

Town of New Paltz

Clean Water Open Space Protection (CWOSP) Commission Meeting

Minutes

October 26, 2011 7PM

Present: Jim Hyland, Jim DeLaune, Marty Irwin, Bradford Barclay, Lynn Bowdery, Seth McKee, Marion DuBois

Guests: Jeffrey Perls

No Public Comments

Presentation by Bob Gabrielli:

Resolution: Marty Irwin moved that CWOSP go into Executive Session. The reason for this was to hear a presentation regarding potential land for the Town to acquire, disclosure of which would substantially affect the value thereof.

Move by: Marty Irwin Second by: Bradford Barclay Yeas: all

Resolution to move out of Executive Session:

Move by: Seth McKee Second by: Marty Irwin Yeas: all

Review and Approve Minutes from July 13,2011 Meeting:

Move to approve minutes by: Lynn Bowdery Second by: Jim Hyland
Yeas: all

Kira Kinney CE- Feedback from Kira:

- Marty Irwin reported that Ms. Kinney requested an increase in the percentage of land that can be covered by hoop houses on the property.
- There was discussion about the percent of land that can have non-permanent agricultural structures. An example of Agriculture and Markets Easement was discussed which had no limitation on temporary farm structures including hoop houses. The impact of allowing additional coverage by hoop houses or other non-permanent agricultural structures was discussed as it related to the specific values of the easement in question (scenic views, wildlife habitat,.. etc.) It was decided that limit on temporary, agricultural structures would be determined on a case to case basis.
- New language for the term sheet was decided on: Non-habitable permanent structures, provided they do not in aggregate cover more than 5% of the entire conservation area, including, as examples, greenhouses, are allowed within the Conservation Easement. Additionally, non-habitable, non-permanent pervious structures, covering up to an additional 20% of the Conservation Easement, may be installed, without further approval from the Grantor, including, for

example hoop houses; PROVIDED they don't adversely affect the soil profile. Grantee may request a larger percentage for coverage from the Grantor.

Review Contract Proposal between Town and WVLT for Stewardship services:

- It was decided that the official document was needed for discussion, topic will be moved to November 9th meeting.

New Business:

-Land Trust Alliance (LTA)

-It was decided that 250 dollars of unspent money from the budget be used to join the LTA, a group that provides information on new conservation practices.

Move by: Brad Barclay Second by: Seth McKee Yeas: all

- Public Comment Policy

- It was discussed that CWOSP should have a formal policy for interaction with public at meetings. Including when the public comments should take place (beginning, end or both) time limits on comments and whether or not the public could join in conversation.

Seth McKee volunteered to write a formal public comment policy.

Adjournment:

Move to adjourn: Marty Irwin

Second: Jim DeLaune

Yeas: all

Town of New Paltz

Clean Water Open Space Protection (CWOSP) Commission Meeting

Minutes

November 9, 2011 7:00 PM

Members Present: Marty Irwin, Bradford Barclay, Lynn Bowdery, Seth McKee, Tom O'Dowd, Doug McBride and Fawn Tantillo

Guests Present: Jeffrey Perls, Chris Ullrich and Olivia McKee

Public Comments:

Chris Ullrich advocated that CWOSP continue to pursue possible purchase of property at 189 Springtown Road owned by Annette Caviloa. He stated there has been interest from a developer looking to buy several parcels in the area for development. The property is in two major floodplains and a tributary to the Wallkill River. Fawn Tantillo will contact property broker and inform them that CWOSP has an interest in a site visit to the property for rating purposes.

Jeffrey Perls asked how properties are ranked when the CWOSP Commission is considering a property. It was responded that there is a formal ranking system that includes consideration of: agricultural use, wildlife habitat, endangered species, adjacency to pre-existing protected areas, educational benefits, scenic views etc. It was suggested that the ranking guideline be added to the website for the public to view.

Review and Approve Minutes of previous meetings:

September 14th minutes accepted with clarification on Agenda Item 3 that Toni Hokanson approves of CWOSP being responsible for seeing that monitoring is done for the Palmateer Property.

Move to accept minutes made by: Doug McBride Second by: Tom O'Dowd

Vote: unanimous in favor (Fawn Tantillo abstained as she was not present at the September meeting)

October 26th minutes motion to approve made by: Lynn Bowdery Second by: Seth McKee

Vote: unanimous in favor (Fawn Tantillo and Tom O'Dowd abstained as they were not present at the October meeting)

Kira Kinney CE:

In communications with Marty Irwin Kira Kinney expressed concern over wording – hoop houses are pervious in that the soil horizon is not changed but the hoop house is covered with impervious plastic. Concern was expressed that the clarity of the term sheet is important for future board members or property owners to understand what this board intends in terms of structures on the property.

It was decided that Marty Irwin would invite Kira Kinney to the next meeting to further discuss the wording of the term sheet in order to move forward with appraising the value of the property.

Review Contract with Wallkill Valley Land Trust (WVLT):

Brad Barclay recused himself from the discussion due to potential conflict of interest as a WVLT

board member.

It was discussed for what length of time the contract would be approved for. It was decided that it would be put up for a one year trial and that the Town Board could then review it and decide whether to put it up for a five year approval.

Lynn Bowdery recused herself from the discussion due to potential conflict of interest as a WVLT employee.

Fawn Tantillo moved that: CWOSP recommend to the Town Board that they accept the proposal for a contract with WVLT to hire them to monitor all town held Conservation Easements and to: create on an as needed basis new baselines, create condition reports and a monitoring plan for the former Sunset Ridge property and perform annual monitoring of that property. CWOSP also recommends capping spending at 5,000 dollars as per the limitations of CWOSP's proposed 2012 budget.

Second by: Seth McKee

Vote: unanimous in favor

Public Comment Policy Discussion will be moved to the next meeting.

Web Site- Guy Visk's Input:

It was discussed that the existing website be updated to increase the availability of information and transparency to the public. Guy Visk has agreed to make the website based on member's input. Denis Moore a former member has also volunteered his services as a website designer. It was decided that members will bring ideas for what they would like to see on the website to the next meeting.

New Business:

The grant from the National Park Service was discussed for assistance on the Millbrook Preserve. Seth McKee will contact National Park Service consultant Karl Beard as to the status of the grant.

Public Comments:

Jeffrey Perls suggested that a more interactive Public Comment Policy would be beneficial to both the Commission and the public. He also suggested that the chair have discretion to limit comments if they became unproductive when needed.

Gabrielli Presentation- Discuss Ranking:

Marty Irwin moved that CWOSP go into Executive Session. The reason for this is to evaluate a potential land for the Town to acquire, disclosure of which would substantially affect the value thereof.

Second By: Brad Barclay

Vote: unanimous in favor

Motion to move out of executive session was made by Fawn Tantillo.

Second By: Brad Barclay

In executive session the ranking of the property was discussed and Marty Irwin will respond to Gabrielli.

Adjournment:

Motion to adjourn made by Doug McBride at 9:20.

Second By: Tom O'Dowd

Next Meeting will be held on December 14th,2011.

Town of New Paltz

Clean Water Open Space Protection (CWOSP) Commission Meeting

Minutes

December 14, 2011 7:00 PM

Members Present: Jim DeLaune, Marty Irwin, Lynn Bowdery, Bradford Barclay, Seth McKee, Tom O'Dowd, Doug McBride, Marion DuBois and Jim Hyland

Guests Present: Kira Kinney and Olivia McKee

Call Meeting to Order: 7:00 PM

No Public Comments

Meet with Kira Kinney to discuss CE: Kira Kinney accepts the term sheet as is. The future plan was discussed as to moving forward with the easement process. The next step is to hire an appraiser to appraise the value of the property with and without an easement. The value of the easement will then be determined based on the difference and CWOSP will make Ms. Kinney an offer. If Ms. Kinney accepts the offer the easement will be brought before the Town Board for approval. Pete Hubbell and Greg Langer from Valuation Consultants will be contacted as possible professional appraisers.

Review and Approve Minutes of November 9th, 2011 Meeting: Motion to accept by Doug McBride, Second by Brad Barclay, Vote unanimous in favor

Discuss Wallkill Valley Land Trust (WVLT) Proposal to Town for Stewardship Services: Brad Barclay and Lynn Bowdery recused themselves because of involvement with WVLT. The contract has been completed by WVLT, it proposes that the WVLT will perform stewardship duties on town held easements. It was discussed that the Town should also consider hiring WVLT to do monitoring on easements already held by the Town.

Doug McBride moved that: CWOSP recommend to the Town Board that they engage the contract with WVLT and put in place a mechanism to make sure that the Town Board requests tasks to be performed. The proposed tasks are monitoring for the Palmateer Property and doing condition reports for Sunset Ridge.

Discuss David Jones Farm: At the request of the owner CWOSP re-reviewed the ranking done for the Jones Farm and re-confirmed that CWOSP will not move forward with this project at this point in time.

Discuss Web Site- Content and “How to” (Dennis Moore): CWOSP discussed what information the new website will contain. The following was proposed:

- 1) Home Page: basic info, description, mission, links to enabling legislation, contact information, etc.
- 2) Members with terms and office
- 3) Forms: property ranking, applications, etc.
- 4) Minutes, Agendas, Meeting Schedule, Public Policy
- 5) Photo Gallery of preserved property
- 6) Mill Brook Preserve: links to consultants’ reports, maps, etc.
- 7) Maps: locations of preserved properties
- 8) Links: Land Trust Alliance

Dennis Moore has offered to assist in the website design, Brad Barclay will contact him.

Discuss Budget for 2012: Because of the confusion surrounding the Town’s Budget CWOSP’s proposed budget should be in effect for 2012 but CWOSP will find out as soon as possible.

Discuss Meeting with Susan Zimet : Marty Irwin and Jim DeLaune will set up a meeting with the new Town Supervisor Susan Zimet to discuss next year’s business.

Meeting Adjourned: Lynn Bowdery moved to adjourn at 8:30 Tom O’Dowd seconded, vote unanimous in favor.

Town of New Paltz

Clean Water Open Space Protection (CWOSP) Commission Meeting

Minutes

January 11, 2012 7:00 PM

Members Present: Jim DeLaune, Marty Irwin, Lynn Bowdery, Bradford Barclay, Seth McKee, Tom O'Dowd, Marion DuBois and Cara Lee.

Public Present: Melanie Schmidt

Call meeting to order: Jim DeLaune called the meeting to order at 7:10

Public comments: none

Discussion with Susan Zimet (To Be Confirmed): It was discussed that CWOSP should meet with the new Town Supervisor Susan Zimet to give a briefing on what CWOSP does and what the commission is currently working on.

The proposed agenda for the meeting includes:

1. Encouraging the town to enter into a contract with Wallkill Valley Land Trust (WVLT) for stewardship duties on Town held easements
2. Discussing the role that the WVLT should play in monitoring, creating baselines or doing condition reports on easements
3. Discussing the budget for CWOSP in 2012
4. Discussing/Implementing proposed public policy
5. Discussing Kinney property

It was suggested that the Mill Brook Preserve be discussed in a separate meeting because it is a complex issue.

Marty Irwin will contact Susan Zimet to set up a meeting time.

Review & Approve Minutes of December Meeting: Motion to accept by Lynn Bowdery. Second by Marty Irwin. Vote unanimous in favor.

Kira Kinney CE – Appraisal Proposal: Jim DeLaune contacted several appraisers it was decided that CWOSP would move forward in hiring Greg Langer from Valuation Consultants to do the appraisal for Kira Kinney's property.

Dave Jones – Feedback from Seth: Seth McKee contacted Dave Jones to inform him off CWOSP's decision not to move forward with his project at this time.

Public Participation Policy Discussion: Seth McKee proposed a Policy on Public Participation at

CWOSP Meetings. The proposed policy will be sent to Joseph Moriello the Town's consultant attorney and will be further discussed at the meeting with Susan Zimet.

Mill Brook Preserve – NPS / Karl Beard support – Feedback from Seth: Seth McKee contacted Karl Beard pertaining to the possibility of a grant for work on Mill Brook Preserve. Mr. Beard responded that the proposed project had not been accepted but that CWOSP could re-apply for grant assistance. Mill Brook Preserve will be further discussed with Susan Zimet.

Web Site: Brad Barclay will contact Dennis Moore pertaining to assistance in developing a website for CWOSP.

New Business: Jim DeLaune expressed an interest in getting another project started. It was discussed that commission members will start looking for possible properties that might be available and would be beneficial to Clean Water Open Space Protection in New Paltz. The possibility of getting an easement for the Watchtower uplands property was discussed. Jim DeLaune will contact Bob Anderberg of the Open Space Institute and invite him to the next meeting to further discuss plans for the property.

Adjournment: Cara Lee moved to adjourn the meeting at 8:05, Brad Barclay seconded, vote unanimous in favor.

Next Meeting will be February 8th at 7:00 PM at Town Hall

Town of New Paltz

Clean Water Open Space Protection (CWOSP) Commission Meeting

Minutes

February 8th, 2012 7:00 PM

Members Present: Jim DeLaune, Marty Irwin, Bradford Barclay, Seth McKee, Tom O'Dowd, Marion DuBois and Cara Lee.

Meeting Guests: Susan Zimet and Jeff Logan

Public Present: Olivia McKee

Call meeting to order: Jim DeLaune called the meeting to order at 7:00

Public comments: none

Discussion with Susan Zimet: The commission gave a brief history of how CWOSP was formed and what their goals have been. CWOSP was formed in 2006 with a two million dollar bond. CWOSP acquires properties either through interested property owners contacting CWOSP or through commission members actively looking for properties that could potentially be a good fit for CWOSP goals. CWOSP then has a transparent review process through which they determine whether or not to move forward with a project.

CWOSP also discussed encouraging the Town to engage the Wallkill Valley Land Trust (WVLT) in a contract by which the WVLT would provide services including; monitoring of existing easements, creating baseline documents and completing monitoring reports.

In moving forward with the Kinney Property CWOSP will bring the proposal to the Town Board for approval.

Adjournment: Brad Barclay moved to adjourn the meeting at 8:40, Marty Irwin seconded, vote unanimous in favor.

Next Meeting will be March 14th at 7:00 PM at Town Hall

Town of New Paltz

Clean Water Open Space Protection (CWOSP) Commission Meeting

Minutes

March 14th, 2012 7:00 PM

Members Present: Jim DeLaune, Marty Irwin, Bradford Barclay, Seth McKee, Tom O'Dowd, Doug McBride, Marion DuBois, Lynn Bowdery and Cara Lee.

Meeting Guests: Robert Anderberg of OSI

Public Present: none

Call meeting to order: Jim DeLaune called the meeting to order at 7:00 P.M.

Approval of February minutes: Motion to accept by Doug McBride. Second by Brad Barclay. Vote unanimous in favor.

Robert Anderberg – OSI: Robert Anderberg of Open Space Institute (OSI) gave a presentation about the projects OSI is currently working on or considering and discussed the possibility of working with CWOSP.

Update – Meeting with Town Board: CWOSP has not yet heard back from the Town Board as to whether or not the contract with WVLT for stewardship has been accepted.

Kira Kinney: CWOSP is ready to move forward with hiring an appraiser for the Kinney property.

Adjournment: Cara Lee moved to adjourn the meeting, Tom O'Dowd seconded, vote unanimous in favor.

Next Meeting will be May 9th at 7:00 PM at Town Hall

Town of New Paltz

Clean Water Open Space Protection (CWOSP) Commission Meeting

Minutes

May 9th, 2012 7:00 PM

Members Present: Jim DeLaune, Marty Irwin, Seth McKee, Tom O'Dowd, Doug McBride, Lynn Bowdery and Cara Lee.

Public Present: none

Call Meeting to Order: Jim DeLaune called the meeting to order at 7:00 P.M.

Public comments: none

Review & Approve Minutes of March meeting: postponed until next month's meeting

Kira Kinney CE – Status Update: Andrew Ward of Hubble Appraisers has been hired to do an appraisal on the Kinney Property this should be finished in about one month. CWOSP discussed Floodplains and Wetlands Law and how they could affect the appraisal.

CWOSP's Liaison w/ Town Board: It was decided that due to scheduling conflicts a Town Board Liason will not be present at every CWOSP meeting. CWOSP will update the Town Supervisor regularly.

Stewardship of Town Properties: The town has approved CWOSP's proposal to engage the Wallkill Valley Land Trust in a contract for monitoring Town held easements.

CWOSP's Mission Statement: It was discussed that monitoring Town held easements could become part of CWOSP's official mission.

Web Site: Corrections and Updates to Current Information, What We'd Like to Offer: CWOSP discussed what they would like to have available on the website:

- 1) Home Page: basic info, description, mission, links to enabling legislation, contact information, etc.
- 2) Members with terms and office
- 3) Forms: property ranking, applications, etc.
- 4) Minutes, Agendas, Meeting Schedule, Public Policy
- 5) Photo Gallery of preserved property
- 6) Mill Brook Preserve: links to consultants' reports, maps, etc.
- 7) Maps: locations of preserved properties
- 8) Links: Land Trust Alliance

Jim will email Susan about moving forward on the website.

New Business: CWOSP commision discussed putting together an annual press release for the papers that would describe what CWOSP has been working and encourage landowners to consider working with CWOSP.

CWOSP also discussed the Millbrook Preserve Plan and possible funding to move the project forward.

Adjournment: Doug McBride moved to adjourn at 8:00 Tom O'Dowd seconded, vote unanimous in favor.

Next Meeting will be July 11th at 7:00 PM at Town Hall

Town of New Paltz
Clean Water Open Space Protection (CWOSP) Commission Meeting
Draft Minutes
July 11, 2012 7PM

Present: Jim DeLaune, Marty Irwin, Bradford Barclay, Lynn Bowdery, Seth McKee, Marion DuBois and Doug McBride

Guests: Christine DeBoer, Stacy Delarede

No Public Comments

Review & Approve Minutes of May and March Meetings: Motion to accept March minutes by Doug McBride, second by Seth McKee, vote unanimous in favor. Motion to accept May minutes by Marty Irwin, second by Doug McBride, vote unanimous in favor.

Kira Kinney CE – Appraisal Update (Preliminary Value Findings & Timeline for Report): The appraisal for the Kinney property should be completed by next week, at this time the final report will be circulated and CWOSP will have a special meeting to discuss the appraisal and the next step to move forward on this project.

Documenting & Monitoring Town Easements & Property – Follow Up discussion of meeting with WVLT regarding the Contract: There will be another meeting to discuss this contract when the Town Supervisor is available.

Public Participation Policy Discussion: CWOSP would like to put this policy in place. This policy and how to implement it will be further discussed at the meeting with the Town Supervisor.

Web Site Development: CWOSP would like to make more information available to the public on their website. CWOSP will discuss with Susan Zimet how to improve their website.

New Business: CWOSP received a letter from Bruce DuBois discussing interest in working with CWOSP on his property at 46 DuBois Road. Lynn Bowdery will look at the property more and rank it according to CWOSP's ranking guide.

Discussion with Code Enforcement Officer: CWOSP discussed the original laws that created CWOSP in regard to future monitoring of easements acquired both by the Town of New Paltz and by CWOSP. It was determined that the original law does not hold CWOSP responsible to monitor all of the easements held by the town, however CWOSP may be willing to take on this responsibility.

Adjournment: Brad Barclay moved to adjourn the meeting at 9:10, Doug McBride seconded, vote was unanimous in favor.