

New Paltz Community Preservation Fund Advisory Board Minutes of the meeting of March 23, 2021

Present: Jim DeLaune, Peter Ferrante, John Gotto, Ingrid Haeckel, Cara Lee, John Orfitelli

Neil Bettez, Town Board Liaison

Kathy Preston, Secretary

Absent: Mike Domitrovits

1. **Call to Order:** Cara called the meeting to order at 7:02 pm
2. **Approval of Minutes:** The Board reviewed the minutes of the February 17 meeting and agreed that John Orfitelli offered to give a presentation on façade easement, not John Gotto. Jim moved, John O. 2nd to approve the minutes as corrected.
3. **Confidentiality:** As a public board, all meetings of the CPF Advisory Board will be public. Under Open Meetings Law, the Board may call an executive session for the purposes of discussing the proposed acquisition, sale, or lease of real property but only when publicity would substantially affect the value thereof. It was agreed that executive sessions would be held only in the event that the price of a property needed to be discussed.
4. **Update on Eugene Brown Drive parcel:** Cara responded to the landowner to let him know there may be interest in conservation of some part of his property in the future, but that the Advisory Board isn't prepared to evaluate it yet.
5. **Review of Overall Project Outline:** Cara provided an overview of Conservation Land Trusts (private, non-profit corporations that acquire land or easements for the purpose of limiting commercial development and preserving open space) and referenced the local, regional, and national groups the CPF Advisory Board is likely to work with. John O. provided an outline of the process/steps involved in the Cooperative Conservation Program. A copy of the presentation is attached to the minutes. There was a discussion regarding tracking of CPP funding. John shared a spreadsheet he has created; there are no firm numbers from the County yet, but he will keep updating as that information comes in. There was a brief discussion regarding the Town's history of past easements through CWOSP.
6. **Workshop on Community Preservation Plan Ranking and Use of NRI:** Ingrid gave an overview of the CPP parcel scoring system and use of the Natural Resources inventory. A copy of the presentation is attached to the minutes. Ingrid recommends that all members attend the April 1, 2021 Town Board meeting to see the presentation of the NRI to the Town Board. It was agreed that this tool will be very useful as the CPF Advisory Board begins to review properties.
7. **New Business –April Agenda**
 - a. **Millbrook Preserve:** The MBP has become very popular over the last year, and there is currently an adjacent building project before the Village Planning Board. Some of the land may be undevelopable and/or amenable to easement. Cara will send review materials and suggested that members familiarize themselves with the maps in preparation for initiating discussion with the property owner.

- b. Workshop with Land Trust Partner (Scenic Hudson):** Cara would like to invite Cari Watkins Bates, Assistant Land Conservation Director for Scenic Hudson, to attend the next CPF Advisory Board meeting to talk about the conservation easement process. All members agreed.

John G. moved, Ingrid 2nd to adjourn. The meeting adjourned at 8:42 pm.

Respectfully submitted,

Kathy Preston
CPF Advisory Board Secretary

Action Items:

- John O. and Ingrid will send their presentations to Kathy for inclusion in the CPF Dropbox files
- Cara will invite Cari Watkins Bates to attend the next CPF Advisory Board meeting
- All members will review the NRI maps of the parcels adjacent to the Mill Brook Preserve
- If possible, members will attend the 4/1 Town Board meeting for the NRI presentation.

Town of New Paltz Cooperative Conservation Program

An outline of the process/steps involved
in the Cooperative Conservation Program:

Short Summary:

1. Landowner Outreach
2. Pre-Application Period
3. Project Rating/Evaluation
4. Initial Project Scoping (financing, conservation partners, landplanning, etc.)
5. Formal Application Submission
6. Landowner/town Commitment
7. Refined Project Scoping (financing, land plan, easement, etc.)
8. Appraisal
9. Grant Application(s) Submitted to Funding Partners if Necessary (e.g., New York State)
10. Project Financing Obtained
11. Baseline, Survey, and/or any Other Necessary Transaction Details Completed
12. Project Completed (Closing)

Town of New Paltz Cooperative Conservation Program

Longer Summary:

1. Landowner Outreach Period: Program materials are distributed to town landowners and they are invited to attend a public information meeting. A public meeting is held to introduce the program.
2. Pre-application Period: Landowners complete a short pre-application to identify interest and begin conversation with commission. SEE THE LANDOWNER INTEREST APPLICATION FORM. Should we set a time frame for applications or make it a rolling application period?
3. Pre-application Review: Review of pre-applications by commission and prioritization of applications. At this point, the commission may also need to make adjustments. If not enough applications are submitted, more outreach may be needed to get a better selection of projects. If there are too many applications, a pre-selection process may be needed.
4. Application Follow-Up: Once the applications have been received they will be reviewed and the commission will contact the landowner for a follow-up discussion. If the project meets the preliminary goals of the program, a site visit will be scheduled with the landowner. If not, the landowner will be notified.
5. Preliminary Project Rating: The PROJECT RATING FORM will be completed (as much as possible) using GIS data and other information.
6. Site Visit #1: A commission member or representative will visit the site with the landowner to discuss the project. At this time any missing details will be completed in the PROJECT RATING FORM.
7. Project Rating: A final rating will be computed for the project (PROJECT RATING SUMMARY SHEET).
8. Project Comparison: The project will be compared to other projects/applications (if necessary) to sort and prioritize projects. If the project is selected for advancement, the landowner is asked to submit a formal application. If the project is not selected for advancement, the reasons are explained to the landowner and other options are discussed (if possible).
9. Site Visit #2: A commission member or representative will visit the site and meet with the landowner to review the rating score, make adjustments, and discuss plans in more detail. At this time, the landowner will be invited to submit a formal application.

Town of New Paltz Cooperative Conservation Program

10. Initial Land Planning: A preliminary plan for the land will be discussed that outlines the potential conservation areas (such as easement areas) as well as any development areas or exclusions (if necessary).
11. Financing Plan: Identification of expected project costs and preliminary identification of potential grants, financial partners, and other aspects of project financing.
12. Application to Cooperative Conservation Program: The commission and the applicant will work together to complete a formal application to the town's Cooperative Conservation Program. This application will detail the project goals, costs, desired town share of project costs, etc.
13. Formal Application Review Period: Applications will be reviewed and submitted to the Town Board for preliminary review and approval. Approval may be contingent on additional funding or other project goals.
14. Letter of Intent: A letter of intent is signed by landowner and town supervisor.
15. Detailed Land Plan: A plan for the land will be developed that outlines the property boundaries, potential conservation areas or easement areas, and any development areas or exclusions (if necessary).
16. An appraisal is conducted (if needed) and project costs are further determined.
17. Project is reviewed and adjustments are made as necessary.
18. Contingent purchase and sales contract (dependent on funding).
19. Grant application(s) submitted to funding partners (e.g., New York State).
20. Grant funding/project financing obtained.
21. Baseline, survey, and/or any other necessary transaction details are completed.
22. Project/transaction completed (closing).

Project Identification and Evaluation for CPF Board, Land Trust Partners and Owners

Program Kick-Off

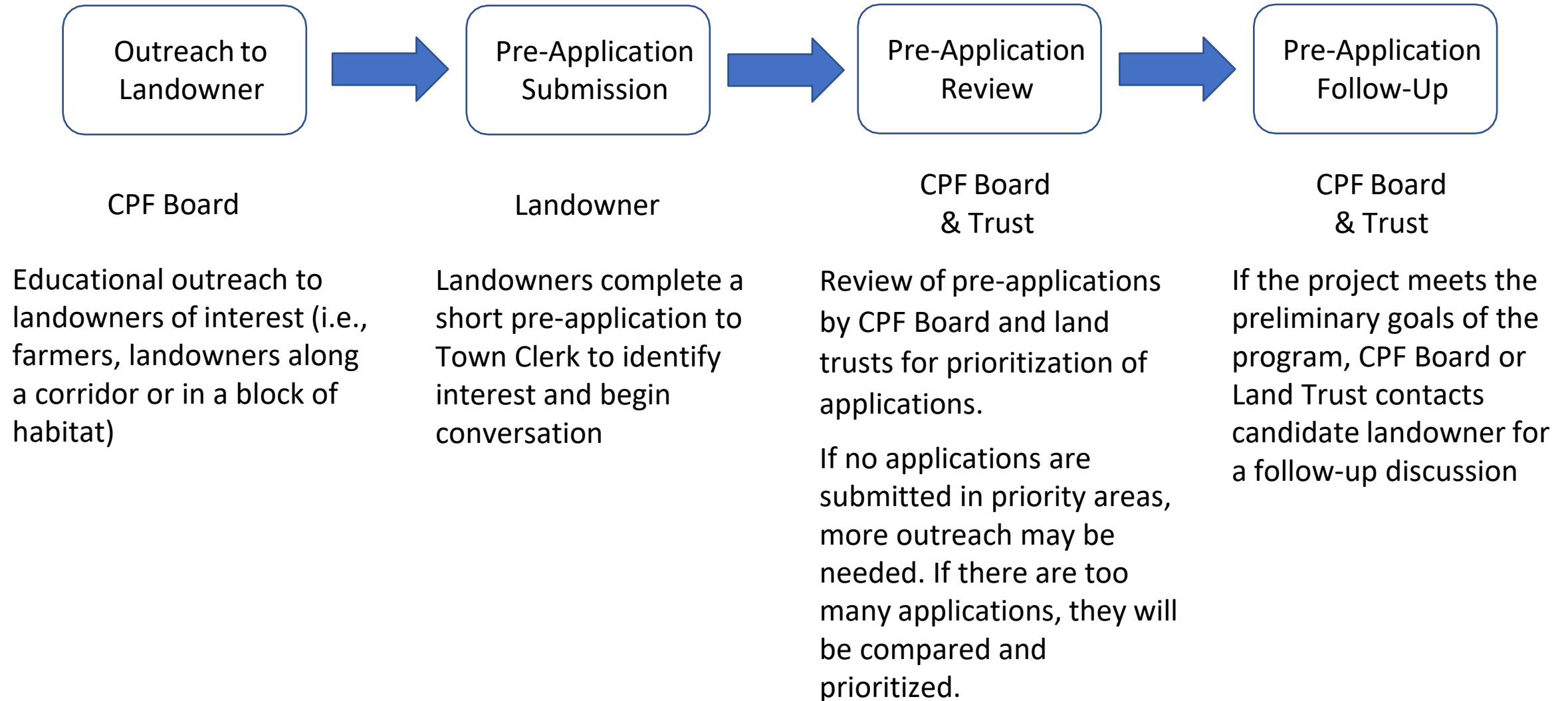
Identification of Potential
Project Areas

CPF Board and Land Trusts

Determination of Highest Priority
Areas for Focus of Program

Project Identification and Evaluation for CPF Board, Land Trust Partners and Owners

Pre-Application Review



Project Identification and Evaluation for CPF Board, Land Trust Partners and Owners

Project Scoping



A preliminary plan for the land will be discussed that outlines the potential conservation areas (such as easement areas) as well as any development areas or exclusions (if necessary).

Identification of expected project costs (appraisals, title search, survey, attorney's fees, etc.) and preliminary identification of potential grants, financial partners, and other aspects of project financing, including desired town share of project costs etc. Initial projection of distribution of costs between owner, trust, and Town along with reimbursement portion to owner at closing.

Project Identification and Evaluation for CPF Board, Land Trust Partners and Owners

Application



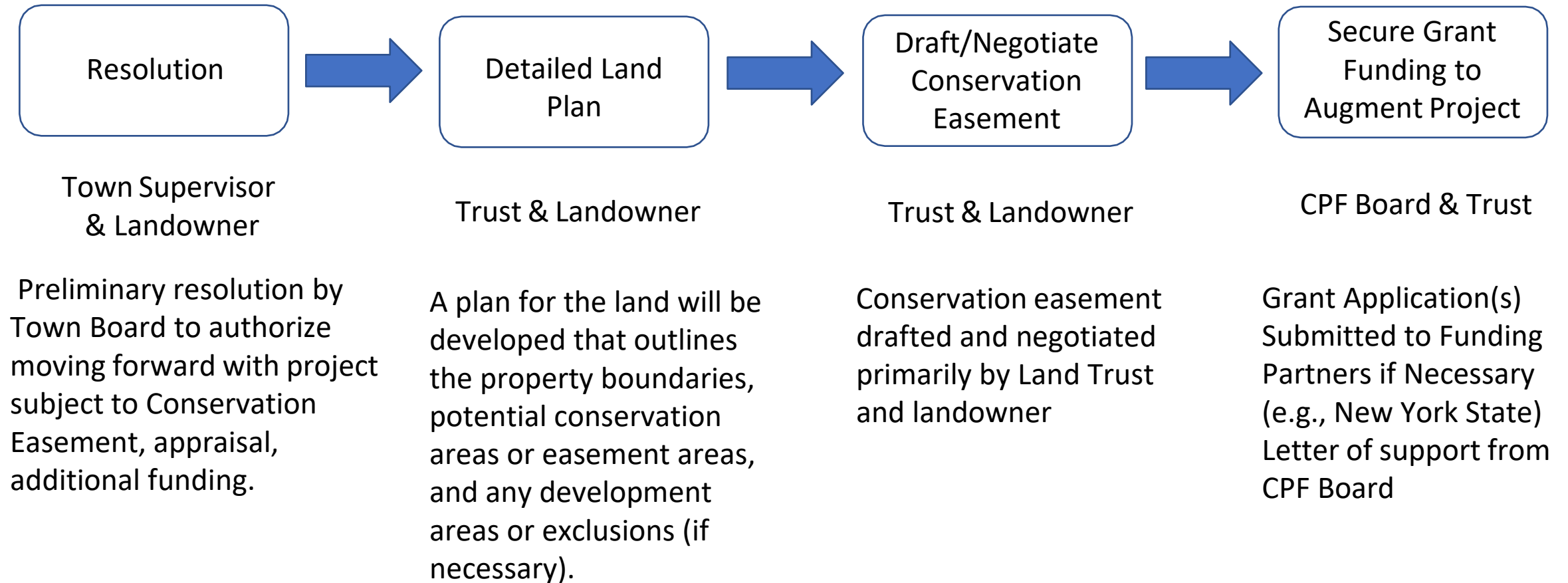
The Board, the Land Trust and the applicant will work together to complete a formal application to present to the Town Board. This application will detail the significance of the property and context to the CPP, project goals, costs, desired town share of project costs, etc.

Applications will be reviewed and submitted to the Town Board for preliminary review and approval. Approval may be contingent on additional funding or other project goals.

As required by the CPF law to confirm eligibility for CPF funding

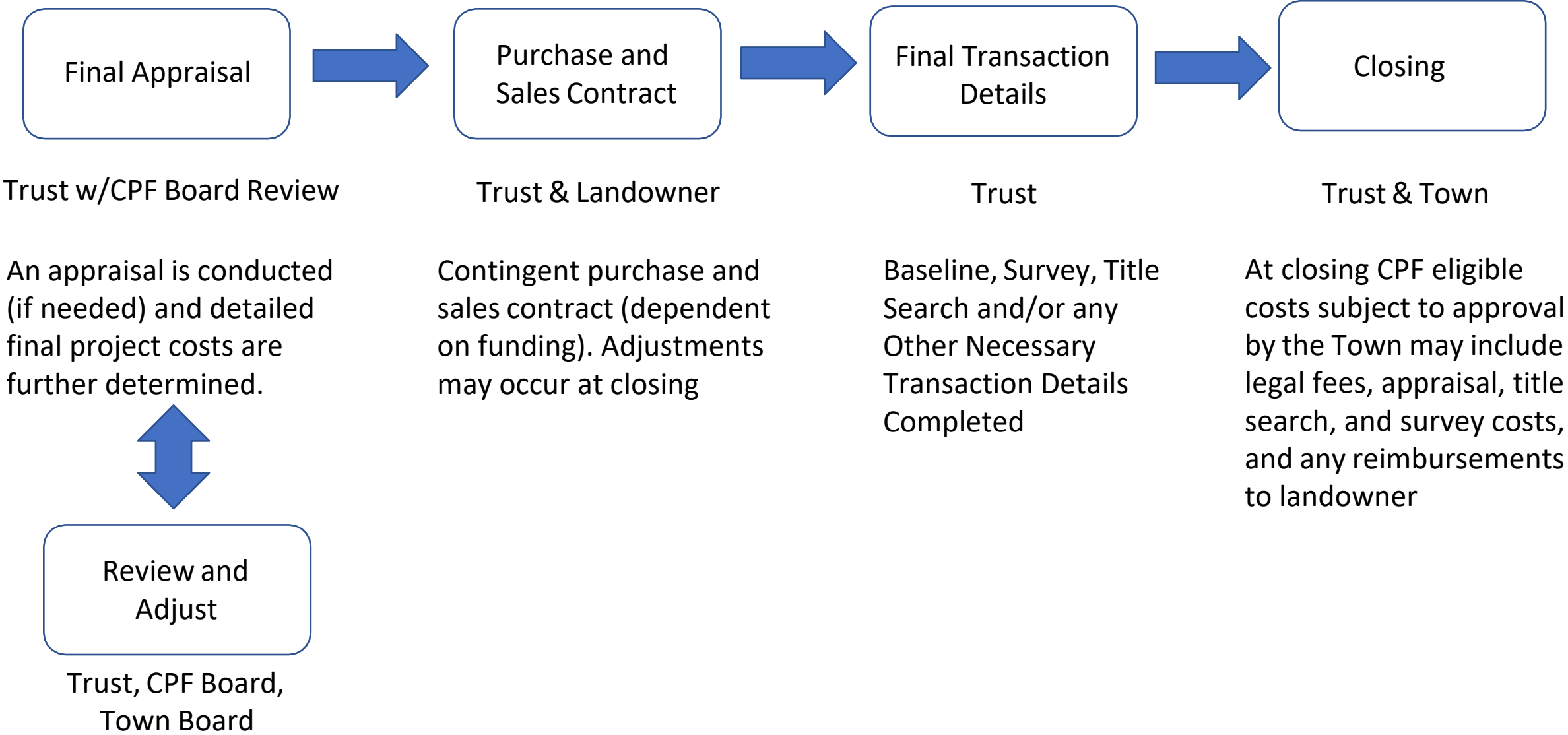
Project Identification and Evaluation for CPF Board, Land Trust Partners and Owners

Commitments



Project Identification and Evaluation for CPF Board, Land Trust Partners and Owners

Closing



Project Identification and Evaluation for CPF Board, Land Trust Partners and Owners

Continuing Support

Ongoing
Monitoring

Trust

Monitoring consistent with the
Conservation easement
requirements and guidelines of
Land Trust accreditation

Improvements

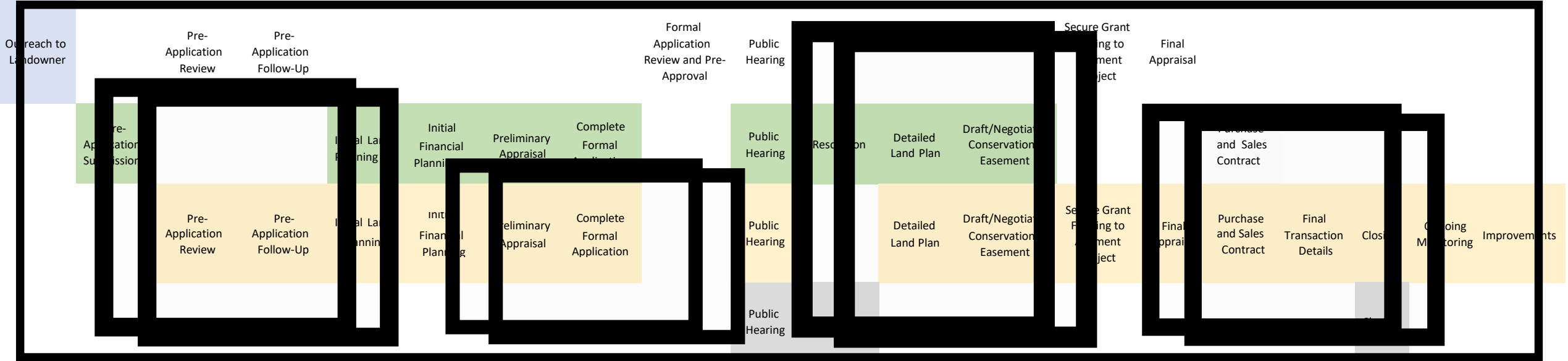
Trust

Must be consistent with terms
of conservation easement.
May require SEQR review.

Project Identification and Evaluation for CPF Board, Land Trust Partners and Owners

Process Flow by Stakeholder

CPF Board
Landowner
Trust
Town



Town of New Paltz Community Preservation Plan: Overview of Parcel Scoring System



Ingrid Haeckel

March 23, 2021 presentation to the CPF Advisory Board



Prioritization Overview



- Data sources were organized into seven **Focus Areas**
- **Presence** (or adjacency) /**absence** was determined for each data source resulting in a score of (1) or (0) for each parcel
- Scores were summed by Focus Area and a Total Parcel Score was calculated



Prioritization Components



Focus Areas (# data sets):

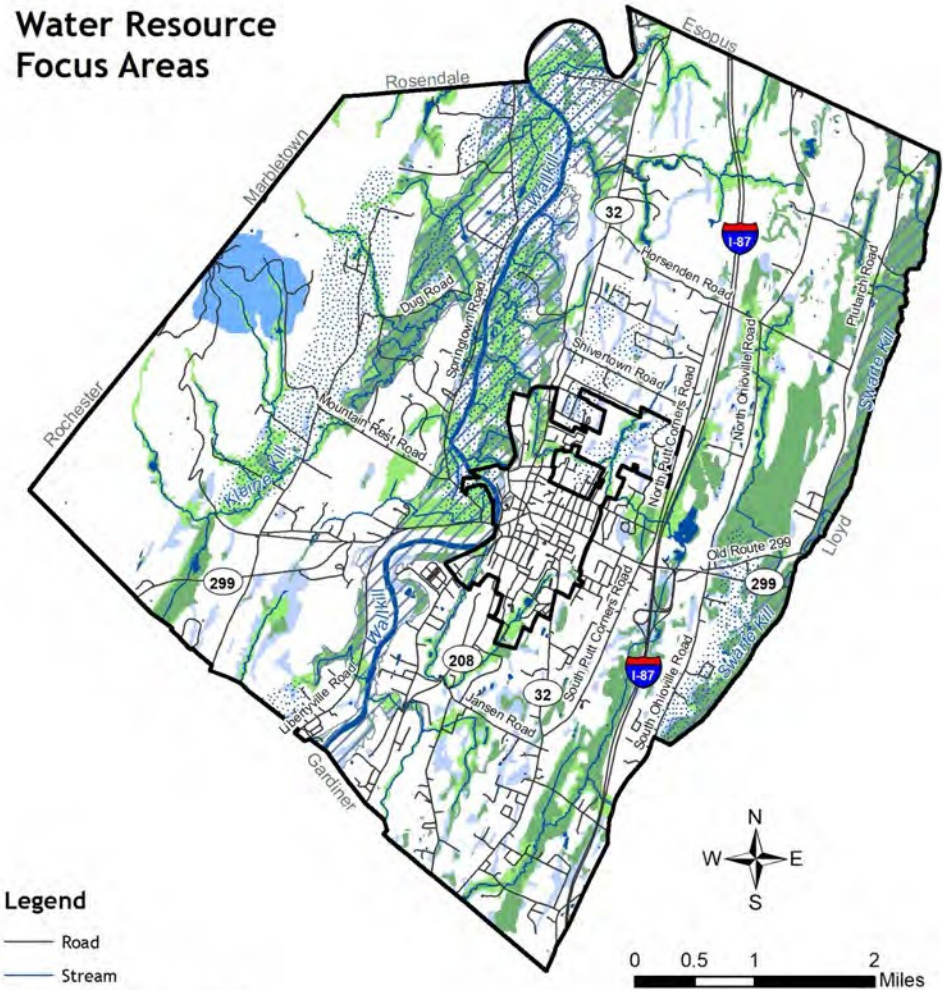
- Water Resources (8)
- Agricultural Lands (5)
- Habitat & Natural Areas (10)
- Historic Resources (5)
- Recreation Lands and Trails (5)
- Scenic Resources (2)
- Open Space Areas (1)





Town of New Paltz Community Preservation Plan

Water Resource Focus Areas



Legend

- Road
- Stream
- Unconsolidated Aquifer
- Flood Hazard Zones
- Waterbody
- Wetland
- Riparian Buffer
- Hydric Soil
- Reservoir Watershed

Data Sources:
Roads: NYS GIS Program Office (2017) | Stream/
Waterbody: Ulster County (2015) | Wetlands: USFWS
(2013) and NYSDEC (2013) | FEMA Flood Hazard Zones
(2020) | Unconsolidated Aquifers: NYSDEC (2008). | Hydric
soil: NRCS. | Riparian Buffers: NYNHP (2018). | Reservoir
basins: USGS StreamStats (2020). Map by Town of New
Paltz Environmental Conservation Board, May 2020

Water Resources

1. Mountain Rest Reservoirs Watershed
2. Aquifers
3. Streams and Waterbodies
4. Flood Hazard Areas
5. Riparian Areas
6. DEC Wetlands
7. National Wetlands Inventory
8. Hydric Soils

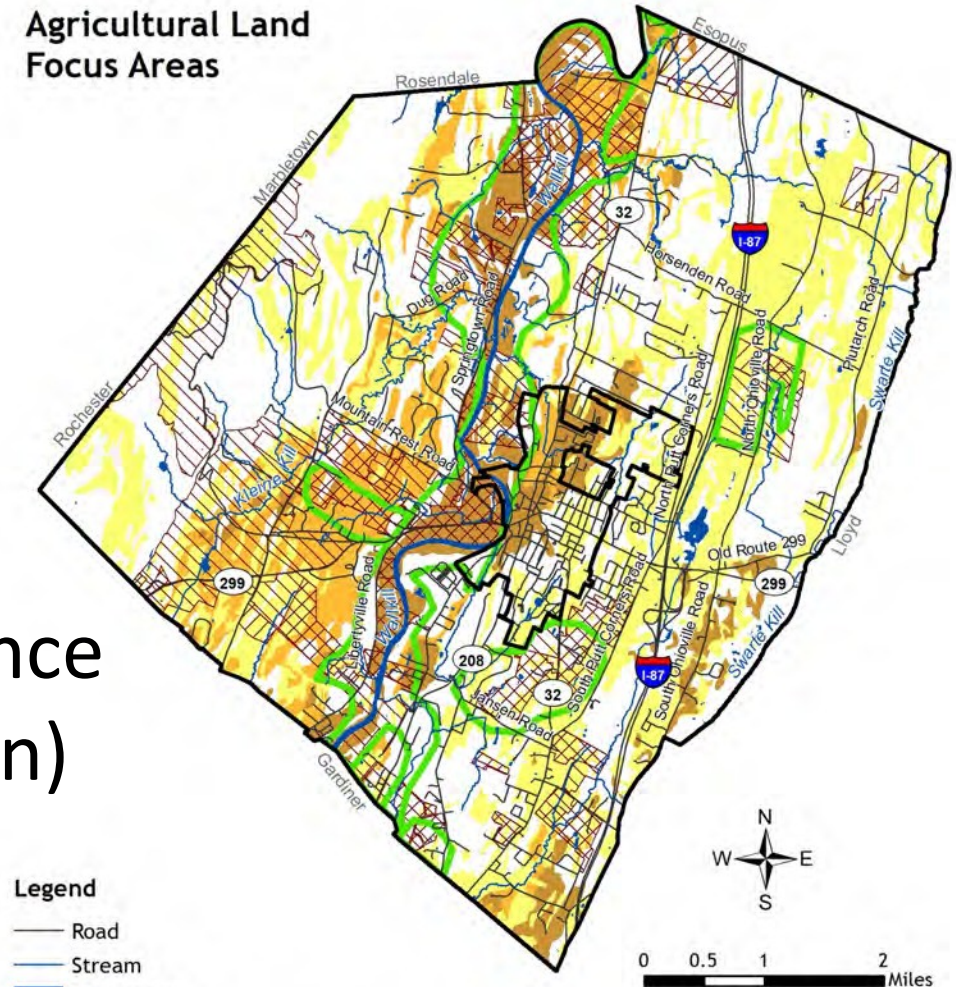
Agricultural Lands

1. NYS Agricultural Districts
2. Agricultural tax exemptions
3. Prime Farmland Soils
4. Farmland Soils of Statewide Importance
5. Farmland “Clusters” (Open Space Plan)



Town of New Paltz Community Preservation Plan

Agricultural Land Focus Areas



Legend

- Road
- Stream
- Waterbody
- Farm Clusters - 2006 Open Space Plan
- Agricultural District
- Agricultural Tax Exemption
- Prime Farmland Soils
- Prime Farmland Soils if Drained
- Farmland of Statewide Importance

Data Sources:
Roads: NYS GIS Program Office (2017) | Stream/
Waterbody: Ulster County (2015) | Ag District: NYS Dept of
Ag and Markets (2018) | Farmland Soils: NRCS. | Ag
Exemptions: New Paltz Assessor (2020). | Farm Clusters:
Open Space Plan (2006). Map by Town of New Paltz
Environmental Conservation Board, May 2020

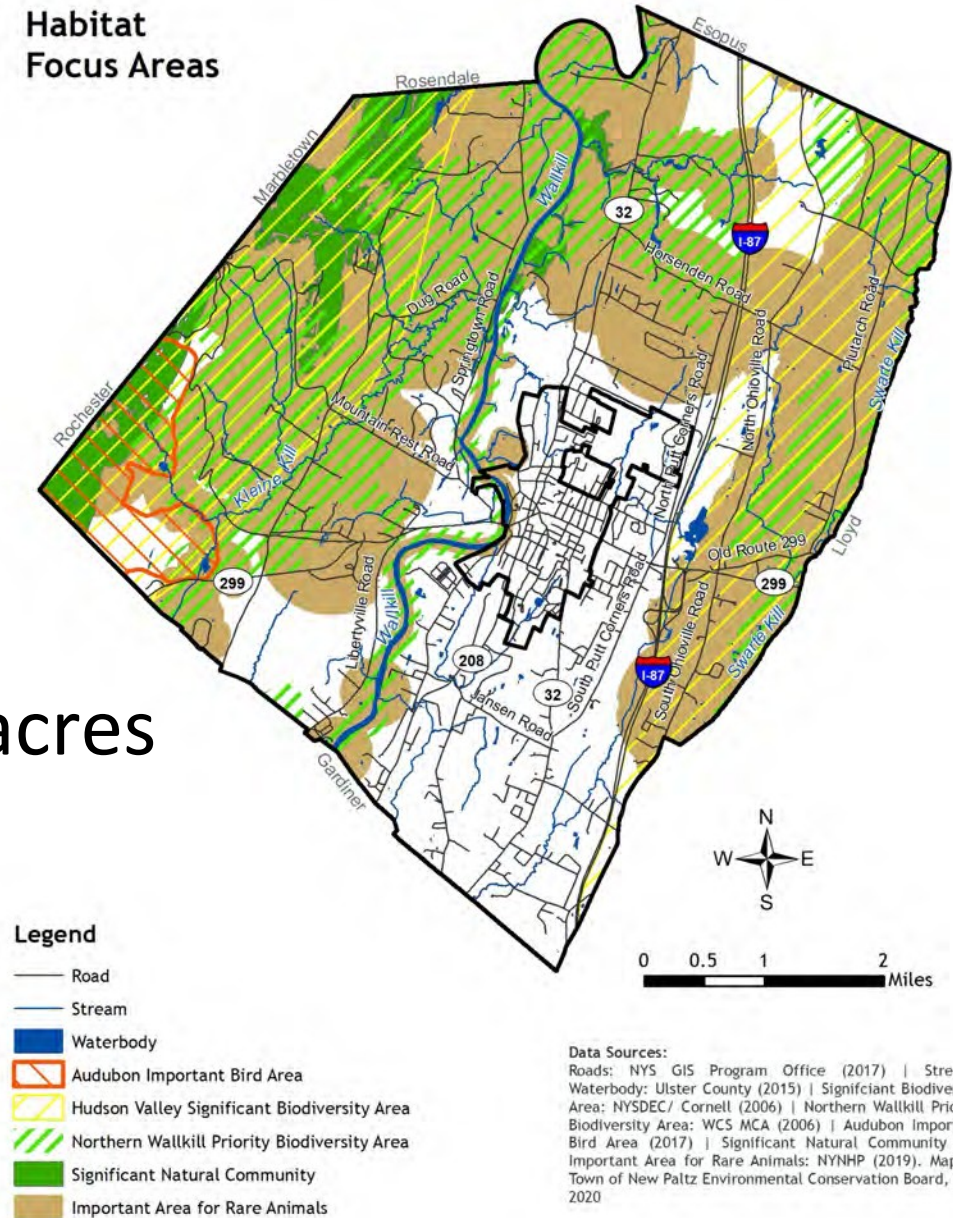
Habitat and Natural Areas

1. DEC Significant Biodiversity Areas
2. Audubon Important Bird Area
3. Important Area for rare animals
4. Significant natural communities
5. Biodiversity Plan priority areas
6. Meadows, shrublands, or fields >25 acres
7. Forests >100 acres
8. Matrix forests or linkage zones
9. Climate resilient lands
10. Parcels adjoining protected lands



Town of New Paltz Community Preservation Plan

Habitat Focus Areas



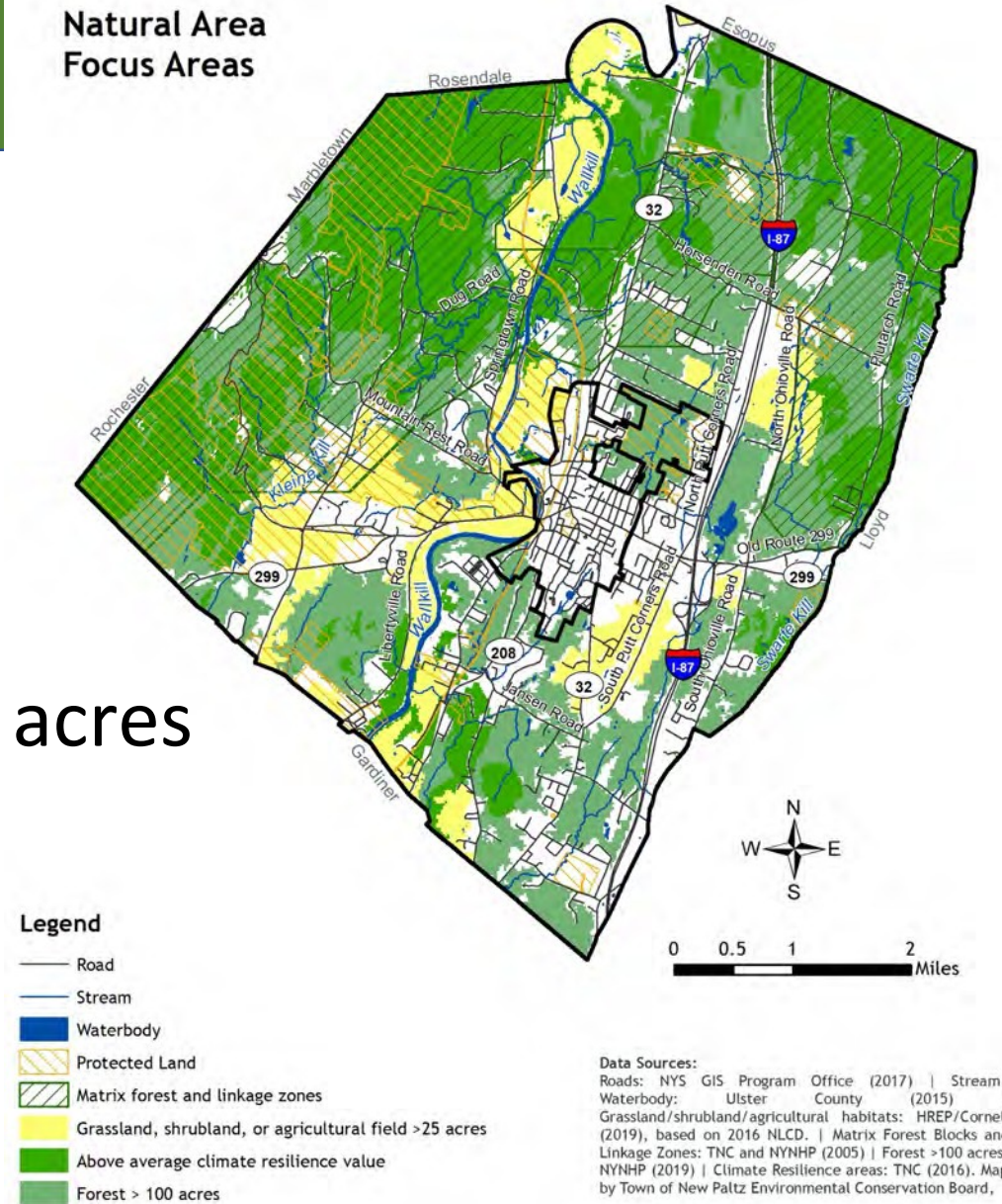
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Town of New Paltz Community Preservation Plan

Natural Area Focus Areas



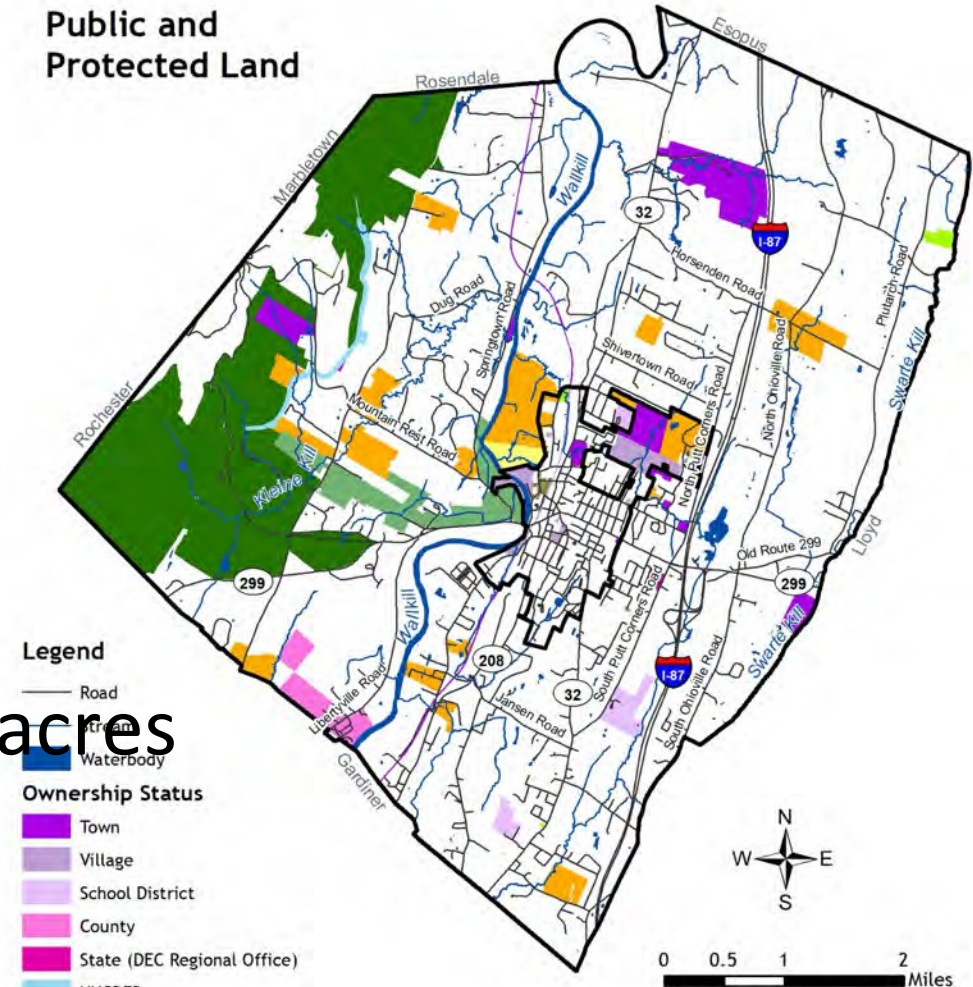
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Town of New Paltz Community Preservation Plan

Public and Protected Land



Data Sources:
Roads: NYS GIS Program Office (2017) | Stream/
Waterbody: Ulster County (2015) | Public and Protected
Lands: Ulster County Parcel Data (2019), Mohonk Preserve
(2020), WVLT (2020), Town of New Paltz CWOSP (2020).
Map by Town of New Paltz Environmental Conservation
Board, June 2020.

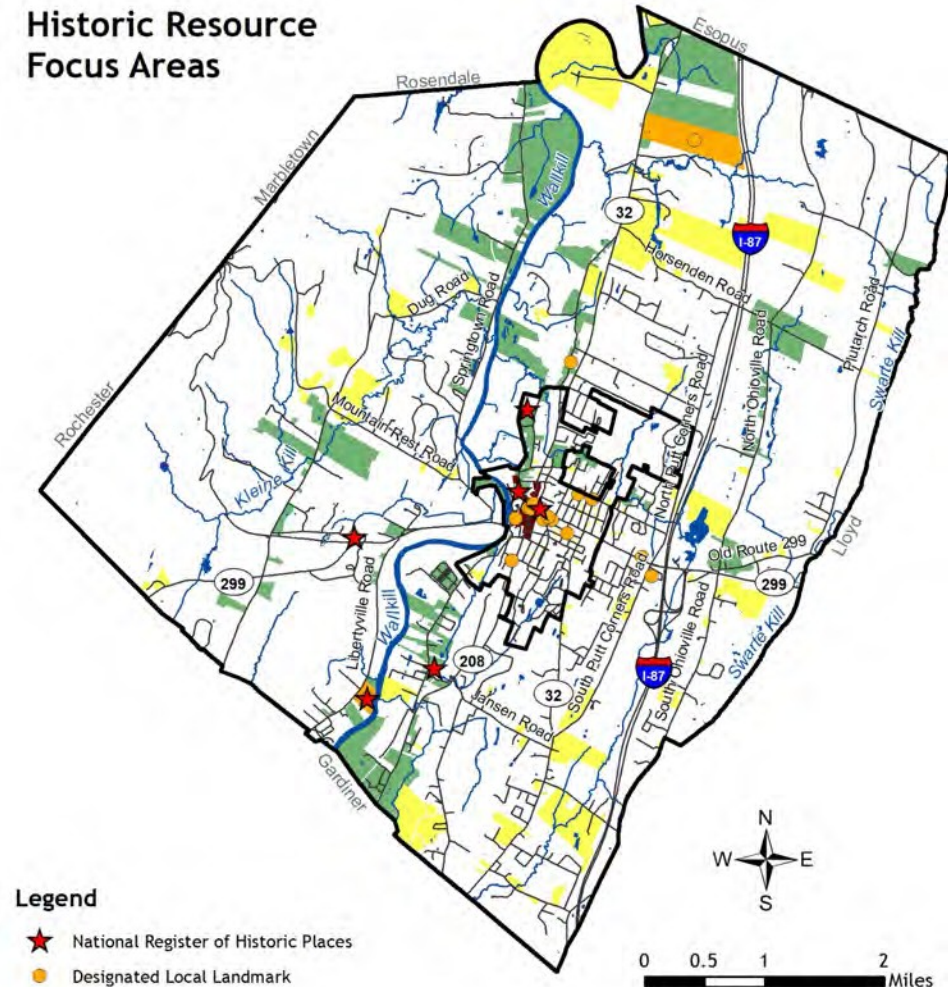
Historic Resources

1. National/State Register of Historic Places
2. National Historic Districts
3. Designated Local Landmarks
4. Candidate Local Landmarks
5. Candidate Local Historic Districts



Town of New Paltz Community Preservation Plan

Historic Resource Focus Areas



Legend

- ★ National Register of Historic Places
- Designated Local Landmark
- Road
- Stream
- Waterbody
- Designated Local Landmarks
- Candidate Local Historic District
- Candidate Local Landmark
- National Historic District

Data Sources:
Roads: NYS GIS Program Office (2017) | Stream/
Waterbody: Ulster County (2015) | Historic Property Data:
Town of New Paltz Historic Preservation Commission
(2020). Map by Town of New Paltz Environmental
Conservation Board, May 2020

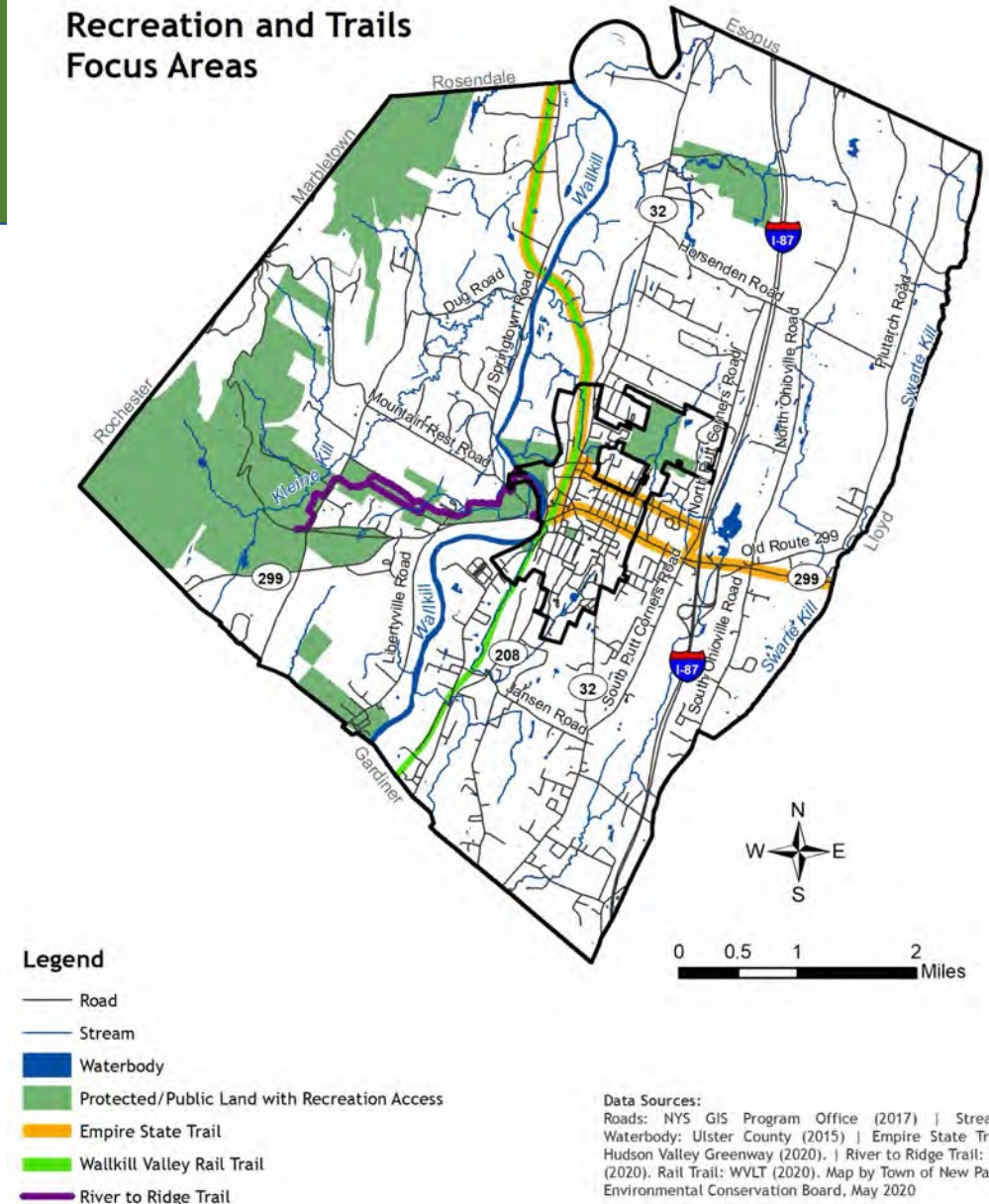
Recreation Lands and Trails

1. Lands adjacent to existing parks and public recreation lands
2. Lands adjacent to the River to Ridge Trail, Wallkill Valley Rail Trail, or Empire State Trail
3. Lands adjacent to the Wallkill River
4. Lands providing potential for extension of major trails or the Mill Brook Preserve



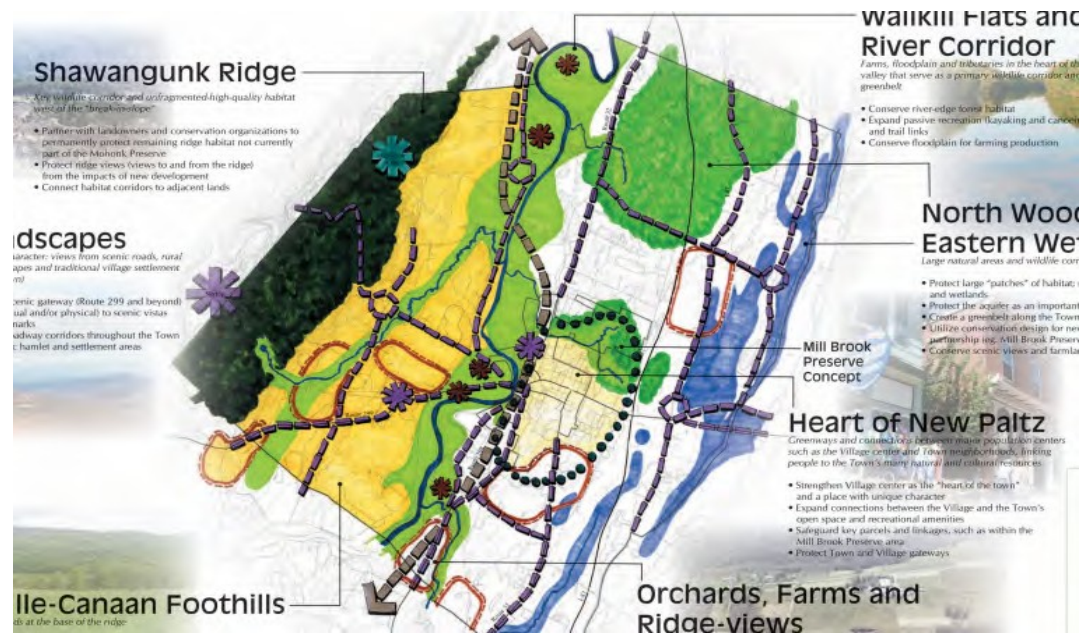
Town of New Paltz Community Preservation Plan

Recreation and Trails Focus Areas



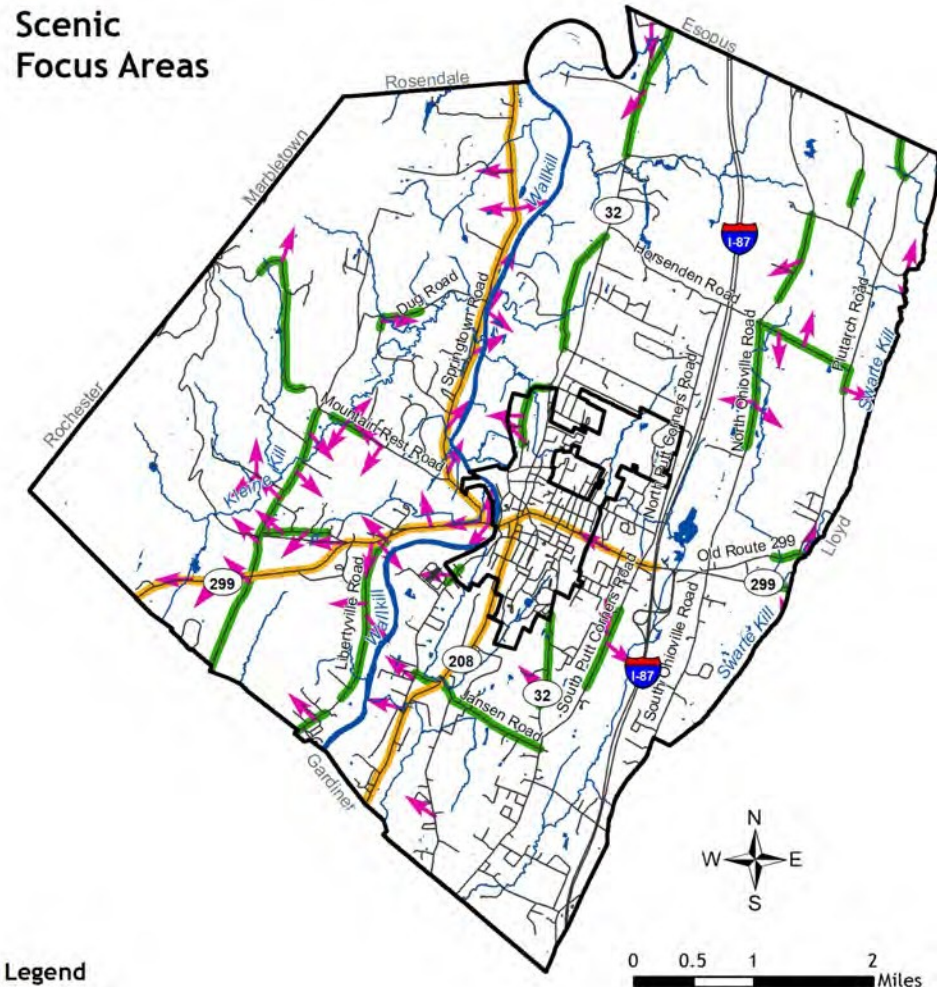
Scenic Resources and Open Space Character Areas

1. Scenic Byway
2. Inventory of scenic roads and views
3. Open Space Plan Character Areas



Town of New Paltz Community Preservation Plan

Scenic Focus Areas



Legend

- Road
- Stream
- Waterbody
- Scenic Views
- Scenic Byway
- Scenic Roads

Data Sources:
 Roads: NYS GIS Program Office (2017) | Stream/Waterbody: Ulster County (2015) | Scenic Roads and Views: 2003 Open Space Inventory, verified/updated by Community Preservation Task Force (2020) | Scenic Byway: NYSDOT. Map by Town of New Paltz Environmental Conservation Board, June 2020

Example: Water Resource Priorities



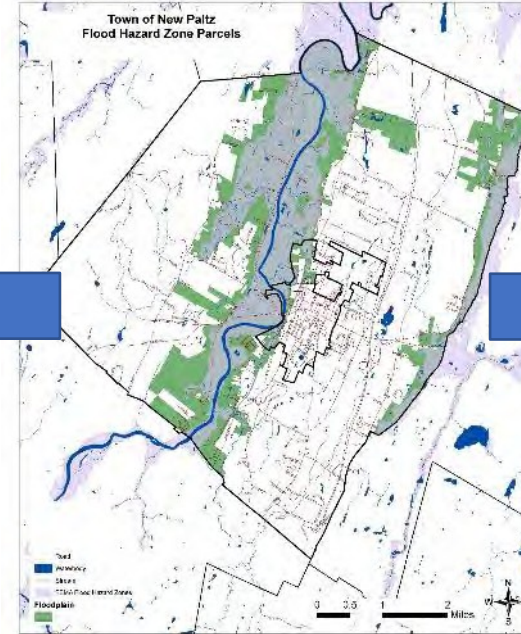
Reservoirs



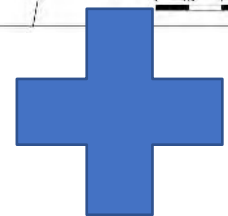
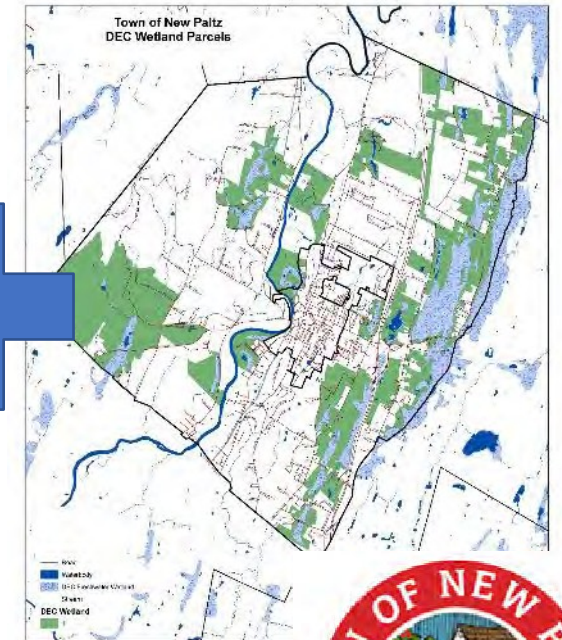
Aquifers



Floodplains



Wetlands



(4 more criteria)



Water Score



Overlapping Values

Water



Agriculture



Habitat



Historic



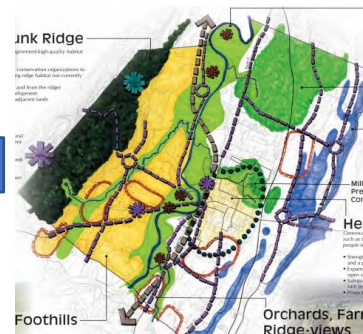
Recreation



Scenic



Open Space

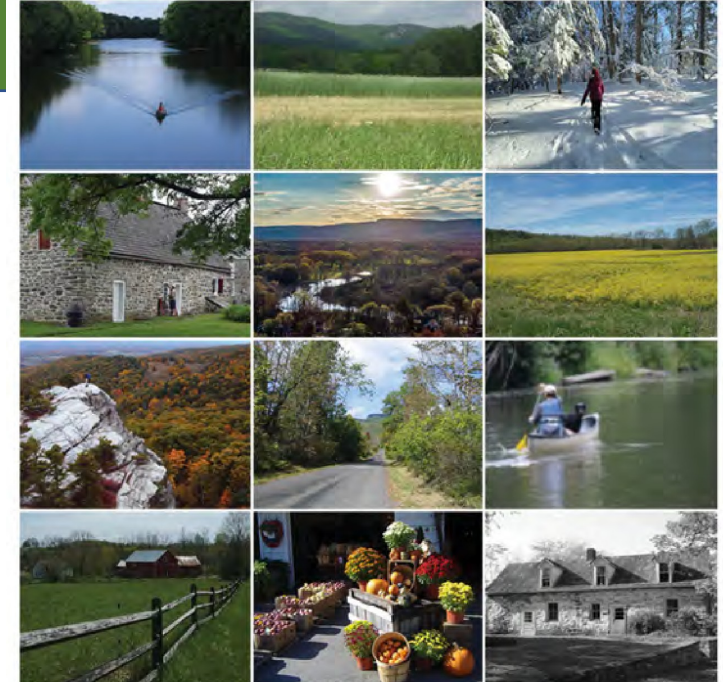
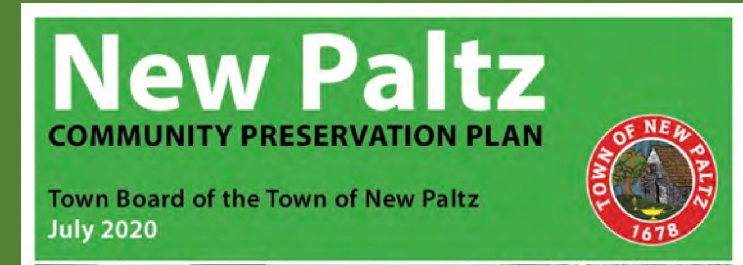


**Total
Score**

Summary

Protected and “built-out” properties were filtered out (except for historic).

1572 parcels were identified containing priority resources, with scores ranging from 1 to 23 attributes.



How to find out more

- Methods are described pp. 33-37
- Data sources are described pp. 37-64
- Maps of data sources are included
- Most of the data sources are also available for viewing (with parcel boundaries) using the new NRI map viewer: <https://arcg.is/1Sf0nu>
- Detailed descriptions in the NRI report



New Paltz Natural Resources Inventory

No issues detected x Edit x Link to NRI Report

Introduction Physical Resources Water Resources Wildlife and Habitat Resources Climate Resiliency Cultural Resources Land Uses

Water resources "contribute greatly to agriculture, commerce, outdoor recreation, property values, scenery, and quality of life. Adequate and suitable water is critical for water supply; domestic, municipal, industrial, agricultural and commercial uses; the growth of forests; the support of fish and wildlife; recreational enjoyment; and other uses and is essential to the health, safety and welfare of the economic growth and prosperity of the Town" (*Chapter 139 of the Town of New Paltz Code*).

Expand the gray box, click to view/select layer - \$ to display on the map, available; below; click to divide the following;

Watersheds comprise an area that each stream or river drains. Watersheds are divided from each other by ridges and other high points on the land surface. Every place is part of a watershed because all lands drain into one water body or another. Large watersheds such as the Hudson River Watershed are further divided into sub-watersheds (or sub-basins). The watersheds shown delineated based on the most prominent watercourses in New Paltz.

DEC Water Classification: In New York State, streams are classified based on "the existing or expected best usage of each water or waterway segment". In New Paltz the stream classifications include "AN" (drinking, bathing, Ashing, and fish propagation and survival), "B" (bathing, fishing), "Bm" (bathing, fishing and sufficient dissolved oxygen to support trout) and "C" (fishing (fish reproduction and survival))

Floodplains are the areas along streams or other waterbodies that flood. Floodplains have important ecological functions, especially when natural vegetation is intact. Floodplains feed the stream ecosystem, help prevent erosion along stream banks, soak up water to recharge groundwater, slow water flow during floods, and reduce downstream flooding.

Modeled 100-Year Flood Depth was identified by Woodwell Climate Research Center 120201 through analyzing data for elevation, rainfall, streamflow, infiltration rates and land friction. The modeled flood depth accounts for flooding both from riverine flooding (rivers and streams) and pluvial flooding (standing water not associated with riverine flooding). The areas of New Paltz presumed to be subject to flooding during a 100-year storm event extend far beyond the FEMA mapped 100-year flood plain. The modeled data shown are for current climate conditions and do not reflect future changes which could increase flood extent and depth.

Wetlands are vegetated areas having soils that remain saturated for a prolonged period during the growing season. Wetlands provide critical habitats for plants and animals, but also benefit the broader environment and human communities by controlling flooding, filtering water to remove

