



In Your Backyard

Funding Conservation and Smart Growth in Your Community

Carli Fraccarolli
State Policy Manager
Scenic Hudson, Inc.

Scenic Hudson sustains and enhances the Hudson Valley's inspirational beauty and health for generations to come.



What is a Community Preservation Fund?

- Real estate transfer tax - up to 2%
- Dedicated revenue stream



What Can the Community Preservation Fund Be Used For?

- Parks, nature preserves or recreation areas
- Open space
- Lands of exceptional scenic value
- Protection of wetlands
- Aquifer recharge areas
- Shorelines
- Wildlife refuges
- Unique or threatened ecosystems
- Public access to land for recreational use including streams and waterways
- Protection of rivers and streams
- Preservation of historic places and properties
- Viable Agricultural lands
- Rare or endangered habitats

Up to 10% of Fund for stewardship of CPP protected land

Why Pursue a CPF?

- Increased post-pandemic development pressure
- Lack of local land preservation funds
- Planning for the future
- Resiliency-building
- Need to protect farmland and open space

Why RETT?

- A real estate transfer tax (RETT) is a sustainable source of revenue for open space and historic preservation and benefits the whole community
- Residents will not experience a new property tax
- The exemption will benefit buyers at the low end of the market, protecting affordability for first-time home buyers
- Program will protect the qualities that attract buyers to your community
- Buyers will be investing in maintaining the value of their properties

Revenue Estimates from a Real Estate Transfer Tax

Town of New Paltz Real Estate Transfer Tax estimates					
Home Values*	\$ 300,000	\$ 400,000	\$ 600,000	\$ 800,000	\$ 1,000,000
Transfer Tax					
0.5%	\$ 1,000	\$ 1,500	\$ 2,500	\$ 3,500	\$ 4,500
0.75%	\$ 1,500	\$ 2,250	\$ 3,750	\$ 5,250	\$ 6,750
1.0%	\$ 2,000	\$ 3,000	\$ 5,000	\$ 7,000	\$ 9,000
1.25%	\$ 2,500	\$ 3,750	\$ 6,250	\$ 8,750	\$ 11,250
1.5%	\$ 3,000	\$ 4,500	\$ 7,500	\$ 10,500	\$ 13,500
1.75%	\$ 3,500	\$ 5,250	\$ 8,750	\$ 12,250	\$ 15,750
2.0%	\$ 4,000	\$ 6,000	\$ 10,000	\$ 14,000	\$ 18,000

*First \$100,000 exempted

State Authorization

Hudson Valley Community Preservation Act (2007)* authorizes communities to...

- create dedicated, non-transferrable fund for protecting community character
- use fund to implement Community Preservation Plan
- acquire interests or rights in real property in accordance with plan and with cooperation of willing sellers
- create a local Real Estate Transfer Tax

*Amended in 2019 to include Ulster County

State Authorization

Yes

You may begin both the local planning and policy development effort and the “Vote Yes” campaign effort.

Unsure

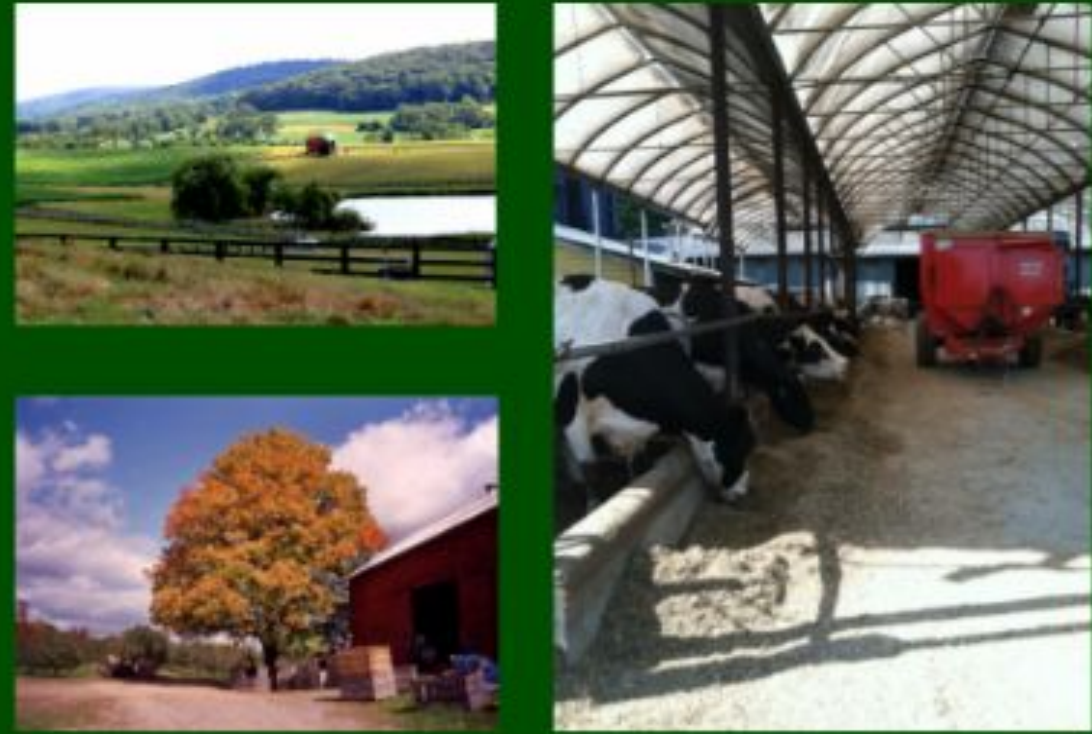
Check to see if your community is included in the Hudson Valley Community Preservation Act or if your community has standalone authorization from the state.

Yes

No

Speak with your local legislators, enlist the support of your local, regional, and national-level land conservation organizations, and generate interest and support in your community.

No



Dutchess County
 Agricultural and Farmland
 Protection Plan
 March 2015

Getting Ready

Local Planning and Policy Development Effort

- Prioritization
- Costs
- Funding Sources
- Readiness
- Goals

VILLAGE OF NEW PALTZ
 Ulster County, New York



**Reconnaissance-Level
 Historic Resource Survey**

prepared for
 Village Historic Preservation Commission
 New Paltz, New York

by
 Neil Larson & Associates
 Historic Preservation & Planning Services
 Post Office Box 1394
 Woodstock, NY 12498
 25 August 2004



**Town of
 Marlborough, NY**
 LOCAL WATERFRONT
 REVITALIZATION
 PROGRAM
 COMPREHENSIVE PLAN
 AND
 DRAFT GENERIC
 ENVIRONMENTAL
 IMPACT STATEMENT

SEPTEMBER 2020

PREPARED BY:

RHINEBECK

A PLACE FOR
PEOPLE & NATURE

A NATURAL RESOURCES INVENTORY
for the Village and Town
SPRING 2022

Prepared by Climate Smart Rhinebeck, the Rhinebeck
Conservation Advisory Board, Dutchess Land Conservancy,
DEC Hudson River Estuary Program/Cornell University, and
Cornell Cooperative Extension of Dutchess County
Photo by George Beckwith

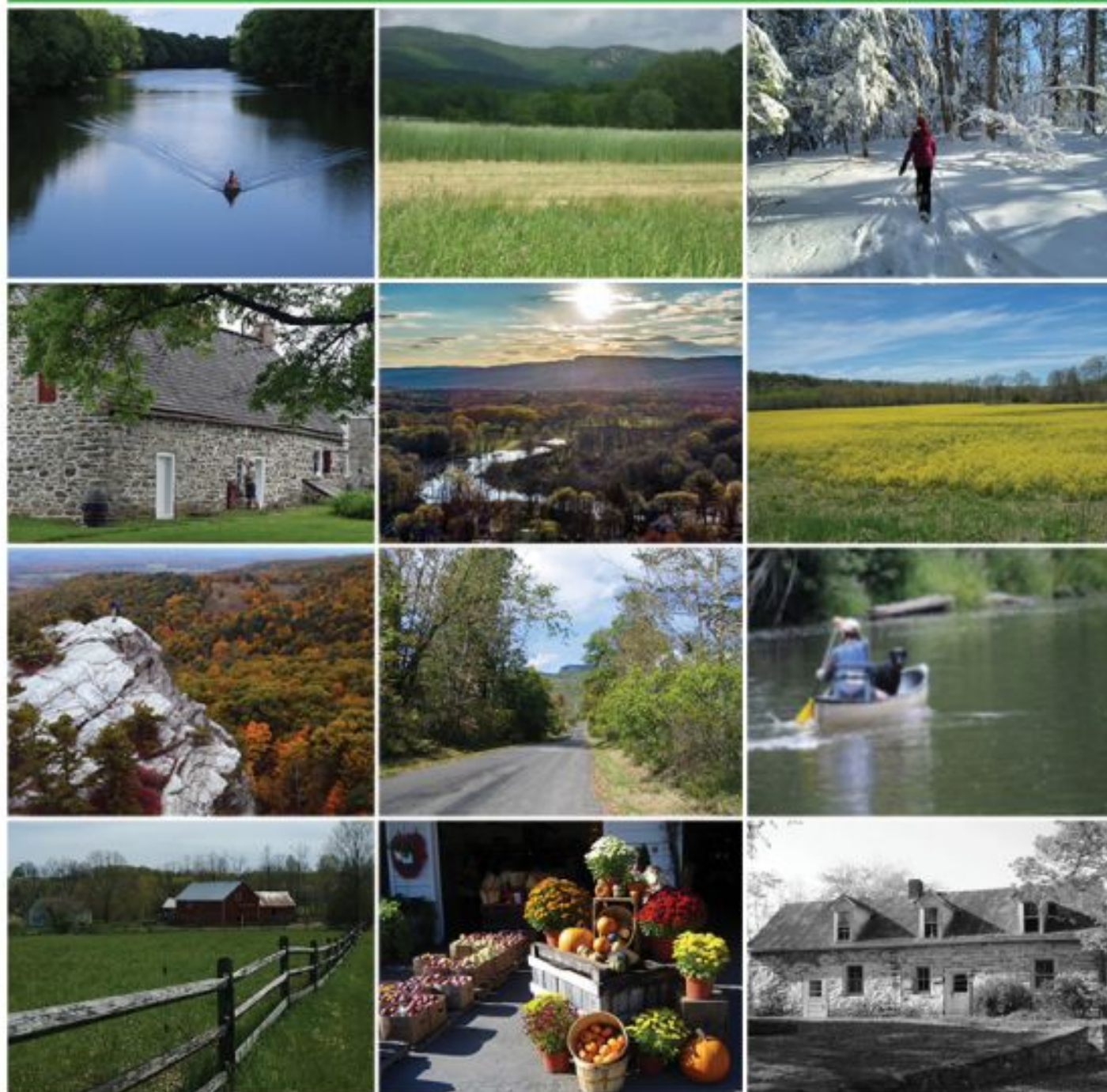
Prior Plans and Studies

- Comprehensive Plan
- Open Space Inventory
- Open Space Plan
- Farmland Preservation Plan
- Reconnaissance-Level Historic Resources Survey
- Historic Inventory of Open Space Areas
- Other

New Paltz

COMMUNITY PRESERVATION PLAN

Town Board of the Town of New Paltz
July 2020



Community Preservation Plan

Main Tasks

- Identification of community values
- Natural and cultural resource data inventory and mapping
- Identification of priorities
- Evaluation of land-use alternatives
- Writing and revising the plan and summary tables of ranked priorities

Local Laws

- Community Preservation Fund
- Community Preservation Plan
- Real Estate Transfer Tax

Town of Red Hook, NY / Part II, General Legislation

Chapter 57 Community Preservation

[HISTORY: Adopted by the Town Board of the Town of Red Hook as indicated in article histories. Amendments noted where applicable.]

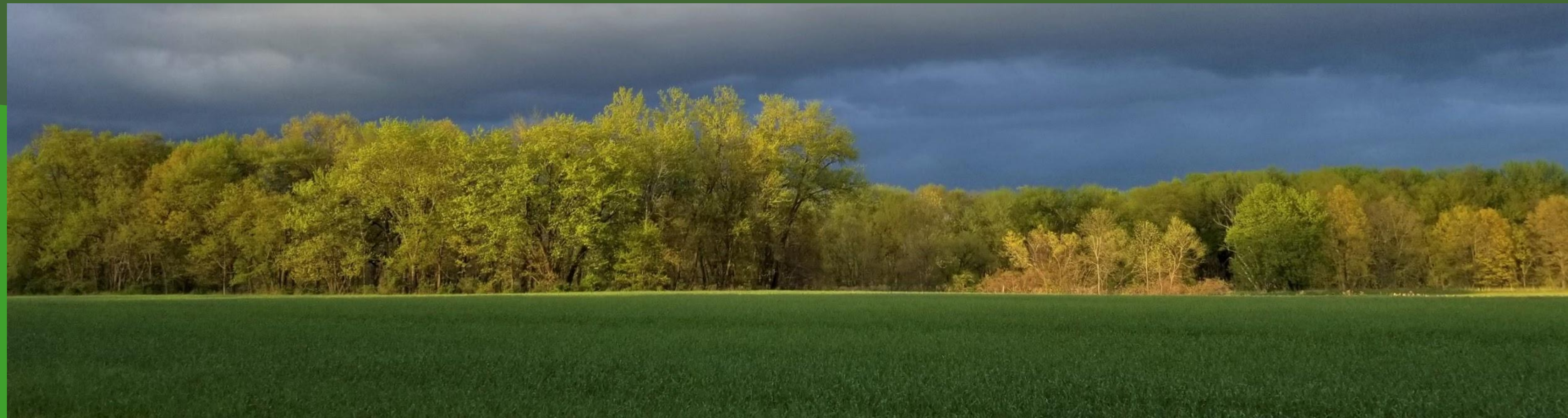
GENERAL REFERENCES

Conservation easements — See Ch. 56.
Farming — See Ch. 72.
Subdivision of land — See Ch. 120.
Zoning — See Ch. 143.

- Article I Community Preservation Fund; Community Preservation Advisory Board
 - § 57-1 Definitions.
 - § 57-2 Fund established.
 - § 57-3 Purposes of fund.
 - § 57-4 Advisory Board established.
 - § 57-5 Public hearing prior to land acquisition; exception.

In summary:

- Pandemic contributed to support for protection of open space
- Collaboration is essential (including local electeds)
- Having a science-based plan prepared is critical
- Be present in the many different sectors of your community
- Keep your end goal in mind – varying ways to get there
- Stick with it!





THANK YOU

Carli Fraccarolli
State Policy Manager
Scenic Hudson, Inc.
cfraccarolli@scenichudson.org