

Land Acquisition Vote: April 10, 2012

The New Paltz Board of Education is holding a special vote on Tuesday, April 10th, regarding the purchase of land at 301 Route 32 South, adjacent to the Lenape Elementary School. The board finalized their decision to move forward with the vote at a public meeting on March 14th. Since other bidders are interested in the property, the board needs to act quickly. Here are the basic facts about the proposal and the vote.



About the Property

- 22.4 acres at 301 Route 32 South, adjacent to Lenape Elementary School
- Includes residential home, detached garage, barn, pool and pool house.
- Board plans to subdivide property following sale, divesting itself of home and outbuildings and retaining acreage adjacent to Lenape Elementary School. This sale will also require voter approval at a subsequent public vote.
- The district will conduct soil testing, including core drilling, to determine any potential chemical exposure risk that may be associated with the land's

former use as an apple orchard. The purchase will be canceled if the land is found unsuitable for use, if remediation is too costly, or if risk cannot be removed. If remediation is required, additional information will be disclosed on the extent of the risk and costs.

Why the District is Interested

- Opportunity to expand current single entrance/exit into Lenape, enhancing emergency access.
- Opportunity to expand athletic fields, currently at capacity due to district and community use.
- Opportunity for additional parking, both for Lenape Elementary School and new athletic fields.
- Additional acreage for possible yet undetermined future expansion at the site. (NYS Education Department sets acreage per square foot requirements.)

What Will It Cost?

- Purchase price of full plot is \$798,000. District will need to outlay full purchase price and subsequently realize partial return from sale of subdivision.
- Voters are being asked to fund purchase from district's Capital Reserve Fund. If approved, the purchase price will not directly impact the tax rate as those funds are already contained within the fund. After the purchase, the Capital Reserve Fund will have a balance of approximately \$400,000 for improvements to existing buildings.
- If approved and the district retains the property, then the plot is removed from the tax rolls. The current total tax assessed for the plot is \$18,240. The final impact to the taxpayers would be the net assessed value on the acreage retained by the district after the subdivision. This net cost would then be spread across all of the district's 6,772 properties, however may be offset by recent growth on the tax rolls.



New Paltz School District Land Acquisition Voting Details

The ballot will include two propositions: one to allow the district to use the Capital Reserve Fund for the purchase and the second for the actual purchase.

WHEN: Tuesday, April 10th, 2012 • 12:00 noon – 9:00 p.m.

WHERE: New Paltz High School Gym

WHO: All Qualified Voters

WHAT: Two Propositions – Vote YES or NO on each

Proposition 1: Shall the New Paltz Central School District be authorized to expand the purposes of the capital reserve fund established in 2005, known as the “District-wide Construction and Reconstruction Reserve Fund”, to include using such capital reserve funds for the purchase of real property for school district purposes and to change the name of such fund to the “District-wide Construction, Reconstruction and Real Property Purchase Reserve Fund.”

Proposition 2: Shall the Board of Education of the New Paltz Central School District, Ulster County, New York (the “District”), be authorized to purchase approximately 22.40 acres of land located at 301 State Route 32 South, New Paltz, New York, in said District, also known as 94.2-1-29, together with the buildings and improvements thereon and any appurtenances thereto, and to expend therefore an amount not to exceed \$798,000: (a) if Proposition 1 is approved by the voters, with an amount not to exceed \$798,000 to be expended from the capital reserve fund; and if Proposition 1 is not approved by the voters (b) that a tax is hereby voted in the amount of not to exceed \$798,000 to finance such cost, such tax to be levied and collected in installments in such years and in such amounts as shall be determined by said Board of Education; and that in anticipation of said tax, bonds of the District are hereby authorized to be issued in the aggregate principal amount of not to exceed \$798,000 and a tax is hereby voted to pay the interest on said bonds as the same shall become due and payable.

ABSENTEE BALLOTS: Absentee ballots are available through the District Clerk, Elena Maskell. Those who wish to vote and cannot attend during the voting hours are encouraged to utilize the absentee ballots. Absentee ballots can be obtained by filling out an Absentee Ballot Application. Applications are available upon request or by personally coming in to the District Office.

All Absentee Ballots must be received by the District Clerk, no later than 5:00 p.m. on the date of the election (April 10, 2012). Even if a ballot is postmarked before the date of the election, if it is not received by the District Clerk before 5:00 p.m. on April 10, 2012, the vote will not count.



For More Information

For more information about voting and absentee ballots: District Clerk Elena Maskell at 845-256-4031.

For questions about the land acquisition and the cost:

Assistant Superintendent for Business Richard Linden at 845-256-4010.

More detailed information will be mailed to all district residents during the week before the vote.

Visit www.newpaltz.k12.ny.us for information and updates