

TOWN OF BETHLEHEM

David VanLuven
Town Supervisor

Albany County - New York
445 DELAWARE AVENUE
DELMAR, NEW YORK 12054



Bethlehem Open Space Conservation Criteria Assessment

Group 1

This conservation criteria assessment has been provided by the Town as an initial evaluation of the conservation value of lands in town. The 25 conservation criteria used to develop this assessment are based on existing federal, state, and local data sets that are publicly available. A GIS-based Conservation Analysis Tool has generated a “1” or “0” for each criteria listed; each of these criteria are then confirmed or modified by staff through a desktop assessment process. In many cases, field verification will be necessary to determine the current ecological conditions. This assessment is not a final conservation analysis of the parcel, but can provide an objective conservation value of the parcel for initial planning purposes. Other qualitative determinants of conservation value (scenic, historic values, etc.) are included in this quantitative assessment in a separate table below and can be evaluated and considered when appropriate. Questions about this assessment can be directed to Lauren Axford, Open Space Coordinator, at 518-439-4955 x 1106, laxford@townofbethlehem.org.

Property owner name(s): Milltowne Plaza, Inc.

Property address: Intersection of Route 9W & Wemple Road Glenmont, New York 12077

Parcel Tax ID #: GROUP #1: 109.00-3-10; 109.00-3-9; 109.00-3-4.1; 109.00-1-33.1; 109.00-1-31

Total Acres: 152.99

Land Assessment: \$1,681,700.00

Total Assessment: \$1,901,200.00

Appraisal 2022*: \$1,830,000.00

*Schechter Valuation Services

| Conservation Criteria | Yes = 1 No = 0 | Notes |
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| 1. Adjacent to or containing town or privately owned parklands, or existing commercial outdoor recreation (including golf courses, private athletic fields, the YMCA, Rail Trail, etc.). | 1 | 109.00-1-33.1 - Adjacent to TOB owned parcel (potential future passive use park) 109.00-3-4.1 – Adjacent to Bethlehem Soccer Complex |
| 2. Adjacent to conserved land and preserves, including land owned by MHLC, Scenic Hudson, Audubon and other private/non-profit entities. | 0 | Not adjacent to other currently conserved lands or preserves. |
| 3. Adjacent to town conservation easements, including lands participating in town’s Conservation Easement Exemption program. | 0 | Not adjacent to town conservation easements. |
| 4. Adjacent to Bicycle and Pedestrian Priority Network roads. | 1 | Both 9W and Wemple are located directly on the BPPN. Frontage (9W) = 2,082’ ; Frontage (Wemple) = 5,311’ |
| 5. Contains an officially registered historic structure (12 such structures in town) or district (the Slingerlands Historic District and a portion of the Onesquethaw Historic District). | 0 | Parcels do not contain registered historic structures, but these parcels are formerly part of the John Kelderhouse Farm, which later became Heath’s Shady Lawn Dairy, which is locally significant. The home and family cemetery are gone, but the barn complex and silo remain. |
| 6. Adjacent to community educational facilities or services, including public schools and libraries. | 0 | Not adjacent to schools or library. |
| 7. Adjacent to wildlife corridors or greenways, which serve as wildlife travel pathways between habitat patches. | 1 | Parcel 109.00-3-10 contains approximately 2,693 feet of tributary to the Vloman Kill, which serves as a natural travel corridor for wildlife. |
| 8. Contains a known wetland (mapped by federal or state agencies, including tidal wetlands), including a natural, vegetated wetland buffer to filter pollutants and reduce downstream flooding. | 1 | The subject parcels contain several federal freshwater emergent wetland areas. A riverine federal wetland area is shown as the buffer area adjacent to the stream. Most of the 100 foot buffer areas for these wetlands are contained within the subject parcels. |

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| 9. Contains a known wetland (mapped by federal or state agencies, including tidal wetlands), including a wider natural, vegetated wetland buffer to filter pollutants, reduce downstream flooding and provide wildlife habitat for biologically diverse plant and animal species. | 1 | The subject parcels contain several federal freshwater emergent wetland areas. A riverine federal wetland area is shown as the buffer area adjacent to the stream. Most of the 300 foot buffer areas for these wetlands are contained within the subject parcels. |
| 10. Contains a potential wetland. | 1 | Soil data suggests that potential wetland areas may exist along the western edge of Group #1 parcels. |
| 11. Contains land within floodplains adjacent to local streams, their tributaries, or the Hudson River. | 0 | Parcel area does not contain floodplain area. |
| 12. Contains land affected by projected sea level rise due to climate change predictions. | 0 | According to Scenic Hudson's Seal Level Rise Mapper, this parcel area does not contain land that is predicted to be impacted by projected sea level rise due to climate change predictions. |
| 13. Contains, or is adjacent to, a stream or river, and/or a moderately wide (100 ft) vegetated streamside buffer area to filter pollutants and reduce downstream flooding. | 1 | Group 1 parcels contain approximately 2,950 feet of streams/tributaries, with a 100 ft. riparian buffer |
| 14. Contains, or is adjacent to, a stream or river, and/or a wide (300 ft) vegetated streamside buffer area, and/or an active river area to filter pollutants, reduce downstream flooding and provide wildlife habitat for biologically diverse plant and animal species. | 1 | Group 1 parcels contains approximately 2,950 feet of streams/tributaries, with a 300 ft. riparian buffer. |
| 15. Contains a stream that has been designated as a migratory fish run or a trout stream (includes the Normanskill, Vlomankill and Onesquethaw Creek). | 0 | The stream that runs through the parcel area is neither a migratory fish run, nor a designated trout stream. |
| 16. Contains a potential groundwater recharge area. | 1 | A majority of the soils on the parcels are "well drained" or "moderately well drained" and indicate potential for groundwater recharge: Scio silt loam, Unadilla silt loam. |
| 17. Contains or is connected to a large forest patch of 5 – 199 acres or more. | 1 | Group 1 contains a mixed hardwood forest patch of approximately 25.3 acres. |
| 18. Contains or is connected to a "Stepping Stone" forest patch of 200-1,999 acres. | 0 | Parcel not contiguous with "Stepping Stone" forest patch as land has been in agriculture. |
| 19. Contains or is connected to a "Locally Significant" forest patch size of 2,000-5,999 acres. | 0 | Parcel is not connected with a Locally Significant forest patch size. |
| 20. Contains or is adjacent to a Significant Biodiversity Area (SBA). | 0 | This parcel is not within a designated "Significant Biodiversity Area". |
| 21. Contains or is adjacent to an Areas Important for Rare Plants or Rare Animals. | 0 | Parcel does not contain and is not adjacent to these designated areas. |
| 22. Contains land currently in active agricultural use, is within an agricultural district, or has a current agricultural assessment from the town. | 1 | Currently being farmed (by lease), not in an Agricultural District, no agricultural assessment. Close to Ag. District #3 to the North. |
| 23. Contains land with "prime farmland soils" or soils designated as "Farmland of Statewide Importance", as these soils are best suited for supporting current and future active agriculture. | 1 | Parcel contains prime farmland soils <i>Contains "prime farmland soils":</i> Undalla silt loam, Scio silt loam, Hudson silt loam and Claverack loamy fine sand with prime farmland areas having < 3 to 8 percent slope. |
| 24. Adjacent to active farmland, providing a buffer between farmland and other land uses, thereby reducing potential conflicts. | 1 | Adjacent to other farmland and future solar farm site. |
| 25. Contains land with soils and geology designated as having "high erosion potential" or steep slopes. | 1 | Some steep slopes with high erosion potential are present in the subject parcels –mainly within parcel 109.00-3-10. |
| Total Initial Conservation Score: | 14 Significant | Conservation Value 2-7: Moderate 8-11: High 12-19: Significant |
| Additional subjective criteria to be considered by town staff, Town Board, and CERB ¹ | yes/no | Notes |

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| Contains a publicly noted “scenic view/area” (SBPS)² | Yes | This intersection is heavily used by cyclists and motorists and has been noted as a “scenic view” and scenic, pastoral gateway into town. |
| Potential for public access. | Yes | If agritourism part of conservation project, it would involve a public involvement component that could include opportunities such as public education programs, a small farm-to-table seasonal café, community vegetable/flower garden plots for rent, incubator farm rentals for new farmers, dairy/vegetable CSA, etc. |
| Historic value. | Yes | These parcels have been a working [agricultural] landscape for over 250 years. Best known by locals as the successful Heath’s Shady Lawn Dairy Farm, which encompassed 450 acres and 225 head of “Shawlawn” Holsteins. Heath’s included glass bottle home delivery service of pasteurized and raw milk, a farm store on site where the public could see the milking parlor, as well as a garden plot rental option (community gardens) that served up to 260 gardeners. |

¹ Other additional considerations outside of the 25 Conservation Criteria: Each conservation opportunity will inherently have its own unique set of circumstances. The above 25 criteria can produce useful information about a proposed conservation action through a “score”, but ultimately, can only provide a piece of the puzzle. Each conservation opportunity will be assessed by town staff, the CERB, and the Town Board, and in partnership with the interested individual who owns the land being considered, so that the landowner and the community both benefit from any resulting conservation action.

² During the summer of 2017, the town conducted a “Scenic Bethlehem Photo Survey” (SBPS) and invited residents to submit digital photos of scenic open and natural spaces that are important to them in town. More than 200 photos were submitted to the town from the public, illustrating publicly noted “scenic” areas. Due to the inherent subjectivity of scenic views, these locations will be utilized by the land use professionals reviewing specific conservation opportunities as they arise on a case by case basis.

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Bethlehem Open Space Conservation Criteria Assessment Group 2

This conservation criteria assessment has been provided by the Town as an initial evaluation of the conservation value of lands in Town. The 25 conservation criteria used to develop this assessment are based on existing federal, state, and local data sets that are publicly available. A GIS-based Conservation Analysis Tool has generated a “1” or “0” for each criteria listed; each of these criteria are then confirmed or modified by staff through a desktop assessment process. In many cases, field verification will be necessary to determine the current ecological conditions. This assessment is not a final conservation analysis of the parcel, but can provide an objective conservation value of the parcel for initial planning purposes. Other qualitative determinants of conservation value (scenic, historic values, etc.) are included in this quantitative assessment in a separate table below and can be evaluated and considered when appropriate. Questions about this assessment can be directed to Lauren Axford, Open Space Coordinator, at 518-439-4955 x 1106, laxford@townofbethlehem.org.

Property owner name(s): Milltowne Plaza, Inc.

Property address: Clapper Road

Parcel Tax ID #: 121.00-3-8.1

Total Acres: 122.00

Land Assessment: \$265,800

Total Assessment: \$500,800

Appraisal 2022*: \$1,760,000.00

*Schechter Valuation Services

| Conservation Criteria | Yes = 1 No = 0 | Notes |
|---|-------------------|--|
| 1. Adjacent to or containing town or privately owned parklands, or existing commercial outdoor recreation (including golf courses, private athletic fields, the YMCA, Rail Trail, etc.). | 0 | Not adjacent to recreation facilities or areas. |
| 2. Adjacent to conserved land and preserves, including land owned by MHLIC, Scenic Hudson, Audubon and other private/non-profit entities. | 1 | Parcel is adjacent to the 87.9 acre Van Rensselaer Forest Preserve, owned by the First Reformed Church, a religious 501c(3) organization. |
| 3. Adjacent to town conservation easements, including lands participating in town's Conservation Easement Exemption program. | 0 | Parcel is not adjacent to land participating in the Town's Conservation Easement Exemption program. The Van Rensselaer Forest Preserve is protected by existing deed restrictions. |
| 4. Adjacent to Bicycle and Pedestrian Priority Network roads. | 1 | Clapper Road is located directly on the BPPN. |
| 5. Contains an officially registered historic structure (12 such structures in town) or district (the Slingerlands Historic District and a portion of the Onesquethaw Historic District). | 0 | Parcel has 2 unoccupied residences (1 multi-family, 1 single family). |
| 6. Adjacent to community educational facilities or services, including public schools and libraries. | 0 | Not adjacent to schools or library. |
| 7. Adjacent to wildlife corridors or greenways, which serve as wildlife travel pathways between habitat patches. | 1 | Parcel is adjacent to the Van Rensselaer Forest Preserve which serves as a wildlife travel pathway. |
| 8. Contains a known wetland (mapped by federal or state agencies, including tidal wetlands), including a natural, vegetated wetland buffer to filter pollutants and reduce downstream flooding. | 1 | Parcel contains several federal freshwater emergent wetland areas and a small lake in the southern portion of the parcel. Most of the 100 foot buffer areas of these wetlands are contained within the parcel. |
| 9. Contains a known wetland (mapped by federal or state agencies, including tidal wetlands), including a wider natural, vegetated wetland | 1 | Parcel contains several federal freshwater emergent wetland areas and a small lake in the southern portion of the parcel. |

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| buffer to filter pollutants, reduce downstream flooding and provide wildlife habitat for biologically diverse plant and animal species. | | Most of the 300 foot buffer areas of these wetlands are contained within the parcel. |
| 10. Contains a potential wetland. | 1 | Soils data suggest that potential additional wetland areas may exist on the parcel. |
| 11. Contains land within floodplains adjacent to local streams, their tributaries, or the Hudson River. | 0 | Parcel area does not contain floodplain area. The adjacent parcel to the west does contain land within floodplains. |
| 12. Contains land affected by projected sea level rise due to climate change predictions. | 0 | According to Scenic Hudson's Seal Level Rise Mapper, this parcel area does not contain land that is predicted to be impacted by projected sea level rise due to climate change predictions. |
| 13. Contains, or is adjacent to, a stream or river, and/or a moderately wide (100 ft) vegetated streamside buffer area to filter pollutants and reduce downstream flooding. | 0 | Does not contain a stream or river. |
| 14. Contains, or is adjacent to, a stream or river, and/or a wide (300 ft) vegetated streamside buffer area, and/or an active river area to filter pollutants, reduce downstream flooding and provide wildlife habitat for biologically diverse plant and animal species. | 1 | Parcel is adjacent to a wide 300ft. vegetated streamside buffer area (stream is contained in the adjacent parcel to the east). |
| 15. Contains a stream that has been designated as a migratory fish run or a trout stream (includes the Normanskill, Vlomankill and Onesquethaw Creek). | 0 | Parcel does not contain a stream. |
| 16. Contains a potential groundwater recharge area. | 1 | The parcel contains an area of Hudson silt loam soil which is considered to be "moderately well drained", indicating a potential for groundwater recharge. |
| 17. Contains or is connected to a large forest patch of 5 – 199 acres or more. | 1 | Parcel contains forest patch of approximately 13.8 acres and is connected to the 87.9 acre Van Rensselaer Forest Preserve. |
| 18. Contains or is connected to a "Stepping Stone" forest patch of 200-1,999 acres. | 0 | Parcel not contiguous with "Stepping Stone" forest. |
| 19. Contains or is connected to a "Locally Significant" forest patch size of 2,000-5,999 acres. | 0 | Parcel is not connected with a Locally Significant forest patch size. |
| 20. Contains or is adjacent to a Significant Biodiversity Area (SBA). | 0 | This parcel is not within a designated "Significant Biodiversity Area". |
| 21. Contains or is adjacent to an Areas Important for Rare Plants or Rare Animals. | 0 | Parcel does not contain and is not adjacent to these designated areas. |
| 22. Contains land currently in active agricultural use, is within an agricultural district, or has a current agricultural assessment from the town. | 1 | Parcel is in current active agricultural use (by lease). The parcel is not within an Agricultural District and does not have an agricultural assessment from the Town. Parcel to south of Clapper Road is in Agricultural District #3. |
| 23. Contains land with "prime farmland soils" or soils designated as "Farmland of Statewide Importance", as these soils are best suited for supporting current and future active agriculture. | 1 | Parcel contains prime farmland soils: Hudson silt |
| 24. Adjacent to active farmland, providing a buffer between farmland and other land uses, thereby reducing potential conflicts. | 1 | Parcel is adjacent to other active farmland along the southern and northern property lines. |
| 25. Contains land with soils and geology designated as having "high erosion potential" or steep slopes. | 1 | The southwest corner of the parcel has some areas with steep slopes and erosion potential. |
| Total Initial Conservation Score: | 13 Significant | Conservation Value 2-7: Moderate 8-11: High 12-19: Significant |

| Additional subjective criteria to be considered by town staff, Town Board, and CERB ¹ | yes/no | Notes |
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| Contains a publicly noted “scenic view/area” (SBPS) ² | Yes | Town residents submitted several photographs of this property to the Scenic Bethlehem Photo Survey in 2017. |
| Potential for public access. | Yes | If future land use includes agri-tourism, it would involve a public involvement component that could include opportunities such as public education programs, a small farm-to-table seasonal café, community vegetable/flower garden plots for rent, incubator farm rentals for new farmers, dairy/vegetable CSA, etc. Potential for public access will be dependent on future land uses. |
| Historic value. | Yes | This parcel has been an active working landscape going back to at least 250 years. |

¹ Other additional considerations outside of the 25 Conservation Criteria: Each conservation opportunity will inherently have its own unique set of circumstances. The above 25 criteria can produce useful information about a proposed conservation action through a “score”, but ultimately, can only provide a piece of the puzzle. Each conservation opportunity will be assessed by town staff, the CERB, and the Town Board, and in partnership with the interested individual who owns the land being considered, so that the landowner and the community both benefit from any resulting conservation action.

² During the summer of 2017, the town conducted a “Scenic Bethlehem Photo Survey” (SBPS) and invited residents to submit digital photos of scenic open and natural spaces that are important to them in town. More than 200 photos were submitted to the town from the public, illustrating publicly noted “scenic” areas. Due to the inherent subjectivity of scenic views, these locations will be utilized by the land use professionals reviewing specific conservation opportunities as they arise on a case by case basis.

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David VanLuven
Town Supervisor

Bethlehem Open Space Conservation Criteria Assessment Group 3

This conservation criteria assessment has been provided by the Town as an initial evaluation of the conservation value of lands in town. The 25 conservation criteria used to develop this assessment are based on existing federal, state, and local data sets that are publicly available. A GIS-based Conservation Analysis Tool has generated a “1” or “0” for each criteria listed; each of these criteria are then confirmed or modified by staff through a desktop assessment process. In many cases, field verification will be necessary to determine the current ecological conditions. This assessment is not a final conservation analysis of the parcel, but can provide an objective conservation value of the parcel for initial planning purposes. Other qualitative determinants of conservation value (scenic, historic values, etc.) are included in this quantitative assessment in a separate table below and can be evaluated and considered when appropriate. Questions about this assessment can be directed to Lauren Axford, Open Space Coordinator, at 518-439-4955 x 1106, laxford@townofbethlehem.org.

Property owner name(s): Milltowne Plaza, Inc.

Property address: Weisheit Road

Parcel Tax ID #: 122.00-1-1.11; 122.00-1-2.11

Total Acres: 30.57

Land Assessment: \$255,000

Total Assessment: \$255,000

Appraisal 2022*: \$440,000.00

*Schechter Valuation Services

| Conservation Criteria | Yes = 1 No = 0 | Notes |
|---|-------------------|--|
| 1. Adjacent to or containing town or privately owned parklands, or existing commercial outdoor recreation (including golf courses, private athletic fields, the YMCA, Rail Trail, etc.). | 0 | Not adjacent or containing recreation areas. |
| 2. Adjacent to conserved land and preserves, including land owned by MHLC, Scenic Hudson, Audubon and other private/non-profit entities. | 0 | Not adjacent to conserved lands or preserves. |
| 3. Adjacent to town conservation easements, including lands participating in town's Conservation Easement Exemption program. | 0 | Not adjacent to a land with a Town Conservation Easement, however, parcel 122.00-1-2.11 is adjacent to the Town of Bethlehem Water Treatment Plan. |
| 4. Adjacent to Bicycle and Pedestrian Priority Network roads. | 1 | Weisheit Road is located directly on the BPPN. |
| 5. Contains an officially registered historic structure (12 such structures in town) or district (the Slingerlands Historic District and a portion of the Onesquethaw Historic District). | 0 | No historic structures present. |
| 6. Adjacent to community educational facilities or services, including public schools and libraries. | 0 | Not adjacent to schools or library. |
| 7. Adjacent to wildlife corridors or greenways, which serve as wildlife travel pathways between habitat patches. | 0 | Not adjacent to wildlife corridors or greenways. |
| 8. Contains a known wetland (mapped by federal or state agencies, including tidal wetlands), including a natural, vegetated wetland buffer to filter pollutants and reduce downstream flooding. | 1 | Parcels contain 2 federal freshwater emergent wetland areas A riverine federal wetland area is shown as the buffer area adjacent to the stream. The majority of the buffer areas of these wetlands are contained within the parcels. |
| 9. Contains a known wetland (mapped by federal or state agencies, including tidal wetlands), including a wider natural, vegetated wetland buffer to filter pollutants, reduce downstream flooding and provide wildlife habitat for biologically diverse plant and animal species. | 0 | From aerial maps, buffer areas around the freshwater emergent wetland areas does not appear to be “wide” or significantly vegetated. |

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| 10. Contains a potential wetland. | 1 | Soils data suggest that potential wetland may exist due to the existence of poorly drained Rhinebeck silty clay loam soil in a portion of the parcels. |
| 11. Contains land within floodplains adjacent to local streams, their tributaries, or the Hudson River. | 0 | Parcels do not contain floodplain area. |
| 12. Contains land affected by projected sea level rise due to climate change predictions. | 0 | According to Scenic Hudson's Sea Level Rise Mapper, this parcel area does not contain land that is predicted to be impacted by projected sea level rise due to climate change predictions. |
| 13. Contains, or is adjacent to, a stream or river, and/or a moderately wide (100 ft) vegetated streamside buffer area to filter pollutants and reduce downstream flooding. | 0 | Parcels do not contain any streams or rivers. |
| 14. Contains, or is adjacent to, a stream or river, and/or a wide (300 ft) vegetated streamside buffer area, and/or an active river area to filter pollutants, reduce downstream flooding and provide wildlife habitat for biologically diverse plant and animal species. | 0 | Parcels do not contain any streams or rivers. |
| 15. Contains a stream that has been designated as a migratory fish run or a trout stream (includes the Normanskill, Vlomankill and Onesquethaw Creek). | 0 | Parcels do not contain any streams or rivers. |
| 16. Contains a potential groundwater recharge area. | 1 | A majority of the soils on the parcels are "moderately well drained" and indicate potential for groundwater recharge: Unadilla silt loam. |
| 17. Contains or is connected to a large forest patch of 5 – 199 acres or more. | 0 | Parcel does not contain forest patch of greater than 5 acres; land has been in agriculture. |
| 18. Contains or is connected to a "Stepping Stone" forest patch of 200-1,999 acres. | 0 | Parcel not contiguous with "Stepping Stone" forest patch as land has been in agriculture. |
| 19. Contains or is connected to a "Locally Significant" forest patch size of 2,000-5,999 acres. | 0 | Parcel is not connected with a Locally Significant forest patch size. |
| 20. Contains or is adjacent to a Significant Biodiversity Area (SBA). | 0 | This parcel is not within a designated "Significant Biodiversity Area". |
| 21. Contains or is adjacent to an Areas Important for Rare Plants or Rare Animals. | 0 | Parcel does not contain and is not adjacent to these designated areas. |
| 22. Contains land currently in active agricultural use, is within an agricultural district, or has a current agricultural assessment from the town. | 1 | Currently being farmed (by lease) but is not currently in an Agricultural District, and does not have a current agricultural assessment from the town. |
| 23. Contains land with "prime farmland soils" or soils designated as "Farmland of Statewide Importance", as these soils are best suited for supporting current and future active agriculture. | 1 | Parcel contains Unadilla silt loam which is a prime farmland soil type. Parcels also contain Raynham very fine silt loam which is considered "prime farmland if drained". |
| 24. Adjacent to active farmland, providing a buffer between farmland and other land uses, thereby reducing potential conflicts. | 1 | Some adjacent lands are currently in active agriculture. |
| 25. Contains land with soils and geology designated as having "high erosion potential" or steep slopes. | 1 | There are some steep slopes present on the southern edge of parcel 122.00-1-2.11 which is adjacent to the Town of Bethlehem Water Treatment Plant. |
| Total Initial Conservation Score: | 8 High | Conservation Value 2-7: Moderate 8-11: High 12-19: Significant |
| Additional subjective criteria to be considered by town staff, Town Board, and CERB ¹ | yes/no | Notes |

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| Contains a publicly noted “scenic view/area” (SBPS)² | Yes | These parcels were highlighted in the 2017 Scenic Bethlehem Photo Survey. |
| Potential for public access. | Yes | If agritourism part of conservation project, it would involve a public involvement component that could include opportunities such as public education programs, a small farm-to-table seasonal café, community vegetable/flower garden plots for rent, incubator farm rentals for new farmers, dairy/vegetable CSA, etc. |
| Historic value. | No | n/a |

¹ Other additional considerations outside of the 25 Conservation Criteria: Each conservation opportunity will inherently have its own unique set of circumstances. The above 25 criteria can produce useful information about a proposed conservation action through a “score”, but ultimately, can only provide a piece of the puzzle. Each conservation opportunity will be assessed by town staff, the CERB, and the Town Board, and in partnership with the interested individual who owns the land being considered, so that the landowner and the community both benefit from any resulting conservation action.

² During the summer of 2017, the town conducted a “Scenic Bethlehem Photo Survey” (SBPS) and invited residents to submit digital photos of scenic open and natural spaces that are important to them in town. More than 200 photos were submitted to the town from the public, illustrating publicly noted “scenic” areas. Due to the inherent subjectivity of scenic views, these locations will be utilized by the land use professionals reviewing specific conservation opportunities as they arise on a case by case basis.

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David VanLuven
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Bethlehem Open Space Conservation Criteria Assessment Group 4

This conservation criteria assessment has been provided by the Town as an initial evaluation of the conservation value of lands in town. The 25 conservation criteria used to develop this assessment are based on existing federal, state, and local data sets that are publicly available. A GIS-based Conservation Analysis Tool has generated a “1” or “0” for each criteria listed; each of these criteria are then confirmed or modified by staff through a desktop assessment process. In many cases, field verification will be necessary to determine the current ecological conditions. This assessment is not a final conservation analysis of the parcel, but can provide an objective conservation value of the parcel for initial planning purposes. Other qualitative determinants of conservation value (scenic, historic values, etc.) are included in this quantitative assessment in a separate table below and can be evaluated and considered when appropriate. Questions about this assessment can be directed to Lauren Axford, Open Space Coordinator, at 518-439-4955 x 1106, laxford@townofbethlehem.org.

Property owner name(s): Milltowne Plaza, Inc.

Property address: Amsterdam Avenue

Parcel Tax ID #: 109.10-1-129.1

Total Acres: 1.3

Land Assessment: \$94,500.00

Total Assessment: \$94,500.00

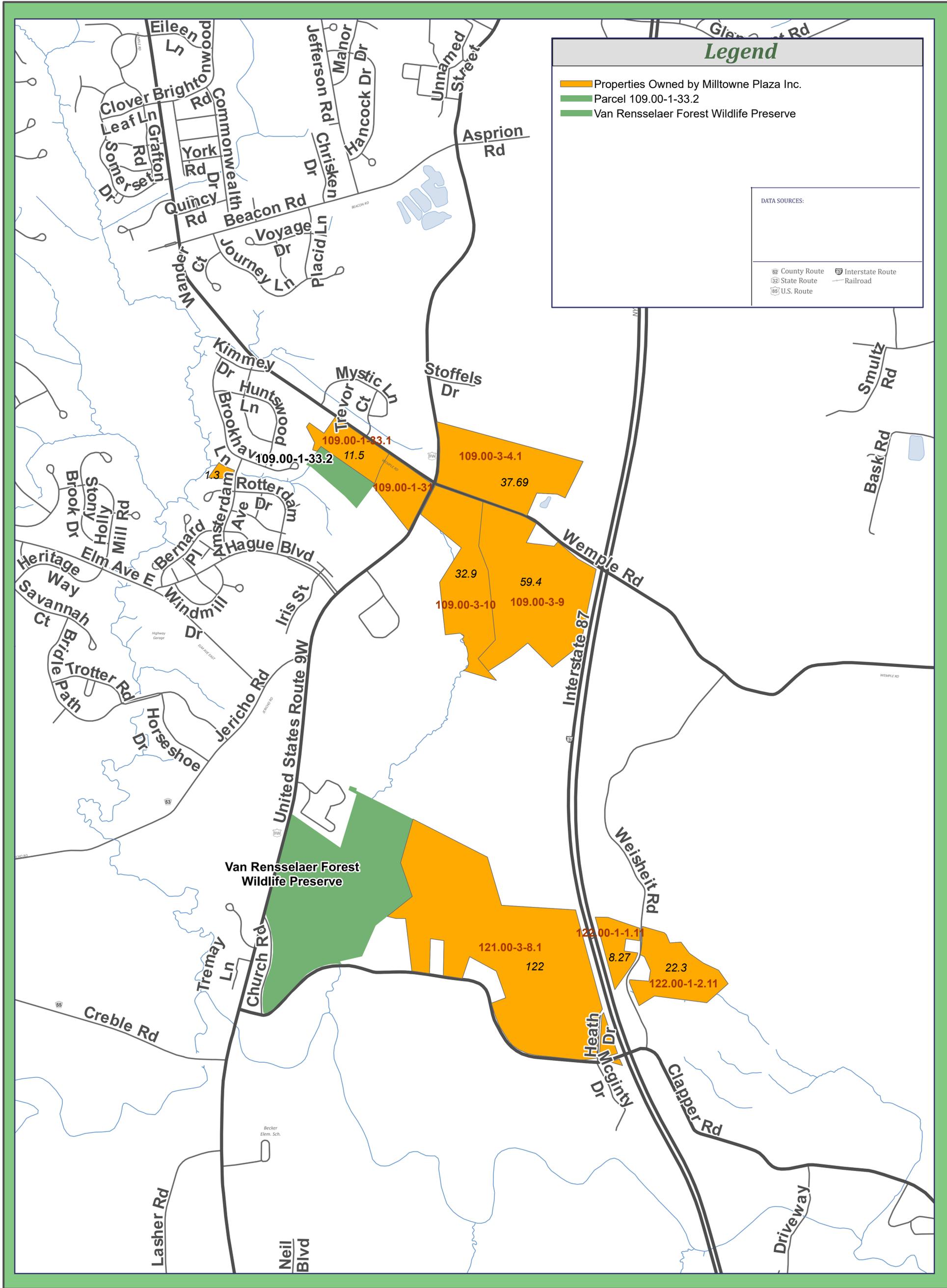
2022 Appraisal: \$2,500.00

| Conservation Criteria | Yes = 1 No = 0 | Notes |
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| 1. Adjacent to or containing town or privately owned parklands, or existing commercial outdoor recreation (including golf courses, private athletic fields, the YMCA, Rail Trail, etc.). | 0 | Adjacent to private residential properties and undeveloped land that is privately owned and not open to public. |
| 2. Adjacent to conserved land and preserves, including land owned by MHLIC, Scenic Hudson, Audubon and other private/non-profit entities. | 0 | Not adjacent to conserved lands or preserves. |
| 3. Adjacent to town conservation easements, including lands participating in town's Conservation Easement Exemption program. | 0 | Not adjacent to a land with a Town Conservation Easement, though the adjacent 14 acre parcel is owned by the Town of Bethlehem and there is a sewer easement through this parcel. |
| 4. Adjacent to Bicycle and Pedestrian Priority Network roads. | 0 | Not located on a BPPN road. |
| 5. Contains an officially registered historic structure (12 such structures in town) or district (the Slingerlands Historic District and a portion of the Onesquethaw Historic District). | 0 | No structures present. |
| 6. Adjacent to community educational facilities or services, including public schools and libraries. | 0 | Not adjacent to schools or library. |
| 7. Adjacent to wildlife corridors or greenways, which serve as wildlife travel pathways between habitat patches. | 1 | Parcel is mainly a mixed-hardwood woodland that is adjacent to a 14 acre undeveloped tract of forest habitat that contains a large tributary (Dowers Kill). The tributary and undeveloped nature of both the subject parcel and adjacent parcel (to the west) both serve as a wildlife travel pathway. |
| 8. Contains a known wetland (mapped by federal or state agencies, including tidal wetlands), including a natural, vegetated wetland buffer to filter pollutants and reduce downstream flooding. | 0 | There are no delineated wetlands present. |
| 9. Contains a known wetland (mapped by federal or state agencies, including tidal wetlands), including a wider natural, vegetated wetland buffer to filter pollutants, reduce downstream flooding and provide wildlife habitat for biologically diverse plant and animal species. | 0 | There are no delineated wetlands present. |

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| 10. Contains a potential wetland. | 0 | Soils data does not indicate the presence of a potential wetland. | |
| 11. Contains land within floodplains adjacent to local streams, their tributaries, or the Hudson River. | 1 | Parcel area does contain floodplain area. | |
| 12. Contains land affected by projected sea level rise due to climate change predictions. | 0 | According to Scenic Hudson's Seal Level Rise Mapper, this parcel area does not contain land that is predicted to be impacted by projected sea level rise due to climate change predictions. | |
| 13. Contains, or is adjacent to, a stream or river, and/or a moderately wide (100 ft) vegetated streamside buffer area to filter pollutants and reduce downstream flooding. | 1 | Parcel is adjacent to a parcel containing the Dowers Kill- a 100' riparian buffer lies within the subject parcel in several places. | |
| 14. Contains, or is adjacent to, a stream or river, and/or a wide (300 ft) vegetated streamside buffer area, and/or an active river area to filter pollutants, reduce downstream flooding and provide wildlife habitat for biologically diverse plant and animal species. | 1 | Parcel is adjacent to a parcel containing the Dowers Kill- a 300' riparian buffer lies within the subject parcel in several places. | |
| 15. Contains a stream that has been designated as a migratory fish run or a trout stream (includes the Normanskill, Vlomankill and Onesquethaw Creek). | 0 | Parcel does not contain a stream. | |
| 16. Contains a potential groundwater recharge area. | 1 | The soil on the parcel- Hudson silt loam, is considered "well drained" and therefore indicates potential for groundwater recharge. | |
| 17. Contains or is connected to a large forest patch of 5 – 199 acres or more. | 1 | Parcel is connected to a forest patch greater than 5 acres. | |
| 18. Contains or is connected to a "Stepping Stone" forest patch of 200-1,999 acres. | 0 | Parcel not contiguous with "Stepping Stone" forest patch. | |
| 19. Contains or is connected to a "Locally Significant" forest patch size of 2,000-5,999 acres. | 0 | Parcel is not connected with a Locally Significant forest patch size. | |
| 20. Contains or is adjacent to a Significant Biodiversity Area (SBA). | 0 | This parcel is not within a designated "Significant Biodiversity Area". | |
| 21. Contains or is adjacent to an Areas Important for Rare Plants or Rare Animals. | 0 | Parcel does not contain and is not adjacent to these designated areas. | |
| 22. Contains land currently in active agricultural use, is within an agricultural district, or has a current agricultural assessment from the town. | 0 | Parcel is not a working landscape. | |
| 23. Contains land with "prime farmland soils" or soils designated as "Farmland of Statewide Importance", as these soils are best suited for supporting current and future active agriculture. | 0 | Parcel does not contain prime farmland soil | |
| 24. Adjacent to active farmland, providing a buffer between farmland and other land uses, thereby reducing potential conflicts. | 0 | Parcel is not adjacent to active farmland. | |
| 25. Contains land with soils and geology designated as having "high erosion potential" or steep slopes. | 0 | Only moderate slope are present. | |
| Total Initial Conservation Score: | | 6 Moderate | Conservation Value 2-7: Moderate 8-11: High 12-19: Significant |
| Additional subjective criteria to be considered by town staff, Town Board, and CERB¹ | yes/no | Notes | |
| Contains a publicly noted "scenic view/area" (SBPS) ² | No | n/a | |
| Potential for public access. | Yes | Parcel has potential for future passive use. | |
| Historic value. | No | n/a | |

¹ Other additional considerations outside of the 25 Conservation Criteria: Each conservation opportunity will inherently have its own unique set of circumstances. The above 25 criteria can produce useful information about a proposed conservation action through a "score", but ultimately, can only provide a piece of the puzzle. Each conservation opportunity will be assessed by town staff, the CERB, and the Town Board, and in partnership with the interested individual who owns the land being considered, so that the landowner and the community both benefit from any resulting conservation action.

² During the summer of 2017, the town conducted a "Scenic Bethlehem Photo Survey" (SBPS) and invited residents to submit digital photos of scenic open and natural spaces that are important to them in town. More than 200 photos were submitted to the town from the public, illustrating publicly noted "scenic" areas. Due to the inherent subjectivity of scenic views, these locations will be utilized by the land use professionals reviewing specific conservation opportunities as they arise on a case by case basis.



Milltowne Plaza Inc. Properties

Town of Bethlehem - County of Albany - State of New York

Rev: 3/2022

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Reviewer: _____

FIGURE:

Path: P:\Mapping Projects\Open Space and Parks\Milltown Plaza Ownership\DEDP Milltown Plaza Inc Properties.mxd