

Partnership for Manageable Growth (PMG) DC Planning Board



Cider Mill Friends
Lot 1 Acquisition, Cedar Avenue/CR 74
Poughkeepsie, NY
DC Planning Department
January 10, 2018

Outline



- ❧ Who - Cider Mill Friends
- ❧ Where, What & Why - Lot 1
- ❧ How - Budget, Schedule & Monitoring



Who



Cider Mill Friends of Open Space & Historic Preservation Inc.

Who



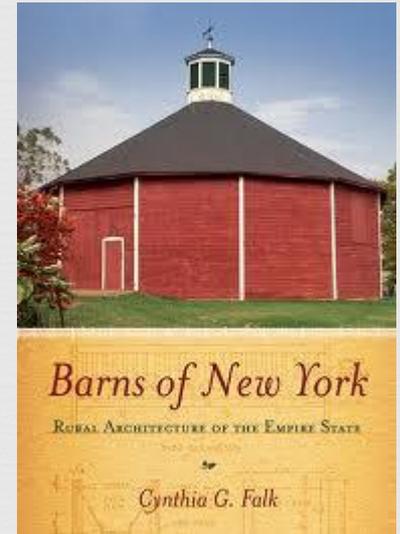
- ❧ 2000: Grassroots formed to save the Kimlin Cider Mill c. 1853, from demolition
- ❧ 2001: Non-profit 501(c)(3) status, letter agreement
- ❧ 2002-2005: Mill listed on National & State Registers & as Local Historic Landmark
- ❧ 2002-2008: Court
- ❧ 2008: Purchase Mill & buffer land
- ❧ All volunteers
- ❧ Unique opportunity for Lot 1



Creating a Presence



- ❧ Monthly board meetings
- ❧ Consistently update website, Facebook & Instagram
- ❧ Email newsletter & updates
- ❧ Multiple grant awards
- ❧ Community & Educational events



Partnerships & Support



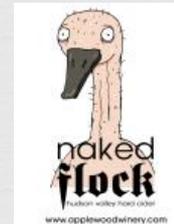
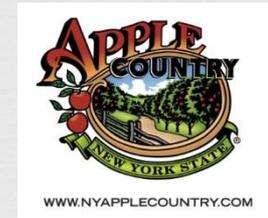
- ❧ NY Apple Country, Preservation League of NY
- ❧ DC Department of Public Works & DC historian
- ❧ Scenic Hudson, Inc.
- ❧ Dutchess Land Conservancy
- ❧ Cornell Hudson Valley Research Lab
- ❧ Vassar College, Cornell University, SUNY New Paltz, DCC, BOCES
- ❧ Vassar College Farm & Ecological Preserve
- ❧ Local public schools
- ❧ Boy Scout Troops with Eagle Scouts
- ❧ ArtCentro
- ❧ Mid-Hudson Heritage Center
- ❧ Fort Homestead Association
- ❧ Friends of the Jackson House
- ❧ Friends of Peach Hill Park
- ❧ Forbus Butternut Association



Annual Cider Tasting



- October – primary fundraiser
- 300+ guests, 30+ volunteers
- 10 local Hudson Valley ciders





Lot 1, Cedar Ave/CR 74

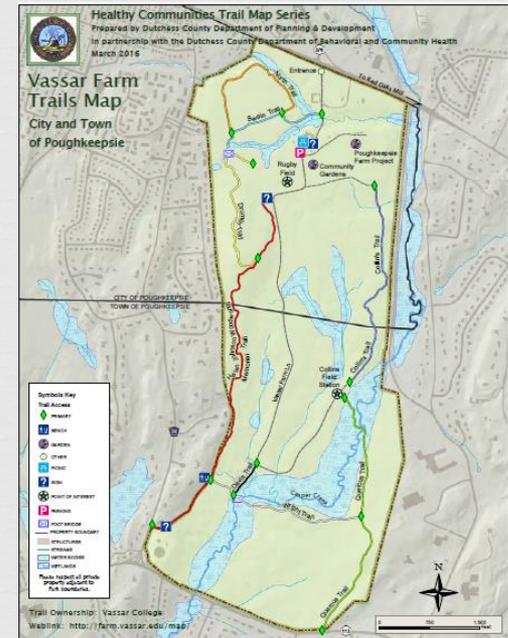
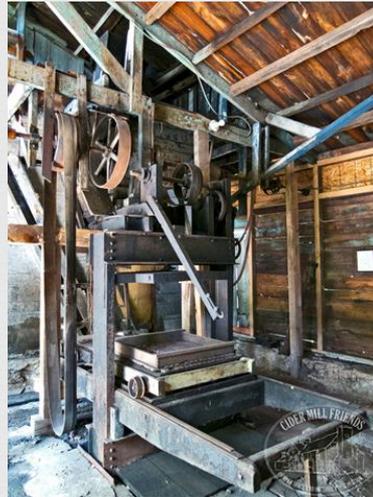




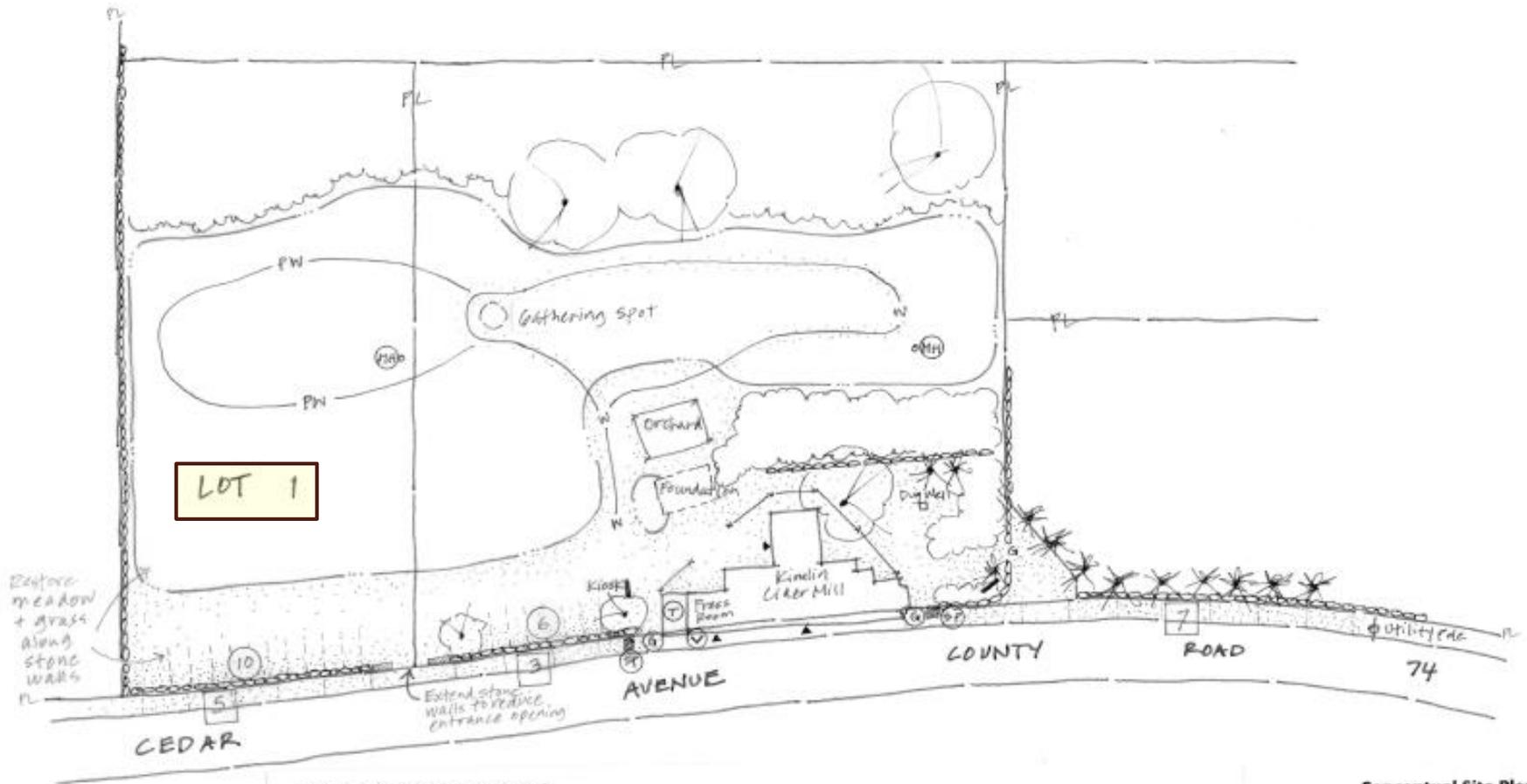
Project Summary



- ❧ Town's Comprehensive Plan
- ❧ Open space, history, agriculture & education
- ❧ Development pressures
- ❧ County plans
- ❧ Trails on & off site



Conceptual Site Plan



Legend (all features are existing unless noted)

(G)	Gate	▲	Public Entrance	~	Shrub/Forest Edge	○	Parking Spaces Unmarked
(T)	Trellis/Pergola	-W-	Existing Walking Trail	○	Deciduous Tree	(#)	Off Street
(SP)	Stone Pillar	-PW-	Proposed Walking Trail	★	Evergreen Tree	(#)	On Street
(MH)	Sanitary Manhole	■	Grass	x	Fence	PL	Property Line
(V)	Viewing Window	---	Meadow Edge	—	Stone wall	NS	NYS Sign

Conceptual Site Plan

Cider Mill Friends
of Open Space & Historic Preservation, Inc.
December 2017

▲ Approximate North Approximate Scale 1"=50'

Budget & Timeline



D. Budget detailing the total estimated cost of completed project including the following items:	
Land Acquisition:	
Subtotal: \$90,000	2017 appraised value of 0.97 acre property, appraisal prepared by Thomas Kuriger, Hudson Valley Appraisal Corporation, dated February 27, 2017, for seller
Additional Costs & Fees:	
\$1,800	Property survey
50	Baseline mapping, documentation and monitoring – original 2001 filed subdivision plat will be field confirmed by Chazen Companies; stewardship and monitoring costs with volunteer labor by CMF as owner through fee title acquisition
\$10,000	Administrative costs: Legal - \$1,000 Grant administration - covered by CMF 2018 and 2019 real property taxes - \$6,700 Phase 1 environmental site assessment -\$1,500 prepared by CMF Title Policy - \$800
Subtotal: \$11,800	
TOTAL: \$101,800	Total estimated cost of completed project
Fund Sources:	
\$40,000	Jane W. Nuhn Foundation, Inc. – 49%, pending (\$20,000 in 2018; \$20,000 in 2019; CMF to provide bridge loan for closing in 2018)
\$40,000	Dutchess County Open Space – 49%
\$2,000	CMF land acquisition – 2%
-\$10,000	CMF administrative costs
-\$1,800	Chazen Companies survey donation
-\$8,000	Agreed purchase price for \$82,000; seller bargain sale donation*
Total: \$82,000	Land value only
*See application cover letter for Seller's Bargain Sale Donation Letter	

- ☞ Primary funding submitted 12/2017; determination early 2018
- ☞ DC determination 4/2018
- ☞ Close on Lot 1 on or before 12/2018

Stewardship & Monitoring



- ☞ Stewardship, maintenance & monitoring by CMF for past 10 years
- ☞ Monthly work days





QUESTIONS