

**Town of New Paltz**  
**Community Preservation Fund Advisory Board**  
**Minutes of the meeting of July 27, 2021**  
Town Community Center, 7:00 pm

**Present:** Mike Domitrovits, John Gotto, Ingrid Haeckel, Cara Lee, John Orfitelli  
Kathy Preston, Secretary

**Absent:** Jim Delaune, Pete Ferrante

Cara called the meeting to order at 7:04 pm.

1. Approval of the June minutes was tabled until the August meeting.
2. John O. reviewed the Real Estate Transfer Tax report for June. The Town received \$17,014.00, bringing the cumulative total to \$62,205.00.

New Paltz Real Estate Transfer Tax Report for June 2021										
Month	2021 Actual Receipts	per UC Clerk Reported	Paid	Not paid	Address	Sold Price	Type	Location	RETT	
Jan										
Feb	\$0	14	0	14	201 North Ohioville Rd	\$750,750	SF	Town	\$7,061	
Mar	\$14,673	12	4	8	15 Mohonk Avenue	\$430,000	1F+Acc	Village	\$2,250	
Apr	\$5,355	31	2	29	263 State Route 32	\$330,000	SF	Town	\$750	
May	\$25,163	25	7	18	164 N Putt Corners	\$361,000	SF	Town	\$1,215	
Jun	\$17,014	33	8	25	165 S. Ohioville Rd	\$428,500	SF	Town	\$2,228	
Jul	\$0	0	0	0	140 N. Chestnut St	\$500,000	Comm	Village	\$3,300	
Aug	\$0	0	0	0	73 Brookside Rd	\$289,000	SF	Town	\$135	
Sep	\$0	0	0	0	57 N. Chestnut St	\$285,000	Comm	Village	\$75	
Oct	\$0	0	0	0						
Nov	\$0	0	0	0						
Dec	\$0	0	0	0						
<b>TOTAL</b>	<b>\$62,205</b>	<b>115</b>	<b>21</b>	<b>94</b>	<b>Total for June</b>				<b>\$17,014</b>	
<div> <div> <b>Ulster Median Sales Price</b>  Exemption 1/1 - 4/8 \$245,000  Exemption 4/9 - 12/31 \$280,000 </div> <div> <b>Cumulative RETT for 2021 \$62,205</b>  </div> </div>										

3. The Town is still waiting to hear from Ulster County regarding the Plutarch Woods auction properties.
4. Cara drafted a letter to the owner of the 2.6-acre property abutting the Mill Brook Preserve. The Board approved the draft and authorized Cara to send it.
5. The following methods for assessing potential properties were discussed:

**1. Setting Direction** - Define several clusters of properties that, that are known to have high CPP scores and have recognized community values.

Four candidates, (based on CPP scores analysis) so far include:

- Springtown Rd (west of Wallkill)
- Wallkill East (between Wallkill and Rte 32)
- North Ohioville/Plutarch Wetland Corridor (Rte 299)
- Libertyville Rd (south of 199, between Ceremonial Gateway and Fairgrounds)

**2. Detailed Research** - Research characteristics for each parcel within each area, considering size, contiguity with protected land or trails, connectivity, water resources, agricultural scenic and recreational values, and landowner interests, relying on:

- Public Data
  - Comprehensive Plan
  - County Parcel Viewer
  - Community Preservation Plan
  - Natural Resource Inventory (NRI)
- Subjective Metrics
  - Owner Objectives (land use, investment, priorities, ...)
  - CPF Board Objectives (open space, conservation of habitats, historic, ...)
  - Local Knowledge

**3. Analysis of Opportunities** - Develop an analysis for each area (and review with Trustees) that does the following:

- Identifies Unifying Qualities and Community Values that add up to a Focus Area

- Articulates Long Term Goals and Objectives
- Evaluates Potential Threats and Consequences for Inaction
- Identifies Potential Opportunities (willing landowners)
- Estimates Funding Required for Easements
- Identifies potential Land Trust partners and potential leveraging opportunities

**4. Educational Outreach to Public**

- General Public
- Landowners in identified areas
- Find ways to “tell the story” to motivate landowners, partners, and public

6. Ingrid led the Board in a review of the ArcGIS Online procedure. She will send the group detailed instructions and a map of the identified focus areas.

7. For the August meeting, Cara has invited Julia Solomon of the Mohonk Preserve and Carter Strickland of the NYS Trust for Public Land.

John G. moved, John O. 2<sup>nd</sup> to adjourn. The meeting adjourned at 8:24 pm.