

## COMPREHENSIVE PLAN COMMUNITY FORUMS - NEIGHBORHOOD THEME

|         | Slingerlands  | Selkirk  | South Bethlehem  | Delmar  | Glenmont  | North Bethlehem  | Elsmere  |
|---------|---|--|--|---|---|--|--|
|         | 11/29/2018  | 12/13/2018   | 1/10/2019  | 1/30/2019   | 3/7/2019  | 3/14/2019  | 3/21/2019  |
|         | 4 groups, 38 people total   | 2 groups, 17 people total  | 4 groups, 59 people total  | 4 groups, 51 people total   | 4 groups, 42 people total   | 2 groups, 17 people total  | 3 groups, 29 people total  |
| General | Like the quality of life, proximity to rural and urban areas (2). Like the proximity to Five Rivers. Like the way it is. Like the environment. Vision for no change, unless for good. Vision for age-friendly community. Concerned about lack of diversity- more diversity would enhance community. Concerned that aging population has changing needs. | Like affordability, accesibility to other services, easy commute to Albany | Likes that S. Bethlehem is the country, but close to the city (2). Likes presence of long-time families. Like affordability (2), blue collar community. Likes that people are welcoming. Like proximity to albany, but there's room/space. Like neighbors helping neighbors, good community (3). Llikes that people mind their own business/independent-minded. Likes that area is good for kids. Vision to keep quality of life, but have increased tax base. Vision for better connection with Selkirk and rest of Bethlehem. Vision for more/better community organization (2). Concerned about communication w/in S. Bethlehem. Concerned about train noise: blowing horn, train speed. Opportunity for families to move back. Opportunity for strengthening neighborhood/community. | Likes proximity to Albany (3). Likes that Delmar isn't overdeveloped. Likes established neighborhoods. Likes wamth/friendliness of community (3). Likes natural turnover of residents. Likes families, kid friendly nature of town. Likes that rural farmland/open space/fields/forest is close by (2). Concerned about having to move due to age. Vision bethlehem stays true to its reputation. Vision for aging in place (2). Vision for balanced growth. Vision for economic feasibility of ownership. Concerned about noise abatement. Opportunity for a dialogue with young people. | Likes proximity to Albany (3) and the country. Likes the proximity to the thruway-easy commute. Likes the proximity to cultural resources, ADK, and a train station. Likes the good neighbors/people. Likes the relativley affluent community. Vision for effort in Glenmont (?). Concerned about focus being on other parts of town. | Likes safety, that people look out for each other. Likes proximity to resources (2) and public services, but that neighborhood is tucked away. Likes low population. Likes proximity to Northway, Thruway. | Likes access to nature and city amenities. Likes that there is actual community here. Vision for a more diverse [racial, ethnic, age, etc.] community. |

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| Character | Like quiet character (2). Like small town feel/older home architecture, not cookie cutter. Like the neighborhood character and charm. Like the community feel, people, welcoming nature. Like the scale and size (in general) and for hamlet. Likes the way it is. Like the commercial- good restaurants, small scale. Opportunity for visual study for Slingerlands Hamlet. Opportunity to capitalize on Slingerlands history and make it a destination. Questioned: how to retain "feel?" Questioned: do we want regulatory [solutions]? - vacant V. Existing Uses, concern over cost, incentives-facade improvements program | Like small village feel, "We are not Clifton Park," Like rural areas. Like community feeling. Vision for more community activities. Vision to keep development at minimum. Opportunity to retain the character | Likes quaint, riverfront, historic character. Likes the small village/town feel (2). Likes that character is Norman Rockwellish, semi-rural. Like intimate neighborhood. Likes quiet streets. Likes fewer NIMBYs. Likes low level of development. Likes rural nature and farmland. Vision to keep rural character (2) and for fewer abandoned houses. Vision that fresh air feel is retained (copy). Concerned about size of future multifamily. Concerned about development in S.B. Concerned about properties/buildings in disrepair/abandoned. Opportunity for development activity/zoning/plan to be sensitive of existing character. Opportunity to stay consistent with housing/business types and styles. Opportunity to maintain rural atmosphere. | Like attractive trees (2), housing, streets, and nearby open space. Like the small town (quaint) feel (3), diversity of architecture, and historic resources. Likes the mixed-use neighborhoods. Likes the home town feel. Likes that the area is quiet (2). Likes enclosed areas. Vision to maintain historic structures. Vision for an attractive place with good development at low density. Concerned that the town is losing viable farmland and rural character. Concerned about the density of apartments - don't want high rises. | Likes comfortable living. Likes small community neighborhoods. Likes that Glenmont is not Clifton Park. Likes the limited density. Likes open land. Likes rural character. Likes community feel. Vision for a unique sense of place. Vision for neighborhood commercial (like 4 corners-mom and pop stores). Likes the hamlet scale, small community. Likes the diversity in architecture and housing character. Vision for aesthetically pleasing - higher quality architecture (2). Vision for Glenmont being like Old Delmar. Vision for attracting/having younger people in the area. Vision that any hamlet development will be walkable, attractive, and have a natural transition with mixed use areas. Concerned about property eyesores. Concerned about density- don't want to be too dense. Concerned about overdevelopment. | Likes the sense of community. Likes the suburban feel and country feel. Likes the historic aspects. Likes the residential/suburban feel. Likes that it is a nice neighborhood. Likes community character- trees. Vision for street trees. Vision for appropriate storage of cars/trucks. Vision that new development is compatible with surroundings. Vision for spread out development that ensures privacy. Vision for social connectivity at commercial centers. Opportunity for more of a community feel, a meeting place. | Likes mature trees (2). Likes history of area and buildings. Likes older homes, porches. Likes smaller scale homes (1 car garage). Vision that density remains the same. Vision that single family homes are kept. Vision that the community character is preserved as is. Vision that architectural styles, character, shapes are maintained- no cookie cutter. Vision that design includes solar energy and takes advantage of trees/shade. Vision that street trees are maintained- replace any trees that come down. Vision for preservation of historic/old homes-historic district. Concerned about double utility poles- take down old poles. Concerned about maintenance of character for businesses/restaurants- support small unique businesses. |
| Safety    | Like the safe neighborhoods. Concerned about safety of bridge (not just historic preservation) Concerned there aren't enough safe places for children. Vision - safe to connect to and from trail.  | Concerned about safety   | Likes the safety- people are out walking their dogs. Concerned about abandoned houses. Concerned about roads being unsafe for pedestrians (2). Concerned about emergency services response times. Opportunity for safety improvements.   | Likes the first responders. Likes the safety. Likes the safety-police force. Concerned about fact there are multiple fire depts. Concerned about rail trail safety. Opportunity to discourage fly-by-nights.  |   |  |  |

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| Land Uses | Likes the limited commercial and small scale. Like the open space. Like the doctors office/church re-use. Like that town homes are still part of town. Concerned there isn't enough housing, esp. affordable and senior. Concerned about high density. | Like mix of uses (small) to residential (good), Likes that there is enough commercial right now. Vision includes open space/farm land | Like the balanced industry. Likes Hamlet lot sizes, single family housing. Vision for balanced development. Concerned about having only one senior housing facility. Concerned about not having town center- don't see people as often. Opportunity for affordable senior housing. Housing for single families, affordable housing. Opportunity to maintain small town community anchors. | Like that there are good places to eat. Likes the library. Likes diverse housing. Likes farmer's markets. Likes sports facilities. Vision for slower commercial/apartment development. Vision for more affordable housing (3) for seniors (2) for young people (1) . Concerned about amount of commercial stock & impact on taxes - Want more commercial. Concerned there is no community center (2), meeting rooms to support arts. Concerned about residential growth. Opportunity for judicial commercial development. Opportunity for affordable housing. Opportunity for a community center for events/performances. Opportunity to look at Hamlet zoning- walk to stores/retail, etc. | Likes the larger lots/bigger properties (2). Likes open land (copy above). Likes the good business opportunities and shopping. Likes the agriculture and presence of farmland-fresh produce. Vision that commercial development will be placed (zoned?) where it will be occupied. Likes amount of commercial currently here- rarely need to leave Glenmont. Likes the space between neighbors- non crowded. Likes the drive in and ice cream stand. Likes the soccer facility. Vision there will be active farmland and agritourism. Vision for unique commercial development. Vision for affordable housing. Vision for more green spaces. Vision for more cultural destinations (like a museum). Concerned about apartments and transient residents they could bring- believe they won't be as invested in the community (2). Concerned about over-development. Concerned that environmental and land use mitigation is not borne by developers. Opportunity for commercial growth in appropriate areas. Opportunity for another library. Concerned that 9W lends itself to strip malls. Opportunity for mix of residential and commercial- lots of room for development. Opportunity for mixed-use development. Opportunity for a community center. Opportunity to change the zoning? when riverfront businesses close. (?) | Likes the age-in-place senior housing. Vision for single family homes. Vision for well-planned development. Concerned about access to land inside existing lots. Opportunity for a community center- where is available land? Opportunity for existing commercially used land. | Likes the unique stores here. Likes the neighborhoods with adjoining businesses. Vision for destinations for all ages- mixed use. Vision looks similar to community today. Vision for reuse and redevelopment of underserved [underutilized?] areas. Vision for more gathering areas, including outdoors. Vision for adequate housing accommodation for an aging population- affordability, diversity and housing choice. Vision that aging pop housing can happen near core residential. Vision that affordable housing is promoted. Vision for industrial zoning. Concerned that golf course will change- if so wants to keep green space. Concerned about sale of double/empty lots and loss of green space. Concerned about zombie properties. Concerned about infill being thoughtfully planned. Concerned about setbacks. Opportunity to add low and moderate income housing. Opportunity to add creative housing types and cottages. Opportunity for inclusionary zoning. Opportunity to plan for housing stock. |

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| Specific Buildings or Development Sites | Like reuse of church as doctor's office. Concerned about community compatibility/density of Mangia (2). development. Concerned about Blue Cross Blue Shield Building (2). Concerned about lack of vegetative screening and visual impact of garages and garbage cans at mansions along Fisher Blvd. Opportunities for civic spaces/fire department. Opportunity to clean up easement next to 1535 New Scotland. Opportunity for Senior Housing and Services (specific to Mangia site). Vision - Vista - Senior Housing |                                 | Concerned about transfer station expansion- compatibility and traffic. Opportunity to develop the Rt 9W corridor. Opportunity for solar panels on clay mine parcel, landfill parcel. Opportunity to take advantage of vacant/underutilized areas to make small improvements, attract small businesses, develop trails. Opportunity for grange-community center-senior citizen, library, shelter use. Opportunity for commercial development at 101/396 & 9W. | Likes the YMCA (2). Likes 4 corners/delmar center. Opportunities for Vista (2) to develop. Vision that Delaware Plaza fits into town better.  | Likes Library. Likes YMCA. Likes Colonial Acres. Opportunity for vacant land near Walmart. Concerned about Wemple Road area- thoughtful planning for traffic and pedestrian accommodations needed. Questioned what will go into retail for Kendall Square. | Vision for Picotte building redevelopment/re-use. Concerned that loss of historic church is possible. Opportunity for a zoning change for the Blue Cross/Blue Shield site - market viability. Opportunity for Live/Work/Play mixed use. | Likes American legion hall, Normanside country club, Cemetery. Likes reuse of old bridge. Likes Normanside- wants to remain open/wild. Likes MHLC preserves and more potential and Normanskill. Opportunity for Normanside to become hamlet. Improve Delaware Plaza- stores. Concerned about Delaware Plaza parking lot- floods, empty storefronts. Opportunity in Delaware Plaza. |
| Agriculture                             |  | Vision for preserving farm land | Like farmland and animals. Vision that small farms are assisted, life made easier rather than harder. Concerned about farm animals.  | Likes the open space/agriculture (2) Vision to maintain agriculture/barns. Vision where town encourages agriculture and landowner rights. Vision for more by-right allowances such as agritourism, bed and breakfasts, feed store. Vision for protection of farmland. Concerned that farmers are leaving due to high taxes. Concerned about the loss of agriculture. Concerned that remaining agricultural land is more restrictively zoned as a result of the push to protect. | Vision there will be active farmland and agritourism (copy above). Vision for agritourism.   |   |  |

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| Utility Infrastructure | Concerned about water infrastructure/sewer.   | Concerned about drainage issues- road higher than sidewalks. | Likes stability of area due to lack of infrastructure. Concerned about lack of public sewer, water (2), cost of sewer. Vision for improved infrastructure-sewer water. Concerned that improved infrastructure could take away rural feel. Concerned about incomplete gas distribution (2). Concerned about aging infrastructure. | Concerned whether or not we are growing beyond our infrastructure capacity.   | Vision for infrastructure management - water quality. Opportunity for sewer service on 9W. Opportunity for community wi-fi. | Concerned about the wastewater treatment odor off Russel Rd. near the firehouse (2). Concerned that infrastructure isn't keeping pace with development. Opportunity to address sewer/water concerns-Dutchbrook, Beverwick, Krumkill. | Concerned about infrastructure problems- gas leaks and sewer. Opportunity to take action on double utility poles (that affect character).   |
| Schools                | Like the schools (2). Concerned that aging population may not be as concerned with the schools. |  | Like the quality schools.  | Like the excellent education/schools (5). Opportunity to maintain excellence- magnet for new young families. Opportunity for schools/town relationship. | Likes the schools (3). Schools are kid friendly. Concerned that the schools will overcrowd as development increases.        | Likes the schools.   | Likes that they are in the best school district. Concerned about school taxes, spending, budgeting, and management. Concerned about level of coordination w/ schools regarding development. |