



# INTERESTED IN PROTECTING YOUR LAND?

If you are interested in the permanent protection of your land, you can learn more about the program on the Town of New Paltz website: [townofnewpaltz.org/community-preservation-fund-advisory-board](http://townofnewpaltz.org/community-preservation-fund-advisory-board) or email the CPF Advisory Board.

## HAVE SUGGESTIONS FOR PROTECTION?

If you have suggestions for places that you think should be protected, please contact the CPF Advisory Board.

## CONTACT INFORMATION:

Contact the CPF Advisory Board by emailing the Supervisor's office at: [assistant@townofnewpaltz.org](mailto:assistant@townofnewpaltz.org)

Learn more about conservation easements by visiting Wallkill Valley Land Trust:

[walkillvalleylt.org](http://walkillvalleylt.org)

Or the Land Trust Alliance:

[landtrustalliance.org](http://landtrustalliance.org)



NEW PALTZ COMMUNITY PRESERVATION FUND



# PROTECTING NEW PALTZ FARMS, FORESTS, *and* WATER



## NEW PALTZ IS A SPECIAL PLACE

New Paltz is known for its remarkable setting, small-town character, proximity to the Shawangunk Ridge and Catskill Mountains, and impressive network of trails. Residents value New Paltz's protected open space, farms, forests, and historic features – all of which add to the quality of life in our community.

Over a few decades, New Paltz has benefitted from efforts to protect some of our most valuable and irreplaceable resources. Recent examples include the River-to-Ridge Trail, the Mohonk Testimonial Gateway and surrounding landscape, the Wallkill Valley Rail Trail, Mill Brook Preserve, Taliaferro Farm, Historic Huguenot Street, and two Huguenot Street farms. These places perfectly illustrate the value of preservation to our community, but many other important places remain vulnerable.

Our existing Comprehensive, Open Space, and Farmland Protection Plans all call for additional protection of these resources in the face of encroaching development.



## NEW PALTZ'S COMMUNITY PRESERVATION FUND (CPF)

In 2020, New Paltz residents voted to create a Community Preservation Fund, to support protection of additional places. Revenue for the fund comes from a tax on real estate transactions that occur in the Town and Village.

### HOW CAN THE FUND BE USED?

The CPF can be used to preserve important parts of New Paltz's unique community character, including:

- *Farms, Forested land, and Open Space*
- *Parks, Nature Preserves, and Trails*
- *Important Habitats*
- *Wetlands, River Corridors, Water Resources*
- *Properties with scenic or historic values*

### HOW DOES THE TOWN DECIDE WHAT TO PROTECT?

A volunteer CPF Advisory Board has been created to help the Town board identify landowners who wish to protect their land. The Advisory Board is guided by a science-based Community Preservation Plan, which identifies the important conservation values that might exist on any given parcel in the Town.



## WHAT WOULD HAPPEN NEXT?

The Advisory Board works with landowners interested in conservation options for their land. If a landowner is willing and the property meets certain criteria, CPF funds can be used to purchase land, or to purchase a conservation easement. The Advisory Board must present proposed projects to the Town Board, who authorize the use of CPF funds.

### HOW DO CONSERVATION EASEMENTS WORK?

A conservation easement is a voluntary legal agreement between a landowner and a land trust or government agency that permanently limits uses of the land to protect its conservation values. Landowners retain many of their rights, including the right to own and use the land, sell it, and pass it on to their heirs. Every conservation easement is unique, depending on the property and the needs of the landowner. Community Preservation Funds can be used to pay the landowner for the value of the development rights to the land that are given up. In the case of a farm, the value of the conservation easement can be invested back into the farm.