

**Town of New Paltz Clean Water and Open Space Preservation Commission  
Meeting  
May 12, 2010  
Minutes**

**Members present:** Seth McKee, Marion DuBois, Fawn Tantillo, Jim Delaune, Marty Irwin, Cara Lee, Lynn Bowdery

Visitor – Toni Hokanson

The meeting was called to order at 7:38pm by Seth McKee. Mr. McKee advised that David Jones has resigned from the Commission. Seth stated that there are 2 open positions on this Board.

**Update on obtaining funds:**

Toni Hokanson was present to address the Commission. She spoke briefly about the status of funding regarding Sunset Ridge and Palmateer properties. Ms. Hokanson indicated the Town will initially be seeking to borrow \$650,000 to allow for closing on the Sunset Ridge and Palmateer properties. She feels that M & T bank will give them a good rate since the Town does their banking there. The Town is planning a 2 million dollar bond. The advantage of a regular bond is that you can lock in for a lower rate. The deadline for the acquisition is August, but the goal is to close by the end of June. Regarding the funding, Joe Moriello will shortly be providing a closing checklist that will identify each of the milestones, and who is responsible for each. Jim Delaune will provide the Supervisor with a contact at Provident Bank. Ms. Hokanson would like to check with at least 3 different banks.

**Update on Palmateer property:**

Joe Moriello should be working on a transfer from OSI for the Palmateer acquisition.

**Update on Sunset Ridge property:**

Seth is unsure what still needs to be done regarding SEQRA, doesn't want the clock to run out. Toni said the Town Board can hold a special meeting if necessary. Cara said that according to Dave Clouser a short form will be acceptable. Either Dave Clouser or Toni Hokanson will complete the SEQRA form. Ms. Lee reminded the Supervisor about the pesticide residue that needs to be included on the SEQRA form. Joe Moriello will write the resolution regarding how the purchase of the property will be financed.

Lynn Bowdery talked about walking the Woodland Pond property. She noticed that there are new boundary markings along the sunset ridge property. The markers do not appear to be permanent.

Due to the pesticide residue on the property, the Board plans to use the property for recreational trails. If they try to move any of the soil it will cause an extra expense. Seth stated that they have not reengaged with the discussions with the school district.

Toni stated that the board feels this property will be a real asset to the community.

**Update on Kira Kinney property:**

Marty Irwin is working on this property. He and Jim Delaune will be speaking with Ms. Kinney regarding any negotiations. Mr. Irwin will prepare a term sheet and will present it to the Board before he presents

## New Paltz CWOSP Meeting

it to the owner. He plans to circulate a draft term sheet within the next 2 weeks. Seth McKee asked Mr. Irwin to contact Kira Kinney and assure her that the Commission had not forgotten about her. The property has been ranked. The Commission will discuss this at the June meeting.

### **Update on Moore and Barker property:**

Jim DeLaune went to speak with Dennis Moore and made him an offer on the development rights of his property. Mr. Moore was not interested in the offer. However, he did say that his neighbor might be interested in buying it from him and then the Board could contact the neighbor.

**Update on Van Alst property:** Cara Lee is working on this property. The property totals 283 acres. The property is owned by WatchTower. OSI intends to purchase this property. OSI and Watchtower have agreed on a price for the flats, but are still negotiating the upland portion of the property. The Town is interested in partnering with OSI on this property if they do acquire it.

**Potential candidates:** Michael Knudsen- Seth feels he would be a great addition to the Board. Jim DeLaune mentioned asking Meredith Taylor. The Board felt she would be great too. He will ask her and get back to the Board. Mr. DeLaune will follow up with Doug McBride as to his interest.

### **Brainstorming for potential guest speakers:**

Fawn Tantillo suggested getting someone to come and talk about trail development. Ms. Bowdery wondered if there was someone who could come and talk about finding grants and writing them. Jim DeLaune suggested a talk on Hudson River Watershed Mapping. Mr. DeLaune would also like to invite the Assessor to the meeting to discuss how she handles property assessments with Conservation Easements.

Lynn Bowdery will invite Christie Ferguson to the June meeting.

### **Town's threshold Role in any acquisitions (May 12, 2010 email from Marty Irwin):**

The Commission spent a few minutes discussing an email from Marty Irwin that had been circulated to the Commission regarding enabling legislation and what is the required role/relationship that the Town must have in any properties or interests in properties acquired with Town of New Paltz Preservation and Investment fund monies. Mr. McKee noted that it appears the Town cannot be a contributor to a transaction without being on the documents.

### **Approval of Minutes:**

April 14, 2010

Moved by Jim DeLaune to accept the minutes of March 10, 2010

2<sup>nd</sup> by Marty Irwin

Vote- unanimous in favor

Motion passed

Moved by Marion Dubois to accept the minutes of April 14, 2010

2<sup>nd</sup> by Lynn Bowdery

Vote- unanimous in favor

Motion passed

New Paltz CWOSP Meeting

The next meeting is scheduled for 7pm on June 16<sup>th</sup>.

The meeting was adjourned at 9:10pm.

These minutes are respectfully submitted by Michelle Hamill.