
CONVERSATIONS WITH NEW PALTZ, MARBLETOWN, AND GARDINER

BY REBEKAH BROOKS, SABINA BARACH, DEBORAH DEWAN

INTRODUCTION

- Goal: find strategies to create and fund more affordable housing
- Engaged Gardiner, Marbletown, and New Paltz committees
- Conversation focused on land conservation and community collaboration

KEY PARTNERSHIPS

- Scenic Hudson, Open Space Institute, and local land trusts
- Partnerships helped secure funding
- Also engaged local experts for planning (e.g., GIS, water resources)



COMMUNITY PRESERVATION FUND (CPF) AND REAL ESTATE TRANSFER TAX (RETT)

- Community Preservation Fund (CPF) funded by Real Estate Transfer Tax (RETT)
- RETT applied to property sales above county's median price
- Funds dedicated to conservation of open space, farmland, historic sites



Photo: Robert Rodriguez, Jr.

RED HOOK'S SUCCESS STORY

1. Protected 169 acres with Scenic Hudson and Dutchess Land Conservancy
 - 12 acres for affordable housing with RUPCO
2. 72 acres for agriculture and recreational trails



*A photo of Cunningham Farm in Red Hook, N.Y.
(Robert McKeon Photo)*

BALLOT REFERENDUM INSIGHTS

- Time the vote during key local elections to boost turnout
- Clearly communicate the nature of the transfer tax
- Overcome initial opposition through education



DOCUMENTATION

- Natural Resource Inventory (NRI) critical for mapping assets
 - Collaborated with Cornell Extension, DEC, GIS specialists
 - Built foundation for CPF and future conservation planning
- Comprehensive Plan
- Open Space Plan
- Community Preservation Plan

RECOMMENDATIONS FROM OTHER COMMITTEES

- Natural Resource Inventory (NRI) helps prioritize conservation areas
- Community Preservation Fund takes time to build funds



Photo: Sabina Barach (Red Hook property)

CONCLUSION

- Communities shared valuable resources and connections!
- Strong support from Scenic Hudson and local partners
- Collaborative spirit will guide future efforts