

Town of New Paltz

Community Preservation Fund Advisory Board

Minutes of the meeting of May 24, 2022

via videoconference

Present: Jim Delaune, Mike Domitrovits, Pete Ferrante, Ingrid Haeckel, Cara Lee, John Orfitelli

Neil Bettez, Town Board Liaison

Kathy Preston, Secretary

Cara called the meeting to order at 7:00 pm.

1. John O. moved, Jim 2nd to approve the minutes of the April 26, 2022 meeting as written. All in favor.
2. The Town Board adopted guidelines for Town Board liaisons at the April 19 Town Board meeting. Kathy will distribute to the group.
3. John O. reviewed the RETT report for April.

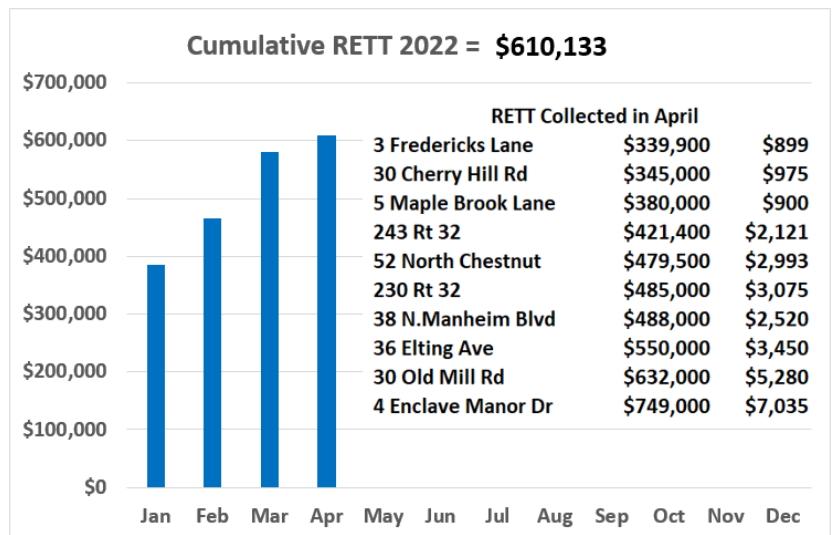
New Paltz Real Estate Transfer Tax for 2022

Exemption per Ulster Median Sales Price

1/1/22 - 4/6/22 \$280,000

4/6/22 - 4/6/23 \$320,000

	Receipts	
Month	2021	2022
Jan		\$72,388
Feb	\$0	\$81,769
Mar	\$14,673	\$114,753
Apr	\$5,355	\$29,248
May	\$25,163	
Jun	\$17,014	
Jul	\$79,448	
Aug	\$40,845	
Sep	\$41,297	
Oct	\$31,136	
Nov	\$27,495	
Dec	\$29,549	
TOTAL	\$311,975	\$298,158
Average	\$31,198	\$74,540



The Town collected \$29,248.00 for a cumulative total of \$610,133.00. This was the first month to reflect the new median sales price threshold.

4. OSI has gotten an appraisal of the Big Woods property and it looks as though they will be moving forward with acquisition. The point of access is still up in the air and OSI will be reaching out to the neighboring property owner to ascertain interest. Cara will stay in communication with OSI.
5. Cara reached out to Coppersea for a meeting and is waiting to hear back.
6. The owners of the South Putt Corners property north of the High School have applied to be added to the Agricultural District and plan to rehabilitate the former orchard. The property is just under

100 acres. There will be a public hearing before the County Legislature on June 21 at 7:30 pm. Cara will draft a letter of support and follow up.

7. The Culinarians' Home on Old Tshirkey Rd. also has property across Rt. 32 that extends up to the Thruway and is under a 480-A forest management agreement. Cara will reach out and follow up.
8. There is a landowner's association for properties on Cameo Lake Road that may be interested in conservation. Cara will reach out and follow up.
9. The Board agreed to move forward with implementing the Landscape platform for project tracking and reports. A training will be scheduled for a Tuesday evening in June. Cara will work with Jean to get payment approved.
10. The Board approved the draft comment for the Climate Leadership and Community Protection Act (CLCPA) draft scoping document, supporting the recommendations in the CLCPA regarding enhanced local planning and protection of lands, and urging that the Community Preservation Act be authorized statewide in order to reach the State's climate goals. Cara will submit.
11. The Town has been awarded a grant to create Conservation Overlay Zoning to protect natural resources that are not currently covered in the Town Code. A volunteer committee will be working with the Hudson River Estuary program, attorney Emily Svenson, and planner Ted Fink to create this zoning. This zoning will also be able to serve as a model for other municipalities. The Town is working concurrently on Accessory Dwelling Unit (ADU) code to enable higher-density development in already-developed areas.
12. The Town of Gardiner is moving forward with their Community Preservation Plan and will be reviewing a draft plan on June 7, with a public hearing some time in July. Marbletown will be holding a public hearing on June 21.
13. Although the land adjacent to Lenape Elementary is not a particularly high-scoring property, the board concurred that it would be worth revisiting due to ease of access and proximity to the school, much like the Mill Brook Preserve and Duzine. Neil will follow up and see if there is a new map or plan for the property.
14. Cara has been invited to attend the WVLТ board meeting in June to discuss the CPF Advisory Board's role and how the two boards can work together.

Cara moved, Mike 2nd to adjourn. All in favor. The meeting adjourned at 8:03 pm.