

## OPEN SPACE COMMISSION

### Minutes

April 21, 2010, 7:30 p.m.

Attending: Mark Moran (Acting Chair), Michael Boylan, Carol LeFevre, Kathy Hudson, John Friedle, Laura Wong-Pan

Absent: Sadell Cantor, Tim Hunter, Greg Finger

1. Mark Moran discussed email from Greg Finger regarding bonding and the meeting last week with OSI and the Town Board. Greg spoke to Seth McKee who confirmed that New Paltz is bonding for a 15 year period with a bank, even though New Paltz has no bond rating. Bond ratings are usually generated after a municipality bonds in excess of \$1 million.
2. Per Kathy Hudson, OSI indicated that they were not looking for the Town to devote a large share of the funds, just \$50,000, and there is a possibility of receiving \$20,000 from Ulster County if the Town participates. Next step is a full appraisal. The grant expires in 2012 so there is some time.
3. The Wallkill Valley Land Trust will draft a monitoring agreement and will be responsible for overseeing the monitoring of the conservation easement. LWP commented that the Town should consider requesting a third party right of enforcement on the Conservation Easement, assuming that OSI is the grantee. This is permitted under the ECL provision describing Conservation Easements. Then the Town can insist on having a role in monitoring – i.e. Town representatives would be part of the monitoring team that visits the property on an annual basis.
4. Kathy Hudson commented that the question for the Town Board is whether they are willing to access the bond fund. If they are not willing to access the bond fund, then there is a question as to what the purpose of the OSC is. She suggests that the OSC urge the Town Board to access the bond fund.
5. Gale Foster commented that, in her opinion and based on the Local Law creating the OSC, the OSC is responsible for presenting a viable open space protection project to the Town Board, and we have fulfilled that responsibility. The OSC is not responsible for taking a position on the amount of Town funds to be devoted to that project. OSC members are able to advocate as citizens, but the OSC would not present a position on funding. General consensus is in agreement with this.
6. Gale Foster commented that our role at this point is to move on the Hess project, which is a critical property. We shouldn't forget about Mr. Hess who has been waiting patiently, and see if there is a grant appropriate for protecting his property. Mark Moran suggested that we consider focusing beyond farms, and we should consider certain perimeters that we want to focus on, such as protection of groundwater, or certain conservation areas. He also commented that in this climate there is a limited availability of funding partners. Kathy Hudson commented that

this might be a good time to host an event for potentially interested landowners to provide information about tax incentives. This would be in line with our responsibility to engage in educational outreach. Kathy Hudson commented that American Farmland Trust and Land Trust Alliance may have some information about grant opportunities.

The meeting was adjourned at 8:40 p.m. Next meeting is May 19, 2010 at 7:30 p.m.