



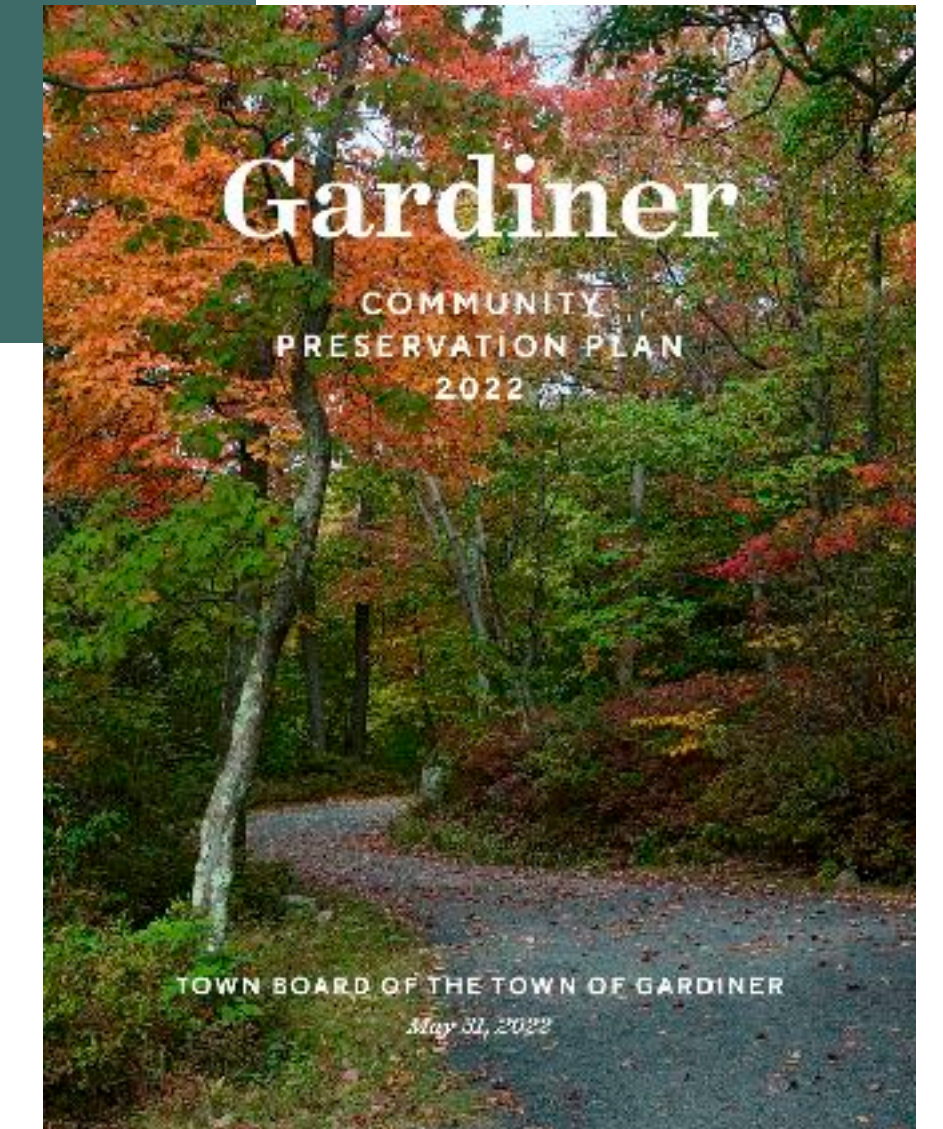
Community Preservation Plan Town of Gardiner

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

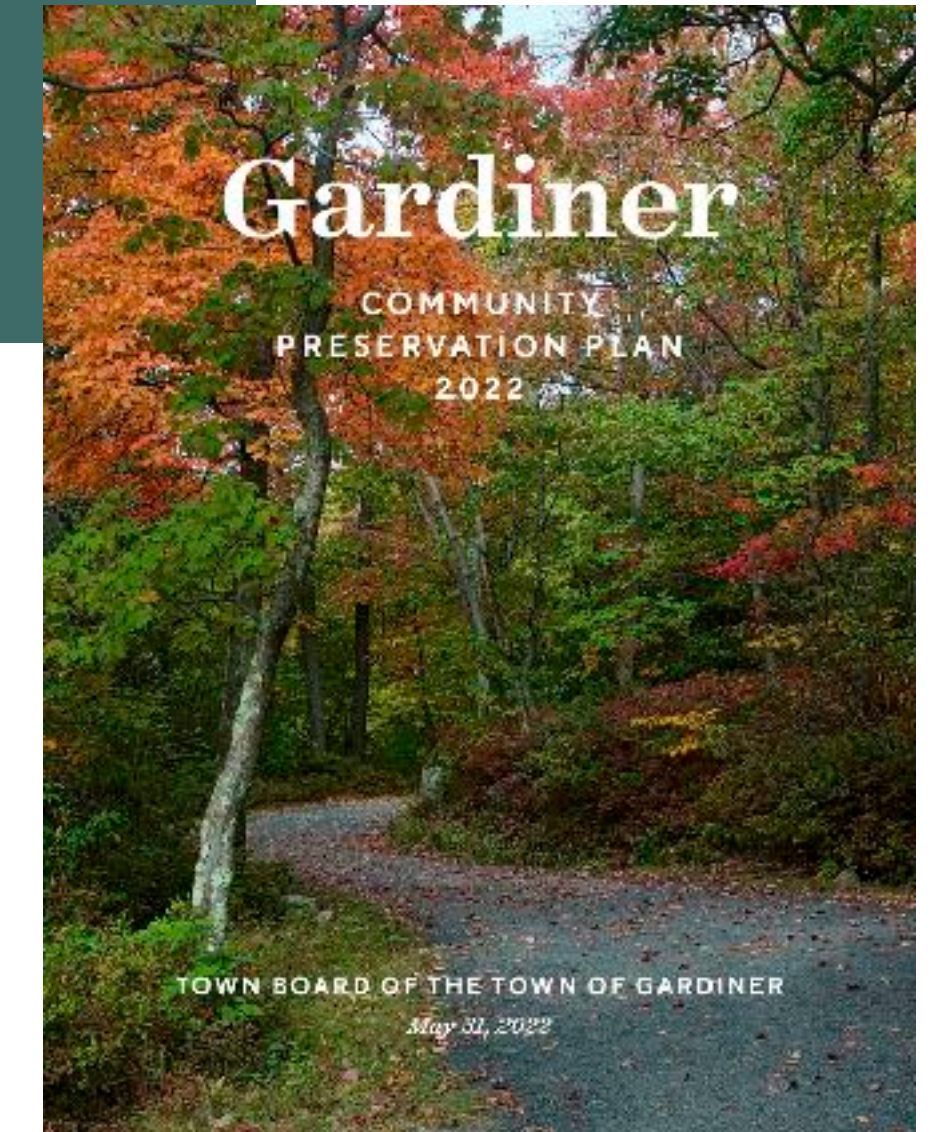
Community Preservation Plan

What is a community preservation plan?

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



Community Preservation Plan



What is a community preservation plan?

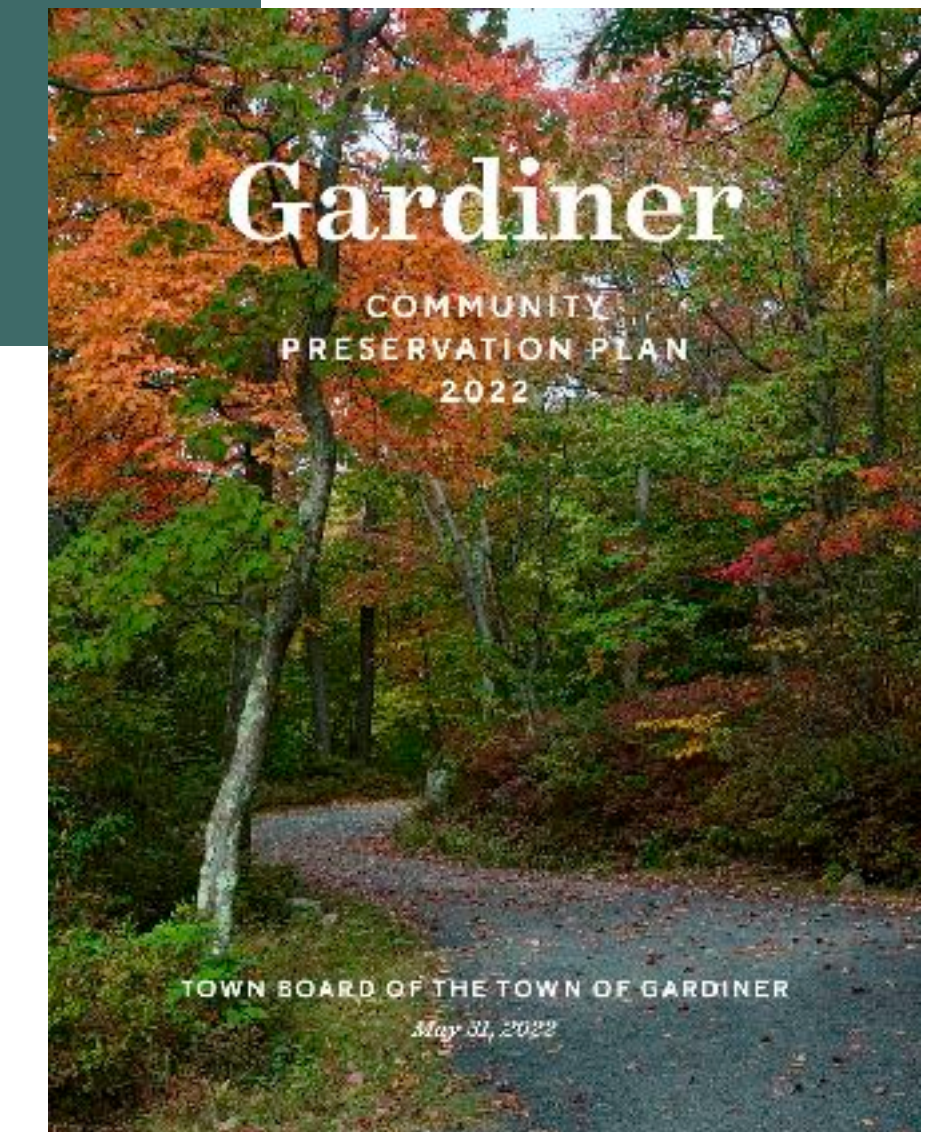
Has three parts:

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

Community Preservation Plan

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

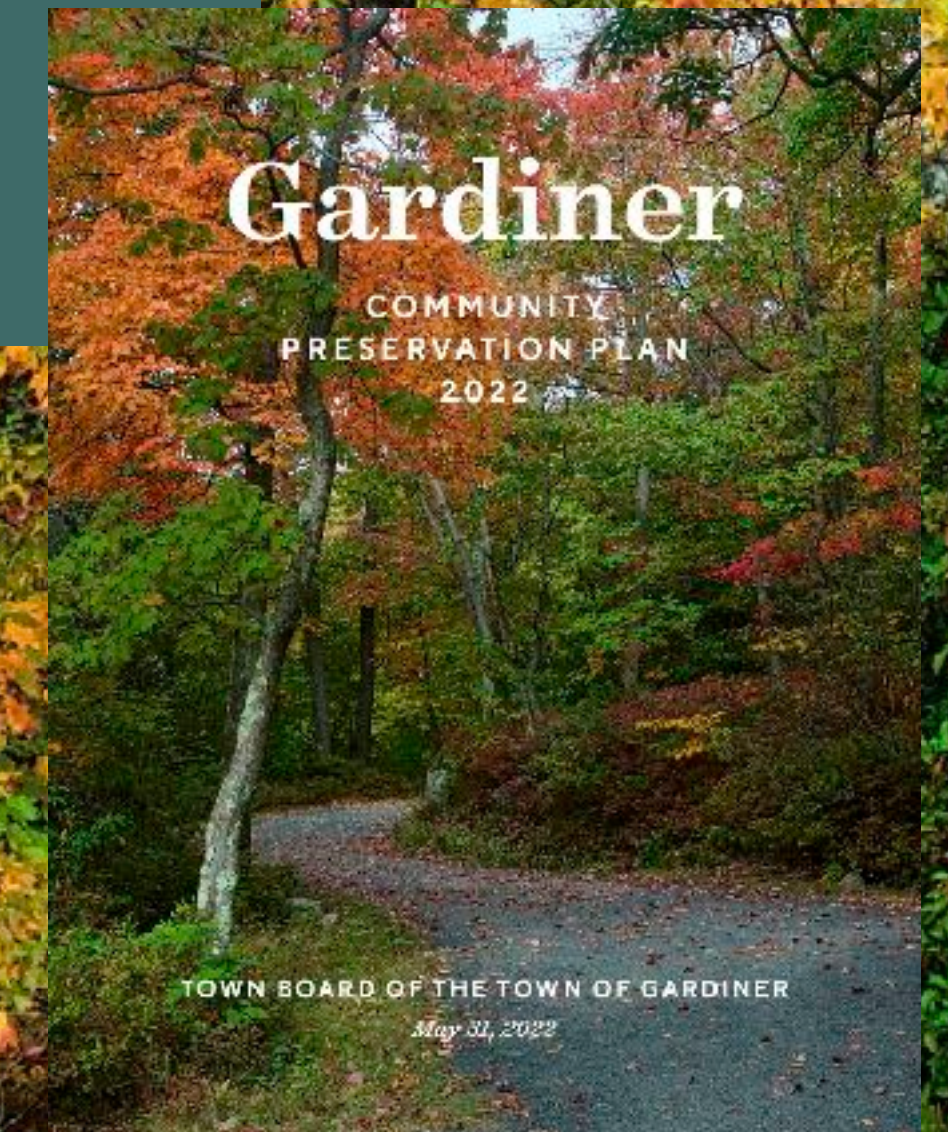
1. Protecting Gardiner's environment
2. Saving open space
3. Ensuring water quality
4. Sustaining our climate
5. Savoring our agricultural heritage



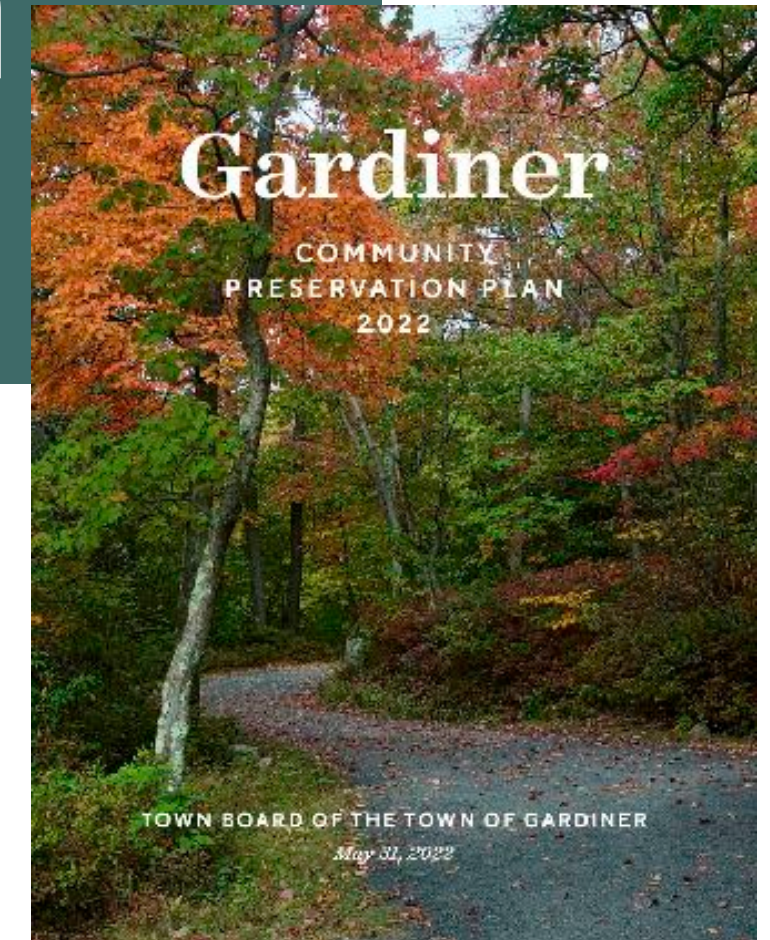
Community Preservation Plan

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



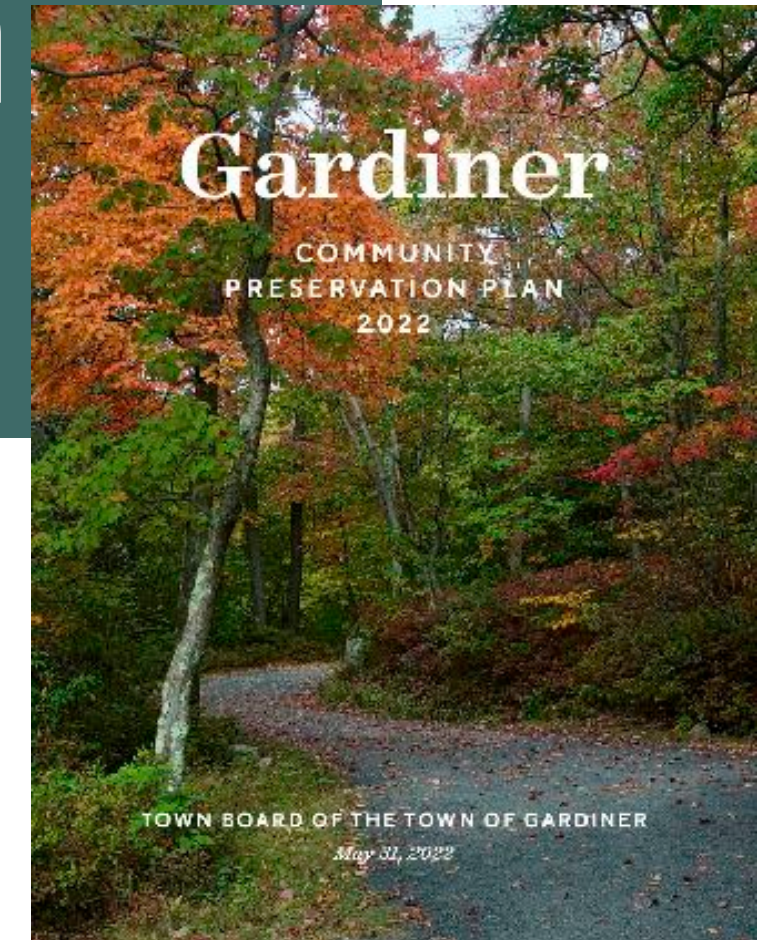
Community Preservation Plan



Creates:

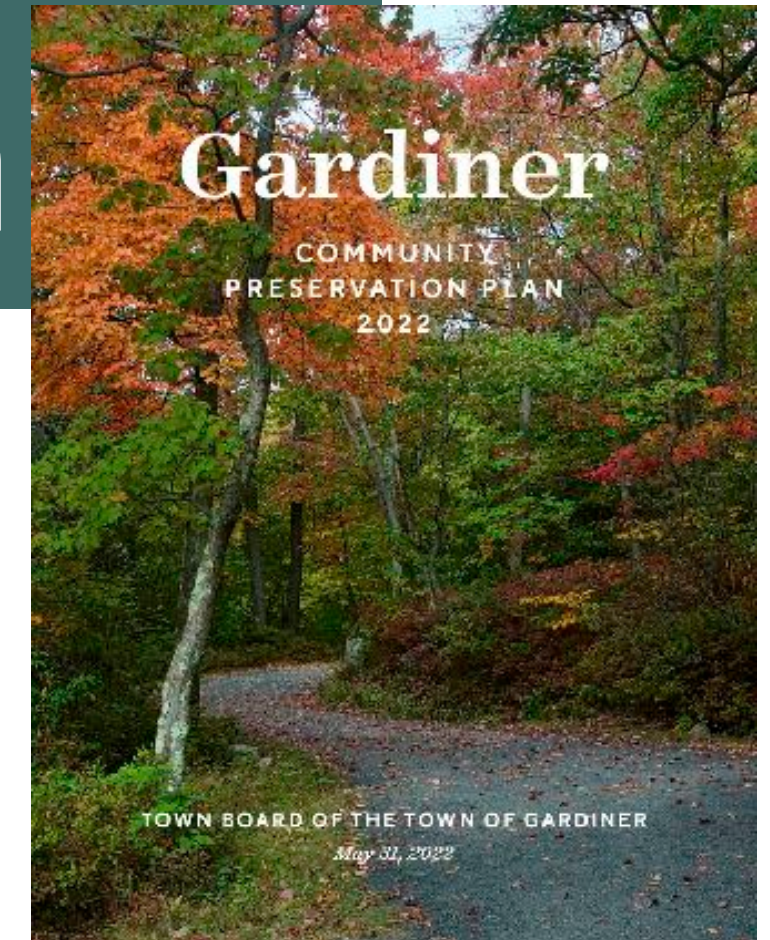
- Sustainable funding source for land conservation
- Prioritization of eligible parcels with resources
- Balancing of conservation and development
- Evaluation of alternatives available for land conservation
- Basis for voluntary partnerships with landowners
- A decision-support tool for prioritizing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

Community Preservation Plan Preservation Priorities



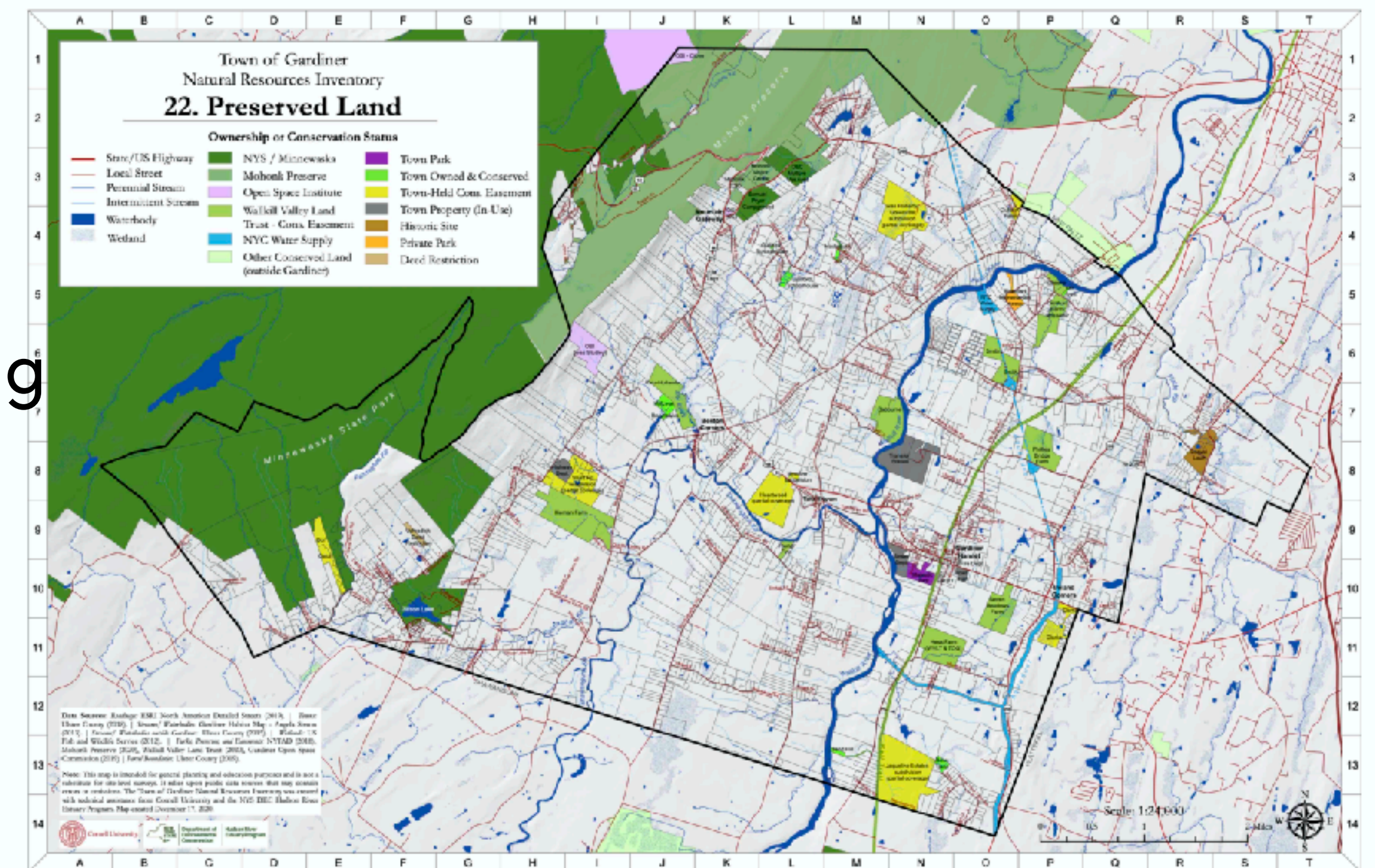
1. Habitats and the Ridge
2. Water Resources
3. Scenic and Rural Character
4. Farmland
5. Parks and Trails
6. Historic Properties and Hamlet

Community Preservation Plan

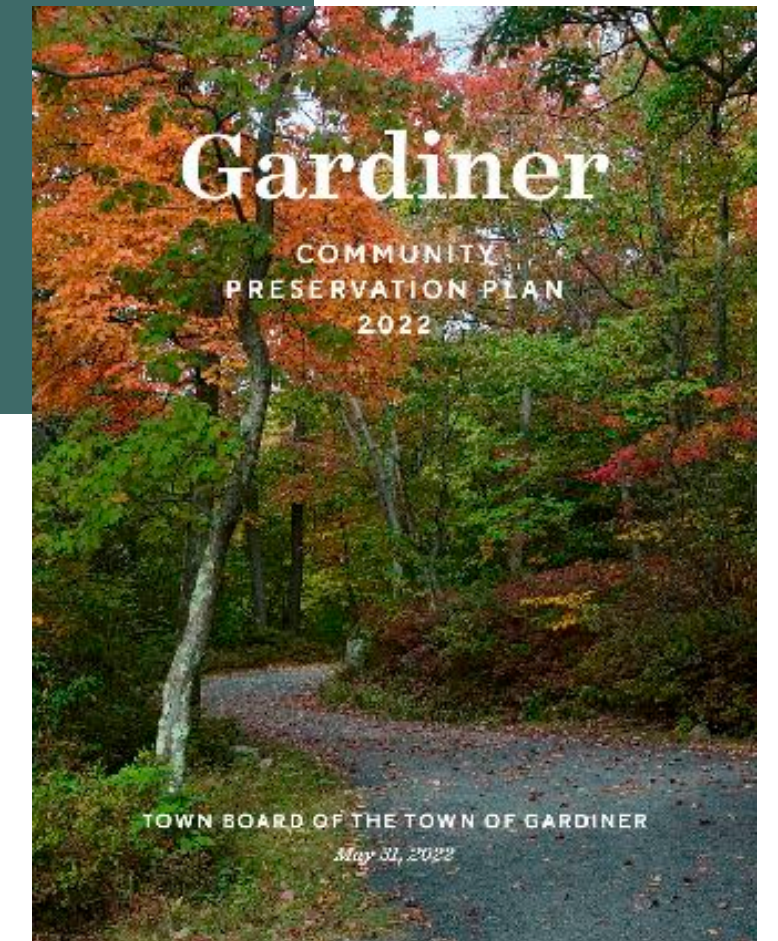


Why Another Plan?

- ▶ 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



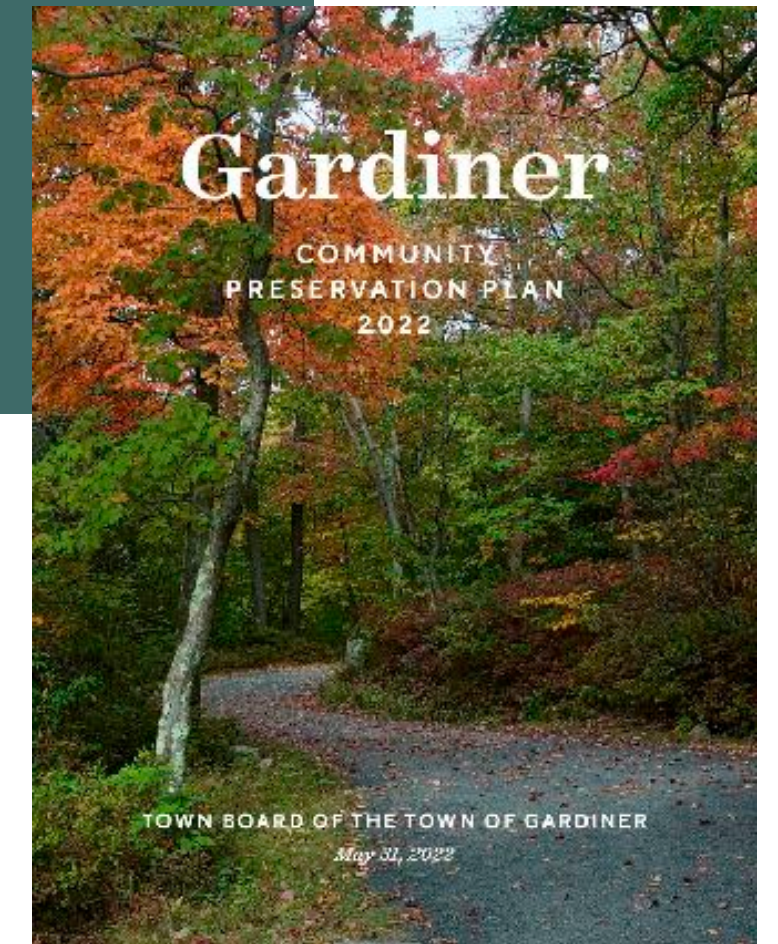
Community Preservation Plan



Hudson Valley Community Preservation Act

1. 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

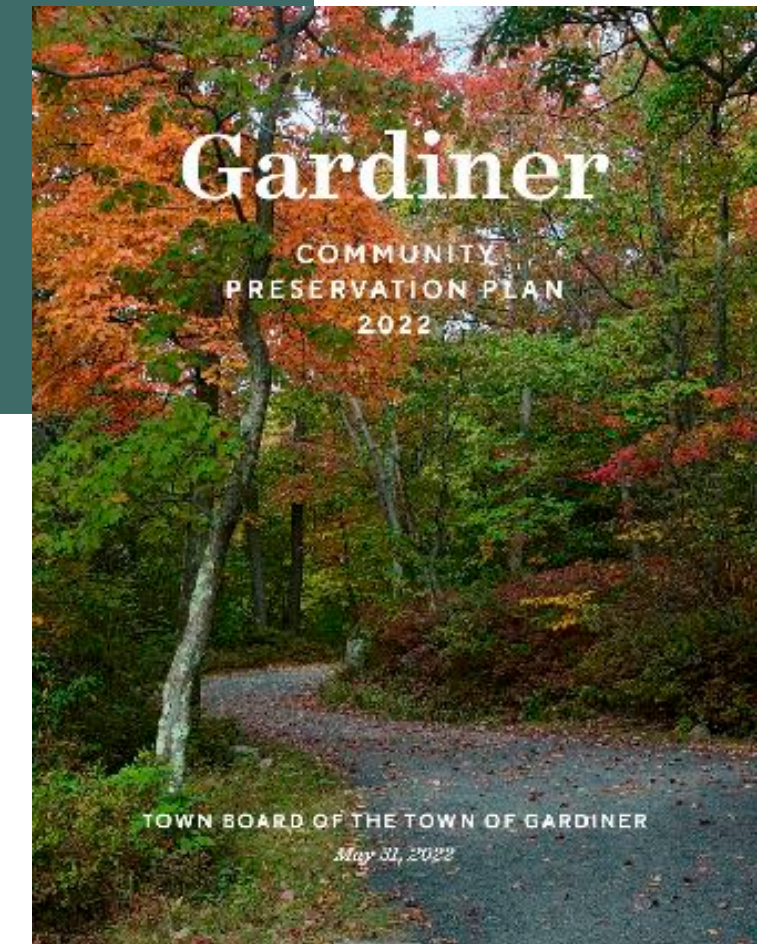
Community Preservation Plan



Hudson Valley Community Preservation Act

1. 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 up to 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

Community Preservation Plan



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

Gardiner Community Preservation Plan

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

Photo: Jon Benner Sr.