

**Community Preservation Fund Advisory Board
Meeting Minutes
August 13, 2009**

The meeting was opened at 7:40 p.m. A quorum was present.

Members present — Chair Susan Ezrati, Miriam Latzer, Rich Biezynski, Phil Seymour, Robin Logan and Pete Hubbell. Brent Kovalchik was absent. Town Board liaison Harry Colgan, GreenPlan's Ted Fink and intern Emma Dowden were also present.

A quorum was determined to be present for the conduct of business. The Board reviewed the June 4, 2009 minutes. Pete made a motion to approve the minutes. Phil seconded the motion, and all members present voted in favor. Susan noted that there had been no July meeting.

Ted Fink introduced intern Emma Dowden who gave a presentation about her mapping and inventory work. Emma said that she had finished her inventory of agricultural parcels in the Town and had found a total of 171 parcels that might be considered for inclusion in the final list. She said, however, that if several tax parcels were owned by one person, she had labeled them, for instance, parcels 1A, 1B, 1C, etc. and counted the sum as one (1) parcel for this project. In actuality therefore, she said, well over two hundred (200) tax parcels had been reviewed.

Emma explained the map that accompanied the inventory and said that she had finished all the agricultural parcels found by the Agriculture and Open Space Committee and other groups and mapped by Mary Ann Johnson.

Ted said that this was a working map, not a finished map, and that the Board may want to decide whether all these parcels should be eligible for the final list and also whether other parcels should be included, such as parcels in the Villages.

Robin asked what would happen if a land owner did not wish his or her land to be included in this project. Ted said that the way the law was set up in Albany, the highest priority was the agricultural value of a parcel of land, not the owner's plans for that parcel.

Emma said she had been surprised at the number of parcels that had exhibited multiple attributes, such as valuable agricultural soils, wetlands, etc. Pete asked whether these parcels tended to occur in clusters or whether they were scattered throughout the Town. Emma said both, citing clusters on Pitcher and Rockefeller Lanes and also the Kesicke Farm.

Ted said that the next step should be to get the maps reproduced so that each member could have a copy to review to make sure the parcels should actually be included in the list of eligible properties. Then, he said, the parcels must be ranked. At the same time, he added, members should look at other parcels that could be worthy of preservation. When the inventory, ranking and map were all complete, he said, the documents should be presented to the public for review and comments. After that, a final report should be submitted to the Town Board.

Ted reminded the board members that there were other ways to protect agricultural land besides using Community Preservation Fund money, such as requiring cluster subdivisions. He said that the Board and the Town should look at the other tools in the preservation toolbox.

Miriam said that she realized that once a parcel was included on the list it could not be deleted, but she wondered whether a parcel's rank on the list could be changed. Ted said there probably was a way to make that change.

Pete said that the data table should now be computerized. Ted said he knew a high school student who could enter that data.

Susan wondered whether the members should break up into smaller groups to review parts of the inventory and map. Rich said he believed the entire group should review the parcels. Phil said he thought site visits would be helpful in some instances.

The Board scheduled its next meeting for Thursday September 3, 2009.

Harry Colgan asked whether CPF money could be spent on historic or cultural preservation projects early in the program or whether money must go to agricultural preservation first. Susan said that the open space plan clearly stated that agricultural land had priority, but Pete added that money has come and would continue to come to the CPF from the Villages, too, so there should be some way to preserve resources that are important to the Villages. Miriam said that she hoped when the discussion was opened up to the community, the Town would find out what the community strongly wanted to preserve.

Pete suggested four (4) changes to the Stewardship and Monitoring Plan. Susan said that at the next meeting on September 3rd, the Board would vote on the revised plan. Also on September 3rd, the Board would begin discussion on the preservation of historic resources.

Since there was no more business before the Board, Phil made a motion to adjourn. Pete seconded the motion, and all members present voted in favor.

Respectfully submitted,

Paula Schoonmaker