

**Community Preservation Advisory Board**  
Draft Minutes of the meeting of April 25, 2023  
New Paltz Community Center

**Present:** Jim DeLaune, Cara Lee (by phone), Peter Ferrante, Neil Bettez, John Gotto, Michael Domitrovits, John Orfitelli (by phone)

- **Call to Order** - Cara called the meeting to order at 7:02.
- **Minutes** – John G moved, Jim 2nd to approve the March minutes as written. All in favor.
- **RETT Report** – The March report wasn't yet available but will be circulated.
- **Review of Active Properties of Interest**
  - **Million Dollar Farm** – Emily Hague (Scenic Hudson), Jake Weidmeyer (NRCS), Christie DeBoer (WVLT) and Cara Lee visited the Heyer farm to look at the area Scenic Hudson had recommended as a buffer to the Wallkill River - to discuss the size of the buffer and what activities would be suitable in that zone, hopefully some no-till ag and invasives removal. Scenic Hudson is now drawing up a conservation plan to address options. Jake reported that NRCS is pursuing a riverbank restoration project that would include the river section of the Heyer property.
  - **Big Woods** – Ryan Wiley reached out to OSI to say he is prepared to sell to OSI, but first wants to see if adjacent property owner to the north is interested in purchasing. If OSI buys the property (\$560,000), the town would enter into a contract with OSI for purchase. OSI has offered to prepare a Community Preservation grant application for the property. If awarded in 2024 (50% of purchase price) the Town would repay OSI in 2024. If not, there would be a longer repayment schedule for the full purchase price.
  - **Karl** – Karl is willing to accept Scenic Hudson's offer. There is a possibility of NYS Community Forest Grant with the Town of Esopus in 2024. Karl is willing to have a yearlong option, which will give Scenic Hudson time to pursue. The Town of New Paltz would negotiate a contribution to the sale price for the 30-acre portion in New Paltz.
  - **Libolt** – Keith Libolt was disappointed with the appraisal done by Hudson Valley Appraisers which is low due to lack of road access. He has asked us to look at the access issue (a possible road across the school property) and we asked to see the appraisal. <https://ulstercountyny.gov/maps/parcel-viewer/?mapX=-8248211.158087804&mapY=5117658.423465073&zoom=18&basemap=UCAeriaI2021&swis=513889&sbl=09400200010321120000>
  - **County Auction Properties – Woodland Lane** - Neil Bettez described a property that has been of interest to the Town for many years (\$3,000 in back taxes) that flanks the Rail Trail near Woodland Lane. Protecting it would protect the Rail

Trail and would enable development of a connection between the Rail Trail and the newly acquired Town property west of Plains Rd, which will be publicly accessible. Neil expects it will be removed from the list and that the taxes will be paid but will continue to monitor.

- **BFP Property** – Six acres at the corner of 299 and N. Putt Corners Rd. (\$36,000 in back taxes) this will likely come off the list as well, but is of interest to the Town, perhaps to provide parking for Empire Trail users.
- **CPF/CWOSP Discussion** – Cara confirmed with Jean Gallucci that there are no funds in the Preservation Investment Fund established as part of the CWOSP law. Cara also sent Christine Chale an email to request her assistance to develop the appropriate language to combine the functions within the CPA Advisory Board and to dissolve the Clean Water Open Space Commission, ensuring that the CPF Board could make recommendations regarding use of the Open Space Bond going forward. We are awaiting her response.
- **CPF Logo** – Matt Maley provided another iteration of the logo he has developed for the CPF Board. Of the three versions he sent, there was agreement to use the first of the three versions he provided.



New Paltz Community Preservation Fund

- **New Business** – Neil and Ingrid participated in a CPF Presentation provided by the Estuary Program. Cara is working with students from the Bard Environmental Studies master's program who are doing a study of the CPFs in place. Ingrid reported that both Chatham and Rhinebeck may pursue CPFs this fall.
- **Adjourn** – Mike, made a motion to adjourn the meeting, seconded by John. The meeting was adjourned at 7:40.