Town of New Paltz Community Preservation Fund Advisory Board Minutes of the meeting of November 23, 2021 Via videoconference, 7:00 pm

Present: Mike Domitrovits, John Gotto, Ingrid Haeckel, Cara Lee, John Orfitelli

Neil Bettez, Town Board Liaison

Kathy Preston, Secretary

Absent: Pete Ferrante

The meeting was called to order at 7:02 pm.

1. Cara moved, Ingrid 2nd to approve the October minutes as written. All in favor.

	2	021 Actual per U	C Clerk		Pro	perty Tansaction	s for Oct	ober		
Month	Receipts	Reported	Paid	Not paid	Address	Sold Price	Туре	Location	RETT	Cumulative RETT for 2021 \$254,931
Jan										\$300,000
Feb	\$0	14	0	14	389 S. Ohioville	\$363,000	SF	Town	\$1,245	\$300,000
Mar	\$14,673	12	4	8	75 N.Ohioville	\$319,000	SF	Town	\$585	
Apr	\$5,355	31	2	29	21 Apple Rd	\$330,000	SF	Town	\$750	\$250,000
May	\$25,163	25	7	18	27 Church St	\$385,000	SF	Village	\$1,575	
Jun	\$17,014	33	8	25	20 Cedar Ridge	\$616,000	SF	Town	\$5,040	\$200,000
Jul	\$79,448	28	14	14	4 Raymond Lane	\$415,000	SF	Town	\$2,025	
Aug	\$40,845	33	11	22	1 Watch Hill Rd	\$369,000	SF	Town	\$1,335	\$150,000
Sep	\$41,297	31	15	16	33 N. Ohioville	\$400,000	SF	Town	\$1,800	\$130,000
Oct	\$31,136	29	13	16	16 Mohonk Ave	\$450,000	SF	Village	\$2,550	
Nov	\$0	0	0	0	13 Duzine Rd	\$565,000	SF	Town	\$4,275	\$100,000
Dec	\$0	0	0	0	22 Cragswood Rd	\$610,000	SF	Town	\$4,950	
TOTAL	\$254,931	236	74	162	5 College Ave	\$363,750	SF	Town	\$1,256	\$50,000
					218 Main St	\$530,000	Com	Village	\$3,750	
	Ulster Median Sales Price								\$0	
Exemption 1/1 - 4/8 \$245,0			\$245,000							Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov I
Exemption 4/9 - 12/31		\$280,000							Jah reb wai Api way Jun Jul Aug Sep Oct Nov I	
					Total for October				\$31,136	

\$31,136.00 was added to the Fund for a total of \$254,931.00. John O. expects that the median sales price may increase again in April but has noticed that asking prices seem to be decreasing.

- 3. A presentation to the Town Board has been deferred until the CPF Advisory Board has a project in place.
- 4. The Town has completed the purchase of 58 acres on Plains Road just south of the NP Rural Cemetery. Aside from a small protected area for Water & Sewer use, the plan is to keep it open for public access.
- 5. OSI has been looking at the Big Woods property and been in contact with Neil; he will continue to keep the committee updated on progress.
- 6. Ingrid reviewed narrative she created for the wetland parcels adjacent to the site of the former 87 Motel and the NYS Thruway. It was agreed that a firm commitment from the landowner will be necessary before conducting a full environmental review, title search, survey, etc. Cara has asked Jim Delaune to reach back out.
- John G. shared the CWOSP application form and will work on creating a CPF Advisory Board template incorporating suggestions. Mike will reach out to Seth McKee and Cara will reach out to Christie DeBoer to see what Scenic Hudson and the Wallkill Valley Land Trust use for applications.

- 8. Cara updated the group on the Town of Gardiner's progress toward a 2022 referendum for a Community Preservation Fund. Their NRI is finished and they've applied for a Greenway Grant to create the Plan. The Trust for Public Land will do a feasibility study. John and Cara have shared the resources developed in New Paltz with the Gardiner committee, and good progress is being made.
- 9. There was a discussion regarding a seven-acre parcel currently for sale on the east side of Albany Post Road. The WVLT has expressed interest in the property as they already hold easements on contiguous properties and across Albany Post.

John O. moved, Ingrid 2nd to adjourn. The meeting adjourned at 8:12 pm.