

Maguire Cardona, P.C.

ATTORNEYS AT LAW

www.maguirecardona.com

Anthony V. Cardona, Jr.
Senior Partner
Direct: 518-818-1050
Tony@maguirecardona.com

22 Clinton Avenue
Albany, New York 12207
518-434-9807
518-434-9826 (fax)

October 28, 2022

RE: 65 Kenwood Avenue, Bethlehem

David VanLuven, Supervisor
Town of Bethlehem Town Board
Town Hall, Room 106
445 Delaware Avenue
Delmar, NY 12054
Via Email: dvanluven@townofbethlehem.org

Dear Mr. VanLuven

I write this letter in follow up to my counsel Joseph Castiglione's letter of October 26, 2022.

Recently, individuals approached me inquiring about whether or not I would entertain a possible sale of my property located at 65 Kenwood Avenue to the Town of Bethlehem. Those individuals were pursuing efforts to conserve land and seeking to forego development for open space and agricultural use, and proposed the Town purchasing the property for \$3 Million.

As you know, I have been pursuing approvals for developing this project for over six (6) years. It has become very frustrating. My offer to sell was in response to that frustration. Since the offer was made, the following has occurred:

1. Years of making a conscious decision to avoid all social media, yet receiving snippets, screen shots and forwarding of emails where I am the topic of conversation about a potential sale, containing inaccurate information;
2. Watching a gentleman, that I have never met, Steve Peterson, act like he is my spokesperson or has authority to speak on my behalf. I will not be used as a pawn with respect to the voting either for or against Proposition 2;
3. Watching the Town Board meeting and the interaction between pro-development and anti-development. It is the US versus THEM mentality in this town. I have lived in the Town of Bethlehem for 53 years and this is not the Town that I grew up in. I think everyone needs to take a step back and understand that there are in fact real problems

October 28, 2022
Page 2

in this world. None of which are in front of any of the Town Boards in the Town of Bethlehem.

For all of the reasons stated above, I hereby withdraw my offer to sell any property located at 65 Kenwood Avenue to the Town of Bethlehem.

I look forward to developing this property into a single family and townhouse development. All while preserving the farm and agricultural use on Kenwood Avenue.

Should you have any questions, please feel free to contact me.

Very truly yours,

Maguire Cardona, P.C.

By _____

Anthony Y. Cardona, Jr.

AVC/jc