

## Open Space Commission Minutes

February 17, 2010, 7:30pm

Attending: Chair Greg Finger, Gale Foster, Tim Hunter, Carole LeFevre, John Friedle, Rich Koenig, Mike Boylan, Marc Moran, Kathy Hudson, Laura Wong-Pan.

- I. Minutes accepted.
- II. Discussion of Greg's health.
- III. Update on OSI's application for grant to Farm & Ranchlands program: Applicants will be notified by middle of next week as to what their rankings are in the process. If the Kiernan application passes that hurdle, we need to communicate to Town Board our recommendations regarding funding. Town Board meeting is second week of March. Restricted appraisal is \$880,000 for Kiernan Farm. Greg noted that Marty Kiernan has accepted this figure as a possibility. Kathy noted that Kiernan will pay for full appraisal if the application is accepted. Greg noted that total amount for NYS is \$2.5 million so the odds are not good for this round.

Per Marc Moran, he believes the Commission has the authority to make a recommendation concerning the amount of financing to put forth for this project. Gale and Kathy gave opinion that funding issues should be at the sole discretion of the Town Board. Per Mike Boylan, the Kiernan Farm is protected 50 % by current zoning, and any development on the farm would not be visible from Brunswick Road at any rate.

For the Ag & Market application, the appraisal was \$1.3 million and the Town's share was 12.5% or approximately \$160,000.

Gale Foster moves to recommend to the Town Board that the Town support the application and engage in negotiations with OSI as to the question of funding, provided the application is successful at the first round. Mike Boylan seconds the motion. Unanimously approved.

- iv. Discussion of "grasslands" as defined in evaluation criteria. Per Gale Foster: grasslands is defined in the Town of Gardiner open space plan, in the DEC attachment by distinguishing the species.
- v. New Paltz OSI invitation to attend on March 10, 2010 at 7:00pm. Date seemed to work for most on the Committee. Meeting is at Town of New Paltz.
- vi. Rankings: John Friedle noted that Hess had about 92% in unique/prime soils and that it will rank very similar to Kiernan anyway. Per Gale Foster, she ranked Hess higher than Kiernan and still supports OSI's application. But she thinks that ranking is important in case other funding becomes available. Per Boylan, the evaluation criteria shows that we are ranking properties fairly. Per Rich Koenig, there has been a lot of effort put into the ranking criteria, the committee should finish what it is working on and rank the properties. Per Kathy Hudson, we are going to have to get a committee consensus. Several members noted that you just need to total the

numbers. Consensus that it is appropriate to rank the applications at this time or in the near future. Per Kathy, a good portion of the farm is factual so it would be good to go over the form together. Per Mike Boylan, we will have differences in interpretation, and let's throw these numbers out and see where they come out. Per Gale Foster, we should rank at home since we have reviewed the criteria many times and doing it on our own would minimize disagreements. Per Kathy, we would just review the facts, not necessarily the scores that we choose to allot to a specific category.

Mike Boylan moves to have us create our own numbers at home without group discussion. Four were in favor. Five against. Per Greg, we'll have discussions in a collegial manner with no arguments. Greg will choose an agreeable date for this.

Meeting closed at 8:50pm.