A better plan would be for the town to buy land as it becomes available	8/1/2018 11:49 AM
722	too many mcmansions being built on former forest or open spaces...---unaffordable for young couples.	8/1/2018 10:18 AM
723	Town is taxing us all out of here ... school tax is to high	8/1/2018 9:36 AM
724	I don't want to see any more deelopment in the community.	8/1/2018 9:32 AM
725	To the extent the committee or Town is proposing or advocating for permission to adopt a 2% tax on real estate transfers, it should stop. The power to tax open space lies with the town, and it's decision to tax these parcels at higher prices rates has led to the present perceived issue.	8/1/2018 9:30 AM
726	I think conservation of farmland and open land is very important. I don't think it will work to force farms to continue to operate, but I support any steps that can be taken to encourage conservation of open land and discourage unnecessary or rampant development.	8/1/2018 9:19 AM
727	It adds to the character of the town, otherwise all we have is a suburban sprawl. Fresh air and walkable spaces are important to me.	8/1/2018 9:13 AM
728	I am very concerned about open space and farmland conservation in Bethlehem, especially as my area Glenmont will be particularly hard hit.	8/1/2018 8:58 AM
729	As important as it it to me to keep as much greenspace as possible...whether in parkland or farms, I will in no way shape or form support a tax assessment on the sale of real estate in the town. That cash grab because of a poor foresight in the last assessment is on the town to figure out...not the tax payers.	8/1/2018 8:51 AM
730	We need a moratorium on development!	8/1/2018 8:49 AM

731	We don't need government to take more money and play games to "save" the open spaces they are systematically destroying	8/1/2018 8:46 AM
732	Extremely concerned about the cost of living due to property taxes. This is the reason the concept of open space and farmland conservation is even an issue. You can't fix one without fixing the other. More and higher taxes is never the answer. Open space and farmland conservation is code for paying higher taxes to try to prevent more of the past mistakes. Those mistakes are making taxes so high that people have to sell their land for development because they can't afford the taxes.	8/1/2018 8:45 AM
733	The 2% transfer tax is unfair. Some people are selling because they can't afford what they've got already. If they are going to put the tax on place maybe they can use the funds to lower taxes on vacant land.	8/1/2018 8:14 AM
734	Preserving the character of Bethlehem is synonymous with preserving what makes it valuable. Over development will devalue the character and thus value of the community. From an economic point of view, restricting development will maintain the current high value found in Bethlehem. It restricts the supply making the current status of Bethlehem maintain its high value as a community.	8/1/2018 8:02 AM
735	Just hope that all current Open spaces and farmlands that are conserved in Bethlehem stay conserved.	8/1/2018 7:56 AM
736	I am highly against the 2% transfer tax. Our taxes are too high as it is. We don't need an additional tax.	8/1/2018 7:42 AM
737	I do not support this tax	8/1/2018 7:12 AM
738	See question 14.	8/1/2018 7:06 AM
739	Addition of retail stores and other businesses creates traffic and pollution which cannot be reversed once created. These type of improvements should be well planned.	8/1/2018 7:03 AM
740	See previous. I don't want to live in Clifton Park.	8/1/2018 6:35 AM
741	Infrastructure has to be addressed before continued development of town	8/1/2018 6:29 AM
742	Stop over taxing all of us, especially landowners	8/1/2018 6:25 AM
743	Although the town does not need big box stores, it should not be afraid to allow for increased residential development, particularly on unused farmland.	8/1/2018 6:23 AM
744	Don't use my tax dollars to buy land and put it into conservation! Similarly, don't incentivize conservation parcels with tax breaks. Most of the parcels being considered for tax breaks are undevelopable anyways (no access, no water or sewer), steep terrain...	8/1/2018 6:14 AM
745	The town should stop trying to add extra taxes to the community.	8/1/2018 5:52 AM
746	Open space coordinator? Are you kidding?	8/1/2018 5:46 AM
747	None	8/1/2018 4:15 AM
748	I am highly disturbed and concerned that the town keeps participating in the destruction of natural space and farmland. It should do more to retain its character and natural beauty and support local farmers. I recently had a child and am concerned about what he will inherit in this area and would consider moving if the town does not start caring more about land conservation and retain its farming. Just to add WE NEED TO STOP ALLOWING SO MUCH PESTICIDE USE throughout the town! I have been horrified to see the increase in use everywhere. I would also like to see the town support farmland conservation so that I can purchase local foods. I have SO much more to say.	8/1/2018 1:58 AM
749	Everywhere you look there is construction for homes or condo's. We live in a town not a city. Living in a town consists of open land and farmland not homes or condo's constructed in every available space.	8/1/2018 1:54 AM
750	Without a conservative approach to development, the place will lose the character that makes it an attractive community to live in the first place.	8/1/2018 1:07 AM
751	Again, this is a problem created by past administration. I am absolutely opposed to the real estate transfer tax. Talk about an elitist strategy recommended by progressives. It would make property in our town that much more expensive. Other solutions need to be found.	8/1/2018 12:57 AM

752	I was raised in Bethlehem and returned here to make a home for my family, in large part for the healthy balance of opportunity, community, agriculture and natural space. It is crucial to me to see that maintained, but development feels out of control. We are out on trails nearly every day, frequent our town and state parks regularly, buy from our farmers, and try to raise children who are curious, active, civic minded, educated and engaged with their world. Opportunities to play and explore in nature and a connection to the food that fuels you are vital to ensuring those qualities. I want to believe they, too, will want to build lives in the community I love, but even our children are starting to ball at "so many new houses" where they used to see forests and corn fields.	8/1/2018 12:41 AM
753	I am concerned about how the town plans to finance conservation of open space. I do not want the town to create revenue with new taxes for this effort. There is a balance that must be maintained. The town lost large land owners (open spaces) due to decisions about assessments - I would rather find a more creative solution than additional taxes etc.. NY is taxed enough.	7/31/2018 11:27 PM
754	Infrastructure is not prepared for all the proposed development.	7/31/2018 11:21 PM
755	My biggest concern is you want to hit us with ANOTHER tax in our already overtaxed town/county/state. Surrounding towns are able to conserve and protect their open spaces without a specific tax dedicated to it. I do not support the transfer tax.	7/31/2018 10:53 PM
756	Farms haven't been viable in this area since the 1950's, it's the reason there are no real active farms or dairies that once were everywhere here, the market dictates what is viable or not on property, and our close proximity to Albany makes this an attractive town to live in, if the market demands housing, developers will develop land, if no demand exists no developer will risk investment in housing projects, the growth won't continue forever it can't. If the goal is retaining open space keep taxes low so the families who used to typically be farmers who own large pieces of open land can afford to keep them. Many land owners of open space don't want to develop their properties, they enjoy the fields, trees, and wildlife as much as anyone else and are usually happy to share the use of their land with neighbors.	7/31/2018 10:46 PM
757	I am very concerned about the excessive development of local farmland	7/31/2018 10:44 PM
758	My concern is the lose of our small hometown feel. If you keep building apartments, townhouses, condos, neighborhoods and strip malls we will become overcrowded, commuting times increase and our schools become even more overpopulated (my daughter's elementary classes had between 28-30 students to one teacher).	7/31/2018 10:15 PM
759	I am adamantly opposed to increasing government interference in land use issues. Bethlehem has gone berserk! And once and for all drop that terrible idea of the 2% mortgage transfer tax. Property owners should not be penalized in this way for expenditures only a minority support.	7/31/2018 9:53 PM
760	Locally sourced food is now past a trend. We have an obesity and poor-nutrition epidemic as well as environmental impacts of transporting produce 1,000's of miles that can be addressed by increasing our access to better locally sourced food. I fully support conserving open spaces and promoting the efforts of local agriculture.	7/31/2018 9:47 PM
761	This is an interesting survey that presents questions focused on shared values, yet does not present options for maintaining those values. What is the purpose of this?	7/31/2018 9:31 PM
762	Lower RE taxes on farmland. Focus on affordability for everyone. Please.	7/31/2018 9:26 PM
763	I understand open space needs to be paid for and am in favor of taxes to conserve open space.	7/31/2018 9:23 PM
764	We were forced to sell our land due to a more than 250% increase in our taxes – other people are having to do the same for the purposes of development and housing – the charm of our community which was once so unique is now just turning into every other neighborhood in America – it's getting crammed an overcrowded ...	7/31/2018 9:21 PM
765	This town has been mismanaged for years. Overdevelopment is a direct result of that. Im concerned with the proposed solutions which once again will squeeze more taxes out of residents	7/31/2018 9:14 PM
766	Growth is good, low taxes are very important. 2% tax on homes is unacceptable	7/31/2018 9:13 PM
767	I think it's great to have open space but as an owner of about 60 acres of open space I'm VERY concerned of the amount of property taxes I pay.	7/31/2018 9:13 PM
768	Leave the working people alone. Stop pushing the people out with taxes and your crazy ideas. Leave it be!!! Small town has become the next Albany!!!! LEAVE IT ALONE.	7/31/2018 9:11 PM
769	Open space is important. But just as important is not replacing it only with houses/sprawl and to focus on commercial development corridors/slightly higher density housing.	7/31/2018 9:09 PM

770	Bethlehem needs to return to its roots of fiscal conservancy.	7/31/2018 9:08 PM
771	I find that the town is approving building and infillhousing yet it has supported the transfer tax for 2 years. We do not have the schools, infrastructure to support continued town permissivenessd	7/31/2018 9:06 PM
772	As someone who grew up in Bethlehem I have seen the over development of the town and the changing character brought on with the push away from single family homes and neighborhoods. I've always wanted to move back myself and raise a family but I don't believe it to be worth the price anymore. The town has changed and it may already be too late to preserve what's left. With the addition of the 2% transfer tax the odds of that happening are even lower.	7/31/2018 9:06 PM
773	I have lived in this town for 65 years 59 in same house when I was growing up we were the 8th house on right from Feura Bush Rd now there are so many I don't even want to count	7/31/2018 9:01 PM
774	I am a large landowner, and this is the first time the town has ever asked our opinion on these policies. I believe the decision is already been made, the legislature at the state level has already passed the bill in the assembly and plan on passing the bill in the Senate, and we will just be bowled over so that town government gets what it wants, a huge slush fund to absorb expenses and let them purchase things with this preservation fund so that they won't have any problems meeting the 2% tax cap at budget time. Let's not kid ourselves.	7/31/2018 9:00 PM
775	I do not support a transfer or other tax on home/property sales in Bethlehem to fund open space conservation.	7/31/2018 8:57 PM
776	I feel like Bethlehem is pushing its residents out of the town. Our taxes are high enough and anymore would just make more people want to leave this town	7/31/2018 8:53 PM
777	Any taxes imposed upon resale of homes will be fought by a coalition of citizens fed up with government control...let those in favor of open space donate the money to purchase it !!!	7/31/2018 8:52 PM
778	Concerns about proposed developments that will reduce open/green space, increase traffic/congestion	7/31/2018 8:29 PM
779	I have written this before on Bethlehem's Facebook page, but I will write it again. It is almost as if the Town of Bethlehem is at war with nature. There are too many condos, apartment type structures, assisted living type structures, etc. There may be a perceived need for these architectural behemoths but in 20 years architectural styles will change and no one will want to buy them. You will be hard pressed to get renters who can pay the rent and you will be forced to rent to lower income renters. With that comes crime - domestic violence, drugs, etc. You will need to increase the police force. Schools will be forced to develop programs for at risk youth. I know someone who moved out of The Mansions because of the character of some of the residents. It seems town officials are not thinking long term. The other day, I took a ride and couldn't believe there is even development in back of Glenmont Firehouse! Many of these structures are poorly built. There are too many McMansions as well and it is so ironic that when you are in the midst of Five Rivers, a protected area you can see the houses being built right next door. I am totally against any more development in our beautiful, safe (for the most part) town and I am surprised that it has taken town officials so long to get the opinion of town residents. I am very happy you are listening to us now. We did not want the casino and we do not want any more development.	7/31/2018 7:42 PM
780	I support relatively dense development within the hamlets, focusing on vacant and underutilized lots within already developed areas. We should be encouraging more development in these areas rather than new subdivisions that are disconnected from community centers and services and that further decrease habitat, biodiversity, important wetlands, and open space.	7/31/2018 7:39 PM
781	I want to say THANK YOU to the administration for focusing on this issue. I hope that town officials will seriously scrutinize all development plans that erode our open spaces or harm our historic neighborhoods.	7/31/2018 7:25 PM
782	More retail, less housing.	7/31/2018 7:22 PM
783	Over development with commercial space such as with Walmart, did not lower taxes. Over taxing the land owners and force to sell was a low blow and putting up new houses will not lower our taxes, but increase because of the need for more school and highway to support it. More needs to be conserved.	7/31/2018 7:17 PM
784	use existing commercial locations instead of new developments. there are many existing locations that can be newly developed instead of new locations. do more beautification of existing locations as done on delaware avenue. local businesses should be encouraged to do more to make their locations more natural and pleasing. something should be done to educate the residents of the present and long term effects of using chemicals on their lawns!!	7/31/2018 6:24 PM

785	Open space and farmland conservation is a very important asset, in fact, some of the Town's most valuable.	7/31/2018 6:08 PM
786	The government should not be partnering with farmers to preserve their land. If they can't make a go of it, then it should be used for the best use and that is probably development. If the Town did not raise the taxes on those vacant lands and farm lands, they would probably not be as likely to sell and would have been able to keep it in the family.	7/31/2018 5:53 PM
787	The town fathers on Long Island were either paid off or fooled into thinking that they were doing the population a favor by increasing the tax base with all the unregulated growth. Long Islanders were screwed financially and in other ways by the newbe politicians.Do not let the new crop of these carpet baggers screw up another piece of heaven	7/31/2018 5:46 PM
788	Thank you for preserving open spaces and farmland. I get it's difficult--the nicer, greener our community, the more demand for developing but it can done sensibly.	7/31/2018 5:11 PM
789	we need to titrate the new housing construction against the services the town and school district can provide.	7/31/2018 5:10 PM
790	I have lived here for 25 years and have watched farms disappear and green space turn to concrete. Please halt the madness.	7/31/2018 5:07 PM
791	That Wal-Mart was the worst thing to ever happen to Bethlehem. The town should buy it and bulldoze it and turn it in into something nice. Maybe an apple orchard or a big playground. I'm also concerned that the town will lose it's charm to all the new town homes and condos that are going up. They all look the same. Perfect example is Walden Fields off of Elsmere Ave going towards Feura Bush Rd.	7/31/2018 4:52 PM
792	From Slingerlands I can be at 5 Rivers in a few minutes, to a farm in 10 minutes, I can see rolling fields up the road. This is what makes this place unique in our area. We should observe our neighbors in Western Mass and the lengths they've gone to to ensure that farms are protected and open space is valued.	7/31/2018 3:58 PM
793	I love the outdoors - however, I believe this survey is biased and predisposed to getting the desired answers. All of the reasons for open space conservation are valid - but I would have preferred to rank order priorities between farming, hunting, local foods, access, etc. There is also the balance of ensuring the town provides appropriate space for local services, stores, etc while maintaining protection of space. I was disappointed the survey was so one-sided and not from a neutral viewpoint.	7/31/2018 3:56 PM
794	I think it's extremely important to balance the rights of the individual property owners with the desires of the community at large.I do not think the town of Bethlehem should be in the business of purchasing land/being a "landlord". I believe that private organizations like MHLC are best equipped for managing conservation efforts. I think that the town should serve as a support to landowners who want to conserve their land, whether through the existing conservation easement program or by connecting them with private organizations. I do not think that transfer taxes are an appropriate means of collecting revenue to purchase land. I feel strongly that if community tax dollars are to be appropriated for land purchases, it should be a tax that is voted on and is assessed on every parcel in the community, not just on those that are being sold.	7/31/2018 3:20 PM
795	i believe we should conserve open space as much as possible. Once the land is taken it can never be reclaimed. We have a good quality of life here and I'd hate to see it become an urban environment due to over development.	7/31/2018 3:13 PM
796	We need to stop chopping down the trees to make more houses and apartments, it's becoming way too crowded and busy and animals are being pushed out into the streets for cars to hit	7/31/2018 3:13 PM
797	This was a friendly, scenic and bucolic Town when we moved here. Over the 30 years it is just more and more development, fast food, traffic, and loss of open space. 9W has become a nightmare going either way (seems the Walmart customers get preference at the lights), 9W and Feura Bush Rd should have been addressed many years ago with left turn lights, 9W south of Feura Bush Rd will get worse and worse. There is no planning for the future, only reacting to what has become bad situations. If the "calming" thing happens on Delaware, that will become a nightmare. Trying to exit any business while there are 4 lanes, will become harder with 2 lanes of steadier traffic. I would no longer shop there or use those businesses for my business needs.	7/31/2018 3:07 PM
798	I would like to see more open space. If you want to walk outside and see endless stretches of buildings/houses and traffic then move to a city. We need to preserve our open land.	7/31/2018 3:05 PM

799	Without understanding the finances, I cannot see why allowing developers to take over vacant and farmland is of value. Is it the monies they bring to the town? If so, isn't maintaining the feeling of community worth more? Is the town in such financial straights that it needs to change the entire feel because of funds? I think that is the part that is the most confusing to me as a member of the community. Why is the town allowing this to happen? What is the end goal? The other issue is that none of the housing is affordable. If the goal is diversity in Bethlehem, the new housing dose not provide that. Only middle class/upper class families can afford the rents on these apartments and town homes. So again, who is this benefitting?	7/31/2018 2:58 PM
800	Bethlehem has always been a mix of suburb and rural we a quickly losing that character	7/31/2018 2:29 PM
801	If the town gets too congested everyone will suffer, homeowners and farmers alike.	7/31/2018 2:05 PM
802	I'm 40 years old and have lived here for 35 years. I moved my wife and just bought my first house here 3 years ago. The town is losing its quaint charm that it used to have to developers. There's more crime than ever. You used to be able to keep your doors unlocked and we just purchased a security system. It's turning into a mini wolf road. Too congested now. It's sad seeing any space available being torn down for money hungry developers. It was fine the way it was and everybody I talk to agrees. You're not making the commmunity happy. And taxes are so high now.	7/31/2018 1:59 PM
803	public funds do not need to be used	7/31/2018 1:45 PM
804	I read that the farmland on Kenwood (private residence) may become a 'School's Out'. This would be taking development too far. Perhaps some people can argue that houses should be developed, but please, let's keep the businesses contained to where they already are. Do not let them grown out of control and take over our farmlands to boot.	7/31/2018 1:45 PM
805	If you pay taxes on the land you should be able to do with it what you want.	7/31/2018 1:33 PM
806	Local healthy food is good for the community.	7/31/2018 1:29 PM
807	Town needs to expand the conservation easement program to include all school districts (Guilderland, RCS), needs to set up an open space preservation fund and to explore funding options for it such as state grants and grants from MHLC and other non-profits, needs to draft a new Comprehensive Plan and revise zoning laws as a means of reigning in development.	7/31/2018 1:25 PM
808	Provide tax breaks to farmers/land holders. Make it more difficult to sell vacant land to developers	7/31/2018 1:19 PM
809	DO NOT IMPLEMENT THE TAX ON REAL ESTATE TRANSACTIONS. THAT WILL REDUCE HOME PRICES AND TAKE THOUSANDS OF DOLLARS FROM EVERYONE WHO SELLS	7/31/2018 1:16 PM
810	I would like more to be done to conserve open space.	7/31/2018 1:10 PM
811	As a community, Bethlehem should have a good balance of all types of development and open land, recreational land, protected land, commercial and industrial land.	7/31/2018 12:47 PM
812	Where is the question, "How important is it to support additional development which clogs our roads, pollutes our air, crowds our schools, and raises our taxes"	7/31/2018 11:56 AM
813	I live and work in Glenmont/Bethlehem. I support the initiative where, in exchange for keeping land undeveloped, farmers/land owners get a tax break.	7/31/2018 10:17 AM
814	I'm glad you're asking for feedback. And it's not lost on me that open space doesn't generate nearly the tax revenue of high-density residential and commercial properties - but we're smart people, if we see it's going to cost us each \$100 a year in increased property tax(for example) to keep open space open, I think we'll be more comfortable prioritizing	7/31/2018 10:15 AM
815	This survey seems designed to support one side. Even though I support green space, there are no questions about, for example, tax burdens and how much more residents are willing to pay to preserve green space.	7/31/2018 10:09 AM
816	I am concerned that Bethlehem is quickly turning into "house farms". I would like to see farmland conserved so food can be grown and sold locally. I am also concerned about all the development degrading water and air quality. Forests in their natural state should be protected whenever possible and when trees need to be cut for development, there should be a replacement program. The Town should have a fund to purchase open space and farmland that is available so that both the landowner and the community benefit. Thank you!	7/17/2018 12:15 PM