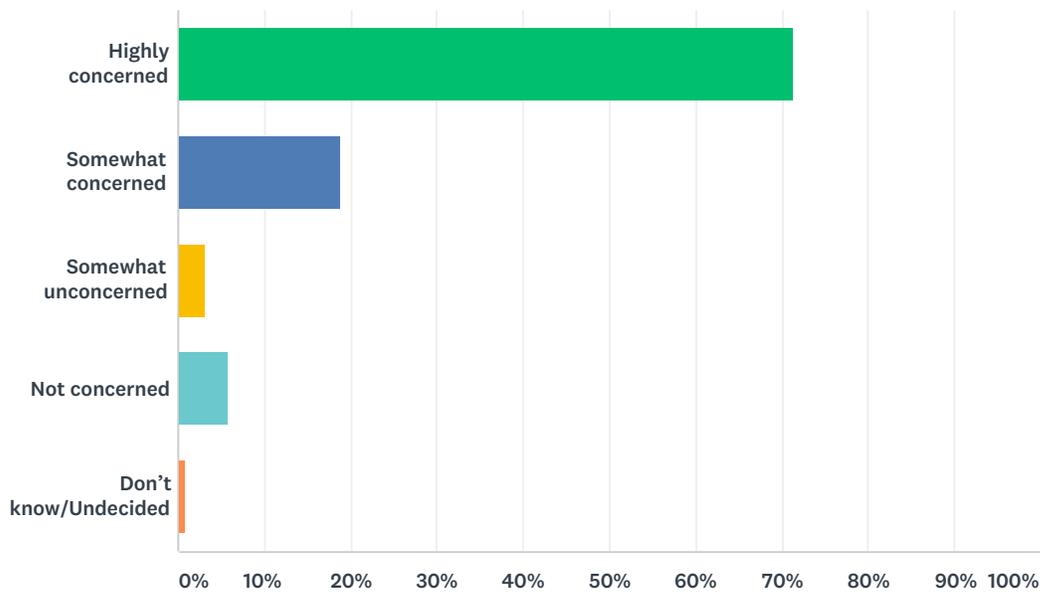


Q13 How concerned are you about development in town as it relates to loss of open space and farmland?

Answered: 1,498 Skipped: 6



ANSWER CHOICES	RESPONSES
Highly concerned	71.36% 1,069
Somewhat concerned	18.76% 281
Somewhat unconcerned	3.14% 47
Not concerned	5.81% 87
Don't know/Undecided	0.93% 14
TOTAL	1,498

#	PLEASE EXPLAIN:	DATE
1	Seems like there is too much development happening too fast.	10/4/2018 12:50 PM
2	We already have giant factories pumping pollution at the joint of creble and Indian fields road	10/1/2018 10:04 PM
3	It saddens me to see the mass amount of new builds in the past few years. Every corner you turn in this town there is an empty dirt lot and a bulldozer. It is taking away the charm from this town and the beauty of what was once sprawling farmland. I also feel for the animals having their habitats completely destroyed. It's not like they get a notice in the mail to get out before such and such date. I couldn't imagine the fear that they go through.	10/1/2018 10:03 PM
4	We seem to have more residential space than we can support, not enough business space to promote tax growth, and not enough open space to allow for aesthetics, conservation, environmental protections. In short, too many people for the space that we have.	10/1/2018 9:39 AM
5	Most prime development land has been consumed in northern half of town; landowners should not be penalized for not previously developing their lands and are entitled to fair market value for their property	10/1/2018 9:26 AM
6	Around	9/30/2018 10:51 PM

7	Encroachment of development on farmland. Lack of understanding of the significance of historic places which helped our country grow and prosper. Loss of farms is a loss of heritage. Need to save farmland for future generations. Undeveloped land does not use resources. Once it's gone, it's gone.	9/30/2018 10:31 PM
8	Development within the town of Bethlehem has exploded in the past few years. I remember the days when it was a rare occasion to see a variance come from the town. Now, we see numerous variances per development. What has happened? What has changed? It seems like the officials are allowing anything and everything. This town used to have so much character. Now, the new homes are hideous. Makes me wonder how long I will stay in the town I call home.	9/30/2018 10:02 PM
9	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
10	For every single family house or apartment built that can house a school aged child, school taxes will increase. Taxes on a single family home do not cover the education cost of even one child.	9/30/2018 9:30 PM
11	Traffic is becoming a major issue not only during peak times such as rush hours but all day long. I moved to Bethlehem to because of its open space and small town feel. All of the development is changing the town's character. It's starting to feel like Colonie or Guilderland.	9/30/2018 9:30 PM
12	The rate of development in the down of Bethlehem is highly concerning. Not only are we loosing farms and open space, many of the developments are pushing animals out of their homes causing more animal deaths on roadways and pushing unexpected animals into other neighborhoods. Not to mention the unattractive homes going up so close in proximity to each other and the road. YUCK!	9/30/2018 8:52 PM
13	Some development is good. But the open space and few farms we have left are the real draw to the character of this town. And it keeps Bethlehem from just looking like/ being another suburban development.	9/30/2018 7:56 PM
14	It is disgusting. The town needs to think of future generations and not of the next big box store. The traffic is outrageous and the town is losing its characters. There are PLENTY of houses and apartments to go around right now.	9/30/2018 7:16 PM
15	You shouldn't develop on farm land and try to raise tact on it to make the farmer cave in	9/30/2018 6:32 PM
16	People don't want to live on top of one another. It's important to preserve the views and wild life and support local farmers. There's nothing better than having the perks of being close to town but also seeing deer in the fields on your commute and picking up locally grown goods from farm stands along the way. Houses on top of houses are ugly and pushing out wild life causing them to get hit in the road and cause more damage.	9/30/2018 6:27 PM
17	Most open land seems to be sold off for development of homes that are too large & too expensive that take away from the character and preservation of our town.	9/30/2018 6:16 PM
18	Reassessment made it too expensive to own empty land. So many had to sell to developers because they couldn't pay their taxes.	9/30/2018 5:42 PM
19	The down is being over developed	9/30/2018 5:25 PM
20	It seems the town is more about allowing the building residential housing than it is preserving open spaces.	9/30/2018 5:25 PM
21	Eventually there will be no farmland, too many people... Will flood the roads causing traffic problems	9/30/2018 5:07 PM
22	The development is taking away the rural aspect of Delmar.	9/30/2018 2:57 PM
23	More and more farmland is being used to build houses/homes. We have enough!! Save the land for the animals and the farmers!	9/30/2018 2:38 PM
24	Once developed, the land is basically gone forever (at least in my children's lifetime) for other purposes like farming, parks, use as a natural resource.	9/30/2018 1:54 PM
25	There is enough open space to allow for development of some parts of the open space areas. Simply keeping spaces open so that people can look at an open field/wooded area on their way to work is no reason to dissuade development which would increase income from property taxes as well as increasing better housing and also increasing the number of consumers who would support local businesses.	9/30/2018 12:23 PM
26	don't want our town's character ruined, need open space	9/30/2018 12:03 PM

27	I'd like to believe that the town has a unified plan to maintain open space but I suspect decisions are made on an ad hoc basis.	9/29/2018 1:08 PM
28	Open space provides valuable ecosystem and social services to the Town and its residents. When open space is lost to development, that value is lost and it becomes a transfer of public good to private gain.	9/28/2018 9:35 AM
29	Quality of life is affected by loss of farms, increased traffic, pollution.	9/28/2018 8:41 AM
30	The farms smell and make the community smell. Especially the one in Selkirk that is half full of dumpsters & the animals are 10ft. From the main road	9/28/2018 5:54 AM
31	Overdevelopment has completely changed the character and feel of this town	9/27/2018 10:04 AM
32	I hate all of the townhomes that have overtaken several places in my neighborhood	9/25/2018 6:52 PM
33	Owners have to be able to decide what to do with their land; we can't force farmers to farm. But we should keep close tabs on development. Honestly, we need more commercial development to keep residential taxes down. But we are not making ourselves an attractive place for business.	9/25/2018 11:40 AM
34	It seems to be out of control	9/25/2018 11:28 AM
35	Watching this town give away its open space and farmland for rampant development so carelessly has been heartbreaking to watch.	9/25/2018 8:17 AM
36	The trees help clean the air, they anchor the soil and they provide beauty. Find a structure that does any one of those things.	9/24/2018 4:02 PM
37	Over the past 30+ years as a resident i've seen a lot of displaced wildlife as large parcels of land have been developed.	9/22/2018 5:06 PM
38	we are losing green space to dwellings that are not purchased/rented for years after construction.	9/22/2018 8:45 AM
39	Lack of open space changes the feeling of the community and ability to relax/ destress in our own neighborhoods.	9/20/2018 6:16 PM
40	The town has been over developed in recent years and on top of that farms lost to rising taxes	9/19/2018 7:02 PM
41	I'm not informed enough about land development plans. I don't know if I should be concerned.	9/18/2018 6:46 PM
42	The rate of development seems to be accelerating.	9/18/2018 7:43 AM
43	The foolish recent tax scam on open property has proven a disaster	9/17/2018 10:18 PM
44	Farms and open spaces (parks/accessible natural areas) are important for human well-being. How this should play out will vary from place to place. Preserving green spaces for the benefit of town residents is critical, particularly uses depend on actual value to the residents. Farmland may not be the best use, but preserving farm use that currently exists and is viable is important.	9/16/2018 10:33 PM
45	I don't mind such development for TAX PAYING businesses but we don't need to take farmland for more apartments townhouses and houses	9/16/2018 10:27 PM
46	I don't want to live in suburban sprawl. The quality of life that attracts people to Bethlehem is not subdivision upon subdivision, but the open space and the benefits received by have open land as part of the community.	9/16/2018 7:59 PM
47	It would be a shame to develop what open space and farmland that remains. It is what gives this area a lot of its charm.	9/16/2018 7:23 PM
48	There appears to be a lot of development without the incorporation of open space for wildlife in the design. There also appears to be a lot of development without consideration of the impact on existing roads and drainage.	9/16/2018 6:07 PM
49	It's nice to have open scenery but what I really want is more trails, and especially places I can hike with my dog OFF LEASH. Not just a fenced in area like the dog park.	9/16/2018 3:01 PM
50	Stop building Traditional Urban communities and landscaping encourage monoculture grasses, fertilizer weedkiller pollution, We need agrocommunities based on backyard farming, native wildflower lawns, bikes and walking paths. Homes in such agrocommunities can be any/small 1000 square foot lead or PHIUS patio homes with >R55 insulation. Build lifestyles around farming, native habitats and community health gatherings walking biking,	9/16/2018 1:40 PM
51	TRAFFIC!!!	9/16/2018 1:21 PM

52	We moved to Bethlehem at least in part because of its rural character, a town that was not all strip malls, apartments, and industry. In 40 + years that we have lived here many of the vacant lots, forested backyards, and farms have become housing developments and commercial spaces. This has crowded the landscape and degrade the character of the town.	9/16/2018 11:48 AM
53	Many New Neighborhoods being built. Recent development in Delmar (Hasgate/Bain/Hampton Connection), The Hamlets of Slingerlands, Reutter Dr in Selkirk. These were all beautiful areas that have now been lost forever and it continues every day! Additionally the Vista Tech part that brought NOTHING technological besides a phone retailer and many stores was great farmland that was lost and brought a significant addition of traffic into an already congested area. There are so many more areas in the capital region that can be developed and opened up, Bethlehem needs to pass a law to limit development and preserve its "small town" character before it becomes a Clifton Park/Wolf Rd Albany type area	9/16/2018 11:46 AM
54	A slow local economy is currently protecting open space. We lack planning oversight/consensus that would/will serve us in controlling unrestrained development projects. Witness the current mess in New Scotland (85A-Hilton).	9/16/2018 11:23 AM
55	We need to balance building with open spaces. Our town is built up enough. Farmer's and owner's of open space land should be given tax breaks to preserve open spaces.	9/16/2018 10:55 AM
56	Changing the tax base on undeveloped land, allowing developers to buy vacant lots and sliding houses in these tiny parcels of land. This is being done because if someone buys a house with an attached vacant due to taxes they can't afford to keep the vacant lot, so they must sell it as a building lot. Thus we have a developer squeezing houses in, that change the ambiance of the neighborhood, take away green space and destroy/misplace wildlife!!! But yet we give Walmart a discount on their tax base and in reality they have doubled or tripled the use of the towns tax revenue in police department revenue, how many calls for police go to walmart on a daily weekly basis and not to mention court night for shop lifting charges. Along with the dibacle contract of paying for water from the city of Albany, that we don't need and don't use. Stop trying to make money off over taking people with vacant property or farmland and get down to the abuses of our tax dollars!!!	9/16/2018 10:07 AM
57	Too many developments	9/16/2018 9:31 AM
58	Loss of open space in public areas affects mental and physical health of residents, as well as livelihood and local food production. More for these reasons than vistas or hunting.	9/16/2018 9:04 AM
59	We keep increasing residential areas in this town creating a larger population without doing anything to the infrastructure. We are using the same water source, the same roads (ie 9w, feura bush and Glenmont) that are now accommodating many more vehicles than they used to. There's less and less green space and trees, it's turned from a town into a city.	9/16/2018 9:00 AM
60	We need to preserve the open land that is left so out of town developers don't spoil Bethlehem.	9/15/2018 2:56 PM
61	Loss of open space changes the character of the town; this is unacceptable.	9/15/2018 10:42 AM
62	I just moved to Delmar because of all the open space still in the community. I would hate for the town to lose it's charm.	9/15/2018 8:37 AM
63	I just moved here a few months ago so I'm just starting to pay attention to what goes on here.	9/14/2018 9:17 PM
64	The retention of productive farmland and open space benefits the collective community. If you develop once-large tracks of productive farmland & open space, it: (a) permanently removes fertile & unpolluted soil that could feed the community; (b) removes swaths of land that can absorb unusually heavy rainfalls, and instead replaces it with impermeable surfaces where rain & snow melt quickly runs off and exacerbates flooding; (c) open spaces can better absorb precipitation and recharge underground aquifers; (d) We need to assist younger generations interested in farming, and who often have little assets to purchase farm acreage – to become farmers. And we can't do that if no/few open spaces remain. (e) IMO, it seems that builders & developers always make the case that development creates jobs – but these are short-term benefits. Once those developers finish their job and move on to the next site, we in the community have to live for generations with the consequences of their "wisdom" for deciding to pave over open spaces. We have to think more long term – and also be willing to help (financially) young farmers get into that business.	9/14/2018 8:23 AM

65	There is less and less green space in Bethlehem every day and with it a tremendous increase in traffic and congestion on the road, in stores and all around town . Also concerned about zoning plans being disregarded such that areas zoned for residential homes were somehow approved for condos and apt buildings thereby greatly increasing pop density. Also wildlife with nowhere to go is increasingly showing up in neighborhoods.	9/13/2018 10:14 PM
66	the nature of the TOB is a small town--NOT an extension of housing developments--open spaces allow natural elements (plants, animals, waterways) to continue to add their character of the town	9/13/2018 4:21 PM
67	Open space is a primary attraction of the town.	9/13/2018 3:07 PM
68	As evidenced by the ghost town development at the corner of Elsmere and Feura Bush, just because you build it does not mean they will come. Access to amenities is good but losing open space for cheap buildings to stand empty is a real shame.	9/13/2018 2:47 PM
69	Increased impact on infrastructure, schools, services, etc. will result in more negatives than positives for the town and town residents	9/13/2018 2:03 PM
70	Open space is necessary for all the issues raised in this survey. Open space also benefits homeowners and property values.	9/11/2018 7:46 PM
71	There does not seem to be a plan for developments.	9/11/2018 6:21 PM
72	Once farmland is turned into housing developments it can never be used for farming again. We need to be able to grow more (better) food locally.	9/10/2018 7:55 PM
73	To much building. The roads are not able to take all the traffic. We need to stop building.	9/10/2018 6:53 PM
74	Every bit of land being developed. Roads are getting more crowded.	9/10/2018 4:53 PM
75	It's all the apartments I am concerned with.	9/10/2018 8:36 AM
76	Bethlehem, Glenmont especially have gotten so out of hand with building its ridiculous. Any place they can put a new store or housing development they do. Stop fucking building more shit. Farmland is finite, dont ruin it.	9/8/2018 2:40 PM
77	Worried about over development of the town, and loss of local agriculture	9/8/2018 12:58 PM
78	There is too much development going on, especially in the Elsmere section of Bethlehem. I attend Planning Board meetings and I am disappointed with the board. The board seems to think that their role is to guide projects on developers behalf to APPROVAL within the laws and constraints. At a meeting this past year, Board Chairman John Smolinsky seemed taken aback when someone pointed out that the board can DENY projects. It was as if the thought had never occurred to him. The Board's actions regarding the proposed apartments at 224 Delaware Avenue and the Dunkin Donuts drive-thru expansion were particularly disappointing.	9/8/2018 9:52 AM
79	It's important to protect the watersheds from farm runoff. Keeping the animal corridors open would be helpful as well.	9/8/2018 8:46 AM
80	Very concerned about the impact of developments on the aesthetic of the town as well as the impact on the environment in general: wildlife, plants and trees, water	9/7/2018 6:17 PM
81	I would like to see the town I've lived in my entire life stay a small town. Not another place overrun by innessasary corporate developments that lead no individuality	9/7/2018 9:41 AM
82	farming is the lifeblood of our world.	9/7/2018 3:38 AM
83	If people want to continue farming or retaining undeveloped land, that's fine. They're also free to sell it to developers, within the building/zoning/density limits set by the town	9/6/2018 8:01 PM
84	The town has transformed to much like colonie and lost its roots to big box business	9/6/2018 6:53 PM
85	I'd hate to see Kleinke's farm disappear.	9/6/2018 5:38 PM
86	I am highly concerned due to the overgrowth of the town. As the years have gone by more and more farmers have suburbanized what use to be beautiful farmland.	9/6/2018 4:44 PM
87	Nobody needs more neighbors in this area, but the town still can continue to develop without becoming a city. On every example is so many neighborhoods and homes wasted with one or two people living in family sized homes.	9/6/2018 11:41 AM

88	Since I was a child I have seen Bethlehem become something I dont recognize anymore. There is concrete and strip malls everywhere, woods were torn apart for a Walmart that turned into much more, several of my friends were pressured into selling family farms to developers. I dont want to see any more of that happen for the kids growing up there now. Its horrific.	9/6/2018 11:11 AM
89	Wildlife needs a place to live. Not in our yards.	9/6/2018 11:05 AM
90	I have grown up in Bethlehem my entire life. The town that was once quiet and small keeps developing and getting bigger. I understand this is an amazing school district and that some new communities may need to be added, but not all of the commercial businesses that are proposed and that have already been added. So disappointing to see the town's government try to turn this town into something it's not.	9/6/2018 9:13 AM
91	If it's going to raise taxes, or make me pay a tax if I am to sell my home...I'm not interested	9/6/2018 1:11 AM
92	When we build up all farmland we will have nothing to eat	9/5/2018 7:38 PM
93	The available roadways do not seem to support the development in town. The 4-Corners is nice but a traffic and pedestrian nightmare.	9/5/2018 3:22 PM
94	My backyard became Eileen rd. Newell housing now sits where a barn and horses were. Animals are losing their habitats.	9/4/2018 9:47 PM
95	The recent construction boom in Bethlehem is causing loss of habitat for the fauna and flora. The new low quality houses are driving down the price of th old houses. Bethlehem has enough houses. We need to keep the farmland productive.	9/4/2018 9:07 PM
96	It's becoming overpopulated, the roads can't take the traffic the schools can't take the children and the new developments tend to not only ruin natural habitat and views, it doesn't bring in any tax money when people rent apartments (or the apartments sit empty for being "luxury" no one asked for) and it's disheartening to see the few remaining farmers pushed out over taxes only to be replaced by cookie cutter housing	9/4/2018 2:49 PM
97	more traffic, over crowded schools, loss of natural beauty, strain on resources	9/4/2018 9:58 AM
98	Maintain open space to support ecology, prevent wild life habitat destruction, maintain farmland	9/3/2018 8:34 PM
99	It's all a balance. This town could use more "life" to it, improvements that would change this area from Dullmar to an interesting place that keeps young people here and not moving away. We need real bike lanes so people can commute. I so t think this is all about nature and recreational activities. I'd like to see improvements in the community structure to make this place more vibrant and culturally interesting. If it means getting rid of some farms and free space, I'm all for it.	9/3/2018 4:16 PM
100	I think farmland is very important and think we already have enough developments here	9/3/2018 2:54 PM
101	Once land is developed by builders there's no turning back	9/2/2018 3:42 PM
102	There does not seem to be an overall concept to how development will occur and to what open spaces will be preserved, but it is left almost solely to the discretion of developers.	9/2/2018 3:03 PM
103	Loss of open space and farmland has changed and will continue to negatively impact the "character" of our town; in addition, it exacerbates traffic congestion and aesthetics.	9/2/2018 8:55 AM
104	Glenmont is becoming like Colonie due to over building. Need to stop tearing up all the woods	9/1/2018 3:30 PM
105	We moved here and bought a house partially because of the open space. We're already unhappy about the development that's occurred and have already considered leaving the area.	9/1/2018 9:11 AM
106	Lower taxes for everyone and then farmers will want to purchase land. Don't masquerade concern for land in order to raise taxes/steal from people.	8/31/2018 9:05 PM
107	Too many new houses. Too many lost trees.	8/31/2018 3:27 PM
108	The farms, forests, and other open space in Bethlehem makes Bethlehem a wonderful place to live. As open space is replaced by development, the town becomes a less desirable place to live. As development increase,traffic also increases which also makes the town a less desirable place to live.	8/31/2018 3:05 PM
109	I like the character of the town and I do not want to see it become over developed, similar to Colonie. Land owners do, however, have the right to sell their land and make money on that sale so a balance needs top be struck	8/31/2018 1:04 PM

110	increased congestion; less walk and bike friendly; less resilient w/r/t storm water management; air and water resources are degrading, neighborhoods are becoming more fragmented by heavily traveled roads; increasing residential base is a net adder for town costs;	8/31/2018 12:27 PM
111	The town is getting too congested and noisy. Increased development is resulting in a loss of the town's character and appeal; it is putting a further strain on air and water resources, as well as roadways.	8/31/2018 12:25 PM
112	Increased property taxes has accelerated the sale of many parcels in this town.	8/31/2018 10:36 AM
113	There is much too much development; our infrastructure/roads, can't support it. The town has allowed much more than it is providing and planning for. Please stop development.	8/31/2018 9:52 AM
114	When I moved to Delmar in 1967, I loved the semi-rural character of the town. Now it seems that we will soon have not even a vacant lot, let alone acres of green space.	8/30/2018 9:24 PM
115	I would prefer to see denser development concentrated in villages rather than sprawling development.	8/30/2018 7:25 PM
116	no need to build more buildings and lose trees, woods, etc.	8/30/2018 6:06 PM
117	I am concerned that the Town will become just one sprawling suburb with development after development abutting one another..	8/30/2018 4:08 PM
118	The town has plenty of housing stock, yet we have been eliminating open space including farm land to build more houses. Can the town consider policies that promote increased housing density in established neighborhoods to preserve our open spaces?	8/30/2018 9:40 AM
119	I moved here for it nearly 30 years ago and am upset watching it disappear	8/30/2018 7:40 AM
120	Open space means a great deal to me; Alas, we are losing it too rapidly. We DON'T need more stores; I was opposed to the development around Shoprite. Animals are rapidly losing habitat and our town is looking too much like Colonie! Please keep us somewhat rural! It impacts quality of life to have peace and quiet and open land.	8/30/2018 4:28 AM
121	The Town needs to move forward with controlled development. Many folks want to live in the past and forego development. It's nice to live in a viable Town where shopping is possible.	8/29/2018 10:25 PM
122	Increased traffic, loss of open space of various types has negative impact on quality of life and potentially home values	8/29/2018 7:32 PM
123	Property Owners have a right to sell to developers. Unless there is another option out there.	8/29/2018 4:23 PM
124	The beauty and tranquility of the town is related to the amount of open space	8/29/2018 3:57 PM
125	Way too much costly development to the town by developers who jam buildings into any available space.	8/29/2018 3:08 PM
126	The town is way overdeveloped. We don't need more residents. And we don't need any new services that increase tax burden. We need a building moratorium and tax cuts.	8/29/2018 2:41 PM
127	Much too much development!! It needs to end!!	8/29/2018 2:40 PM
128	I think the town is way off the mark on this issue. Promoting so much business, you forget the character and infrastructure of the community.	8/29/2018 2:30 PM
129	Over development, traffic	8/29/2018 11:15 AM
130	I've watched more and more land developed in a misguided effort to draw in more cash for the town. Seriously corrupt thinking.	8/29/2018 9:07 AM
131	We moved here because of the character of the town. Now, it has become a "mini Colonie". The character has already been ruined. With the movement of Walmart to Glenmont, the town immediately lost the "cute small town" character. If this development continues, it will totally become another "Colonie".	8/28/2018 4:23 PM
132	Would hate to see the town turn into another Clifton Park. Let's not pave the town with "suburbia".	8/28/2018 10:14 AM
133	Too much expansion- stop building houses and apartments.	8/27/2018 7:56 PM
134	It seems like a natural progression that suburbs are spreading to the southern part of the town.	8/27/2018 6:29 PM
135	Landowners have rights & pay taxes. They should be able to do what they please with their land. Sometimes their decisions are based on their economic survival.	8/27/2018 5:19 PM

136	In the last 10 years corners of property that most people could not figure how to accommodate a house are now building lots. Developments are almost in the road.	8/27/2018 4:10 PM
137	Too many developments with cookie cutter houses are destroying the neighborhood atmosphere	8/27/2018 4:02 PM
138	Over the past 50 years I have watched every field and open space be sold off and developed. What made Bethlehem so wonderful was its balance between housing, business, and open spaces. Aggressive placement of housing developments have decimated the balanced beauty of the Town of Bethlehem.	8/27/2018 2:28 PM
139	Developing areas means less trees, more traffic, less farms.	8/27/2018 12:44 PM
140	We are in a "Catch 22". Our population continues to grow and all those people need a place to live. If we aren't going to curtail population growth, then we must provide suitable housing. I prefer single family housing as the owner then has a stake in the value of the home, and thus hopefully a desire to maintain the home. Absentee landowners do not seem to have the same inherent desire for maintenance of their property (a generalization I know, but true to an extent), so I would rather see more single family development than apartments.	8/27/2018 12:29 PM
141	Too much growth will reduce the value of living here	8/27/2018 11:42 AM
142	As a life-long resident of the TOB, I've seen uncontrolled over development and loss of green space. This survey seems a bit silly - who doesn't want more green space, farmland and parks? The bigger question is how do we pay for such things? Town officials need to stop spending on ridiculous things like the Delaware Ave beautification and the road diet. Absolutely a waste of town money -- I am opposed to the transfer tax idea --	8/27/2018 10:11 AM
143	Balance must be struck.	8/26/2018 7:48 PM
144	I think we have to find some middle ground. We need some development, yet we need to be sure certain areas are kept open. There's not a lot of large farms really close to the center of town, so we should keep the farmland on the outskirts and the in between places.	8/26/2018 9:18 AM
145	I often thought if we had reached a saturation point, but then I often see more development of residences.	8/26/2018 7:45 AM
146	Development has been so extensive in this town that it has severely encroached upon wildlife habitat. Our home in Glenmont now even has bears, r	8/26/2018 12:31 AM
147	We have a special community that is walkable and does not have major roads continually intersecting our town. I would not want to see our town become a Guilderland or North Colonie. Too much traffic and major roads.	8/25/2018 8:12 PM
148	I am not always opposed to development, though I would hate to see working farms sold off for more apartments. I would like to see development that is more focused on commercial and manufacturing, rather than just more housing.	8/25/2018 7:38 PM
149	there are too many developments, changing the character of the place.	8/25/2018 4:30 PM
150	Most of the areas being developed about developed areas in Delmar and Glenmont. I support the preservation of farmland in general, but my concern for these areas is that when the farmer sells, there do not seem to be regulations in place to make open, public space part of that development. We seem to have lovely farmland, or a low-density, car-dependent development model that is way out of date in terms of urban planning. Always pointing to the Four Corners does not make Bethlehem a walkable community.	8/25/2018 4:20 PM
151	The town's main attraction is its open and beautiful spaces. Remove those spaces and all you've got is a series of subdivisions. Open spaces are the town's beating heart.	8/25/2018 4:14 PM
152	Town of Bethlehem has so much character. The last thing we want to see is development after development. We need to preserve our farmlands!	8/25/2018 3:52 PM
153	The rate of development recently won't leave any farmland or open space. Hate overdevelopment!	8/25/2018 3:02 PM
154	Concerned but suspect too late. Much land is probably already committed to developers. It is already too late for any land in the Beth and Guild school districts, probably more uncommitted land in RCS - focus there.	8/25/2018 2:07 PM
155	Our community is becoming more and more congested - open space and farmland is important for the environment,	8/25/2018 1:42 PM

156	If I wanted to live near apartment buildings, I would have stayed in Albany. I pay very high taxes to live in a scenic area. Stop trying to turn Bethlehem into Albany. People will leave just like they left Albany.	8/25/2018 9:09 AM
157	Too many new houses are being built.	8/24/2018 10:59 PM
158	Open spaces are a proven quality of life enhancement in study after study. I would write more, but this window does not expand so what's written can be seen. Very poor design.	8/24/2018 6:59 PM
159	I would like the Town to find a way to make it attractive and financially viable for landowners to offer at least some of their land for conservation and public access. Also, perhaps a ratio could be used to balance development with land conservation. I also think that all development should be planned far enough back from the roads and screened with (best scenario) the existing stands of trees or (next best) planted trees and bushes. One of the most attractive things about living in Albany is that in about 10 minutes you can be in the woods or by a river. A big part of making a city and a Suburb an attractive place to live is a good education system and financial viability but Liveability which includes open spaces, greenery, quiet, birds and small animals and the ability to sustain oneself from what the land and water have to offer.	8/24/2018 2:13 PM
160	We moved to Delmar to the relative lack of commercial development and lack of apartment style housing. We like the small-town style community of the neighborhood. Please conserve open space to maintain the quaint and close community character. We also are concerned about increased traffic, which will pose a danger to pedestrians and cyclists. We would not feel as comfortable allowing our young children to bike around town if more development were introduced.	8/24/2018 12:33 PM
161	Why do you keep on approving all this darn development? All this building has got to stop. We don't need some open space program, what we need is just to stop building!	8/24/2018 12:31 PM
162	Local food is important	8/24/2018 7:41 AM
163	The character of the town is changing. Housing development is chasing animals out of their habitats and into residential neighborhoods	8/23/2018 5:28 PM
164	I love that we have a nice downtown but in 5 minutes you can feel like you are in a rural area too.	8/23/2018 4:12 PM
165	Development is often about a money grab for the developers, not the greater good. As a town resident that lives near the proposed Wemple site, I have seen deer, coyotes, and turkeys that would be adversely affected by the development of that area.	8/23/2018 2:12 PM
166	This issue is contrived and ridiculous.	8/23/2018 1:50 PM
167	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
168	Part of what makes Bethlehem great is that it is not overdeveloped and overrun with residential and commercial developments.	8/23/2018 12:36 PM
169	too much traffic is created on already outdated roads	8/23/2018 12:33 PM
170	As far as I've seen, I think the town does a pretty good job of balancing development with open space.	8/23/2018 11:30 AM
171	Bethlehem has changed tremendously over the last 30 years. It's important to grow as a town but also recognize what the area once was.	8/23/2018 11:11 AM
172	It changes the character of the town. It also raises taxes when we build more and more housing!	8/23/2018 10:38 AM
173	I moved to this community in large part because of its character, old trees, farms, and open spaces. It is a place that is safe for children and where we are fortunate to have easy access to nature, where we can walk and bike around, and enjoy tranquil environs. I am deeply concerned about some of the new developments, particularly big mansions around Five Rivers, new apartments in open spaces close to the high school, an big box supermarket (i.e. shoprite) impinging on open space and trees for no good reason. The latter was particularly egregious since there was already another big supermarket (Price Chopper) just blocks away. We definitely did not need to gigantic supermarkets next to each other. It seems that was a thoughtless and misguided decision.	8/22/2018 10:11 PM
174	Developments are being built up in haste, in every "useable" space, especially in Delmar & Glenmont. It is absolutely appalling and the Board needs to take stock of what is really important and not just see dollar signs.	8/22/2018 10:10 PM

175	Any new development should have a requirement to create a park space for that development.	8/22/2018 9:50 PM
176	The town is approving far too many developments. Especially 'keyhole' developments. Leave these 'keyhole' lots alone!	8/22/2018 4:56 PM
177	Large tracts of land have been slated for development, too often altering the zoning laws and character of the neighborhood to appease developers.	8/22/2018 2:51 PM
178	I moved from Albany to Delmar last year and I love the character of the town I would hate to see it become another Colonie or Clifton Park.	8/22/2018 2:22 PM
179	The loss of beauty is the loss of truth. Quit while we're already behind. Those who have allowed the area to develop the way it has should be ashamed of themselves and are not thinking of future generations.	8/22/2018 2:01 PM
180	I moved to Delmar as a 6 year old. I understand development is important to the well-being of our town. But I see excessivel development and an infrastructure that cannot keep pace with curt development. Make Delmar a special place to live again...we need to be selective and we need to improve sewers, roads .	8/22/2018 12:51 PM
181	The growth of new delvopements as to add to population of town and it's greed and the town residents seeing higher taxes and less town services.	8/22/2018 12:07 PM
182	Our town is getting too digested. You can smell sewer from multiple waste treatment plants that you could not smell before. Roads cannot hold the traffic and need fixing.	8/22/2018 11:46 AM
183	I recently moved to Delmar beacuse of the small town feel and character. It is very important to my family that the town fights against over development and supports the growth of local food and encourages the preservation of farmlands.	8/22/2018 11:23 AM
184	The open spaces in the town are a treasure, providing the things mentioned in this survey as well as a resource providing beauty and peace. Once developed they are lost forever.	8/22/2018 11:17 AM
185	Bethlehem was always considered a bedroom community. I feel that has become lost with all the sparawl.	8/22/2018 11:01 AM
186	Too much is being sold off for profit to greedy individuals with no thoughts about what is happening to the existing community	8/22/2018 10:13 AM
187	I feel current town development is geared toward a drive thru shopping highway that doesn't favor pedestrian traffic or small businesses . We especially in Glenmont are becoming a drive thru highway	8/22/2018 10:13 AM
188	The town should seek to balance open-space conservation and smart development.	8/22/2018 9:54 AM
189	The town continues to approve additional development with zero regard for the affect on traffic, infrastructure, etc.	8/22/2018 9:40 AM
190	The town needs a bigger tax base, development helps	8/22/2018 9:27 AM
191	When ever I am driving and I see for sale signs up on open land with land for animals it makes me so upset to think about the loss of habit the animals are having overall. And it is important to me that the space is used for something good and at the same time keeping some of the land wild for them animals that have lived there for so long.	8/22/2018 8:55 AM
192	Overall quality of life and character of this area is becoming obsolete. It comes down to money for the developers and the town. We are headed in the wrong direction.	8/22/2018 8:54 AM
193	The idea of our bucolic area becoming anothe Clifton Park is upsetting for many reasons. Just the 9w Glenmont area seems to be too much.	8/21/2018 9:43 PM
194	From my 16 years in Delmar, it seems like every development is approved. I know that there is a delicate balance between the former farmers who want to cash in their land versus open space preservation, but it doesn't seem that open space ever wins.	8/21/2018 1:33 PM
195	More and more sprawl instead of grouped and shared housing makes no sense.	8/21/2018 12:09 PM
196	I'm very concerned about sprawl and the increased road traffic it brings. I value Bethlehem as a great place for cyclists, but that is deteriorating rapidly. Also I think it's bad for the planet to keep spreading development to places that require long drives to everywhere.	8/20/2018 8:59 PM

197	The number of wild animals in residential areas is growing. I've lived in town my entire life and have never seen the number of deer on residential streets, and along Delaware Ave, that I've seen this summer. The development by Klinkees farm is so troubling. Too much traffic on what was once a quiet, semi-rural part of town.	8/20/2018 6:42 PM
198	Town should steer development, particularly housing, toward transportation arteries (eg Delaware Ave) and other already developed areas. And encourage greater density housing and smaller lot sizes.	8/19/2018 9:44 PM
199	Once open space and farmland are developed, they are lost forever as spaces for the above described activities, which are vital to the health and character of our community.	8/19/2018 8:21 PM
200	Too many multi use and apartment buildings. And Keystone and other developers are building on any land they can find.	8/19/2018 5:34 PM
201	Development can't be stopped completely but the unplanned sprawl over 32 should be restrained, and a good mix ought to be the goal.	8/19/2018 9:40 AM
202	Green space is important to maintain the character of Bethlehem and keep it a desirable place to live. Excessive development stresses the infrastructure and erodes our quality of life.	8/17/2018 7:28 PM
203	Too much development is changing the character of the town	8/17/2018 6:15 AM
204	we don't need any more developments and clearing of land. Work with what we have!	8/16/2018 1:33 PM
205	Do not want another Wolf Rd	8/16/2018 9:15 AM
206	Too many new homes being built using too much farmland/woodlands	8/16/2018 8:59 AM
207	How many multi-unit buildings (apts, townhouses, condos) does one community need? The thing that is most disconcerting is that it's clear the citizens don't want further development but the elected officials are not acting accordingly. If Voorheesville can stop the new Stewart's from being built why can't Bethlehem stop/postpone development? Pass a building moratorium like other towns have done.	8/16/2018 8:35 AM
208	For many reasons - including the protection of open space and farmland as well as the strain on town services - I would like to see less development of open space.	8/15/2018 9:09 PM
209	NIMBY- of course / ha	8/15/2018 8:30 AM
210	Currently developed land is not densely used. Taller buildings and general better use of already developed land should be considered far before destroying habitat for local or migrating flora and fauna. More densely developing space for humans will also create a more close knit community, both literally and figuratively. There is no good reason to exacerbate urban sprawl. Though easier for developers in the short term, it is short sighted and it ultimately harms our community long term.	8/15/2018 7:42 AM
211	The traffic is starting to become a problem	8/15/2018 7:38 AM
212	I chose Bethlehem for it's more rural feel rather than the business of Clifton Park.	8/15/2018 7:12 AM
213	I don't want to become a Clinton park!	8/15/2018 5:36 AM
214	I have lived in Delmar my whole life, and have watched in dismay as our green spaces have been swallowed up by seemingly endless housing developments and suburban sprawl. There has to be some kind of limit, and a way to protect our nature before we lose it all.	8/15/2018 3:50 AM
215	One of the reasons I feel Bethlehem is so attractive as a housing community is its proximity to Albany as well as it's available open green spaces including existing farmland, woodlands and biking paths. If we were to loose those it would detract those benefits from our community and effect our quality of life. If anything, in this day and age, I believe we should encourage the protection of these green spaces (and I don't mean golf courses or parks) and allow the usage of more residential land, even smaller lots, for home horticultural and backyard agricultural use along with allowing more backyard livestock opportunities. These would allow more 6-8 foot fencing for home gardens in front or side yards, more areas of town to allow chickens, ducks, guinea fowl, etc.	8/14/2018 9:45 PM
216	Over the 25 years I have lived here, the congestion and loss of character is already evident and it is getting worse every day. We are extremely distressed by the out of control housing development in the town.	8/14/2018 9:36 PM
217	See below	8/14/2018 5:53 PM

218	Town allows development; but taxes base NEVER goes down and services only get spread thinner.	8/14/2018 4:20 PM
219	Farm land should remain, halt all further loss of farms.	8/14/2018 10:22 AM
220	It seems every where you look if there is a plot of land , it's being used for apartment complex or town houses. Also, development of more homes. These destroy and displace animal habitat & green pastures that can help us sustain growing fresh foods	8/14/2018 6:52 AM
221	I would not like to see more developments at the cost of open space and farmland	8/13/2018 5:58 PM
222	LOST SIGHT-LINES, views of man-made stuff evdry direction and up close	8/13/2018 5:10 PM
223	Over the course of the 26 years that I have lived in Delmar, I have seen an explosive amount of development within the community. Obviously some of this is expected due to population growth but I think the overall charm of the community is dwindling as more and more cookie cutter condos and neighborhoods start to develop. The lack of character as well as green space in many of these new communities is slowly starting to deteriorate the charm of the town.	8/13/2018 12:56 PM
224	We need woods and farms for wildlife and development is over taxing the town infrastructure and schools	8/13/2018 12:36 PM
225	open spaces are good and increasing traffic is a major issue	8/13/2018 12:32 PM
226	The town is changing drastically with the uprooting of the land that brought us to this community leaving us also with more traffic.	8/13/2018 9:12 AM
227	Taxes are already outrageous, Sprawl has been wide spread in all of the Albany suburbs, while Bethlehem has grown there are stil many farms and agricultural spaces that need to be protected!!!	8/13/2018 2:57 AM
228	I don't want to see any more development!! We NEED farms, wildlife needs their own natural homes.	8/12/2018 10:21 PM
229	I realize development will continue. I just hope we can keep open spaces and farmland, too	8/12/2018 10:12 PM
230	You people have increased taxes so drastically that farmers have had to sell land to keep their heads above water. You are the reason for all of the development and adding this stupid Real estate transfer tax will not help anyone but yourself. SHAME ON YOU PEOPLE!!!!	8/12/2018 9:13 PM
231	Continued growth and loss of green space poses large environmental issues.	8/12/2018 7:35 PM
232	I haven't seen what I think is over-development. Not yet at least.	8/12/2018 7:30 PM
233	Density per square mile is greatly increasing.	8/12/2018 5:57 PM
234	This town grows more and more each day. To utilize the space in town can be more creative, tearing the rest of the land down for over priced, quickly made townhouses, unaffordable apartments all thrown on top of each other. All these businesses that no longer flourish and just sitting buildings can be restored and or knocked down for maybe perhaps a farm stand or new boutique or Department store. It l'll soon become like Colonie if land is gone and wholesomeness is out.	8/12/2018 5:16 PM
235	Too much development will destroy our community. Traffic, waste, crowding. Preserve the character of Bethlehem	8/12/2018 4:50 PM
236	I hate seeing these new developments of huge houses where there was open space. The town is crowded enough at this point.	8/12/2018 3:19 PM
237	Bethlehem has become over developed, condo on good farm land, bad idea. Highly concerned.	8/12/2018 1:16 PM
238	Bethlehem has become over developed, condo on good farm land, bad idea. Highly concerned.	8/12/2018 1:16 PM
239	I was born and raised in Slingerlans. I have watched all of the open land I played on, as a child, be taken over by development. where did the fields and wooded areas go that I explored as a child? They have become Crystal Lane, Union Avenue South, Devonshire, Wallace Drive, Long Meadow, etc. The development of these areas has effected the migration of birds and wildlife has been displaced.	8/12/2018 11:30 AM
240	I am highly concerned because Bethlehem is slowly turning into one big development. We need open spaces and srmland not only to help our local farmers profit, but to make bethlehem a diverse area that isn't just houses on top of each other.	8/12/2018 10:56 AM

241	The more we develop open space, the faster we become like a city. I am not interested in living in South Albany, if I was I would have bought a house there. I live in Bethlehem because we are close to Albany and everything it offers, but can still live in a beautiful community that offers open, natural places for us to enjoy. A day spent in the woods is better than any day stuck inside or playing on a city sidewalk.	8/12/2018 10:27 AM
242	I hate our town now. Literally, I hate it. It seems every little god damn grove and hectare of land is getting bulldozed for new houses, and it sucks. We've lost all character that we had; this place used to rule and now we're becoming every cookie-cutter Colonie-meets-Clifton Park over-developed generic area that looks the same as everywhere god damn else. The Town gives zero fucks about green space. When that asshole came in and reassessed property values to make it impossible for regular people to keep open land, it was over and his developer friends won. I am planning on leaving the town I've lived in for 30+ years because I hate it here. There's too many people and the infrastructure can't support it. Going to Glenmont is awful, and even Delaware Ave is worse because there's too many people for our system. I love people and it's not that I want to be isolated. Our town is just over-congested and they keep cutting down every freaking possible tree they can. The animals have nowhere to go, and you're seeing deer and skunks and possums in the heart of town because all the land on North Street, Elsemere Ave in Glenmont, up on Delaware past the high school, and Orchard Street by 5 Rivers has been bulldozed and their habitats removed. STOP IT.	8/12/2018 9:53 AM
243	The town is becoming crowded	8/12/2018 8:34 AM
244	Land owners should be able to do what they want to do with THEIR land. If it is zoned for housing let them build. The people of this Town need to stop trying to control other people's land.	8/12/2018 7:21 AM
245	We love living in Bethlehem, however, we are considering looking into other communities to call Home. Every open space seems to be purchased by developers and when you think it would only be possible to build a house or two they build six. The general infrastructure of the town can hardly support the current population. I feel like the town is closing in around us and we live in old Bethlehem...	8/12/2018 7:03 AM
246	I am dismayed to see sprawling development all around Bethlehem.	8/11/2018 9:29 PM
247	Do not want wall to walk buildings but we do need more food & dining options in a walkable town.	8/11/2018 9:07 PM
248	Once farmland is gone, it can never again be used to farm.	8/11/2018 8:50 PM
249	Open space with wetlands in the Elm Ave area having been the point of speculation of development and we are concerned that this last piece of open space will be developed	8/11/2018 8:11 PM
250	Should not have raised taxes on undeveloped vacant land	8/11/2018 8:02 PM
251	Way too many trees are being cut down in Bethlehem. Fields are being turned into monocultural yards which is a horrible crime against nature!	8/11/2018 7:24 PM
252	I have observed the addition of more and more housing developments along with the loss of open members spaces and forest lands over the past 33 years. Our citizens want the preservation of open spaces to maintain the health of our environment. I compliment the Open space committee for their	8/11/2018 4:40 PM
253	I moved here 27 years ago because I love the beautiful farms and vistas.	8/11/2018 2:48 PM
254	I feel there is enough development. We need to persevere the wild and farm lands. We all love the farmers market but we need the farmers. We need to show support to them and encourage local produce	8/11/2018 1:47 PM
255	It seems to me that the town makes it too easy for outside developers to come to Bethlehem and buy our property for their economic gain. The town should make a similar effort to preserve this land for future generations to enjoy.	8/11/2018 1:43 PM
256	I don't want Bethlehem to have an insane amount of residential building. We definitely need to increase commercial tax base, but I don't want our town to be a Central Av/Wolf Rd.	8/11/2018 1:42 PM
257	Develpoment is inevitable, but it needs to be donw thoughtfully.	8/11/2018 11:39 AM
258	Taxes on open space has increased dramatically so what does a person have to do but sell. If this 2% tax pass it will continue to worsen	8/11/2018 9:54 AM
259	The town has done everything to discourage keeping farmland and open space by taxing bacteria land as building lots. People with 1 acre lots can grow produce to sell at stands, but now it's unaffordable. That is why these lots are sold to developers	8/11/2018 9:39 AM

260	Also overcrowding of schools	8/11/2018 9:31 AM
261	The tax system taxes farm and open land as "building lots" which is causing farmers to have to sell land. Agricultural property and vacant lots should not be taxed as such. It is an unfair way for the town to make money.	8/11/2018 9:18 AM
262	We need to leave enough areas unpaved to prevent flooding	8/11/2018 9:15 AM
263	I have lived in Delmar for over 30 years. I have watched beautiful, unspoiled land be decimated to construct housing, much of which is unsightly and empty. It needs to stop.	8/11/2018 9:02 AM
264	Too many multi dwellings	8/11/2018 8:32 AM
265	Development can be good, if it's more than just s bunch of box-house neighborhoods.	8/11/2018 7:22 AM
266	Loss of country character.	8/11/2018 7:19 AM
267	Planned development is good. It needs to be balanced with open space conservation and be financially sustainable long term.	8/11/2018 6:29 AM
268	Too many people in too small of a space makes everyone aggressive!	8/10/2018 11:42 PM
269	Much of our open space is now utilized for another large house, even on small lots	8/10/2018 9:53 PM
270	I favor some development of open space or farmland..	8/10/2018 9:29 PM
271	This town was such a nice place before all the developments were built. Too many people ruined the attractiveness of moving here. Furthermore who can afford the 400,000 and up homes that are being built.	8/10/2018 9:00 PM
272	I grew up in Bethlehem and have watched the open space and farmlands disappear with rampant commercial and residential development. The character of our town is becoming lost as more and more out-of-town developers grab up our land and build with thought only to profits.	8/10/2018 8:32 PM
273	Not concerned as we have a lot of open space in the town of Bethlehem already. Big park system walking trails Schools with many fields and green areas.	8/10/2018 4:28 PM
274	Development in town particularly residential Building adds more demands to schools. Development also increases polluted runoff into our waterways. traffic congestion is also a concern.	8/10/2018 4:15 PM
275	It's going to sold eventually	8/10/2018 3:28 PM
276	Careful planning of developments	8/10/2018 3:22 PM
277	It would be nice to preserve open space to maintain the character of our community but not at the expense of those selling or buying homes. I am strongly against the proposed transfer tax.	8/10/2018 2:50 PM
278	There are too many apartment buildings, too many housing developments where the houses are close together and look like little boxes on the hillside.	8/10/2018 11:36 AM
279	The planning department seems to be allowing building in the town w/o a plan. Making a plan is essential to keep a balance between farm and community development.	8/10/2018 10:58 AM
280	There is too much development in Bethlehem and it takes away the calm serenity of living in a suburb.9W traffic is horrendous Its like Wolf Rd It seems like everywhere there is a spot of land someone develops it with apartments therefore making more congestion.	8/10/2018 9:31 AM
281	This is an important issue, but it is a big, big,big, mistake to put a tax on home sales for the Town to buy private land!!!	8/10/2018 8:26 AM
282	The Town of Bethelhem more and more resembles Clifton Park--too many houses and no character of its own. This Town could have locally supplied fruits, vegetables, grains, mills, etc. We should be attracting more farmers instead of building houses on old farm land. Additionally, we need open space for water recharge and wildlife habitat.	8/9/2018 9:11 PM
283	The town needs to look 100 years to the future and plan to have a livable environment then and the years leading to it	8/9/2018 8:46 PM
284	Subdivisions continue to choke the land. Where does the water go? What happens to all the fertilizer, pesticides, etc dumped on the land(it goes to the creeks.) What about all the salt and the sewage. Enough is enough. If they want development, it should be much denser.	8/9/2018 8:44 PM

285	There is very little open space left in Delmar. The few farmers that are left are essentially being pushed out by developers. The beautiful open spaces and farmland is disappearing from this town significantly changing what once was a lovely "small" tight knit community into a very large over populated suburb with ever increasing traffic.	8/9/2018 7:51 PM
286	I would love to see a stop to any more developing in Bethlehem.	8/9/2018 6:45 PM
287	There are far too many vacant stripmalls, shops, and residences to be building new ones on open land. We absolutely need to conserve out natural land for environmental, and animal welfare reasons.	8/9/2018 6:10 PM
288	Development rate seems excessive	8/9/2018 5:58 PM
289	Development has been carried out in such a way that it decreases walkability and maximizes suburban sprawl. House farms with unnecessarily large lots force reliance on cars, and have a negative impact upon wildlife habitats and watersheds. The development of rural land in Bethlehem has been done without regards to the creation of the accessible,communal spaces that build stronger communities and encourage the growth of small businesses.	8/9/2018 5:10 PM
290	I've lived here all my life. And until the last 15 or 20 years I never saw deer openly walking thru heavily populated town areas. That says to me that their habitat has dwindled rather extremely. Over development will increase the tax base but that increase comes with a price I hate to see happen. Additionally big box stores like Walmart and Lower has already negatively impacted the 9W area. It's a shame whats happened to this town.	8/9/2018 5:04 PM
291	I'm concerned that support for people who choose to farm remains, or becomes, strong. Farms are our connection to the land, to our sources of food. The closer food is grown to us, the better. The trend to maintain small, responsibly managed farms, is important to a community's health, to its well being (the beauty of nature), to the education of its citizens, and with proper support, to its economy, especially as we see the value of agritourism growing. Open spaces, in general are vital to a community's emotional health. Further Building must be sustainable, and work creatively to best protect our natural resources.	8/9/2018 4:10 PM
292	Bender Lane is now being developed, much of open space in Glenmont is going. Kleinke farm on Kenwood is also a big concern.	8/9/2018 4:00 PM
293	I'm concerned about the, in my opinion, over development not only for ecological reasons but also for the preservation of the town's character. If I wanted to live in generic suburbia I would live in Clifton Park! The increased demand on infrastructure, added traffic and congestion is not in keeping with the town I want to live in. It's great the way it is, except I would love to have a sewer line at my home (which is not rural and is in a sewer district) to match the public water supply. I bet those shiny new developments have town sewers! I'd like to see the town make that kind of development progress first.	8/9/2018 3:54 PM
294	In the 20+ years we have lived here, there has been so much development on lands that were once farmed! Building of apts and townhouses has to slow down!	8/9/2018 3:41 PM
295	Traffic too heavy no need for further housing developments	8/9/2018 3:02 PM
296	Once farmland is lost, it is essentially lost to agriculture forever.	8/9/2018 2:20 PM
297	More houses means more driveways means more rainwater going into the sewers rather than in the ground to replenish water supplies, plus more people using that water.	8/9/2018 1:29 PM
298	The area behind my house was developed with no regard for homeowners living in the area, which destroyed a lot of trees and left us with no privacy.	8/9/2018 1:28 PM
299	Increasing population puts great demands on our services and facilities, and degrades town character.	8/9/2018 1:02 PM
300	There shouldn't be a restriction on land already designated for development but it's important to leave some open space for the character of the town not feeling overly populated or overwhelming and brining down value in the real estate market	8/9/2018 12:56 PM
301	Part of what makes our town special is the unique combination of suburban neighborhoods next to and mixed with open spaces. The continued development of house farms and apartment complexes with little regard to preserving the beauty and character of the town is sad. I am also concerned about the effect of this development on infrastructure and on school capacity. We will become another Clifton Park?	8/9/2018 12:47 PM
302	Also concerned about the infrastructure	8/9/2018 12:28 PM

303	Concerned about the expansion of apartment complexes. Need dialogue about community standards.	8/9/2018 12:06 PM
304	Developing previously undeveloped land ruins scenic views, adds to traffic, adversely impacts wildlife, and negatively impacts the feel of the community.	8/9/2018 11:54 AM
305	The charm of Bethlehem has always been the favorable green space ratio to the housing developments but that seems to be rapidly eroding and with it goes the aesthetic benefits of green trees and mountain vistas. The fact that we are adjacent to the city of Albany's assets but feel close to nature and breathing room must not be sacrificed for developers gains.	8/9/2018 11:00 AM
306	Over Development and the impact on the school system, traffic congestion, quality of life	8/9/2018 10:04 AM
307	To much of the farm land has been turned into housing development	8/9/2018 8:38 AM
308	too many developments already; curb suburban sprawl	8/9/2018 8:28 AM
309	I live in Glenmont, which seems to be the area of town chosen for business development.	8/9/2018 8:04 AM
310	Bethlehem is becoming over-developed. It is losing its character.	8/8/2018 10:49 PM
311	Loss of open space means more traffic, more noise, more pollution.	8/8/2018 10:16 PM
312	Carefully planned development can be an asset to all - emphasis on carefully.	8/8/2018 8:25 PM
313	My children learn much from and love to see farm animals. If I wanted them to grow up in an area of high development, I would have moved to Clifton Park.	8/8/2018 4:02 PM
314	We must balance the need for open space and farmland with the available housing needs of our aging residents. There are many residents who want to downsize to smaller living spaces but stay in town. There are not a lot of options.	8/8/2018 3:05 PM
315	Concerned about loss of open space; but also concerned about protecting property rights and allowing generational land owners to cash out if they need/want. To remove pressure to cash out, perhaps lower taxes on that land. Or, Town should purchase.	8/8/2018 2:14 PM
316	These are two characteristics that define our community in a positive way, supporting quality of life. If we want to preserve farmland, we especially need to support farmers's ability to use their farmland as a source of economic stability for themselves, while preserving it.	8/8/2018 1:34 PM
317	Why aren't taxes going down with the explosion of commercial and residential buildings? This would help out large land owners if the tax base is increasing. When is enough, enough and when will the infrastructure begin to be pushed to it's limits and start to fail. There have been projects (end of Hartman Road) that get approved, trees removed (land looks unappealing), and then nothing gets built. There should be more follow through with these approved projects.	8/8/2018 12:39 PM
318	Traffic and congestion. Loss of "character" of the town.	8/8/2018 3:21 AM
319	I see more and more development. Often what's built is vacant/unrented. We don't need more apartments.	8/7/2018 5:34 PM
320	Lost open space and farmland cannot be replaced	8/7/2018 1:27 PM
321	too much development throws everything in nature off, including animals, plants, open land, etc.,	8/7/2018 12:36 PM
322	We relocate d here from a state that lacking the amenities of these issues. Traffic was was a reat problem due to the random mix of Businesses and Residences.	8/7/2018 10:35 AM
323	New house construction is going up in every nook and cranny of the town, and I don't see that it's all filled. Let's slow down this development! There's nothing wrong with having people wait to move here until existing hosing stock comes back on the market.	8/7/2018 10:13 AM
324	I am concerned about loss of land to have locally sourced food and about traffic and sprawl.	8/7/2018 10:05 AM
325	Very concerned that there are too many developers who want to build apartments & townhouses & not leaving much green space.	8/7/2018 9:08 AM
326	As more and more land is continually developed, wildlife is crowded into less space and then people complain that there are deer eating their plants or coyotes might be after their pets or we need to spray poisons on everything because of the insects they encounter.	8/7/2018 8:50 AM
327	The rate of development has increased significantly in the last 10 years. Many natural areas are disappearing. Along with them, the character of the town is disappearing.	8/6/2018 9:46 PM

328	I'm vegan, I don't want to promote more dairy farms and I don't think by adding a few homes or apartments it changes the "character" what is character really?	8/6/2018 7:42 PM
329	As existing land/farmland is developed, the character of our town will continue to dwindle.	8/6/2018 7:09 PM
330	Pkease stop building monstrous houses...and development names like mansions of delmar are snobby...and walden fields compketely developung what was once really a field is sad...	8/6/2018 2:41 PM
331	Developers would build on every square inch of land available, changing the character of our town and increasing traffic to ridiculous levels. Please pay close attention to preserving land currently within the Old Delmar, especially, I. e., Kenwood Avenue, Rt 32, and Kleinke's Farm. PLEASE DO NOT let us become Clifton Park: housing developments connected to malls by highways!!! Maintain our small town feeling!	8/6/2018 2:33 PM
332	It changes the character of the Town	8/6/2018 2:19 PM
333	Balancing open space and development is critically important for maintaining water quality, habitat, and community character.	8/6/2018 1:56 PM
334	Greatly concerned about the loss of open space to development, particularly large scale development in the form of large apartment complex development that are now rampant throughout town.	8/6/2018 1:48 PM
335	There should be a balance between development in the ttown and open space and farmland. Yes we increase our tax base with all these developments but still to ruin perfect open space is a travesty	8/6/2018 11:59 AM
336	There seems to be high traffic areas where new developments are going up . For example: wemple	8/6/2018 10:32 AM
337	open space defines the character of the town. Without it, we could be anywhere usa	8/6/2018 10:07 AM
338	It is important to the character of Bethlehem and to health/quality of life to be able to quickly get into nature - trees, wildlife, quietude. Locally food production also provides community character and healthy living.	8/5/2018 10:50 PM
339	While some development is positive growth, too much and the area loses it's appeal	8/5/2018 9:58 PM
340	Unchecked development will damage the character of the town forever.	8/5/2018 9:46 PM
341	We do not need another Clifton Park.	8/5/2018 9:34 PM
342	Allowing so much development and losing so much open space and farmland diminishes the charm of the town.	8/5/2018 9:31 PM
343	Town is being destroyed by over development. It is out of control.	8/5/2018 4:41 PM
344	Overpopulation negatively impacts services and the environment	8/5/2018 2:09 PM
345	How many McMansions are needed in this incredible community? What incentives are the farming communities given to continue farming?	8/5/2018 1:59 PM
346	I see it as the most important and concerning issue that Bethlehem faces.	8/5/2018 1:29 PM
347	I have lived in both Slingerlands and Delmar for over 30 years and have seen a recent encroachment of open spaces that seems to be uncontrolled. Entire acres of trees of cut down completely, something leaving fields of mud before building blocks of townhouses or houses that are treeless and unattractive. The quality of some of the building is suspect, and there seems to be no conservation in mind. I have noticed the rapid development of Feura Bush area and now at the end of Kenwood. The loss of Kleine's farmlands would completely change the feel of Delmar as a small town that has loads of amenities close to a city, but protected by natural beauty. I urge either a moratorium or at least an intensive study of current development and plans for the future.	8/5/2018 11:22 AM
348	Delmar has a certain charm and character that multi-family dwellings and rental units which are comprising the majority of the open space development, detract from that charm and character and uniqueness.	8/5/2018 10:13 AM
349	Development overcrowds our schools and our roads and overtaxes our infrastructure like sewer and water.	8/5/2018 9:25 AM
350	While I realize that landowners have the right to do with their land what they want, it is important for the town to do what it can to save our open spaces and reduce the extent and negative effects of development.	8/5/2018 8:45 AM

351	The town is losing it's character and charm. Stop development!	8/5/2018 2:38 AM
352	Loss of the semi-urban, semi-rural character of Bethlehem. Excessive urban congestion with all the ills that come with it	8/4/2018 10:13 PM
353	Animal habitats, wetlands, protected areas vanishing, overstretching water table and lack or proper drainage	8/4/2018 9:07 PM
354	There seems to be plenty of housing in Bethlehem. We live in a world of limited resources. If we use up everything we won't have anything left. Studies are showing that people are having fewer children, why do we need to keep building big housing developments. We should be more concerned about the footprint we are leaving on earth.	8/4/2018 7:47 PM
355	reverse the tax increase on open land so that landowners can afford to keep their land	8/4/2018 7:40 PM
356	Having grown up in Long Island I have seen how overdevelopment can ruin the character of a town	8/4/2018 3:22 PM
357	Important to save some farmland and keep character of the town. Encourage density in the town center and farmland in the already existing farmlands.	8/4/2018 2:44 PM
358	The Town has a good mix of small town, country with access to a good park system. Great school district and library. Elements which have encouraged its reputation in the area. Concerned that without preservation of local farms, support for local business and access to open spaces, the Town will end up with a mishmash like Colonie and Guiderland.	8/4/2018 1:27 PM
359	The loss of open space is detrimental to the character and peace of this historic community. The traffic backup is so evident now, without the pending destruction of farms in current plans - such as Wemple area, Kleinke farm, land at Route 85 and 85A, Bender melon property, etc. Look at what has happened to the golf course on 85a and the housing being built there, houses as far of the land can see instead of crops. Land should be developed according to being less desirable for farming. Farm land cannot be restored. We will be eating plastic from china if we don't conserve precious resources to keep U.S> independent. Different areas of U.S. are suffering devastation from climate change, fires, tornados, flooding. One day our area may be relied on for farm quality land and food production of U.S> independent survival. Conserve now. Traffic is a concern already - can take 10 minutes to get out of my street onto Cherry Ave at work traffic times. ridiculous. Build roads, not houses. We do not need additional strain on your infrastructure until it is brought up to date. Never mind arguing more houses will bring in more taxes. We do not need the added cost and straining of our resources for services and usage that new houses bring. Our services and relationships with our town workers are great now. Keep it that way, not strained and reduced. Again: Build roads, not houses with plans to support inevitable expansion or traffic pattern changes of the future. The railway destruction - turning it into walking and bike path was shortsighted. The railway should have been kept intact for commuting from outlying areas into the city. The bike/walk path could have been put in alongside the rails. Change is not good without looking far into the needs of the future. We have a magical place and location. Let's keep it that way.	8/4/2018 12:46 PM
360	I used to live in a rural community in NJ with major agricultural imprint. I returned a few year ago to see all developed--factories, developments, etc. Don't want that to happen in this area.	8/4/2018 12:42 PM
361	the open space, farmlands and ease of getting around town were definitley one of the reasons we chose to move to Glenmont 25 years ago. It's disheartening to see how much our town was allowed to change so dramatically over the years. I feel like enough is enough already with the developments. Kleinke farm and wemple road are prime examples of projects that need to be stopped. Our roads are crammed enough without adding these huge developments. It is ridiculous to have to wait an extra 10 to 15 minutes leaving my house between 4 and 5:00 to get anywhere.	8/4/2018 12:19 PM
362	Over the years that I have lived in Bethlehem, I have witnessed the destruction of forested land and meadows where I like do to hang out with friends and spend my time. Now, with the rapid development of the land, it's hard to enjoy the natural beauty of open space, and many farmers are selling their land to the developers.	8/4/2018 11:22 AM

363	Bethlehem has a legacy as a rural / suburban community that is threatened by development. That legacy is palpable on a hot summer's day when yo drive from Albany into our much cooler town. We will lose this with continued paving and deforestation. Often overlooked is the actual financial costs to the community presented by the runaway development. The developers take their profits and run and leave the rest of the citizens the costs of increased police force, additional school construction and maintenance, highway maintenance. Not only do we lose the characteristics of the town tha attracted us here, but we ge stuck with enormous bills to pay for that habitat devestation. w much cooler is extremely expensiv	8/4/2018 11:19 AM
364	I am saddened to see the last ss if open space in our town especially surrounding Delmar. We will lose our s naw of being in a friendly, beautiful, cohesive community if we continue building apartments, condos, and additional shopping areas. Also traffic will increase. We can see examples of the kind of community we will become and they are not appealing.	8/4/2018 11:12 AM
365	The character of every town changes over time. People leave and people come. New people don't care about what the town looked like 5/10/20/40/60 years ago. People have the right to sell their land to developers and I shouldn't have to pay for it; through the original acquisition nor through paying for parcels that go untaxed.	8/4/2018 10:36 AM
366	Changes character of town . Increases traffic.	8/4/2018 10:22 AM
367	The nature of Bethlehem is a nice mix of development, housing, retail, and open space/farmland. If we lose that feel, we lose the value of the Town.	8/4/2018 10:10 AM
368	I have watched so much farmland turned to housing developments over the years- I think it's taxes our resources and undermined the character of the community.	8/4/2018 9:05 AM
369	The loss of open space is negatively impacting the character and composition of the town population, turning a community into an entity populated by a transient population with no real connection to the town or concern for its future. Look at the percent of people who vote in the school budget to get a good idea of what I mean	8/4/2018 7:54 AM
370	I think the town is over developed. I have lived here all my life as has my husband and are not happy with the direction the town is taking. The development on Kenwood Ave. by the ball park and the one on Bender lane are most upsetting.	8/4/2018 7:47 AM
371	I have gone to several planning and zoning board meetings regarding farmland, zoning changes and development regarding lower Kenwood ave..I have also expressed my concerns at some of these meetings. I don't feel as if the town really cares about open space, farmers or losing the character of the town. My current feelings are that even though you are given the chance to express your concerns its pointless..all decisions have already been made you get to speak are placated don't hear anything else and then you see its a done deal. I am becoming very discouraged and disappointed with the government in this town. It seems money talks louder than the residents.	8/4/2018 1:24 AM
372	Building too many houses and rentals and taking away what makes Bethlehem special. Taking about the farms and open spaces is turning our town into a place that many including myself are not happy about.	8/4/2018 1:11 AM
373	It's a balance but I am not knee jerk anti-development. I do think what the family was requesting of taxpayers appeared ludicrous.	8/3/2018 6:44 PM
374	Since the last reassessment activity 2-3 years ago the sudden development surge is heart breaking	8/3/2018 6:33 PM
375	I believe the town currently has a good plan in place for development. Development is inevitable with population growth, however, parks and farmland are incredibly important to our wellbeing. The current open space initiatives are a good start but more could be done to preserve and encourage farmland.	8/3/2018 2:18 PM
376	Not all development results in the loss of open space and farmland that has significant value. A generalization that equate development to loss of valuable OS and Farm property is misleading. Also, not all local farmers use best practices or own property with valued soils; some are just developers waiting for the right time to bail out of farming.	8/2/2018 4:50 PM
377	I feel that we need to do more to protect, preserve and reuse our historic buildings, but along with this, I feel that we need to balance new development with retaining and supporting existing open spaces and agricultural production.	8/2/2018 12:44 PM

378	It is a catch 22 as I know we need to house people and develop sensibly, but without open space and farmland, it will not be as desirable to live here in Delmar which makes this community stand out plus making us more sustainable and less dependent on imports.	8/2/2018 10:54 AM
379	Although I am concerned about the loss of open spaces I do not support a transfer tax.	8/2/2018 10:46 AM
380	It seems there is a house built on every vacant lot available in the town.	8/2/2018 10:05 AM
381	We need the open space and wooded areas for the animals. Where are they to go? We are supposed to be good stewards and care for the earth and its creatures. "Development"....."Progress".....means some people are making money at the expense of others, the environment for those who will never come. NYS is losing more people year after year. Stop it already!	8/1/2018 11:57 PM
382	Landowners can do what they want with their land. They need to follow the zoning. It's their land that they pay taxes on. If the land is next to me and I don't want development than I should buy it or shut my mouth.	8/1/2018 10:39 PM
383	Not sure what your definition of open space is. To me open space is land owned by a private citizen. I do not believe the town should own any open space. We need our farms back.	8/1/2018 8:20 PM
384	If I wanted to live in a crowded urban area I would move there	8/1/2018 4:53 PM
385	The increase of development in our has greatly increased traffic and is forcing farmers to sell their land because of the increase in taxes. It also takes away from some of the best parts of our town like the beautiful views.	8/1/2018 4:29 PM
386	The increase of development in our has greatly increased traffic and is forcing farmers to sell their land because of the increase in taxes. It also takes away from some of the best parts of our town like the beautiful views.	8/1/2018 4:29 PM
387	I have lived in the town all my life and feel the constant development of farmland is ruining our community. It is not a town I am proud of now.	8/1/2018 3:53 PM
388	The loss of open space in our town is changing the character of our community. We are causing congestion on our roads and depleting our resources while causing strain on our infrastructure. All this seems to be happening with little input from our residents and little foresight. Most of us moved to Bethlehem for its small town feel and to avoid the center less towns of Guilderland and Clifton Park. Sadly, as each vacant lot and field is filled with another structure, it seems We are making the choice to be more like these other towns.	8/1/2018 2:30 PM
389	Loss of open spaces leads to wildlife losing their homes.	8/1/2018 1:10 PM
390	Farms yes but open space is a property owners decision	8/1/2018 12:56 PM
391	There is plenty of open space even after development, let the economy dictate what is useful on any piece of property, and conservation subdivisions retain much open space for a neighborhood	8/1/2018 12:01 PM
392	Need to find a balance between growth and conservation. Open space for hiking, biking is what attracted us here. Good setting to raise child. If we are not careful, we will just become another generic town.	8/1/2018 11:23 AM
393	I believe in preserving wildlife habitat. I am not sure how important farming is anymore. it seems like a boutique interest outside of major agro business farms. I think we need more managed open spaces like 5 rivers. We also need to be careful about planning our subdivisions so they look more natural and not like a strip of Mc Mansions.	8/1/2018 10:17 AM
394	The town is over-developed already.	8/1/2018 10:09 AM
395	I don't mind seeing older run down developed property rededcoloped but I do not want to see open spaces built on. Enough!	8/1/2018 9:48 AM
396	The level at which the Town taxes this land will continue to dictate whether it remains open or developed	8/1/2018 9:30 AM
397	The rampant conversion of farmland and open space to residential development is unsustainable and negatively impacts quality of life for all Town residents.	8/1/2018 9:19 AM
398	enjoy riding bicycle on the more rural roads - Meads Lane, Wemple Road and others	8/1/2018 9:13 AM
399	We have lived in Glenmont 26 years and are so discouraged to see more and more development, especially of big, expensive houses that change the character of our town. Everywhere we look, it seems, there are more houses going up and traffic is getting more and more congested.	8/1/2018 8:58 AM

400	The continuation of developments and subdivisions is hurting the character of the town. I know I'm considering moving because of this over development. Specifically as it relates to that at Kenwood & Rockefeller and the Pines at Normanside.	8/1/2018 8:51 AM
401	I'm not concerned about turning farm fields into subdivisions, but don't like to see forest, grassland, wetland (which may exist on a farm property) habitat destroyed for the same reason.	8/1/2018 8:48 AM
402	Your tax policies have driven out almost every farmer who continued family traditions that had been in place for generations. Raising taxes and assessments have led to farms becoming developments. Don't take 2% and try to impose unsustainable bandaid policies. Stop taxing people out of Bethlehem.	8/1/2018 8:46 AM
403	Too late for Bethlehem, needed to have happened 30+ years ago.	8/1/2018 8:45 AM
404	The taxes are too high for vacant land owners. We need to find a way for vacant land to be taxed at a different rate so owners don't feel they have to sell.	8/1/2018 8:14 AM
405	Open space and farmland is one of the things we find most attractive to our living in Bethlehem. It enhances the scenery, it's great to be able to buy local food, and it's good for the environment.	8/1/2018 7:56 AM
406	I'm more concerned about the schools. More development brings too many kids making class sizes bigger.	8/1/2018 7:42 AM
407	I think that people are attracted to the town for its character, and to get away from the city. If people really wanted to live in s Latham or Colonie type setting, they would do so .	8/1/2018 7:27 AM
408	Not at the cost of a 2% tax	8/1/2018 7:12 AM
409	we are already overloaded with "developements" full of people cycling thru and just using our resources and then leaving while voting for ever higher taxes	8/1/2018 6:53 AM
410	I moved to Bethlehem because it isn't over developed and, unlike many communities in the area, is both walkable (Delmar/Elsmere) and charming.	8/1/2018 6:35 AM
411	Land owners have right to sell to highest offer including development.	8/1/2018 6:14 AM
412	I am extremely concerned about this. The overdevelopment in this area is unreal! It's affecting not only the character of the town with the hideous cookie cutter houses that are an eyesore and glaringly lacking in character from the original houses to the massive amounts of pesticide use, destruction of animal habit and natural spaces, to the concern about all the chain stores opening, to the massive influx of people which affects our schools and education, traffic, crime, local business, lack of local support for local farms and locally grown food. I grew up in Bethlehem and returned to the area to live for its character and beauty and its dwindling down to nothing. Highly disappointing to see that there will also be more crappy characterless house squeezed in on Feura Bush Road next to the cemetery. It's just unreal.	8/1/2018 1:58 AM
413	Building on seemingly every open scrap of land in Delmar should stop. Existing housing stock is sufficient.	8/1/2018 1:07 AM
414	The town screwed up years ago with reassessment by significantly taxing those owning significant land. While it gave folks in newer homes a tax break, it caused the situation we are in now with land owners seeking to sell rather than pay the ridiculous taxes.	8/1/2018 12:57 AM
415	There is plenty of open space, maybe not in Delmar but look at South Bethlehem	7/31/2018 10:46 PM
416	Over development means changing the character of the town we chose to reside in. We love the blend of rural and suburban aspects of our town. It is the open spaces, nearby farmland, Five Rivers, and many MHLC land that make our town so special to us.	7/31/2018 9:47 PM
417	The character of own town is gone. My family has been here since the 1950's and there is no open space. The development of town houses and condos has ruined the town character and we need to preserve open space	7/31/2018 9:23 PM
418	It's up to those who own the land and whom they sell it to	7/31/2018 9:13 PM
419	It seems the town is allowing significant development that is ugly, overburdens sewers and gas and crowds schools while holding the delusion that smaller homes will attract retirees.	7/31/2018 9:13 PM
420	Your killing the farms by letting them be sold to developers. Farms feed everyone. Developers help a few!!! Stop letting land become developments	7/31/2018 9:11 PM

421	Concerned, but only because the Town's ill-conceived economic planning and elevated assessments on farmers have essentially caused this crisis. Many farmers and land owners simply cannot afford to live in Bethlehem, and us residents cannot afford to offset the costs of open space preservation via a transfer tax.	7/31/2018 9:08 PM
422	If the town of Bethlehem had not jacked up all of the assessments on open space in 2013, we would not have a development problem at this point. Now they want to collect a 2% tax on real estate transactions to pay for the mistakes that they created. That is sickening. You caused it, you fix it.	7/31/2018 9:00 PM
423	I would like land to be preserved as open space but do not support a transfer tax to accomplish this. Lowering taxes on open space land is a way to show farmers and land owners in our community that we want them to keep their land and not sell to developers.	7/31/2018 8:57 PM
424	Town recently seems to have little regard for preservation of character and the little green space we have left.	7/31/2018 8:40 PM
425	Concerned about proposed development on Feura Bush Rd in Glenmont	7/31/2018 8:29 PM
426	There is too much development and it seems the interests of developers are put before the residents. Every resident I speak to is concerned about the magnitude of the development, the increased traffic and loss of farmland and open space, forests, etc.	7/31/2018 7:42 PM
427	When my family and I purchased in Delmar 5 years ago, we did so because of the town's charm. Small town USA, close enough to downtown but with the assumption that historic and environmental conservation were priorities to the town and the (former) administration. In just a matter of a few years, our sleepy little town has erected more apartment buildings and grazed land than necessary. I'm all for preserving open space, and slowing overdevelopment, and am willing to put my money where my mouth is (even if that means slightly higher taxes).	7/31/2018 7:25 PM
428	have lived here since 1978 and have seen huge changes, not always for the better.	7/31/2018 6:24 PM
429	With the continuous development, we endanger our wildlife, we endanger our farm lands, we see more disregard for the men and women that work the land and total disregard for the land itself.	7/31/2018 6:22 PM
430	Slow development. That's what makes Bethlehem so desirable	7/31/2018 6:08 PM
431	I come from Long Island. We had these problems and the Island is all the poorer for all the unregulated growth. Here are my concerns. 1. Water and sewage how much more will my taxes go up to expand the existing infrastructure. 2. fire services 3. road maintenance. 4. traffic growth. 5. who or how will we pay for the additional education services. 6. with apartment construction the more people you bring in that do not establish roots in a community the more crime grows. additional pollution from all the cars and home heating requirements and garbage removal. More people and less open spaces usually also brings more stressful situations affecting the mindset of all the individuals within an area.	7/31/2018 5:46 PM
432	Development & over-development has far reaching consequences--the disruption of ecosystem leading to more tick bearing animals (and more Lyme disease) and other animal/human interactions that happen as animals lose more and more of their land, a loss of quality of life. Open spaces such as Five Rivers and the Rail Trail encourage healthy habits such as exercise and bring in nature. Encouraging local farmers to preserve and farm their land and offer local products helps us all.	7/31/2018 5:11 PM
433	Where, I'm living now is Colonie. It's only temporary for me. I plan on moving back to Bethlehem permanently and I want my future children to go to BCSD. I went to BCSD and think it's the best school district around. Bethlehem is the best town around. My family lives in Delmar. I own a local business and plan to someday have it in the Town of Bethlehem once it's large enough to be a brick and mortar. I also currently work in the Town of Bethlehem.	7/31/2018 4:52 PM
434	Let's buck the Capital Region trend of open space = future McMansions and big box plaza. We have resources that other suburbs lack, and if we give those up we can never go back.	7/31/2018 3:58 PM
435	It shows the beauty of it.	7/31/2018 3:40 PM
436	As the town has grown over the last 30+ years that I've lived here, I notice the encroachment of wild animals in residential areas and increasing difficulty with traffic and drivers speeding through neighborhoods. We can't continue to "Pave Paradise and put up a parking lot"!	7/31/2018 3:34 PM
437	Development adds burden to infrastructure (roads, sewers, grid, schools, services (i.e. police). Over-development is changing what brought us to Bethlehem.	7/31/2018 3:29 PM

438	It seems that everywhere there is an open space, someone is building an ugly house on it.	7/31/2018 3:27 PM
439	I think the town has a comprehensive plan in place that addresses open space and has a planning board that provides adequate oversight.	7/31/2018 3:20 PM
440	Too much land is being developed for housing. I would like to see green space and nature. I want my kids to grow up being able to enjoy and explore the outdoors and not to just see everything being developed for housing and business. I find it extremely disappointing how much land has been lost over the years.	7/31/2018 3:05 PM
441	The entire feel of Bethlehem is experiencing a tragic change from homes and farms to apartments and town homes with zero character. They add nothing to the feel of the community and are changing it for the worse. We moved to Bethlehem because we loved that it was a town with character and now it is turning into another cookie cutter development mess.	7/31/2018 2:58 PM
442	roads more congested, character of the town lost	7/31/2018 2:24 PM
443	Town should encourage cluster housing in new construction	7/31/2018 2:05 PM
444	I'm 40 years old. Lived in Delmar for 35 years. Very sad to see the loss of farmland sold to developers. It's turning into Albany. I moved my wife here 3 years ago but now it's losing its charm and gaining more crime. More people more problems. Delmar was fine just the way it was.	7/31/2018 1:59 PM
445	Concerned for loss of open space/farmland. But also HIGHLY CONCERNED at loss of Historic properties (demolition/inappropriate alteration) and character of neighborhoods	7/31/2018 1:46 PM
446	Rate of development and number of proposed units coming into Town appears to have increased dramatically recently and the Town needs to be more pro-active in managing/controlling development and preserving open space.	7/31/2018 1:25 PM
447	Bethlehem is over developing. Schools are overcrowded and the developments are taking away land and not adding value to the town. Plus th developments are ugly.	7/31/2018 1:19 PM
448	Destroys character of Town. Costs taxpayers money re police, schools, etc are further stressed. Roads are stressed. Other services stressed. Only developers come out ahead. of farmland is permanent. Local produce cuts down on our contribution to climate change	7/31/2018 12:54 PM
449	Current exponential growth is unsustainable.	7/31/2018 11:56 AM
450	Areas for existing habitat is being eroded away. Development may increase the tax base, but the cost (increased traffic, loss of wildlife) is higher. The character of the area is what brought me here, destroying that character is what will drive me away.	7/31/2018 10:17 AM
451	One of the most important pieces of the open space and farmland in our community is its prominent location along our main thoroughfares. Replacing open space with high-density residential housing is detrimental to the overall character of our town. Look at Maher road as an example. Take it west into unmaintained open space, or east, into new, unattractive, condo spaces.	7/31/2018 10:15 AM
452	The housing is becoming crowded. I mourn the loss of trees and open space. There is too much traffic. Deer and other wildlife are overrunning residential areas as they lose their natural habitat. The character of the town is losing what made it special among Albany's suburbs.	7/31/2018 10:09 AM