

Town of New Paltz
Clean Water and Open Space Protection Commission (CWOSP)
Approved Minutes, Meeting of September 13, 2017, at the Community Center

Members Present: Brad Barclay, Kevin Borden, Lynn Bowdery, Richard Fiesel, John Gotto, Seth McKee (arrived at 8:10 PM), Dennis Moore, and Tom Weiner

Town Officials: Town Board Liaison Marty Irwin

Public present: Potential new CWOSP Commission member Michael Knutson; and Oliver Goland, New Paltz High School AP Government class

Minutes taken by: Lynn Bowdery, CWOSP Commission member and Secretary

1. Meeting called to order at: 7:02 PM by Chairman Dennis Moore

2. Public comments: None. The Commission members welcomed student Oliver Goland and invited him to ask questions when he had some.

3. Review, amend & approve minutes: After a brief discussion, Richard Fiesel moved that the June 14, 2017 minutes be approved as amended. Kevin Borden seconded the motion. All present voted in favor.

4. Introduce candidate for CWOSP Board, Michael Knutson: Michael described his credentials in land preservation: he has been working for Scenic Hudson for 11 year, has lived in New Paltz for that time and loves the lands here. He would like to give back to the community by serving on the Commission. Brad Barclay said that through his Dutchess County work with Michael and Scenic Hudson he thinks that Michael will be an excellent member. Tom Weiner asked him about conflicts of interest due to Scenic Hudson activities in New Paltz. Michael is aware that that can happen and can recuse himself in that event. Brad says his participation would be worth the possibility of recusal. Brad moved that CWOSP Comm. recommend to the Town Board that Michael be appointed. Lynn Bowdery seconded the motion. All present voted in favor. Liaison Marty Irwin will try to get the nomination on the agenda and will tell us what meeting the nomination will be at, hopefully in time for Michael to be appointed before our next meeting.

5. Taliaferro application - Christie DeBoer: Christie DeBoer, Executive Director of Wallkill Valley Land Trust (WVLT), could not be present, so Dennis forwarded her email and attachments regarding the Taliaferro Farm purchase of development rights application. Equity Trust has dropped out of the application and Peter Taliaferro wishes to proceed without its involvement. WVLT and Scenic Hudson (SH) will move forward as before. The updated appraisal of the farm with and without development rights gives the value of the development rights as \$387,000, which divided between Town, County and Scenic Hudson comes to \$129,000 each. SH will also cover the cost of drafting the conservation easement and WVLT will raise \$10,000 to cover the cost of stewardship and conservation defense, and will hold the easement. The email attachments were an updated draft of the letter of support for the project that CWOSP Comm. will send to the Town, recommending that it use Open Space Bond funding to preserve this farmland; and also the updated appraisal of the property. They are attached at the end of these minutes.

Tom Weiner asked to be brought up to date on this application. Lynn will scan the paper application documents and Dennis will send the digital copy of the rating sheet. Lynn will bring the originals to Dennis Thursday Sept. 14 before his meeting with Christie. Tom will be sent the digital files of the application to review. There was a general discussion of how the three funding sources would work.

6. Gateway Project - Kevin and John: Kevin Borden reported that the Route 299 Gateway Committee has been having meetings over the summer. It has representatives from the Chamber of Commerce, the Planning Board, the Town Board, and the Bike/Ped. Committee. Susan Blickstein is the Chair, Michael

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Welty is the Consultant. There have been public meetings to get input. The Committee's website is <http://www.townofnewpaltz.org/route-299-gateway-committee>. The various Town commissions will be asked for their input. The CWOSP Comm. should produce a statement to indicate our opinion on what the zoning for the Rt. 299 Gateway area should include. John Gotto said that CWOSP Comm. has a legitimate input to the Committee. Dennis thought that if we were to provide a general statement, he fears it would have no weight. We should look very hard at the project and be very specific. Brad inquired what the boundaries of the Gateway were. The text of the website says "The Route 299 Gateway area is generally understood to be the section of Route 299 from North/South Putt Corners Road to North/South Ohioville Road, with its depth to the north and south of Route 299 defined by the boundary of the B-2 Zoning District. The precise boundary of the Route 299 Gateway study area will be further refined by the Gateway Committee and the Town Board." Kevin said he would push for a buffer between the Thruway and the Town, to preserve scenic values and quality of life. John added that there should be no mention of any particular parcels. Brad suggested that we could ask Susan Blickstein for mapping info. Is there anything that we would recommend paying for? Richard added that we need an informational meeting about where the planning work and process has gone so far. Lynn mentioned that she supports Brad's suggestion that we concentrate on valuable open space resources. John suggested that we could use our rating system to analyze what is important to protect from an open space point of view. Kevin laid out our next steps: 1. Look at the Gateway website (see link above); 2. John and Kevin will talk to Michael and Susan of the Gateway Committee for their thoughts of what should go in a CWOSP Comm. letter; and 3. Polish the letter and bring it to the Committee. Brad added a study of the area map. Marty Irwin said that the Gateway website has the boundaries (see below). (Secretary's note: the map does not match the Gateway Committee's description.) Next month we will try to have a draft CWOSP Comm. letter to discuss. Everyone will be copied on emails.

7. Mill Brook Preserve update: Dennis happily reported that the conservation easement on the Village property has been signed at the closing on September 12. The Recreation Plan is the next thing that must be completed. It is required by the conservation easements on the three properties that make up the Mill Brook Preserve. Then there has to be a Memorandum of Agreement (MoA) between the involved agencies. There are now draft maps of the Preserve done by Matt Decker. The Village CFA Grant will go to fund the multiple-use trail. For other trails and infrastructure fundraising will have to be done. There was a general discussion about what is involved in building the multiple-use trail and concerns about its width and the impact it would have on the areas it goes through. Kevin asked whether there are any other elements of the Preserve that CWOSP Comm. can have a role in. Marty said that when the MoA is in place Mill Brook Preserve, Inc. will be the main actor that will get things done.

8. Revving up public outreach for land preservation: Dennis said he was enthusiastic about outreach. The CWOSP Comm. letter went in the New Paltz Times. Marty got an email of interest from someone. Dennis would like to send fliers to owners of potentially interesting properties. Brad will contact Ulster County Office of Real Property and ask for a sort by Agricultural Assessment, vacant acreage, and locations.

9. Other business: None.

10. New business: None.

11. Adjournment: Brad Barclay moved that the meeting be adjourned. Kevin Borden seconded the motion. All voted in favor. The meeting was adjourned at 8:28 PM.

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Attachments:

Email from Christie DeBoer

Dennis Moore

Sep 13

to Thomas, Andrew, Seth, Cara, Marty, John, Rich, me, Kevin, Brad

Update on Taliaferro...

Begin forwarded message:

From: Christie DeBoer <christie@wallkillvalleylt.org>
Date: September 13, 2017 at 17:38:45 EDT
To: Dennis Moore <dm@dmstrategies.com>
Subject: Taliaferro

Please accept this draft letter (to help the committee) the updated appraisal, and the following statement on my behalf:

WVLT and SH wish to proceed with the protection of Taliaferro Farm as presented to this committee late last year. The only change is that Equity Trust has been removed from the equation. Pete Taliaferro found their additional participation not to be worth the compensation he would receive.

I am attaching the updated appraisal. The cover letter still mentions the Equity Trust part (my apologies, I have not received the copy of this that does not) but the conservation easement will be held by WVLT, and to pay the purchase of development rights, which comes to \$387,000

Divided between Town, County and SH, that breaks down to \$129,000 each.

SH covers the costs for the conservation easement (and has to date) and WVLT must raise the \$10,000 to cover the stewardship and conservation defense.

questions, CALL ME.

Many thanks,

Christie DeBoer
Executive Director

Wallkill Valley Land Trust, Inc.

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64 Huguenot Street
New Paltz, NY 12561
www.WallkillValleyLT.org

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Taliaferro - CWOSP letter draft Sept.2017

DRAFT

Town of New Paltz ~ Clean Water and Open Space Program

TO: Town of New Paltz Board

DATE:

The Town of New Paltz Clean Water and Open Space Program (CWOSP) Commission received and reviewed an application from Taliaferro Farm for a Purchase of Development Rights Conservation Easement Project which includes partnership with Scenic Hudson, Ulster County, the Town of New Paltz, and the Wallkill Valley Land Trust.

After careful examination of the proposed project, meetings with the land owner and project partners (Wallkill Valley Land Trust and Scenic Hudson), and further research into the conservation and agricultural values of Taliaferro Farm as to how they rank in the CWOSP criteria (based on the New Paltz Open Space Plan), the CWOSP Commission has voted to recommend this project to the Town of New Paltz Board for Open Space Bond funding farmland preservation (December 2016**when CWOSP took the vote, perhaps re-vote just to bring this more up-to-date?*).

The Purchase of Development Rights Conservation Easement for Tailaferro Farm is complex as in involves a number of partners participating in funding the completion of the project.

An updated appraisal has been completed of April 2017. Updated numbers were provided to all partners (Town, Scenic Hudson, County, Wallkill Valley Land Trust) this summer, and pending approval of the Town of New Paltz Board to proceed, contracts can be entered into with the intent to close on this Purchase of Development Rights Conservation Easement before the end of this year.

The CWOSP Commission is providing project overview at the September 19, 2017 Town Board meeting with Scenic Hudson and the Wallkill Valley Land Trust in order to fully inform the Board of this exciting and complex farmland protection project.

Sincerely,

Dennis Moore,

Chair, CWOSP Commission

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First two pages of 61 page 2017 farm appraisal:



**APPRAISAL REPORT
of
TALIAFERRO FARMS**

**REAL ESTATE PROPERTY
32.20± Acres**

**LOCATED AT:
PLAINS ROAD
TOWN OF NEW PALTZ
ULSTER COUNTY, NEW YORK**

VALUED AS OF MARCH 22, 2017

**COMPLETED BY:
JAMES S. WATERHOUSE, ARA
& PATRICE V. MILLER
FARM CREDIT EAST APPRAISAL SERVICE
APRIL 2017**

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FARM CREDIT EAST, ACA

April 12, 2017
Cari Watkins-Bates,
The Scenic Hudson Land Trust, Inc.
One Civic Center Plaza, Suite 200
Poughkeepsie, NY 12601

Re: Appraisal report of the *Taliaferro Farm*, located on Plains Road in the Town of New Paltz, Ulster County, New York.

Dear Ms. Watkins-Bates:

In accordance with your request, we have made an inspection and appraisal of the above referenced Property (the subject property of this report) for a pending conservation easement acquisition. The purpose of this appraisal report is to provide an opinion of market value, as defined herein, of the proposed easement area before placement of the easement, and an opinion of value as if the easement is in place. This is a hypothetical condition, that which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. The difference between these two values is the effect of the easement on the subject property, as of the date of appraisal.

The appraisal is intended for use in determining the effect on value of a proposed conservation easement to be deeded to the Wallkill Valley Land Trust, Inc. The intended users of this appraisal are The Scenic Hudson Land Trust, Inc., Equity Trust, Inc., the Town of New Paltz, the County of Ulster, Wallkill Valley Land Trust, Inc., and the property owners. **The valuation date is as of March 22, 2017, the date of inspection.**

The property appraised is 32.20 acres, more or less. This is based on a survey that corresponds to the tax map and is assumed to be accurate. The property is a single tax parcel on the west side of Plains Road in New Paltz. It is an operating truck crop farm improved with a dwelling, utility barn, and various site improvements.

It is my opinion that the effect on the market value of the Subject Property, created by the proposed Conservation Easement, is as follows:

“Before Easement” Value: \$ 780,000.00 (Land Value Approx. \$ 18,000/acre)

“After Easement” Value: \$ 393,000.00 (Land Value Approx. \$ 6,000/acre)

**Effect of Conservation Easement: \$ 387,000.00 (Approx. \$ 12,000/acre)
(Value of Development Rights)**

The values established are based on the definition of market value contained herein, subject to the assumptions and limiting conditions found in the accompanying report.

*669 East Main Street * Middletown, NY 10940 * (845) 343-1802 * FAX (845) 343-0919*

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Map of proposed Exit 18 Gateway Area from Town of New Paltz website

