

A person in a green kayak is seen from behind, paddling on a calm lake. The water is dark blue with gentle ripples. In the background, there are rolling mountains under a cloudy, overcast sky. A small white boat is visible on the left side of the lake. The overall mood is serene and natural.

Town of Orangetown Community Preservation Committee

February 10, 2026 Meeting
Consultants: Ted Fink of GREENPLAN
& Rick Lederer-Barnes of Upstate GIS

Agenda

- Welcome + Introductions
- Overview
 - Why a Community Preservation Plan (CPP) and Community Preservation Fund (CPF)?
 - Hudson Valley Community Preservation Act and Special Town Law Amendments
 - What's Needed in a CPP
 - CPP Committee Roles & Responsibilities
- Questions?
- Next Steps + Scheduling Meetings



Why A Community Preservation Plan?

1. Implement the Town's 2023 Comprehensive Plan policies
2. Conserve the Town's natural and cultural resources for present and future generations
3. Realize community's vision for the future of the Town's environment
4. Access a new and sustainable source of funds being used successfully by other communities throughout the Hudson Valley and Long Island
5. Lay the foundation for a Community Preservation Fund
6. Leverage County, State and Federal grants available for matching purposes

Orangetown Comprehensive Plan Policies

Policies:

- Goal 1: “Maintain the Town’s community and neighborhood character while balancing the need for growth and development.”
- Goal 2: “Preserve history, open space, and hamlet center character.”
- Goal 5: “Preserve the Town’s natural resources and increase access to parks and open space”

Goal 5 Objective 2:

“Work with the New York State legislature to establish a preservation fund that can be used to acquire property for open space, recreation, or historic reservation.”

Hudson Valley Community Preservation Act & Orangetown's Special Legislation

- Allows the Town to establish a SUSTAINABLE source of funding for conservation projects within the Town.
- Funded through modest ($\frac{3}{4}\%$ max.) REAL ESTATE TRANSFER TAX paid by HOMEBUYERS. Does NOT raise property taxes. Voters are asked to approve it, the essence of democracy.
- Funds can be used to implement a plan to PRESERVE COMMUNITY CHARACTER by acquiring lands or interests in lands (conservation easements) from WILLING SELLERS for nature preserves, walking/biking trails, farmland, water resources, historic resources, wildlife habitats, and other important resources identified in Town planning documents.
- Allows 10% of funds to be used for management and stewardship program for lands acquired by CPF.

State Legislation

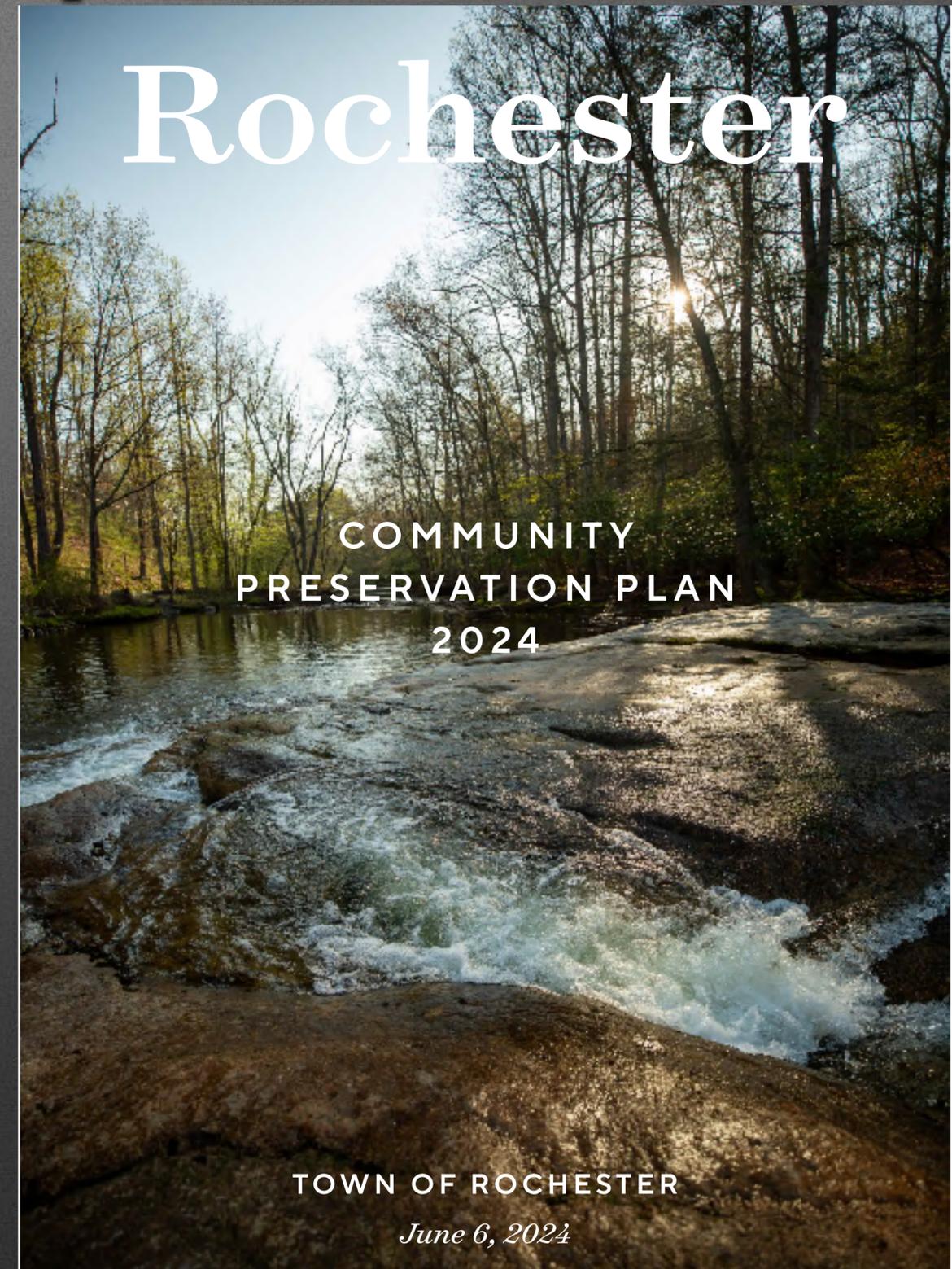
- Provides state authorization to Orangetown to establish a Community Preservation Fund (CPF) after voter referendum
- CPF in place puts Orangetown on the map to obtain grants of up to 87.5% from State & Feds
- Exemptions allowed for affordable housing and for other purposes and/or properties
- Requires 3 local laws: 1) adoption of Community Preservation Plan (CPP), which identifies/prioritizes all potential conservation projects; 2) creation of a Community Preservation Fund and appointment of a Community Preservation Advisory Board; and 3) creation of the transfer tax, subject to referendum
- Community preservation program must be approved by a majority of voters during a general election
- Recent referendums in Hudson Valley have resulted in about 3 out of 4 voters saying YES to approve CPF

Warwick Example

- As Warwick's Town Planner, watching the first Hudson Valley Town adopt CPP/CPF from the beginning in 2006 has been impressive:
 - More than 5,000 acres of active farms preserved, still farming and paying property taxes
 - \$18 million raised by CPF so far leveraged to gain another \$18 million
 - Preserved important Nationally significant historic sites
 - Created only public access available on Greenwood Lake
 - Purchased a 16 acre parcel in one Village where none existed; now center of community activities
 - Purchased an 85 acre private summer camp; now has swimming pools, hiking trails and fishing for public use

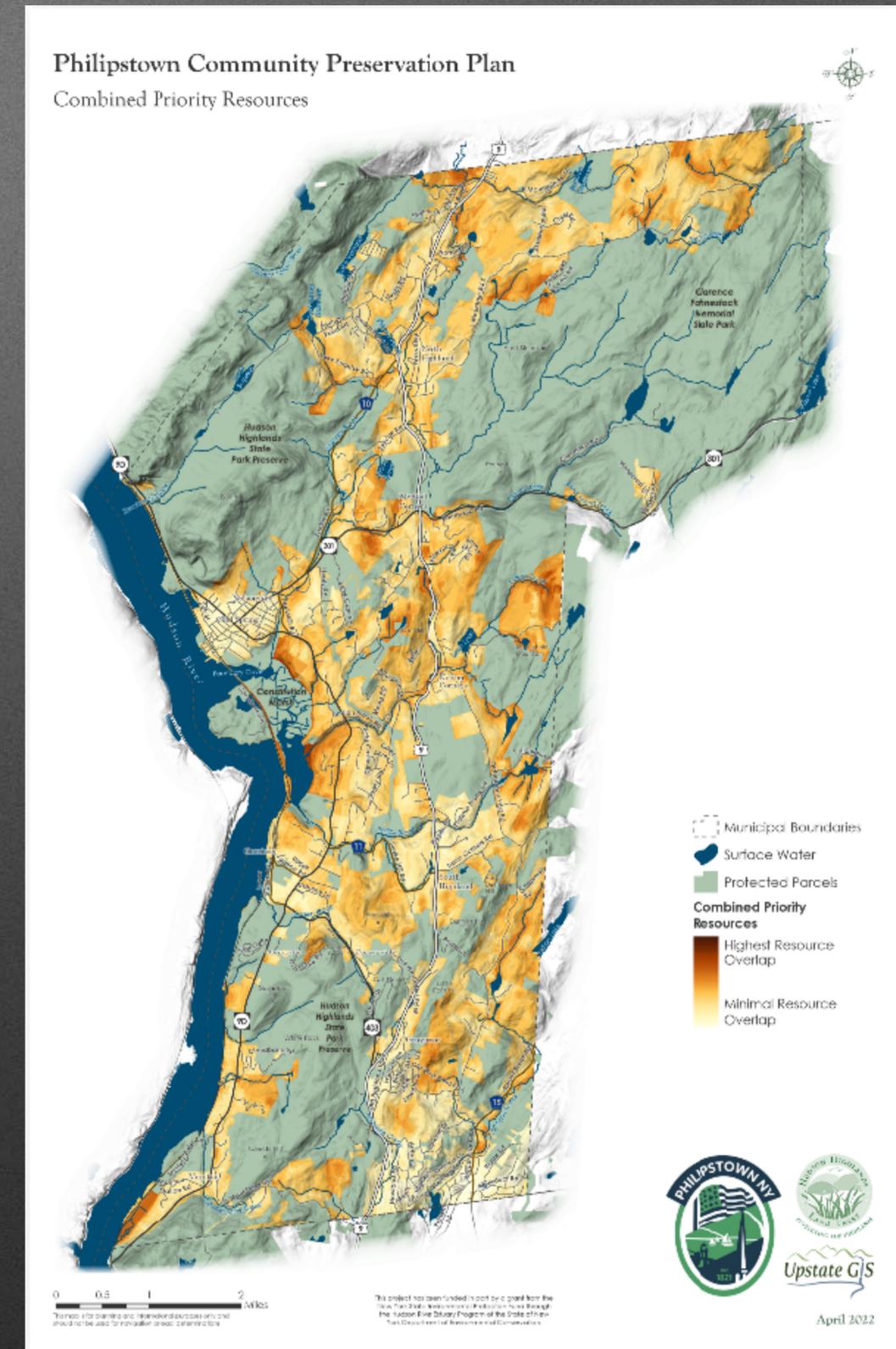
Other Examples

- Red Hook (Dutchess County) in 2011 (50.6%)
- New Paltz (Ulster County) in 2020 (73.5%)
- Gardiner (Ulster County) in 2022 (74.6%)
- Marbletown (Ulster County) in 2022 (76%)
- Philipstown (Putnam County) in 2022 (TBD)
- Bedford (Westchester County) in 2024 (TBD)
- Rochester (Ulster County) in 2024-2025 (59.5%)
- Kingston (2023, Ulster County)
- Chatham (2023, Columbia County)
- Copake (2027? Columbia County)



Community Preservation Plan - Requirements

- List every project the Town may fund with CPF \$
- Include all parcels for protecting community character — illustrated on maps and listed in a spreadsheet by priority
- Include detailed evaluation of all available land use alternatives to protect community character. Include at least these options:
 - Zoning + Subdivision Regulations
 - Fee acquisition
 - Purchase of development rights
 - Transfer of development rights
 - Easements (conservation, scenic, historic, & public access)



Community Preservation Plan - Requirements

- Parcels in Town are scored with a priority rating system as shown
- Must be updated at least every 5 years
- **GOAL:** Complete CPP and adopt all three local laws no later than July to be considered on 11/3/2026 referendum

Drinking Water		Wildlife Habitat		Forest		Wetlands and Streams		Recreation		Seismic		Historic		Agricultural		Total Score		All Data																				
Municipality	Parcel Location	Parcel ID	Property Code	Acres	Primary Aquifer	Principal Aquifer	Reservoir Direct Flow	Foundry Brook	Chosen Priority Parcels	Total Drinking Water	Tier Drinking Water	SBA	Important Areas	IBA	Significant Community	Resilient Sites	Modelled Rare Species	Green Corridors Priority	Wetland Pool	Wetlands w/300'	Total Wildlife Habitat	Tier Wildlife Habitat	Forest Matrix	Core Forest	High Ranking Forest	Roadless Blocks	Parcels 650a	Important Areas for Plants	Total Forest	Tier Forest	Floods one	Esplanade	DEC Wetland	NWI Wetland	Hydric Soil	Important Areas Fish		
Philastown	504 Fishkill Rd	27.12.1.12	662	10.88	0	1	0	1	1	3	3	1	1	0	0	1	1	0	0	1	5	2	1	0	1	0	0	0	2	1	1	1	1	1	1	1	0	
Philastown	70 Horton Rd	17.1.62	314	2.85	1	1	0	0	0	2	2	1	1	0	0	1	1	0	1	1	6	3	1	1	1	0	0	0	5	3	1	1	1	1	0	1	0	
Philastown	260 East Mountain Road S	17-1-1	240	84.51	1	1	0	0	0	2	2	1	1	0	0	1	2	0	1	1	7	3	1	1	1	1	0	0	5	3	1	1	0	0	0	1	0	
Philastown	16-1-38	16-1-38	38.61	1	1	0	0	0	0	2	2	1	1	0	0	1	1	0	0	1	5	2	1	1	1	1	0	0	5	3	1	0	1	0	0	0	0	
Philastown	50 Mill Rd	17-1-55.1	210	2.85	1	1	0	0	0	2	2	1	1	0	0	1	1	0	0	1	5	2	1	1	1	1	0	0	5	3	1	1	1	0	0	1	0	
Philastown	35-1 Rt 9	17-1-52	330	5.57	1	1	0	0	0	2	2	1	1	0	0	1	1	1	1	0	1	5	3	1	1	1	0	0	5	3	1	1	1	0	0	1	0	
Philastown	32 Horton Rd	17-1-64	210	1.58	1	1	0	0	0	2	2	1	1	0	0	1	1	0	1	1	5	3	1	1	1	1	0	0	4	2	1	1	1	0	0	1	0	
Philastown	Horton Rd	17.1.66	280	2.38	1	1	0	0	0	2	2	1	1	0	0	1	1	0	0	1	5	2	1	1	1	1	0	0	5	3	1	1	1	0	0	1	0	
Philastown	East Mountain Road S	17.1.76.11.2	322	93.60	1	1	0	0	0	2	2	1	1	0	0	1	2	0	0	1	6	3	1	1	1	1	0	0	4	2	1	1	1	0	0	1	0	
Philastown	30 Walmer Ln	16.20.1.25.1	210	6.03	1	1	0	0	0	2	2	1	1	0	0	1	1	0	0	1	5	2	1	1	1	1	0	0	5	3	1	1	0	0	1	0	0	
Philastown	Rt 9	16.20.1.21	314	4.61	1	1	0	0	0	2	2	1	1	0	0	1	1	0	0	1	5	2	1	1	1	1	0	0	5	3	1	1	0	0	1	0	0	
Philastown	1 Lake Surprise Rd	17.15-1-1	210	1.95	0	1	0	1	0	2	2	1	1	0	0	1	1	0	0	1	5	2	1	0	1	1	0	0	4	2	1	1	1	1	0	0	1	0
Philastown	41 Coney Ln	17.15-1-5	240	16.74	0	1	0	0	1	2	2	1	1	0	0	1	1	1	1	1	7	3	1	1	0	1	0	0	4	2	0	0	0	0	1	0	0	
Philastown	170 Lake Surprise Rd	17-1-33	303	16.83	0	1	0	1	0	2	2	1	1	1	1	1	2	1	0	1	9	3	1	1	1	1	0	0	5	3	1	1	0	0	1	0	0	
Philastown	238 Lake Surprise Rd	17-1-22	323	11.87	0	0	1	0	1	2	2	1	1	1	0	1	1	1	0	1	7	3	1	1	1	1	0	0	5	3	0	1	0	0	0	1	0	
Philastown	Jaycee Rd	18.2.27.1	322	31.31	0	0	1	0	1	2	2	1	1	0	0	1	1	1	1	1	7	3	1	1	1	1	0	0	5	3	0	1	1	0	0	0	0	
Philastown	35 Old Albany Post Rd	5.1.2	322	22.02	1	1	0	0	0	2	2	1	1	0	1	1	2	1	0	1	8	3	1	1	1	1	0	0	4	2	1	1	1	1	0	0	1	0
Philastown	35 Horton Rd	17.1.69	314	3.02	1	1	0	0	0	2	2	1	1	0	0	1	1	0	0	1	5	2	1	0	1	1	0	0	4	2	1	1	1	0	0	1	0	
Philastown	31 Stephanie Ln	16.20.1.14	210	2.77	1	1	0	0	0	2	2	1	1	0	0	1	1	0	0	1	5	2	1	0	1	1	0	0	4	2	1	1	0	0	0	1	0	
Philastown	30 Lyons Rd	16.18-1-13	210	9.97	1	1	0	0	0	2	2	1	1	0	0	1	1	0	1	1	5	3	1	1	0	1	0	0	4	2	0	0	1	1	0	0	0	
Philastown	16 Mulberry St	16.18-1-37.13	210	2.85	1	1	0	0	0	2	2	1	1	0	0	1	1	0	1	1	5	3	1	1	0	1	0	0	4	2	0	0	1	1	0	0	0	
Philastown	54 Lyons Rd	17.7-1-35	210	4.81	1	1	0	0	0	2	2	1	1	0	0	1	1	0	0	1	5	3	1	0	0	1	0	0	3	2	1	0	1	1	0	0	1	0
Philastown	18 Lyons Rd	17.7-1-40	210	1.97	1	1	0	0	0	2	2	1	1	0	0	1	1	0	0	1	5	2	1	1	0	1	0	0	4	2	1	0	1	1	0	0	1	0
Philastown	49 Foreman Rd	17.12-1-41	210	2.01	0	1	0	1	0	2	2	1	1	0	0	1	1	0	0	1	5	2	1	0	0	0	0	0	2	1	1	1	1	1	0	0	1	0
Philastown	27 Old Post Rd	17.12.1.32	210	0.29	0	1	0	1	0	2	2	1	1	0	0	0	1	0	0	1	4	2	1	0	0	0	0	0	2	1	1	1	1	1	0	0	1	0
Philastown	17 Old Post Rd	17.12.1.31	210	2.54	0	1	0	1	0	2	2	1	1	0	0	0	1	0	0	1	4	2	1	0	0	0	0	0	2	1	1	1	1	1	0	0	1	0
Philastown	120 Skyline Dr	16.1.23.13	322	13.22	1	1	0	0	0	2	2	1	1	0	0	1	2	0	0	1	6	3	1	0	1	1	0	0	4	2	0	0	0	0	0	0	0	0
Philastown	3691 Rt 9	7.1.4	440	11.77	1	1	0	0	0	2	2	1	1	0	0	1	1	1	0	1	6	3	1	1	1	1	0	0	4	2	1	1	1	1	0	0	1	0
Philastown	50 Old Albany Post Road N	17-1-72.1	210	2.95	1	1	0	0	0	2	2	1	1	0	0	1	1	0	0	1	5	2	1	0	0	0	0	0	1	1	1	1	1	1	0	0	1	0
Philastown	55 Old Albany Post Road N	7-4-1	210	9.10	1	1	0	0	0	2	2	1	1	0	0	1	2	1	0	1	7	3	1	1	1	1	0	0	4	2	1	1	1	1	0	0	1	0
Philastown	70 Barnett Pond Rd	17.7-1-29	210	2.58	1	1	0	0	0	2	2	1	1	0	0	1	1	0	0	1	5	2	1	0	0	1	0	0	3	2	1	0	1	0	0	0	0	
Philastown	40 Lyons Rd	17.7-1-42	210	1.80	1	1	0	0	0	2	2	1	1	0	0	1	1	0	0	1	5	2	1	1	0	1	0	0	4	2	0	0	1	1	0	0	1	0
Philastown	1 Foreman Rd	17.12.1.30	210	0.34	0	1	0	1	0	2	2	1	1	0	0	1	1	0	0	1	5	2	1	0	0	1	0	0	3	2	1	1	1	1	0	0	1	0
Philastown	12 Coney Ln	17.15.1.7	240	12.88	0	1	0	0	1	2	2	1	1	0	0	1	1	1	0	0	5	2	1	1	0	1	0	0	4	2	0	0	0	0	0	0	1	0
Philastown	128 Hustis Rd	16.19.1.30	210	1.85	1	1	0	0	0	2	2	1	1	0	0	1	1	0	0	1	5	2	1	1	0	1	0	0	4	2	0	0	1	0	0	0	1	0
Philastown	150 Hustis Rd	16.19.1.31	210	2.11	1	1	0	0	0	2	2	1	1	0	0	1	1	0	0	1	5	2	1	1	0	1	0	0	4	2	0	0	1	0	0	0	1	0
Philastown	18 Mill Rd	17-1-53	210	1.32	1	1	0	0	0	2	2	1	1	0	0	1	1	0	0	1	5	2	1	0	0	1	0	0	4	2	1	1	1	1	0	0	1	0
Philastown	Rt 9	17-1-72.2	314	4.81	1	1	0	0	0	2	2	1	1	0	0	1	1	0	0	1	5	2	1	0	0	0	0	0	1	1	1	1	1	1	0	0	1	0
Philastown	53 Old Albany Post Rd N	7-4-3	470	7.50	1	1	0	0	0	2	2	1	1	0	0	1	2	1	0	1	7	3	1	1	1	1	0	0	4	2	1	1	1	1	0	0	1	0
Philastown	16 East Mountain Road N	17-1-29	240	20.38	1	1	0	0	0	2	2	1	1	0	0	1	2	0	0	1	6	3	1	1														

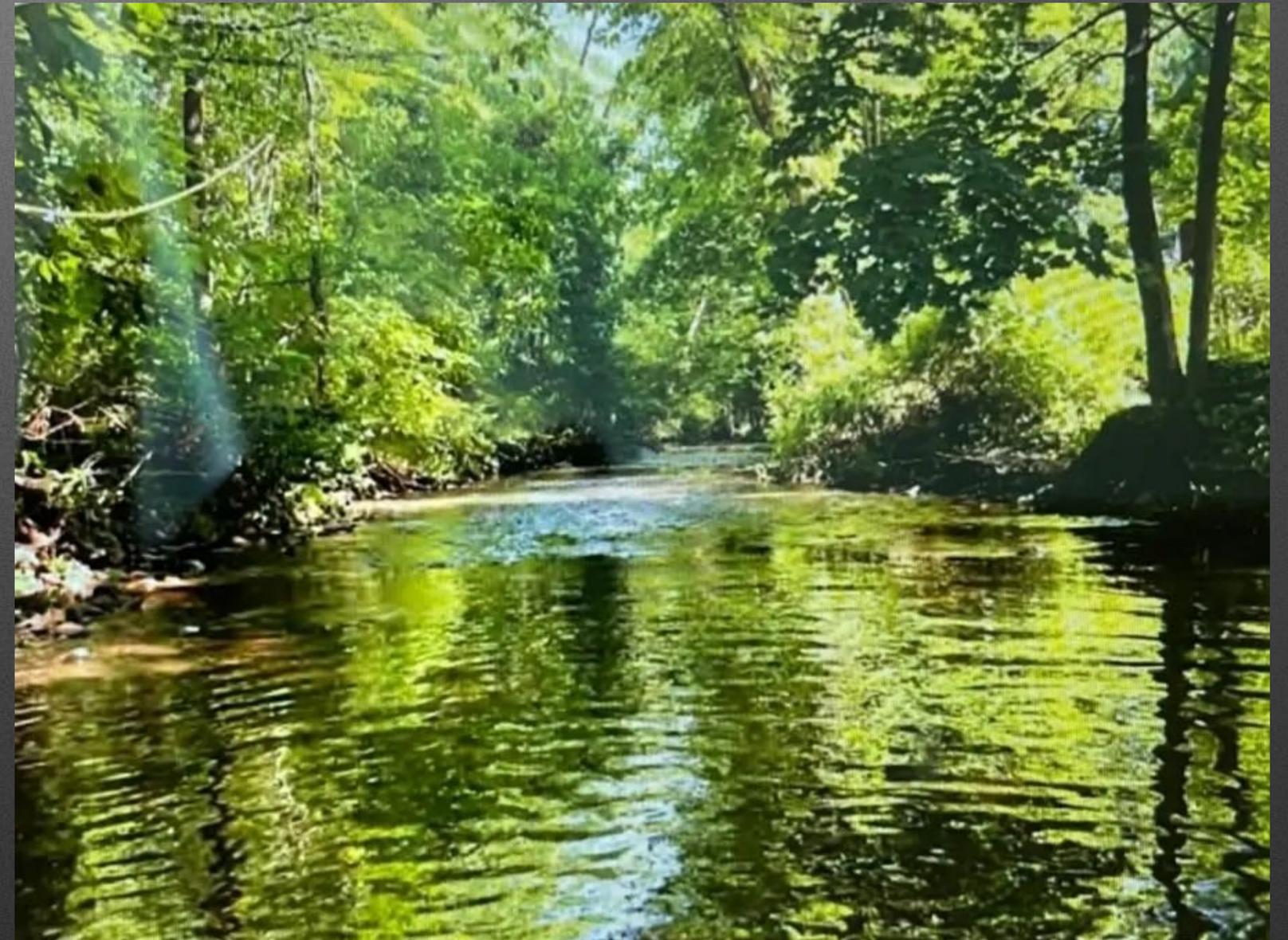
Community Character Preservation

Preservation projects must involve one or more of these 14 elements:

1. Preservation of open space;
2. Establishment of parks, nature preserves, or recreation areas;
3. Preservation of land which is predominantly viable agricultural land, as defined in subdivision seven of section three hundred one of the agriculture and markets law, or unique and irreplaceable agricultural land, as defined in subdivision six of section three hundred one of the agriculture and markets law;
4. Preservation of fresh and saltwater marshes or other wetlands;
5. Preservation of aquifer recharge areas;
6. Preservation of undeveloped beachlands or shoreline;
7. Establishment of wildlife refuges for the purpose of maintaining native animal species diversity, including the protection of habitat essential to the recovery of rare, threatened or endangered species;
8. Preservation of unique or threatened ecological areas;
9. Preservation of rivers and river areas in a natural, free-flowing condition;
10. Preservation of forested land;
11. Preservation of public access to lands for public use including stream rights and waterways;
12. Preservation of historic places and properties listed on the New York state register of historic places and/or protected under a municipal historic preservation ordinance or law;
13. Undertaking any of the paragraphs of this subdivision in furtherance of the establishment of a greenbelt; and
14. Preservation of lands of exceptional scenic value.

Benefits to Town

- Balances conservation with development as recommended in 2023 Comprehensive Plan
- Builds local resiliency
- Increases recreation access and connections
- Supports local food production and security
- Implements Town goals for protecting open space protection and conserving historic and cultural assets
- Villages benefit from use of CPF to protect resources
- BBC headline from yesterday: “Businesses face extinction unless they protect nature, major report warns”



Committee Roles + Responsibilities

Committee Members provide:

- Attendance at CPP Committee meetings
- Assist with selection and analysis of community preservation priorities
- Help gather local data and verify collected data
- Review and provide input on community preservation plan documents
- Transmit to and recommend adoption of the community preservation plan by Town Board
- Conduct public outreach and engagement in the community for passage of referendum





Questions + Discussion

Next Steps

- Schedule regular Committee meetings:
 - One hour each, generally
 - Every 2 to 3 weeks
- For Next Meeting: Review 2023 Comprehensive Plan, 2002 Open Space report, Orangetown Open Space Guidelines, Rockland County Open Space Acquisition Program (copies to be provided)

