

Town of New Paltz
Minutes of the Community Preservation Advisory Board Meeting
June 22, 2021
New Paltz Community Center, 3 Veteran's Drive

Present: Jim DeLaune, Pete Ferrante, John Gotto, Cara Lee, Ingrid Haeckel, John Orfitelli
Bob Anderberg, Open Space Institute
Neil Bettez, Town Board Liaison
Kathy Preston, Secretary

Absent: Mike Domitrovits

Cara called the meeting to order at 7:06 pm.

1. John O. moved, John G. 2nd to approve the minutes of the May 25, 2021 meeting as written. All in favor.
2. John O. provided an update on the current Real Estate Transfer Tax (RETT) revenue. The total for May was \$25,163.00, which brings the running total to \$45, 191.00. The median home price is now \$280,000.00 so many buyers are still getting exemptions as the bottom of the market does not meet the RETT criteria. 2020 was a good year for local real estate and 2021 appears to be following suit.
3. The Town Board has withdrawn their ask for the largest (29-acre) parcel on N. Ohioville as a neighboring landowner was interested in purchasing that property at auction. The Town Board has kept the request for the other 3 smaller properties. The CPF Advisory Board is in favor of this course of action. A Part 1 EAF is currently being performed.
4. Cara and Jim spoke to Floyd Kniffen regarding the possible Mill Brook Preserve easement; he is currently very busy but is open to discussion in the future.
5. Bob Anderberg gave an overview of the work of the Open Space Institute, which has largely focused on preserving land west of the Wallkill with an emphasis on farmland and scenic viewsheds. The OSI wants to see the CPF Advisory Board succeed, and Bob offered assistance from the OSI.
6. Possible future areas of focus were discussed, with an emphasis on farms, water, and recreational trail opportunities. Throughout all deliberations, appropriate use of taxpayer funds must be considered. There is no deadline to spend the RETT funds, so that offers flexibility and time. The Advisory Board should consider priority parcels based on vulnerability to development, correlation with the Open Space plan, and possible land use, among other criteria. It was suggested that the Advisory Board members start creating a list of possible candidates set up so that as funds accrue, a clear overview of priority parcels is evident.
7. There was a brief discussion regarding items for the July agenda.

John G. moved, Ingrid 2nd to adjourn. All in favor. The meeting adjourned at 8:30 pm.