

Town of New Paltz Community Preservation Fund Advisory Board

Minutes of the meeting of September 28, 2021

Via videoconference, 7:00 pm

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

Neil Bettez, Town Board Liaison

Kathy Preston, Secretary

The meeting was called to order at 7:01 pm.

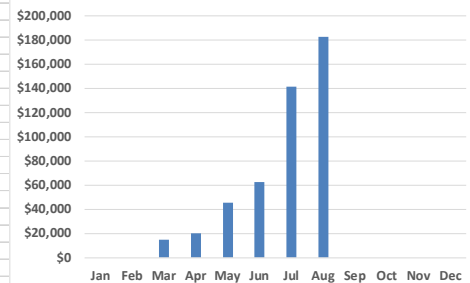
1. Jim moved, Cara 2nd to approve the July and August minutes as written. All in favor.

| New Paltz Real Estate Transfer Tax Report for August 2021 | | | | | | | | | |
|-----------------------------------------------------------|-----------|----------|-----------|----------|----------------------------------|------------|------|----------|---------|
| 2021 Actual per UC Clerk | | | | | Property Transactions for August | | | | |
| Month | Receipts | Reported | Paid | Not paid | Address | Sold Price | Type | Location | RETT |
| Jan | | | | | | | | | |
| Feb | \$0 | 14 | 0 | 14 | 108 North Ohioville | \$400,000 | SF | Town | \$1,800 |
| Mar | \$14,673 | 12 | 4 | 8 | 140 Huguenot St | \$917,000 | SF | Village | \$9,555 |
| Apr | \$5,355 | 31 | 2 | 29 | 62 South Chestnut | \$345,000 | SF | Village | \$975 |
| May | \$25,163 | 25 | 7 | 18 | 1401 Boppys Lane | \$930,000 | SF | Town | \$9,750 |
| Jun | \$17,014 | 33 | 8 | 25 | 112 Mt Rest Road | \$472,000 | SF | Town | \$2,880 |
| Jul | \$79,448 | 28 | 14 | 14 | 124 Huguenot St | \$540,000 | Comm | Village | \$3,900 |
| Aug | \$40,845 | 33 | 11 | 22 | 17 Hickory Hill Rd | \$375,000 | SF | Town | \$1,425 |
| Sep | \$0 | 0 | 0 | 0 | 5 Van Alst St | \$430,000 | SF | Town | \$2,250 |
| Oct | \$0 | 0 | 0 | 0 | 103 Henry W. Dubois | \$530,000 | SF | Town | \$3,750 |
| Nov | \$0 | 0 | 0 | 0 | 527 N. Ohioville Rd | \$377,000 | SF | Town | \$1,455 |
| Dec | \$0 | 0 | 0 | 0 | 7 Ridge Rd | \$487,000 | SF | Village | \$3,105 |
| TOTAL | \$182,498 | 176 | 46 | 130 | | | | | |
| Ulster Median Sales Price | | | | | | | | | |
| Exemption 1/1 - 4/8 | | | \$245,000 | | | | | | |
| Exemption 4/9 - 12/31 | | | \$280,000 | | | | | | |
| Total for August | | | | | \$40,845 | | | | |

Cumulative RETT for 2021 **\$182,498**

| Month | RETT |
|-------|-----------|
| Jan | \$0 |
| Feb | \$0 |
| Mar | \$14,673 |
| Apr | \$20,028 |
| May | \$45,191 |
| Jun | \$62,205 |
| Jul | \$141,653 |
| Aug | \$182,498 |
| Sep | \$182,498 |
| Oct | \$182,498 |
| Nov | \$182,498 |
| Dec | \$182,498 |

Cumulative RETT for 2021 **\$182,498**



3. Plutarch Woods: There were no issues with the Phase I report and paperwork is being processed. Since all the properties are listed wetlands, they could serve as the basis for a future protection area.
4. Cara presented a “first cut” analysis of the first three focus areas: east of the Wallkill River, north of the Village; west of the Wallkill along Springtown Road; and the area between Libertyville Road and Rt. 299. There was a discussion regarding the process and what further work will be required. The primary audience to begin will be the Land Trust partners, and further revisions will be geared toward landowners, then the broader community. Cara has started analyzing some parcels based on size and score and will share her preliminary documents in Dropbox. Ingrid offered to look into ecological values, John O. will look at historical values, and Cara will look into current land use and potential development threats. Jim will solicit input from contacts at Soil & Water.
5. There was a discussion regarding the “Big Woods” property on Libertyville Road. There is limited access to the property but potential for development pressure, as it has just been listed for sale. The CPF Advisory Board will continue to monitor progress and Cara will connect with Bob Anderberg of OSI to discuss.

6. Cara and John O. will be speaking to the Gardiner Open Space Commission regarding potential creation of a CPF for Gardiner. Neil will reach out to MaryBeth Majestic and Dave Dukler. John O. has been working with realtor Laura Rose to help develop MLS data showing what impact a CPF would have in Gardiner. Since the Gardiner process will reference New Paltz's project, it's likely there will be renewed interest in the RETT from New Paltz residents as well. There was a discussion about public outreach opportunities and possibilities, including reaching out for interviews with Hudson Valley One, the SUNY Oracle, Public Access, and the High School.
7. Cara would like the Advisory Board to make a presentation to the Town Board in early December.

John G. moved, Pete 2nd to adjourn. The meeting adjourned at 8:05 pm.