

Town of New Paltz
Community Preservation Fund Advisory Board

Minutes of the meeting of June 28, 2022

via videoconference

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

Kathy Preston, Secretary

1. John O. moved, Pete 2nd to approve the minute of the May meeting as written. All in favor, with John G. abstaining due to absence.
2. RETT Report for May:

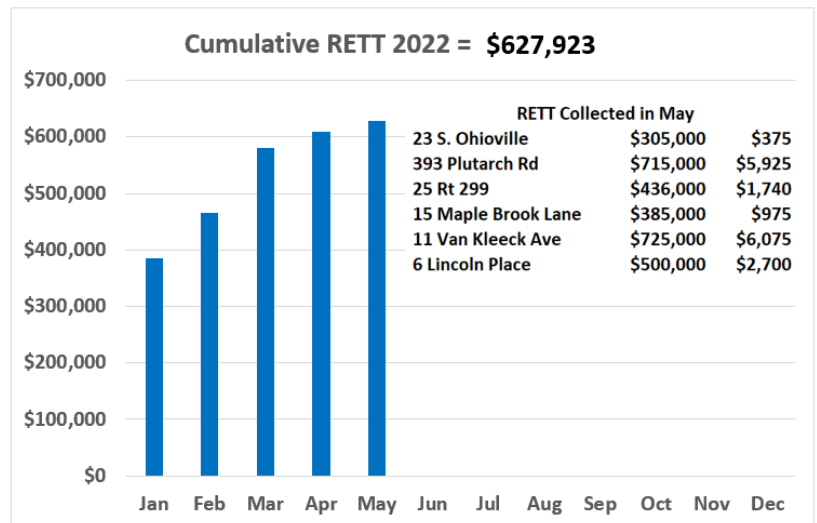
New Paltz Real Estate Transfer Tax for 2022

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	\$17,790
Jun	\$17,014	
Jul	\$79,448	
Aug	\$40,845	
Sep	\$41,297	
Oct	\$31,136	
Nov	\$27,495	
Dec	\$29,549	
TOTAL	\$311,975	\$315,948
Average	\$31,198	\$63,190



May saw the addition of another \$17,790.00 to the Fund for a cumulative total of \$627,923.00. The average monthly total is \$63,190.00.

3. Cara has submitted the Advisory Board's comments for the Climate Leadership and Community Protection Act.
4. Gardiner will be adopting their Community Preservation Plan at the 7/12 Town Board meeting, as well as creating the Advisory Committee and placing the RETT on the November ballot. Marbletown has completed these steps, and Kingston will be delaying until next year.

5. The owner of the Big Woods property has declined an offer from OSI; Cara will stay apprised.
6. Cara has drafted a letter to the owner of the S. Putt Corners Rd. farm's grandson, who is pursuing the agricultural district designation.
7. Cara sent a letter to the Culinarian's Home and will be meeting with them next week.
8. Ingrid created an intake report for the parcel of approximately 60 acres adjacent to Lenape Elementary school on Eugene L. Brown Drive. Of the 60 acres, the owner wishes to reserve 20 for building, and offer 40 acres for preservation. In order to accomplish this, the property would require subdivision, appraisal, environmental review, and a title search. There was a discussion regarding purchase options and how to leverage community involvement similar to efforts for the Mill Brook Preserve. Cara and Neil will pursue options and meet with the landowner. John noted that the parcel only has a CPP score of 7; Ingrid added that the location adds remarkable value. The Board concurred that this is an opportunity to enhance the community, show the direct impact of conservation, and create usable public open space in an area of town that is currently underserved in that capacity.
9. It was agreed that a Landscape training be postponed until September.
10. The next meeting of the Community Preservation Fund Advisory Board will be held in person at the Community Center. Cara will not be available for the August 23rd meeting.

Ingrid moved, Pete 2nd to adjourn. The meeting adjourned at 7:43 pm.