



# 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

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.





Dutchess County  
 Agricultural and Farmland  
 Protection Plan  
 March 2015

**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:

# Getting Ready

## Local Planning and Policy Development Effort

- Prioritization
- Costs
- Funding Sources
- Readiness
- Goals



# 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

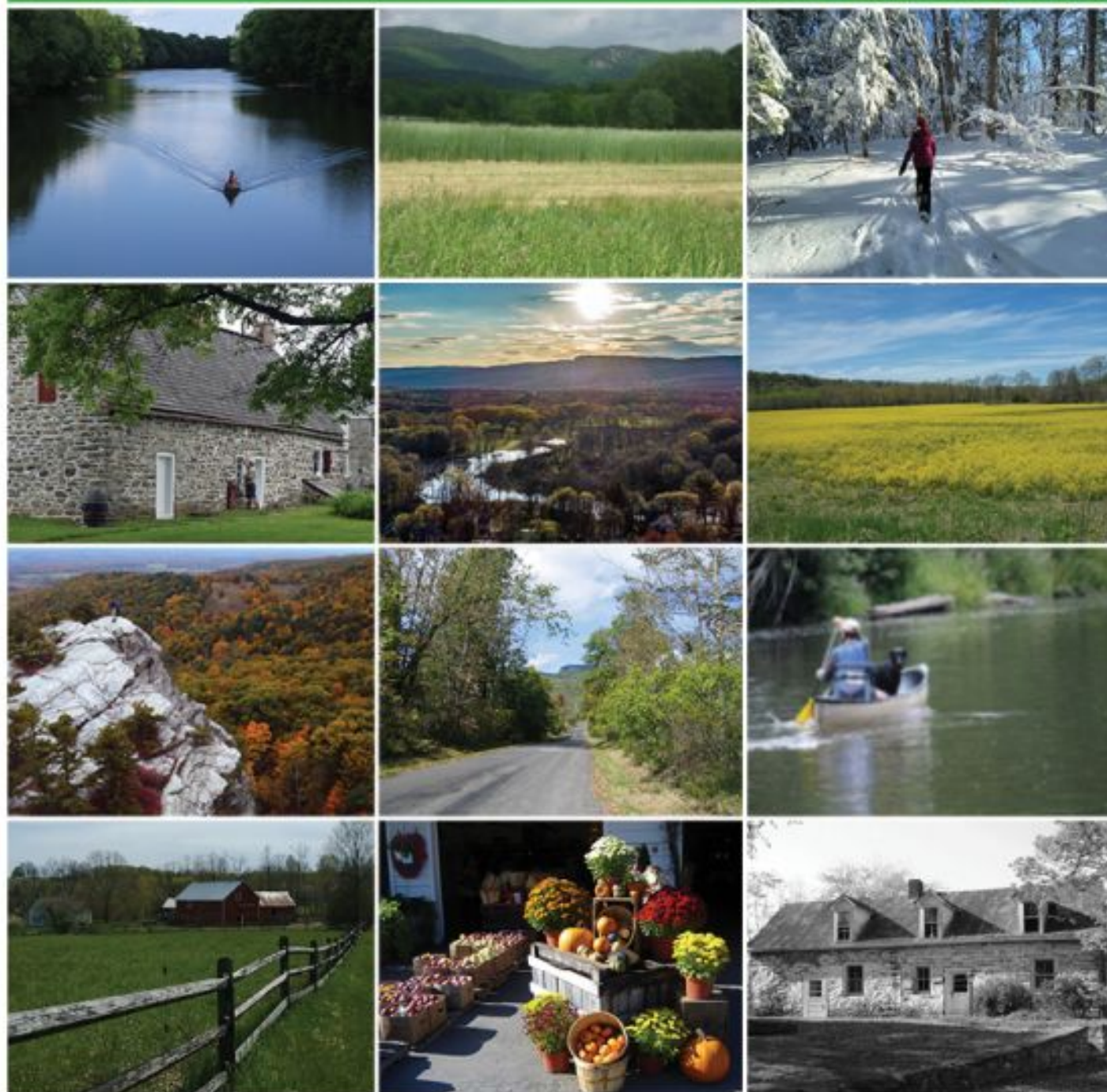
- Comprehensive Plan
- Open Space Inventory
- Open Space Plan
- Farmland Preservation Plan
- Reconnaissance-Level Historic Resources Survey
- Historic Inventory of Open Space Areas
- Other



# 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.

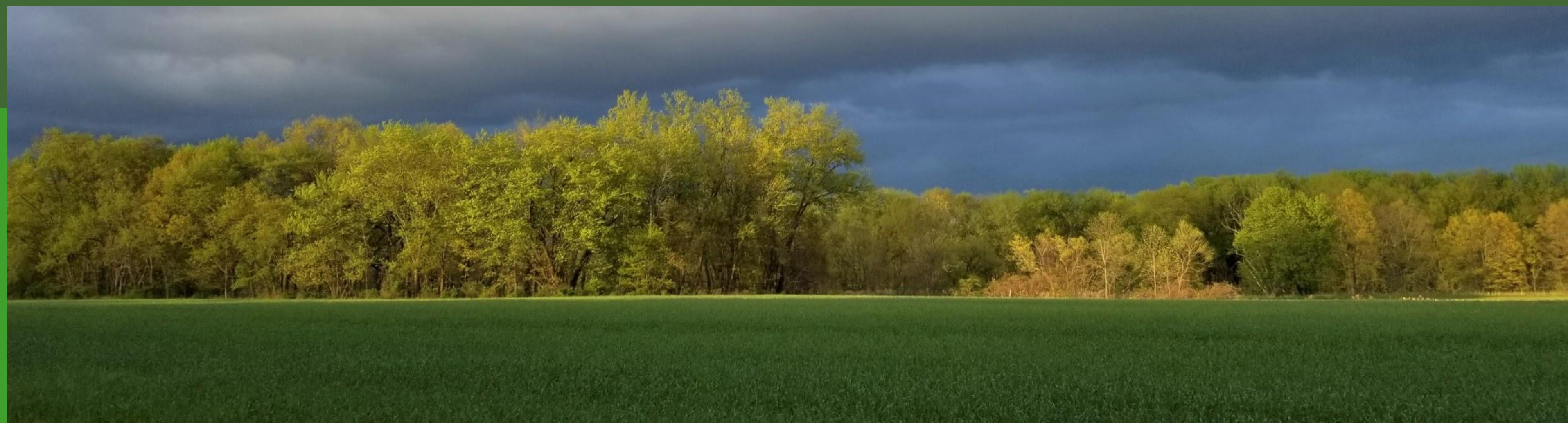
---

- 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](mailto:cfraccarolli@scenichudson.org)