

Community Preservation Advisory Board
Draft Minutes of the meeting of February 27, 2024

Present: Cara Lee, Peter Ferrante, Ingrid Haeckel, Neil Bettez, John Gotto, Jim DeLaune, Mike Domitrovits, John Orfitelli (by phone)

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

Minutes – The January minutes approved as written. Motion to approve by John G, seconded by Jim, all in favor.

RETT Report – The January RETT report showed an increase of \$27,776, bringing the fund total to \$1,361,881.

Review of Active Properties of Interest

- **Coppersea** – OSI has made an offer on Coppersea Farm but are at an impasse on value with the owner, as their offer is short of their expectation of at least \$2 million. The sellers provided an appraisal that used values that our appraiser does not agree are comparable because of the high value of improvements on the properties used for comparison (i.e., beautiful homes). **OSI and the owners are still in conversation, and they will keep communications going.**
- **Jenkins Leukins** – The owners authorized their appraiser (Andrew Ward) to appraise the property for OSI. They will be meeting with Keven Case from Mohonk Preserve to discuss their potential interest in the property. OSI will send information on the values of the parcels in New Paltz once they have reviewed the appraisal in detail. A bit complicated because the property is in both Gardiner and New Paltz. **We will plan a visit with OSI soon.**
- **Libolt** – Keith Libolt sent the Board the appraisal he had done of his property. The value assigned assumes that the property has access and is therefore developable. This would require a zoning variance. John Gotto serves on the New Paltz ZBA so excused himself from the conversation. It was suggested 1) we ask the appraiser if he could assign what the value would be without a variance; 2) we consult with Christine Chale whether the appraisal would be considered valid if it is based on a variance which has not been granted. **Cara will follow up on both questions.**
- **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. 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. **Nothing new to report.**

- **Sussdorf – The 2.7-acre parcel on the edge of Millbrook Preserve was sold by the current landowner to a neighbor who plans to build a house there. Cara reminded David Shepler and the Millbrook Preserve Board to inquire if the new owner is open to a trail easement. Cara will follow up with the Preserve to explore some other properties owned by Steve Erman that border the Preserve.**
- Mike asked about the 90-acre parcel owned by Steve Erman for sale on Route 32 North. **Nothing to report, but Mike volunteered to research the status of the property.**

Review of Brochure – The designed brochure got a positive review from everyone, and it is ready to be printed. Cara will explore the best way to get some printed. John O suggested we put it on display at the library.

New Business /Next Agenda

- There was discussion about reaching out to the Dressel and Dodd families.
- Jim reported that **Deborah DeWan has been hired by Ulster County** to work on agricultural issues. Deborah has deep experience on land use issues, was the director of the Rondout Valley Growers' Association and served as Jen Metzger's staff when she was chair of the NYS Senate Agricultural Committee. He also reported that **Mike Sweeton, former Supervisor of Warwick, has been hired by Orange County Land Trust to work with communities on farmland protection.** He was successful in protecting 5,000 acres of farmland in Warwick. He has reached out to Neil Bettez and they will be meeting.
- **Carried Forward:** 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.**

Adjourn – The meeting adjourned at 8:05.

Minutes submitted by Cara Lee