

**Community Preservation Advisory Board
Minutes of the meeting of December 27, 2022**

Community Center

Present: Ingrid Haeckel, Cara Lee, Peter Ferrante, John Orfitelli, John Gotto, Mike Domitrovits, Neil Bettez (Supervisor)

Cara called the meeting to order at 7:08 pm

1. Ingrid H. moved, John O. 2nd to amend November meeting minutes to include page 1 of the RETT Report. All in favor.
2. John G. moved, John O. 2nd to approve the November meeting minutes. All in favor.
3. John O. shared the November RETT report: \$50,016, cumulatively \$926,230 in the CPF.
4. Cara L. noted that she assisted Jean Gallucci with documenting volunteer match time for the Greenway grant that funded the Community Preservation Plan. Volunteers' meeting attendance more than covered the \$5,000 required match. The grant is finally being closed out.
5. Cara L. shared that Ulster County Legislature approved funding for farmland protection. Jim D. can share more details at a future meeting. This might be a source of matching funds for CPF projects.
6. Project updates
 - Libolt – no update, but still interested.
 - Toscani – still on the market. Cara will contact realtor to express the Town's interest in the property.
 - Scharf – no update, but still interested. Cara will follow up.
 - Karl – waiting on appraisal, expected in January.
 - Heyer – Follow up meeting scheduled for January. Candidate for seeking leveraged county/state/federal funding.
 - Dodd – 2 parcels, 64 acres off Plains Rd. A land trust has expressed interest in reaching out to the owner about conservation options. Cara will follow up.
7. John O. presented an introduction to the Historic Preservation Commission. First in a 3-part series to discuss how the CPF can be applied toward historic preservation efforts.
8. Cara L. shared several draft logo options developed by HPC volunteer Matt Maley.

Ingrid H. moved to adjourn, Mike D. 2nd – meeting adjourned 8:53pm.

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

Month	Receipts	
	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	\$73,441
Jul	\$79,448	\$25,913
Aug	\$40,845	\$62,535
Sep	\$41,297	\$58,067
Oct	\$31,136	\$28,335
Nov	\$27,495	\$50,016
Dec	\$29,549	
TOTAL	\$311,975	\$614,255
Average	\$31,198	\$55,841

