

Clean Water and Open Space Preservation Commission Special Meeting February 27, 2008

Parcel Rating Results Presentation by Behan Associates

In Attendance: Seth McKee, Bob Gabrielli, Dennis Moore, Jim Hyland, Joan Barker, Marion Dubois, Brad Barkley, Christine Guarino (secretary), Melissa Barry (Behan Associates), Rick Lederer-Barnes (Behan Associates)

Absent: Cara Lee, Lynn Bowdery, David Jones, Fawn Tantillo,

Meeting Called to Order: 7:10 P.M.

Agenda

1. Review Parcel Rating Results

- Rating criteria have changed slightly (project viability and discretionary categories are new)
- There are differences in maximum points available for each rating category – is this related to the perceived value of each category? – The sub-categories allow for more detailed comparisons between projects vs. looking at a total score
- Results **not** based on actual discussion with landowners with regard to their intentions for the future use of their property
- Behan representatives reviewed maps of different land types and land use types and what the rating criteria are based on
- Parcels that score highly in experimental rating example score in all rating categories (Behan reviewed 2 large example parcels)
- Should steepness be considered? Since it is a constraint to building, it is a natural preservation component.

Breakdown of scoresheet for highest scoring example property was discussed as follows

Category 1 Working Farms

- Are there any farms that qualify as Bicentennial or Century farms? Should that criterion be removed from rating system? Should it be valued lower?
- Should there be credit given for sustainable farming practices? Should it be included in conservation practices section?
- Should a category be added to give credit to farmers who use their property as their primary source of income?

Category 2 – Water Resources

- Wetlands and buffer criteria will be discussed

Category 3 – Biodiversity and Ecological Resources

- No discussion

Category 4 – Scenic and Cultural Value

- Discussion to redefine criterion 4 (sensitive receptors) to include language about affecting the public interest...instead of referring to residential developments.
- Should there be a provision for parcels abutting places of local historic interest as well as national historic interest – perhaps 10 points perhaps just give credit for local historic value to this category
- Criterion 6 – should this be removed? Commission agrees to remove this.

Category 5 – Recreational and Educational Opportunities

- No discussion

Category 6 – Project Viability

- Should the number of points awarded for criterion 1 be a discretionary item?
- Should criterion 2 have a higher point value? Commission agrees to weight this category more.
- Commission discussed criterion 8 at length – should point value be increased and be divided into more increments? Criterion will be increased to 30 points and will be awarded at discretion of reviewer.

Category 7 – Discretionary Points

- No discussion

Summary

- * Working farms should not be compared with projects in different categories.
- * Application process needs to be discussed.
- * Title: Cooperative Conservation Program? Acceptable to commission? No – Please use CWOSP.
- * Seth suggests mailing an invitation to all landowners of parcels over a certain size (20 acres) to ascertain whether they are interested in conservation of their property and mail applications to those interested landowners that respond.
- * What type of application process should be used? Preliminary application deadline after which applications will be dealt with on a rolling basis.

Discuss Next Steps

- * Public outreach is responsibility of CWOSP (public meeting April 2, 2008).
- * Next meeting March 12, 2008 7:00, New Paltz Town Hall.

* Announcement of public meeting needs to be made – Seth will discuss with Cara and arrange to publicize.

* Behan will pull landowner addresses and change forms as discussed. Suggested that this information be made available on town website.

Adjourned: 9:25 p.m.

These minutes were respectfully submitted by Christine Guarino.