Town Board Community Information Meeting May 19, 2022 **Presentation by Ted Fink For: Community Preservation Committee**

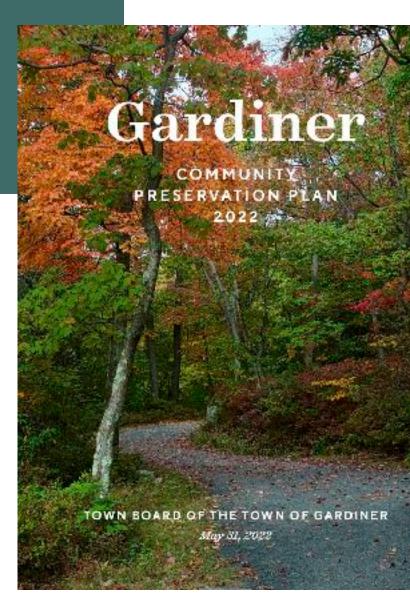
Community Preservation Plan Town of Gardiner

Photo: Jon Benner Sr.



What is a community preservation plan?

- A plan for preserving community character ullet
- New way of financing land conservation in municipalities ullet
- An identification of natural/cultural resources to be preserved \bullet
- Required before community preservation fund is established lacksquare
- A means of implementing conservation goals in a community \bullet





What is a community preservation plan?

Has three parts:

- 1. Examines official town policies, plans, and planning studies
- 2. Identifies every parcel or project that can be preserved
- 3. Examines alternatives to preservation like zoning

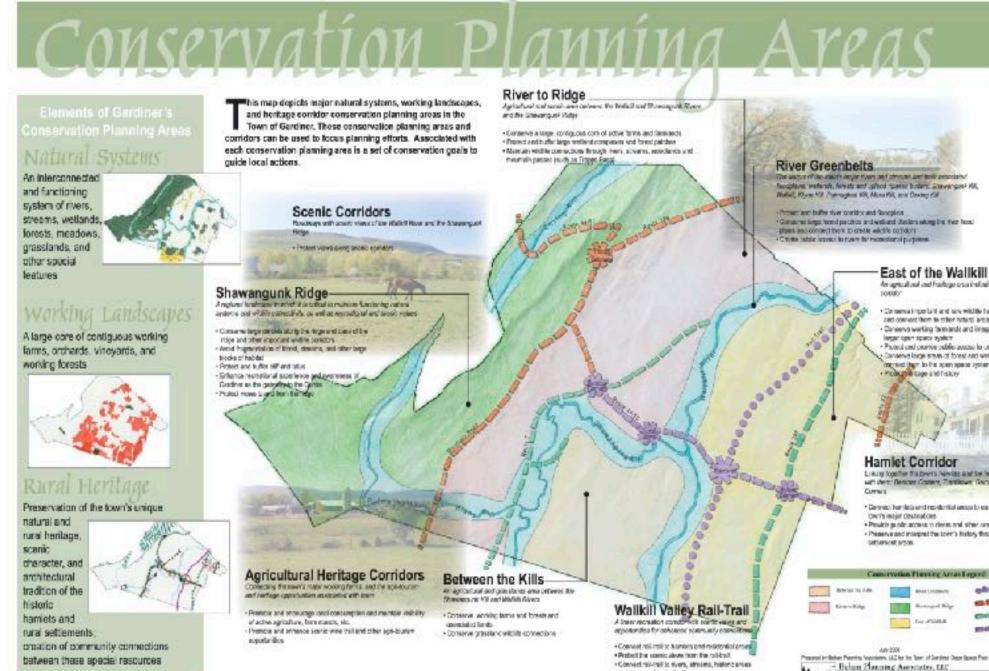


Designed to implement Gardiner's land use vision and policies for:

- 1. Protecting Gardiner's environment
- 2. Saving open space
- 3. Ensuring water quality
- 4. Sustaining our climate
- 5. Savoring our agricultural heritage

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and other major destinations."





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Behan Planning Associates, LLC Receiving Concerning February

Based upon: 1.2007 Open Space Plan 2.2004 and 2022 Comprehensive Plans 3.2021 Natural Resource Inventory 4.2022 CPP Survey 5.2022 CPP Data and Additional Analysis 6. Considers Ulster County Open Space Plan 7. Considers NY State Open Space Conservation Plan

Gardiner

COMMUNITY PRESERVATION PLAN 2022

TOWN BOARD OF THE TOWN OF GARDINER May 31, 2022

Photo: Jon Benner Sr.





Creates:

- Sustainable funding source for land conservation
- Prioritization of eligible parcels with resources
- Balancing of conservation and development
- Basis for voluntary partnerships with landowners
- A decision-support tool for prioritizing preservation

Community Preservation Plan

Evaluation of alternatives available for land conservation



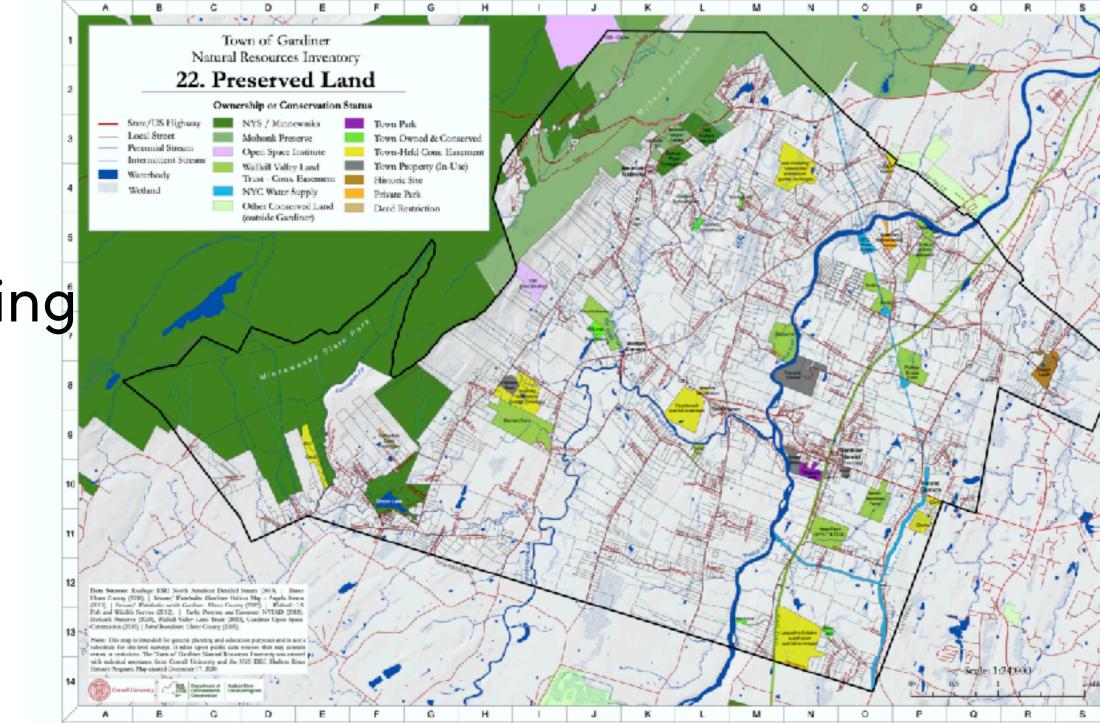
Community Preservation Plan Preservation Priorities

1. Habitats and the Ridge 2. Water Resources 3. Scenic and Rural Character 4. Farmland 5. Parks and Trails 6. Historic Properties and Hamlet



Why Another Plan?

- Town's Comprehensive Plan recommends CPP
- Zoning/Subdivision guides development
- Counters loss of open space from development
- Provides support to farmers
- Ensures balanced growth, protects drinking water & valuable resources
- Preserves nature, protects air quality
- Provides for recreation needs
- Creates resilient/sustainable community







Hudson Valley Community Preservation Act

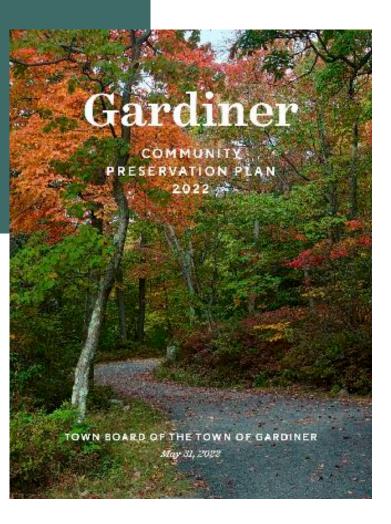
- Town Board holds public hearing and then adopts Plan
- 2. Plan describes all town policies related to preservation of natural/cultural resources
- 3. Plan lists every parcel/project needed to protect resources & preserve community character
- 4. Plan evaluates land use controls available to protect natural & cultural resources
- 5. Plan adopted 60 days before public referendum
- 6. Plan is basis for creation of Community Preservation Fund
- 7. Community Advisory Board created to advise Town Board on parcels & projects
- 8. If referendum approved, Fund used to acquire parcels or conservation easements from willing sellers
- 9. Fund revenues cannot be used for any other purpose except those authorized in Plan
- 10. Advisory Board makes recommendations to Town Board based on Plan 11. Plan updated at least every 5 years and must be filed with 3 State agencies





Hudson Valley Community Preservation Act

- Town policies consistently sought way to fund land conservation for Open Space Plan
- 2. Community Preservation Fund revenues come from transfer tax on real estate transactions
- 3. Fund use restricted by State Law to acquisition, management & stewardship of parcels in Plan
- 4. Transfer tax <u>up to</u> 2% of real estate transactions; must adhere to NYS Tax Law Article 33-B
- 5. Program limited to willing sellers per NYS General Municipal Law Section 6-s subd. 3
- 6. Town Board must create exemption for affordable housing (i.e. median house price)
- 7. Advisory Board is 5 or 7 members with demonstrated conservation or land preservation experience and should include an active farmer
- 8. Advisory Board must recommend parcels & projects from those in the Plan
- 9. Then Town Board holds public hearing before making decision
- 10. Partnerships with land trusts key to success





Hudson Valley Community Preservation Act In the next few weeks

- Plan available for review at Town Hall, Library, and Town website Notice of public hearing on Plan to be published
- SEQR review of plan required
- Plan and related actions adopted by Local Law
- Then, public referendum held on November 8
- Program begins 2023, if approved

Community Preservation Plan



Gardiner **Community Preservation Plan**

To stay up to date, go to: https://www.townofgardiner.org/community-preservation-plan

Photo: Jon Benner Sr.

