

**Town of New Paltz
Clean Water and Open Space Protection Commission (CWOSP)
Approved Minutes, Meeting of February 24, 2021, via Zoom**

Members present: Lynn Bowdery, Rich Fiesel, John Gotto, Mike Knutson, Cara Lee, Tom Weiner

Town Officials: None

Public present: None

Minutes taken by: Lynn Bowdery, CWOSP Commission member and Secretary

1. Meeting called to order at: 7:05 PM by Chairman John Gotto

2. Public comments: None

3. Review and approve minutes of the January 28, 2021 meeting: The draft minutes of the January 28th CWOSP meeting had been circulated earlier to the members and additions and corrections were suggested. The revised draft minutes were circulated again, and at the meeting one additional point was clarified. Chairman Gotto moved to approve the minutes as amended, Tom Weiner seconded the motion. All voted in favor.

4. Analysis of CPP priority parcels review draft CWOSP spreadsheet: John started by saying that CWOSP has its process for evaluating properties. The Community Preservation Fund Advisory Board (CPFAB) is starting out with the existing CWOSP process, which should be compatible. Cara Lee added that it will need some tweaks, with additional focal areas. The parcel information spreadsheet that Mike Knutson created was put up on the screen so all could see it. Mike explained that it uses the CPP ranking numbers for resources, but in a vacuum they do not mean a lot. For example, in Agriculture 1 might be a low score, but in another category a 1 could be a good score. He tried to factor in the max points available, added average listings besides resources scores gives added meaning to number score. Cara said that the CPP doesn't do a good job on agricultural parcels, it needs more nuance. Mike noted that the top score for Scenic is 2, while other categories have a top score of 10. Cara mentioned that some categories are to some extent already protected by law; wetlands are, but forest stands are not. Cara added that the spreadsheet bridged information from Ulster County Parcel Viewer with the CPP charts. In the next 6 months the CPFAB will work to prioritize clusters of parcels. The Natural Resources Inventory will have interactive maps. Ingrid Haeckel is thinking of including the CPP scores in the NRI. Lynn Bowdery asked how does the CPP recognize recreational potential of a parcel? Cara said that we will have to deal with what comes forward and identify proactively what to prioritize. Rich Fiesel said that he could imagine a developer challenging the rating of a property that affects him, need to set defined process guidelines. Cara said that they will be only working with willing property owners. There are some things rated on simple absence or presence. John added that we have to look closely at the Plan to understand the scoring. He pointed out that the value of a property transaction is established by an independent appraiser. Rich asked what about viewsheds? Is there guidance on how views are valued? Cara explained that we have had public input on the valued views. John added that each transaction would be a long process. Lynn said that there wasn't any score for vulnerability to development as there was in the CWOSP parcel rating system. Cara thought that the Behan buildout analysis identifies areas most likely to be developed.

John put forward the idea that since the Eugene Brown Drive property is already of interest, let's do a full CWOSP analysis- we should each do it independently. Cara said we worked on it a while ago, and it was very subjective. Mr. Libolt is before the Planning Board for his very long driveway. John said it was in the previous favorite property analysis, we should see how it comes out with all six of us analyzing the same piece of property. Mike added that this should help the CPFAB to see how scoring works. Cara

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said it is a way to evaluate the CWOSP scoring process. John assigned us to do it. We will be getting the NRI maps. For this exercise we should ignore the CPP rankings. There is also a DEC resource mapper that can be useful. Lynn said that maps have their limitations. A site visit is very important.

5. New Business: Cara said that the CPFAB met the 4th Tuesday of the month, and she had nothing new to report.

6. Adjournment: Mike moved that the meeting be adjourned. Cara seconded the motion. All were in favor. The meeting adjourned at 7:49 PM.