

Land Preservation Committee Minutes
October 2, 2019 – 2:00 p.m.

Present: Chairman Alan Grattidge; Committee members Tom Wood, Jason Kemper, Maria Trabka; Supervisor Phil Barrett; Jeffrey Williams, Planning; Stephen Mittler.

Chairman Grattidge called the meeting to order and welcomed all in attendance.

On a motion made by Mr. Wood, seconded by Ms. Trabka the minutes of the June 5, 2018 meeting were approved unanimously.

Mr. Kemper gave an update on outstanding previously awarded projects. Mr. Kemper distributed a spreadsheet detailing the projects.

2015 project in the Town of Clifton Park is still open. No update available at this time.

2015 project from the Town of Malta - is expected to close in 2020.

2017 project in the Town of Milton - the Boyhaven farm, is working toward closing.

2017 project in the Town of Halfmoon - Floud property is currently in landowner negotiations.

2018 project in the Town of Saratoga – original county grant award was \$67K however no Ag. and Markets approval was obtained. This project was ultimately awarded funding through another grant program.

2018 Project in the Town of Clifton Park - \$14K farmland project is moving forward.

2018 Project in the Town of Clifton Park – County grant award was \$69K however no Ag. and Markets approval was obtained.

2018 Project in the Town of Galway – \$37K grant is moving forward.

All awarded projects equal \$377,660, removing the two projects that did not get Ag. and Markets funding brings the project total to \$241,660. Open Space Reserve Account currently has a balance of \$482,219.49 therefore there will be a remaining unallocated balance of approximately \$240,599.

Mr. Grattidge asked Mr. Barrett about the status of the 2015 project in the Town of Clifton Park. Mr. Barrett said that they will be moving ahead with a solar project and doesn't expect that the Town will be using those funds any time soon. Mr. Grattidge confirmed with Mr. Barrett that he will be notifying the Planning Department to release the \$50K. Mr. Kemper said that an email from the Town will suffice. Mr. Kemper said that the release of the \$50K will increase the unallocated fund balance to \$290,599. \$100K was approved in this year's budget giving a final total of \$390,599 available.

A motion was made by Mr. Wood, seconded by Mr. Kemper, approving the 2019 Open Space Grant Applications in the amount of \$274,377. Ms. Trabka recused herself from the vote as an applicant.

Mr. Kemper distributed a chart and gave a brief overview of each of the of the Saratoga County Farmland Protection and Open Space Grant Program applications. The overview chart is attached to these minutes.

Boelsh Farm – Town of Northumberland - \$100,000

Conant Woodlands – Town of Greenfield - \$50,000

Trail Head Park – Town of Clifton Park - \$34,450
Smassanow Farm – Town of Milton - \$89,927

After much discussion regarding the location of the parcel in the Town of Clifton Park and its connection accessibility to nearby trails, it was decided that funding for the acquisition of Trail Head Park parcel be contingent on completion of the trail project. Mr. Barrett said that this will absolutely happen and said that they can wait for the trail project to be completed prior to submitting for the funds for the parcel, they can front the money. Mr. Kemper said that they will also need verification on the connections from the north and south for land transfers that were done.

Mr. Kemper said that this will leave approximately \$116K remaining in the Reserve fund moving forward to next year. Mr. Kemper said that there was no Ag. and Markets involvement in this year's applications. Ms. Trabka said that two things have happened in Ag. and Markets. The first is that they are now awarding the RFP every other year instead of every year. She believes that applications will be due in the summer of 2020 and therefore this committee should meet earlier next year if they want matching funds from the County. The second thing they are doing is if there is a dairy farm in transition, for example to a new generation or to a value added product such as yogurt, or different product from milk, they can now apply at any time for funding. There is no deadline, applications can be submitted when ready and will be awarded until funds are spent. It seems that if there is no local funding, they will give more funding to projects. No local funding will be awarded, the award 87.5% of the total project cost. If local funding is provided, only 75% of the project cost is awarded. Ms. Trabka said that perhaps the County should focus on funding smaller projects that are not eligible for state funding. Also, there is no state funding available for forestland conservation, unless the State is acquiring the forestland themselves. Ms. Trabka said that this could also become a priority for County funding. Ms. Trabka said that there is a substantial amount of smaller farms and forestland that would be good for the County to consider going forward. If a larger parcel came forward as an application, Mr. Kemper said that it would need to be a committee decision at that point whether one large application is approved or funding is spread out over several small applications.

On a motion made by Mr. Wood, seconded by Ms. Trabka the meeting was adjourned unanimously.

Respectfully submitted,
Therese Connolly
Deputy Clerk of the Board

2019 Saratoga County Farmland Protection and Open Space Grant Program	Bolesh Farm	Conant Woodlands	Trail Head Park	Smassanow Farm
Location	Northumberland	Greenfield	Clifton Park	Milton
Farmland Protection/Open Space	Farmland Protection	Open Space	Open Space	Farmland Protection
Acres	50.9	69	1.03	24.3
Cost per Acre	\$4,000	\$4,000		\$5,200
Total Project Cost	\$261,707	\$330,973	\$68,900	\$179,854
County Application Amount	\$100,000	\$50,000	\$34,450	\$89,927

Grand Total Project Cost: \$841,434

Grand Total of Acres Preserved: 145.23

Grand Total of Requested from the County grant: \$274,377

2019 FPOS Project Info.	Northumberland		Greenfield		Milton		Clifton Park	
Project Name	Bolesh Farm	Wilton Gansevoort Road CR-32	Conant Family Woodlands	Wilton Greenfield Rd CR-36	Smassanow Farm	Middle Line Rd CR-59	Trailhead Park	Thoroughbred Rd
Acreage	50.9		69		24.3		1.03	
SBL #	103.-2-22.1;22.2;22.3		135.-1-35.1		215.-1-17		283.12-1-92	
Farmland Protection or Open Space	Farmland Protection	Ag. Dist. #1	Open Space		Farmland Protection	adjacent to ag dist #2	Open Space	
Total Project Cost	\$261,107		\$330,973		\$179,854		\$68,900	
County Funding Req.	\$100,000		\$50,000		\$89,927		\$34,450	
Outside Funding Exp.	\$167,707		\$280,973		\$89,927		\$34,450	
Source of Out. Funding	Sar. PLAN Bargain Sale		Sar. PLAN Bargain Sale		Sar. PLAN Bargain Sale		matching funds	
Cost per Acre	\$4,000		\$4,000		\$5,200		\$62,000	
Survey Cost	\$11,000		\$10,000		\$8,000		\$4,000	
Appraisal Cost	\$5,500		\$5,500		\$5,500		0	
Baseline Mapping	\$4,925		\$2,500		\$4,450		\$4,000	
Title Search/Insurance	\$1,467		\$1,148		\$1,219		\$1,250	
Admin Cost	\$11,300		\$13,425		\$11,300		0	
Stewardship/Monitor Cost	\$22,995		\$20,000		\$22,000		0	
Description	Sheep, Goats, chickens, turkeys and Hay		Working forested land		Chicken, Turkeys, Beef, Pigs, Vegetables and Fruits & Berries		Trailhead for local trail system	