

Community Preservation Advisory Board

Draft Minutes of the meeting of January 24, 2023

New Paltz Community Center

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

Absent: John Gotto, Michael Domitrovits

1. **Call to Order** - Cara called the meeting to order at 7:05.
2. **Housekeeping** – Cara to resend Financial Disclosure form.
3. **Minutes** - Ingrid moved, Peter F. 2nd to approve the December minutes as written. All in favor.
4. **RETT Report** - John Orfitelli presented the monthly RETT report (see attached).
5. **Report on County Agricultural Appropriation** - Jim DeLaune described the Ulster County Farm Appropriation (Resolution 400) proposes \$1.4 million for Ulster County farms to include funding for a new Agriculture Program Manager (2-year position), direct grants to farmers, \$250,000 for conservation easements and stewardship. Funding to support preparation of applications for federal grants. Fund will be overseen by legislature, Executive and Soil and Water. Resolution is expected to pass in February.
6. **Review of Properties of Interest**
 - **Libolt** – made contact, no response
 - **Toscani** – reached out to Century 21 realtor to express town’s interest in property.
 - **Scharf donation** – application complete, property will need subdivision or lot line revision with Town property to the south. Will contact Andy Willingham on process.
 - **Karl** – Scenic Hudson waiting on appraisal.
 - **Heyer Farm** – met to review easement proposal. Scheduled to walk property with owner and Scenic Hudson 1/27
 - **Dodd Farm** – not on market. Property was subdivided in 1996 into 4 lots. Two lot of interest total 55 acres straddling the Plattekill. OSI inquired about Town interest, but generally not undertaking ag easements. Will query Scenic Hudson and WVLT and reach out to Mrs. Dodd.
7. **Landowner Contact Spreadsheet** – reviewed content of spreadsheet designed to capture overview and detail on contact with landowners. Cara will continue to fill out. John O will develop financial page. Ingrid will research “Box” as a shared workspace for entering data. Cara will inquire with Karen about setting up an additional Dropbox for the board, specifically for this purpose.
8. **Historic Preservation** – (Part 2) – John explained Local Landmark Designations, and a project by the Town HPC to identify and reach out to landowners with historic properties. In 2014, 15 candidate properties were selected and researched but only one landowner agreed to designate. Perception of “government interference, restrictions and burdens, higher cost of maintenance, potential impact on resale, lack of incentives”. Discussion of façade easements in March.
9. **Logo** – Reviewed Matt Maley’s revised logo. Everyone had the same preference (#2) but it was agreed to reduce size of Skytop Tower and to add a Wallkill River element.
10. **New Business** – Jim will make contact with Twin Star Farm. Ingrid will research neighboring horse farm.
11. **Adjourn** – Ingrid moved; Cara seconded to adjourn the meeting at 8:20