



TO: Supervisor Neil Bettez and the New Paltz Town Council

September 15, 2017

The Town of New Paltz Clean Water and Open Space Protection (CWOSP) Commission has received and reviewed an application from Taliaferro Farm for a Purchase of Development Rights Conservation Easement, which includes partnership with Scenic Hudson, Ulster County, the Town of New Paltz, and the Walkkill Valley Land Trust.

After careful examination of the proposed project, meetings with the land owner and project partners (Walkkill Valley Land Trust and Scenic Hudson), and after further research into the conservation and agricultural values of Taliaferro Farm, CWOSP established an official ranking of the property, as to how it rates as open space worthy of protection (see included evaluation sheet, based on the New Paltz Open Space Plan). As the result of our evaluation, the CWOSP Commission has voted unanimously to recommend this project to the Town of New Paltz Board for Open Space Bond funding farmland preservation (December 2016**when CWOSP took the vote, perhaps re-vote just to bring this more up-to-date?*).

The Purchase of Development Rights Conservation Easement for Tailaferro Farm is complex, as it involves a number of partners participating in funding. The conservation easement would be held by WVLT. The purchase of development rights comes to a total of \$387,000, which would be shared equally by the Town of New Paltz, Ulster County and Scenic Hudson. The Town's obligation would be \$129,000.

An updated appraisal was completed of April 2017. Updated numbers were provided to all partners (Town, Scenic Hudson, County, Walkkill Valley Land Trust) this summer, and pending approval of the Town of New Paltz Board to proceed, contracts can be entered into with the intent to close on this Purchase of Development Rights Conservation Easement before the end of this year.

WVLT will provide project overview at the September 19, 2017, Town Council meeting in order to fully inform the Board of this exciting and complex farmland protection project.

Sincerely,

A handwritten signature in black ink, appearing to read "DM", with a long horizontal flourish extending to the right.

Dennis Moore,
Chair