

DRAFT

Clean Water and Open Space Protection Commission
Monthly Meeting
April 9, 2008

In Attendance: Cara Lee, Seth McKee, Lynn Bowdery, Dennis Moore, Joan Barker, Marion DuBois, Brad Barclay, Bob Gabrielli, Jim Hyland (7:40 p.m.), Christine Guarino (secretary)

Absent: Fawn Tantillo, David Jones, Jim DeLaune,

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

Debrief on landowner meeting

- 26 landowners attended the meeting as well as all CWOSP members
- All CWOSP members are satisfied with how the meeting and presentation went
- Melissa Barry of Behan Associates took a record of landowners' questions
- Some landowners seemed to be interested but may need more details and concrete information because they are somewhat unsure – follow-up with more detail would be advised
- Commission discussed focusing on parcels that are important for ecological reasons in addition to agricultural land in the future

Discuss next steps with landowners

- Cara Lee crafted a thank you letter that can be sent to landowners who attended the meeting to follow-up
- Commission suggested some changes to the letter that **Cara Lee** will make and she will send the letters to the landowners who attended the meeting
- Cara Lee proposed to analyze properties in terms of conservation value as well as the likelihood that the high priority properties may be feasible for easements
- Cara Lee suggested asking Behan Associates to make a map of parcels above 20 acres and a map of the character areas
- **Motion** - Seth McKee made a motion that if Behan Associates asks for payment for these maps, the Commission will request from Town Board up to \$5000 for mapping and analysis for setting priorities and ranking properties to implement the work of the Commission. The motion was seconded by Brad Barclay and passed unanimously

Update on Taliaferro and Bradley Farm appraisals

- Appraisal is behind schedule but Seth McKee expects to have it before May 1, 2008 and make the landowners an offer in time for the grant deadline
- NYS PDR grant must be reviewed and endorsed by Ulster County by May 1, 2008
- Cara Lee recommends that Open Space Institute also be contacted to see if these parcels match their criteria

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- **Motion**- Seth McKee made a motion to hire Nikki Koenig Nielson at \$50/hr to prepare the application for NYS PDR Grant for review by the County for these 2 properties (Taliaferro farm and Bradley Farm). The motion was seconded by Dennis Moore and passed unanimously.

- **Motion** - Brad Barclay made a motion that the Commission authorizes Seth McKee and Jim Hyland to present proposals to the above landowners based on appraisals after an executive session review by Commission. The motion was seconded by Dennis Moore and passed unanimously.

- **Motion** – A motion was made by Brad Barclay to begin the NYS PDR grant application process by submitting a proposal to Ulster County by May 1, 2008 upon receipt by the Commission of accepted proposals from above landowners. The motion was seconded by Cara Lee and passed unanimously.

Discuss a potential project

- Seth McKee spoke with Ray Curran about DOT's plan for a park 'n ride lot in northern end of New Paltz Auto's lot – it will be a bus stop for NYC bus and a shuttle to Poughkeepsie train station
- The parcel to the north has been for sale for some time – it is a parcel that the Commission may investigate due to its proximity to Tributary 13
- **Cara Lee** will do some research about this parcel and report back to the Commission

Brainstorm next steps overall

- Topic for May 14 meeting – rank the Taliaferro and Bradley properties
- Topic for June 11 meeting is to have a workshop on fundamentals of conservation easements
 - **Lynn Bowdery** will circulate some sample easements for the Commission to review
 - **Seth McKee** will provide some background on real estate
 - **Lynn Bowdery** will ask Chris Duncan to attend this meeting and share his expertise
- Open Space Institute will be invited to the July 9 meeting to network with CWOSP and see if the two groups share common goals

Next meeting May 14, 2008

Adjourned: 9:05 p.m.

These minutes were respectfully submitted by Christine Guarino.