

Town of New Paltz
Community Preservation Fund Advisory Board

Minutes of the meeting of April 26, 2022

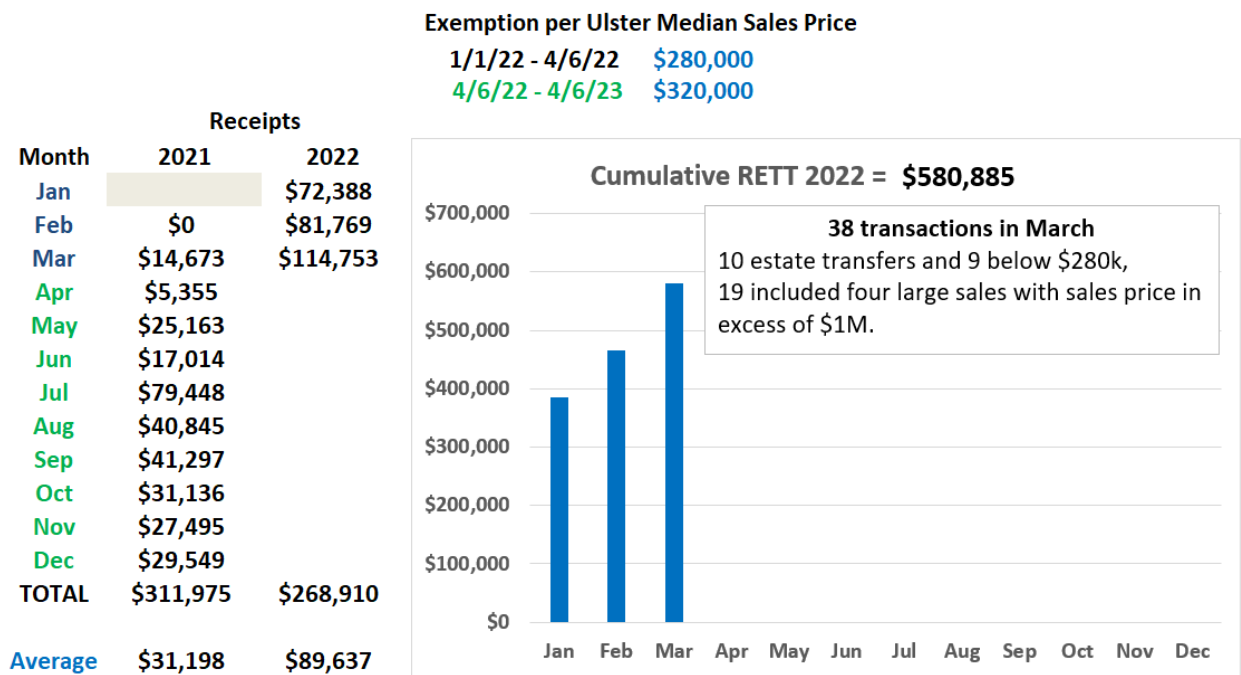
via videoconference

Present: Pete Ferrante, John Gotto, Cara Lee, John Orfitelli

Kathy Preston, Secretary

Cara called the meeting to order at 7:12 pm.

1. Cara reviewed the RETT Report.



The total for March was \$114,753.00 with a cumulative RETT of \$580,885. Four sales were of properties purchased for over \$1 million. The median sales price exemption threshold is now \$320,000.00

2. The owner of the “Big Woods” property is interested in selling and is currently in discussion with the Open Space Institute.
3. Jim and Cara walked the Portuese Lane property with the owners. They are at the very beginning stages of determining what to do with the property and will keep in touch.
4. Cara received a response from the owner of Coppersea saying he’d be happy to learn more. Cara and Jim will follow up with a call.
5. The Town is interested in buying the final parcel of four on N. Ohioville Road at auction. The Town purchased 3 parcels last year and withdrew the initial request at the request of a neighbor who was interested in purchasing. This year, there were several bidders and the neighbor asked if the Town could renew the request and pull the property from auction. The Town is planning to do so and will set a public hearing.

6. The Landscape tracking software seems to offer a viable solution; John O. will forward information to the group. The Wallkill Valley Land Trust is looking into this software as well.
7. The group reviewed outreach strategies based on Cara's memo below:

Objective: To identify potentially willing landowners in priority areas to create a “pipeline” of potential CPF projects.

Projects take a long time to germinate and complete, so identifying a diversity of potential projects is a good thing, as long as they are consistent with our priorities and the vision articulated in the Community Preservation Plan.

Our dollars are still limited. However, to find projects that are priorities for the town and our land trust partners, and that fit with the constraints of the CPF law, we will need to look at more projects than we will fund.

Overarching Concepts (reminders)

Landscape Context -As we consider potential projects, our GIS tools make it possible to consider the larger landscape context. We want to collaborate with partners to protect clusters of parcels that are meaningful in aggregate – i.e., a community of farms, a larger block of forest, more contiguous protected open space, unbroken viewsheds.

Opportunity vs Strategy –Some projects are going to come to us unsolicited – “over the transom.” We should be prepared to look at every property that comes before us. That said, we have now identified several geographically defined priority areas based on the CPP GIS tools and are able to be more strategic about finding willing landowners and clusters of properties that will ultimately add up to meaningful protection.

Priority Areas

The following are priority areas, based on clusters of high CPP scoring parcels:

- • Springtown – farms and historic properties, flood zone, habitat value, proximity to protected ridge/forest areas
- Ohioville/Plutarch/Black Creek – farmland and wetland complexes
- Libertyville – farmland, scenic corridor, trail potential
- 32 North – farmland, scenic corridor, historic preservation, forest blocks
- Village – expansion of Millbrook Preserve

Within these areas, we need to remember to consider the following:

- land most vulnerable to development with high conservation value;
- Farmland clusters;
- Intact, large forest blocks, made up of large, forested properties;
- Important connectivity corridors;
- Expansion of already protected areas;
- Intersection between historic preservation/recreation/water resource protection/climate resiliency and open space protection.

Outreach Strategies to Create “Pipeline”

1. Targeted Outreach/Property Owners and Parcels – “Tried and true” method for seeking out conservation opportunity is a targeted approach, reaching out to landowners whose properties have scored

highly, are a priority for our land trust partners, are in critical locations, or may be threatened by development. This would depend on reaching out to multiple landowners in our priority areas.

Next Steps: Meet with Land Trust partners to further identify shared priorities; Follow Zillow; work from leads.

2. Broader Education and Outreach – The Advisory Board could reach out to multiple landowners all at once in each area – a blanket mailing. This is not likely to be more productive and may generate more false leads than is desirable. Another approach could be to reach out to an interest group in each area – the most obvious example being farmers. Alternatively, we could invite selected landowners to presentations or workshops with land trust partners. Presentations could focus on conservation options such as *Conservation Easements for Farms; Creating A Conservation Legacy; How Can a Conservation Easement Help a Farm?*. These programs could also be the basis of articles for local paper.

Next Steps: Choose audiences, topics, develop presentations, do outreach, deliver programs

3. Hybrid Approach – Measure our capacity and do both, to the extent feasible.

GOAL: To identify and reach out to 3-5 landowners in each priority area in 2022.

Potential Pipeline Projects:

Springtown

- McPadden, Portuese Lane (107 acres, CPP 19)
- Coppersea Farm (71.8 acres, CPP 23)
- Bradley Farm and RB Brew, 317 Springtown Rd (27 acres, Ag Dist, CPP 21)
- Kira Kinney Farm (34 acres, Ag Dist CPP 19)
- 300 Springtown Rd – Mary Heyer (300 acres, CPP 21)

Ohioville/Plutarch/ Black Creek

- Toscani Donations
- Twin Star (94 acres, 47 acres CPP 18)
- Kenneth Karl property (30 acres, CPP 14)
- 2228 N. Ohioville, (31 acres, CPP 18)
- Jones - 390 Plutarch Rd (55 acres, CPP 15)

Libertyville

- Big Woods (146.5, CPP 16)

32 North

- Culinarian Home (west of 32, 36 acres, CPP 17)
- E of 32 (136 acres, CPP 13) 480a¹
- E of Thruway (61.9, CPP 12) 480a
- White Duck Farm (231 acres, CPP 18)
- Cameo Lake (166 acres, CPP 15 Forest Block > 100 acres)
- 468 State Route 32 Route N (90+ acres, CPP 10, 75% A-3)
- 454 Rte 32 N (126 acres, CPP 15, Prime Soils)
- Hutterians

1. CPP # 132 (189 acres, CPP 20, Prime Soils)

2. CPP # 1198 (105 acres, CPP 19, Prime Soils)

- Church Communities (211 Acres, CPP 22, Prime Soils)

Village

- expansion of Millbrook Preserve – Floyd Kniffen

Other

- Moriello (Apple Rd./S. Putt property)
- Boppy's Lane – Dodd Farm (64 acres)

We need to develop and be able to tell “stories” about these areas and demonstrate why they are important to our community.

¹ NYS Forest Tax Property - An owner must first decide if he or she is willing to commit land to the production of forest crops and to follow a management plan, prepared by a forester and approved DEC, for the next succeeding ten years beginning each year that they receive a tax exemption.

The board reviewed several parcels using the CPP map, and agreed that this outreach strategy is a good process.

8. John G. moved, John O. 2nd to approve the minutes of the March meeting as written. All in favor.
9. The Gardiner and Marbletown CPP projects are moving forward toward 2022 ballot referenda. Phillipstown had some initial polling done where the numbers were not enthusiastically supportive of a CPP; it's unclear how that will affect their progress but Cara feels that's not a likely reflection of how the process will unfold in the other municipalities.

Cara moved, John G. second to adjourn. The meeting adjourned at 8:03 pm.