

Community Preservation Advisory Board

Draft Minutes of the meeting of January 23, 2024

(on Zoom due to weather)

Present: Cara Lee, Peter Ferrante, Ingrid Haeckel, Neil Bettez, John Gotto

Call to Order - Cara called the meeting to order at 7:05.

Minutes – The November minutes approved as written. Motion to approve by Ingrid, seconded by John, all in favor.

RETT Report – The December RETT report showed an increase of \$21,585, bringing the fund total to \$1,334,105.

Review of Active Properties of Interest

- **Coppersea** – Cara and Neil walked the property with Bob Anderberg. OSI is planning to make an offer and try to secure an option on the property. Neil has provided OSI with the relevant information on the zoning for the property since it is in the “Flood Fringe” zone. The New Paltz NRI shows the entire property as in the 100-year flood zone. **Check in with Christine Chale about the Town’s ability to lease lands purchased with CPF for agricultural purposes.**
- **Jenkins Leukins** – OSI has had a preliminary discussion with the family regarding conservation. **Follow up with OSI**
- **Metal House Cider** –The owners of metal House Cider are pursuing purchase of 47 S. Putt Corners Rd. The buyers have expressed interest in a conservation easement as a means of meeting the purchase price. There is not time to put an easement in place prior to closing but may still be desirable later. Questions were raised about the agricultural viability of the orchard and the long-term goals of the buyers for the property, and the conservation values of the property. The property is in the Light Industry Zone and was considered for warehousing in the past. It was agreed that although it has a CPP score of only six, it has scenic, agricultural community value and is within walking distance of a neighborhood and Main Street. **Will Check in with Scenic Hudson on conservation easement.**
- **Gabrielli** – Bob Gabrielli called to say he is still interested in the Town acquiring his property on Plutarch Rd but that he has been unable to secure the services of a surveyor.
- **Libolt** – Keith Libolt sent the Board an appraisal he had done of his property. The value assigned assumes that the property has access and is therefore developable. **Follow up with the appraiser or the town engineer about this assumption.**
- **Sussdorff** – We learned that a 2.7-acre undeveloped property on the edge of Millbrook Preserve was being sold by the current landowner to a neighbor. The

property already had a binder on it and the closing is scheduled for the week of Feb. 29. David Shepler is planning to talk to the new owner. **Ask Shepler and the Millbrook Preserve Board to see if the new owner is open to a trail easement.**

Review of Brochure – The draft brochure got a positive review from everyone present (as well as Mike Domitrovits and John Orfitelli). Ingrid will provide a few copy edits. Cara will ask Matt Maley if he can lay it out for us.

New Business /Next Agenda

- Ingrid raised that the Community Preservation Plan will be due for an update in 2025. We need to evaluate if it needs amendment, and whether we would need a grant (Greenway) for professional help to make amendments. There was general initial agreement to leave the scoring and mapping as is, but to look at the text to see if there are changes needed or would better reflect current conditions. **It was agreed that we should try to make that assessment by April 2024.**
- BROUGHT FORWARD from Nov. 2023 There was discussion about the best way to reach out to New Paltz farmers in 2024. Several areas of town and several farms were mentioned.

Adjourn – Motion to adjourn by John G, seconded by Pete Ferrante, all in favor. The meeting adjourned at 8:05.

Minutes submitted by Cara Lee