

**Community Preservation Advisory Board**  
Draft Minutes of the meeting of Nov 28, 2023  
New Paltz Community

**Present:** Jim DeLaune, Cara Lee, Peter Ferrante, Ingrid Haeckel, Neil Bettez

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

**Minutes** – The August minutes were approved as written. Motion to approve by Jim, seconded by Peter, all in favor.

**RETT Report** – The October report showed an increase of 27,371. Bringing the fund total to \$1,292,420

**Review of Active Properties of Interest**

- **Karl Property** – Scenic Hudson has reported that the landowner is no longer interested in a sale to Scenic Hudson, primarily due to concern about hunting on the property. Ingrid will be in touch with Emily Hague.
- **Thruway Authority Property** – Neil reported that The thruway Authority was not interested in transferring the property to another state agency, and that There was not interest from the Empire State Trail. the cost of appraisal and survey of the property would be close to \$20,000 and the Thruway Authority estimates the value of the property to be \$300,000. Agreement that this was too much to spend. The property will go to auction in January and Neil will monitor what transpires with the value.
- **Coppersea** – Cara reported that WVLT is very interested in the property. The price is still very high.
- **Metal House Cider** –The owners of metal House Cider are pursuing purchase of 47 S. Putt Corners Rd. The property is on the market and expressed interest in a conservation easement as a means of meeting the purchase price. Scenic Hudson is in conversation with them and will keep us informed.

**New Business /Next Agenda**

- 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. There was brief discussion of creating a brochure about the CPF.
- Ingrid shared that she has a new position at DEC as the manager of the Estuary Program, which may conflict with her ability to be on the Board.
- The next meeting is scheduled for Dec. 26th. Cara will check on people’s availability.

**Adjourn** –The meeting adjourned at 8:15.

Minutes submitted by Cara Lee