

July 20, 2022

Meme Hanley Borin  
18 Halcyon Road  
Gardiner, NY 12525

RE: Comments for July 20, 2022 CPF Public Meeting

Dear Members of the Town Board,

As a resident of Gardiner, I would like to express my strong support for local laws that would: 1) enable the adoption of the draft Community Preservation Plan (CPP), 2) establish a Community Preservation Fund (CPF) and advisory board and 3) put a referendum on the November ballot to propose a Real Estate Transfer Tax.

A Real Estate Transfer Tax makes sense for our local economy and global climate. The open spaces, trails, preserves, parks and farms in town all help provide jobs in ways that are friendly to the environment and help reduce the risk of exacerbating climate change.

15+ years ago my husband and I moved to Gardiner to live on the mountain after getting a job related to open space and recreation. In that time we've put down roots by purchasing a home, becoming part of the local economy and raising a family. Sadly, in that time we've seen dramatic examples of the impacts of a changing climate. Strong storms like Irene and Lee, smoke from wildfires traveling from the west coast and now dangerously high temperatures gripping Europe, the UK and parts of the US are all symptoms of global warming.

Establishing the CPF now will help ensure the jobs and tourism dollars that come to Gardiner because of our open spaces, views and recreation opportunities can increase. Increasing the pace at which we protect forests, farms and wetlands will also play a role in helping to protect residents from flooding, extreme heat and maintain our clean drinking water.

The CPF will not solve global warming. However, it will make a meaningful difference in protecting our quality of life, economy and environment. It will allow us to better leverage state and federal funding sources and help maintain the very things that attract new residents and business owners to our area.

I urge the town board to pass the three laws needed to advance the CPF and for everyone to vote yes on the ballot measure this November.

Respectfully,

Meme Hanley Borin



Marybeth Majestic &lt;supervisor.tog@gmail.com&gt;

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**Fwd: Comment on CPP, CPF and RETT**

1 message

**Michelle Mosher** <townclerk.tog@gmail.com>

Tue, Jul 19, 2022 at 3:52 PM

To: "Supervisor, Town Of Gardiner" &lt;supervisor.tog@gmail.com&gt;, Franco Carucci &lt;fr7475@gmail.com&gt;, Carol Richman &lt;cprichman@gmail.com&gt;, Laura Faye Walls &lt;LauraFayeWalls@gmail.com&gt;, Warren Wiegand &lt;wiegandwarren@gmail.com&gt;

----- Forwarded message -----

From: **Susan Wile** <sbwile.npz@gmail.com>

Date: Tue, Jul 19, 2022 at 2:47 PM

Subject: Comment on CPP, CPF and RETT

To: &lt;townclerk.tog@gmail.com&gt;

Dear Gardiner Town Board,

During the anxious times in which we live, home, family and community are of paramount importance. I heartily endorse adoption of the Community Preservation Plan, the establishment of the Community Preservation Fund and establishment of a Real Estate Transfer Tax. There is so much here we need to protect, precious to the community in which we live and indeed the reason why we live here; open space, clean water, a variety of habitats from forest to wetland, the scenic and rural character of the area, parks and trails, recreational open space, not to mention the historic properties and beautiful farmland. Creation of the Real Estate Transfer Tax is the gentlest way the board has as a source of funding to protect these extraordinary assets. This is a no-brainer!

Sincerely,

Susan B. Wile  
Gardiner ResidentVirus-free. [www.avg.com](http://www.avg.com)



Marybeth Majestic <supervisor.tog@gmail.com>

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**Fwd: CPF hearing**

1 message

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**Michelle Mosher** <townclerk.tog@gmail.com>

Mon, Jul 18, 2022 at 12:37 PM

To: "Supervisor, Town Of Gardiner" <supervisor.tog@gmail.com>, Franco Carucci <fr7475@gmail.com>, Carol Richman <cprichman@gmail.com>, Laura Faye Walls <LauraFayeWalls@gmail.com>, Warren Wiegand <wiegandwarren@gmail.com>

FYI

----- Forwarded message -----

From: **Sadell Cantor** <csydroz@hvc.rr.com>

Date: Sun, Jul 17, 2022 at 1:57 PM

Subject: CPF hearing

To: <townclerk.tog@gmail.com>

The reasons in support of the CPF are clearly on the mark. Promoting the natural beauty of our town, maintaining the desirability of Gardiner as a place to live and work, preserving its resources like pure water and sustaining its economic vitality as a tourist mecca are all goals, it seems to me, that responsible citizens would aspire to.

Irwin Cantor  
Sent from my iPhone



Marybeth Majestic &lt;supervisor.tog@gmail.com&gt;

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**Fwd: Gardiner CPP**

1 message

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**Michelle Mosher** <townclerk.tog@gmail.com>

Mon, Jul 18, 2022 at 12:38 PM

To: "Supervisor, Town Of Gardiner" &lt;supervisor.tog@gmail.com&gt;, Franco Carucci &lt;fr7475@gmail.com&gt;, Carol Richman &lt;cprichman@gmail.com&gt;, Laura Faye Walls &lt;LauraFayeWalls@gmail.com&gt;, Warren Wiegand &lt;wiegandwarren@gmail.com&gt;

another FYI

----- Forwarded message -----

From: **RICHARD BUTLER** <rpbutter@aol.com>

Date: Sat, Jul 16, 2022 at 2:30 PM

Subject: Gardiner CPP

To: &lt;townclerk.tog@gmail.com&gt;

Cc: Jean-Ann McGrane &lt;jamcgrane@hotmail.com&gt;

I have had some experience working with Warwick Community Preservation Plan applicants over the years. The program has had a favorable impact on agriculture from the standpoint of keeping land in farming and facilitating business transfers. The program has been well received by Warwick residents.

The Gardiner community Preservation Plan, is well conceived. It mirrors the Warwick plan and I am confident that it will have a beneficial impact on residents, farmers and the quality of life in the town.

Richard Butler  
300 McKinstry Rd  
Gardiner, NY

Sent from my iPhone

Laura Matlow Wong-Pan  
107 Mckinstry Road  
Gardiner, NY 12525  
(845) 558-6064  
laurawongpan@gmail.com

July 18, 2022

By Email to [TownClerk.tog@gmail.com](mailto:TownClerk.tog@gmail.com)

Marybeth Majestic and  
The Gardiner Town Board  
P.O. Box 1  
Gardiner, NY 12525

Re: Community Preservation Fund

Dear Marybeth and the Town Board:

The Town of Gardiner has a unique and exciting opportunity to raise the funds that are needed to protect the beautiful open spaces in our Town. I urge the Town Board to adopt the three local laws that are the next steps in this process, including to

- 1) Adopt a Community Preservation Plan;
- 2) Establish a Community Preservation Fund and Advisory Board;
- 3) Propose a Real Estate Transfer Tax to be a ballot referendum in November.

Although I am a member of the Open Space Commission, this letter is intended to express my personal support for these local laws as a resident of Gardiner.

As shown in the recent New York Times article which highlighted Gardiner as a great place to live, we are on the verge of a housing boom in Gardiner, with an expected dramatic jump in our population. While the addition of new homes can increase the tax base, we have to be mindful of protecting environmentally sensitive areas, scenic views and water resources that will be scarce unless we take concrete steps to protect those natural attributes.

The communities that have developed a Community Preservation Fund and Real Estate Transfer Tax are achieving their environmental conservation goals and enhancing the quality of life for everyone residing in those communities. We should follow their lead.

Many landowners who wish to conserve their property by conveying a conservation easement to the Town or a Land Trust, would expect fair compensation in return. The RETT is needed in order to raise the funds necessary to purchase conservation easements, and to invest in the future of our Town.

I wholeheartedly support this effort and urge the Town Board to pass the local laws.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Laura Wong-Pan". The signature is written in a cursive, slightly slanted style.

Laura Wong-Pan



Marybeth Majestic <supervisor.tog@gmail.com>

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## Community Preservation Fund: Statement for Record

3 messages

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Jonathan Fox <jfox137@gmail.com>

Mon, Jul 11, 2022 at 11:16 AM

To: Marybeth Majestic <supervisor.tog@gmail.com>, Michelle Mosher <townclerk.tog@gmail.com>, "Cc: David Dukler" <daviddukler@gmail.com>, Jean McGrane <jamcgrane@hotmail.com>

I am writing this letter in complete support of the Community Preservation Fund (CPF).

As a resident of Gardiner since 1996 I treasure its beauty and rural qualities. It is essential that we put in place a good mechanism to preserve them. I think the current plan is a good one and deserves full support.

Yours sincerely,

Jonathan Fox and Jo Salas  
137 Hasbrouck Rd.  
845 255-7716

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Marybeth Majestic <supervisor.tog@gmail.com>

Mon, Jul 11, 2022 at 11:44 AM

To: Carol Richman <cprichman@gmail.com>, Franco Carucci <fr7475@gmail.com>, Laura Faye Walls <laurafayewalls@gmail.com>, Warren Wiegand <wiegandwarren@gmail.com>, Town Clerk <townclerk.tog@gmail.com>

FYI - for the CPP record.

*Marybeth Majestic*

Town of Gardiner Supervisor  
PO Box I  
Gardiner, NY 12525  
845-255-9675 ext. 101

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Marybeth Majestic <supervisor.tog@gmail.com>

Mon, Jul 11, 2022 at 11:45 AM

To: Jonathan Fox <jfox137@gmail.com>

Thank you for your correspondence.

Regards,

*Marybeth Majestic*

Town of Gardiner Supervisor  
PO Box I  
Gardiner, NY 12525  
845-255-9675 ext. 101

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Marybeth Majestic &lt;supervisor.tog@gmail.com&gt;

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**Community Preservation Fund: Statement for Record**

1 message

**glenn gidaly** <ggidaly@gmail.com>

Sat, Jul 9, 2022 at 8:02 AM

To: Marybeth Majestic &lt;supervisor.tog@gmail.com&gt;, Michelle Mosher &lt;townclerk.tog@gmail.com&gt;

Cc: David Dukler &lt;daviddukler@gmail.com&gt;, Jean McGrane &lt;jamcgrane@hotmail.com&gt;

I write in full support of the proposed Community Preservation Fund (CPF).

I would like to acknowledge the Volunteers who have been working on this initiative and the Town Board for it's encouragement.

A few points: as a homeowner since 1988, I love Gardiner and take advantage of its scenic beauty, and outdoor recreational offerings, in terms of hiking and biking. Additionally, I savor the mostly dark night sky and quiet. These attributes of Gardiner are the result of our zoning, physical geography and fortune to be located adjacent to Minnewaska and the Mohonk Preserve.

As long time Member of the American Institute of Certified Planners (AICP) I am aware of various zoning/planning techniques that support land preservation. The CPF is one of these tools.

If we had been able to have an operational CPF in the time just after 9/11, Gardiner would have reaped significant benefits from the folks who migrated here from the New York metropolitan area.

We have that opportunity now. As we see another surge of interest of new residents coming to Gardiner, this is the time to secure funds from them, to assure land preservation and open space.

The CPF has been researched by local residents and will be administered by local residents. This is a way have a ,locally-controlled, positive impact on our shared future.

As such, I urge the Town Board to take any/all actions needed of move the CPF process along in order to assist in securing Gardiner's open space future.

Glenn Gidaly  
125 Hasbrouck Road  
New Paltz, NY 12561  
646 660 0445