

**DRAFT**  
**Community Preservation Fund Advisory Board**  
**Meeting Minutes**  
**March 12, 2009**

The meeting was opened at 7:35 p.m. A quorum was not present.

Members present — Chair Susan Ezrati, Pete Hubbell and Rich Biezynski. Phil Seymour, Miriam Latzer and Brent Kovalchik were absent. Harry Colgan, Ted Fink, Emma Dowden, Jill Obrizok, and Kaylea Parkin were also present.

Since a quorum was not present, there was no discussion of the February minutes

Ted introduced Emma Dowden, a senior at Red Hook High School, who had been working with him as an intern. He said she would be researching various Town parcels for the inventory. Also introduced were two other seniors from Red Hook High School, Jill Obrizok and Kaylea Parkin. Ted said that all of these students were taking an advanced placement course in environmental science.

Susan described to the students the two concurrent directions being pursued by the Board: developing a policy to ensure that a conservation easement would be protected and creating an inventory of parcels that could be considered for possible CPF funds in the future.

Emma described the areas of the Town that she had already inventoried and those she was currently working on. Ted said that he hoped Emma could complete the inventory work by the end of June.

Harry Colgan asked whether any attention was being given to how a parcel might be affected by the Centers and Greenspaces Plan, should that Plan be adopted by the Town Board. Ted said yes. For instance, he said, a note might be added saying that a parcel was located on a proposed scenic road.

Susan said that she had looked at the stewardship definitions and monitoring policies presented by Lucy Hayden of Winnakee Land Trust and by Michael Knudson of Scenic Hudson and had also reviewed the Red Hook Scope of Services and several other land trust documents. From these sources, she said she had drafted a new definition of stewardship-- "The obligation to make sure that the conditions of the easement are upheld and to work in partnership with the landowner to maintain the value of the easement" – and a draft Stewardship and Monitoring Plan. She asked the members to review this draft so they will be ready to discuss it and to give suggestions at the next meeting.

Pete continued from the last meeting his discussion of a possible option to purchase at agricultural value. He said that this option was only feasible for parcels that had prime or statewide significant soils in meaningful amounts. He said he would like to see the option as an overlay if an easement on such a parcel is considered.

Pete went on to say that different states employ different methods of implementing an option to purchase at ag value. He said that he and Miriam had spoken with Scenic Hudson about the option and all agreed that it could apply to parcels that already have easements.

The Board agreed to meet again on April 2, 2009.