

**Town of New Paltz**  
**Community Preservation Fund Advisory Board**  
**Minutes of the Meeting of March 22, 2022**

7:00 pm  
via videoconference

**Present:** Jim DeLaune, Mike Domitrovits, Pete Ferrante, John Gotto, Ingrid Haeckel, Cara Lee, John Orfitelli

Neil Bettez, Town Supervisor  
Kathy Preston, Secretary

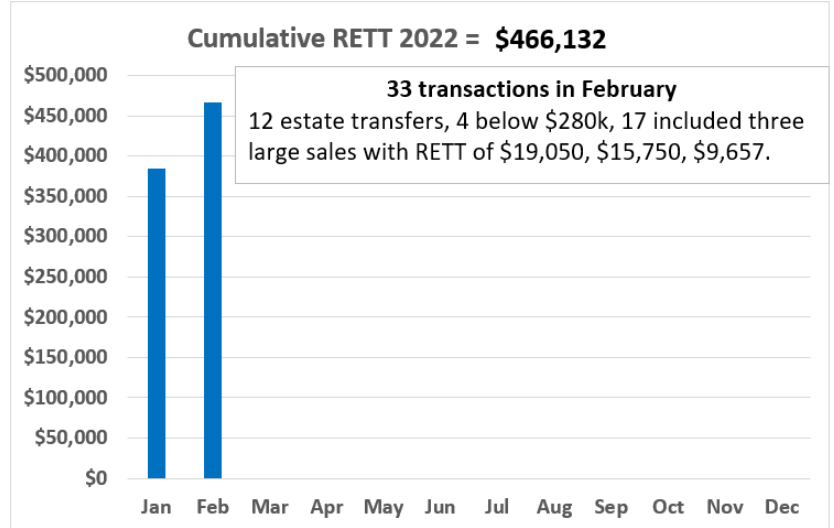
Cara called the meeting to order at 7:00 pm. An agenda item to discuss the Karl property was added.

1. John G. moved, John O. 2nd to approve the minutes of the February 22, 2022 meeting. All in favor, with Ingrid abstaining.

**Exemption per Ulster Median Sales Price**

1/1/22 - 4/8/22    **\$280,000**  
4/9/22 - 12/31/22    **TBD**

Receipts		
Month	2021	2022
Jan		\$72,388
Feb	\$0	\$81,769
Mar	\$14,673	
Apr	\$5,355	
May	\$25,163	
Jun	\$17,014	
Jul	\$79,448	
Aug	\$40,845	
Sep	\$41,297	
Oct	\$31,136	
Nov	\$27,495	
Dec	\$29,549	
<b>TOTAL</b>	<b>\$311,975</b>	<b>\$154,157</b>
<b>Average</b>	<b>\$31,198</b>	<b>\$77,079</b>



The total for February was \$81,769.00, which brings the 13-month running total to \$466,132.00. Cara requested that the next report include parcel data for the large sales if possible, to identify where the largest contributions to the fund are coming from. John G. would like to see info for all properties if possible. John O. will coordinate with Neil and facilitate this.

3. Matt Decker of OSI has been in touch with the property owner for the Libertyville Road parcel and will continue to move discussions forward.
4. Cara received a positive response from the Portuese Lane landowner, who has read the Community Preservation Plan, voted for the fund, and is interested in protecting a portion of the property. Cara and Jim will do a site visit the week of March 28.
5. Cara had a conversation with Julia Solomon of the Mohonk Preserve regarding the Coppersea property. The Preserve holds a 40-acre easement that abuts this property. Cara will adapt the outreach letter to send to Coppersea; Mike will provide contact information.
6. Ingrid shared information regarding the Karl property at the end of Plutarch Road near the Esopus border. There is a 226-acre parcel in the Town of Esopus (79.1-1-15.200) which is on Scenic Hudson's radar; there is a smaller parcel in the Town of New Paltz which is 30 acres (79.1-3-1) and contains two areas with development potential. Both are rumored to be up for sale soon. If Scenic Hudson pursues conservation of the Esopus parcel, it would be worth looking into the Town parcel, which has a CPP score of 14. Cara feels it would be prudent to reach out to Scenic Hudson and stay abreast of any developments and opportunities to partner, particularly in regard to connectivity between Shaupeneak and the Shawangunk Ridge. Cara will set up a call and Ingrid and Jim will participate.
7. The CWOSP committee is continuing to meet; John G. sent a memo to the Town Board clarifying the working relationship between CWOSP and the CPF Advisory Board. Since the RETT funds are preferable to bonding, CWOSP will continue to evaluate opportunities for various mechanisms of protecting properties with willing owners but will not actively initiate or pursue any type of property rights acquisition without consultation with the CPF Advisory Board. CWOSP will assist the CPF Advisory Board through identifying and evaluating preservation opportunities and will consult with the CPF Advisory Board when opportunities become known to CWOSP.
8. John O. gave an overview of the presentation by the Landscape project tracking software. The software has much more functionality than may be needed initially by the CPF Advisory Board but could be a very useful tool for recordkeeping. The cost is \$500/annually. John O. feels this is a good value for what is offered and would like to look into license-sharing capability with the Wallkill Valley Land Trust. It was agreed that now would be a good time to start becoming familiar with the software, while there are not too many projects in the works. Mike feels this is a low-risk investment, and its usefulness could be evaluated after 6 months. The company will do an initial data load, which could be beneficial to the WVLT. The Town would hire the WVLT to monitor easements, and the WVLT would enter that data into Landscape. There is also an associated phone app, which can be used in the field. Cara will move this forward. A training session will need to be organized.
9. The Gardiner CPF is moving forward and currently working on the community survey and campaign. Marbletown is interested in a 2022 CPF as well, and their Town Board is in support. They will be working with Greenplan, Inc. Kingston will not be completing a CPF in 2022 but will pursue it for 2023. Woodstock's CPF is not moving forward at the moment, but they are

interested in including affordable housing in their plan. There has been some movement toward revising the Hudson Valley Community Preservation Act to include affordable housing. Cara and Neil met with the Orange County Planner in advance of their March 31 CPF presentation with Scenic Hudson, and she noted that there has been discussion regarding making the HVCPA effective statewide.

10. Ingrid inquired into outreach strategy. Cara expressed that it was the consensus of the group that a one-by-one approach is preferable at the moment since each landowner's interests are different, and feels a broader scope is something to work toward over time. Mike mentioned that there may be some level of interest from a group of landowners on Cragwood Road, and will reach out. John G. added that real estate professionals should also be included in outreach, to make sure there's an accurate understanding of the potential value to prospective landowners. Mike feels a one-to-one approach would be ideal rather than addressing a large group.

Cara moved, John G. 2<sup>nd</sup> to adjourn. The meeting adjourned at 7:59 pm.