

Town of New Paltz Community Preservation Fund Advisory Board

Minutes of the meeting of October 26, 2021

Via videoconference, 7:00 pm

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

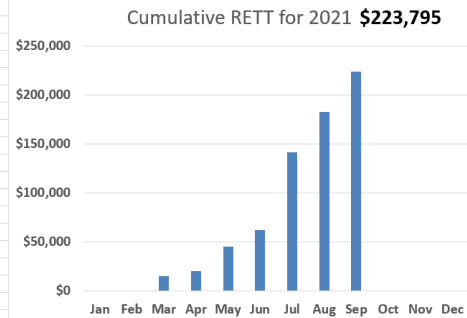
Ted Nitza, Walden Associates

Kathy Preston, Secretary

The meeting was called to order at 7:10 pm.

1. John O. moved, John G. 2nd to approve the minutes of the September 28, 2021 meeting as written. All in favor.
2. John O. presented the RETT report for September. Fifteen transactions in the amount of \$41,297.00 were added for a total of \$223,795.00.

| New Paltz Real Estate Transfer Tax Report for September 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 | 23 Orchard Heights | \$315,000 | Condo | Village | \$525 | |
| Mar | \$14,673 | 12 | 4 | 8 | 240 Mountain Rest | \$795,000 | SF | Town | \$7,725 | |
| Apr | \$5,355 | 31 | 2 | 29 | 27 Morning Star Dr | \$692,250 | SF | Town | \$6,184 | |
| May | \$25,163 | 25 | 7 | 18 | 450 Plutarch Rd | \$415,000 | SF | Town | \$2,025 | |
| Jun | \$17,014 | 33 | 8 | 25 | 1 Karin Court | \$375,000 | SF | Town | \$1,425 | |
| Jul | \$79,448 | 28 | 14 | 14 | 101 Portuese Lane | \$395,000 | SF | Town | \$1,725 | |
| Aug | \$40,845 | 33 | 11 | 22 | 28 Hawk Rd | \$790,000 | SF | Town | \$7,650 | |
| Sep | \$41,297 | 31 | 15 | 16 | 47 Old Rt 299 | \$412,000 | SF | Town | \$1,980 | |
| Oct | \$0 | 0 | 0 | 0 | 384 Springtown Rd | \$346,000 | SF | Town | \$990 | |
| Nov | \$0 | 0 | 0 | 0 | 44 Millrock Rd | \$549,900 | SF | Village | \$4,049 | |
| Dec | \$0 | 0 | 0 | 0 | 256 State Route 32 N | \$440,000 | SF | Town | \$2,400 | |
| TOTAL | \$223,795 | 207 | 61 | 146 | 15 Duzine Rd | \$380,000 | SF | Town | \$1,500 | |
| Ulster Median Sales Price | | | | | 422 Plutarch Rd | \$388,000 | SF | Town | \$1,620 | |
| Exemption 1/1 - 4/8 | | | | | 7 Roma Place | \$375,000 | SF | Town | \$1,425 | |
| Exemption 4/9 - 12/31 | | | | | 406 Briarwood Ct | \$285,000 | SF | Village | \$75 | |
| | | | | | Total for September | | | | \$41,297 | |



John also shared transaction data from the past few years and concluded that the RETT seems to have had little to no effect on the rate of sales in the Town.

3. Ted shared the Phase I Assessment that Walden Associates performed on the Plutarch Woods properties for the Town. There are no substantial recommendations, which is a good thing. Ted reviewed the differences between a Phase I, Phase II, and Phase III assessment. Phase I is non-disruptive, consisting of a site visit and interviews. Phase II is investigative, taking soil and water samples from the site and interpreting the results. Phase III includes remediation, repair, or removal of environmental hazards. Ted walked through the process used to create this particular Phase I assessment. Because the properties were acquired at tax sale, the preliminary title search was provided by the County, which resulted in substantial savings. All in all, the properties are in good shape. The Phase I assessment will serve as a useful template for future projects, since one is

needed for every potential purchase if the Town is assuming ownership and liability. Any easement would be different since the cost of the Phase I could be assumed by the land trust partner.

4. 257 Springtown Road: This is a property that has received a FEMA grant for demolition as a result of frequent flooding. The Town needs to come up with a match of approximately \$77,000.00. The property is 1.4 acres with one house, so was not scored on the CPP priority map, however, it is adjacent to high-scoring properties. The Advisory Board discussed the potential benefit to the community and determined that it may not align closely enough with the intent of the CPP to risk setting a negative precedent.
5. John O. is preparing an assessment of historic data for focus areas, which will help support recommendations to land trusts.
6. Cara is still pursuing a meeting with Ann Sussdorf to discuss the possible addition to the Mill Brook Preserve.
7. Cara and John O. gave a presentation to the Gardiner Town Board that was well-received. Gardiner is working with OSI and Scenic Hudson, pursuing a Greenway grant, and using New Paltz as a model. They hope to put a plan up for referendum in November of 2022.
8. The owner of three parcels near the site of the demolished 87 Motel has proposed donating those properties to the Town. Ingrid, Cara, and John O. will work on developing an outline of the properties' attributes and potential using the same parameters that would be utilized had this process been initiated by the Advisory Board.
9. John O. will prepare for a Town Board presentation in December to show the progress made over the course of this year.
10. John G. will develop an application form using CWOSP's as a model.

John G. moved, Pete 2nd to adjourn. The meeting adjourned at 8:31 p.m.