



VILLAGE OF NEW PALTZ BOARD OF TRUSTEES  
Resolution No. 53 of 2025

The following was presented by Trustee Wheeler-Murray; Sec'd by Mayor Rogers; Date of Adoption: 9/10/25

Names	Ayes	Noes	Abstain	Absent
Mayor Rogers	x			
Deputy Mayor Wojcik	x			
Trustee Weisburd	x			
Trustee Wheeler-Murray	x			
Trustee Susta	x			
Totals	5			

**RESOLUTION OF THE NEW PALTZ VILLAGE BOARD**  
**Opposing the Approval of a PILOT Agreement for 151 N. Chestnut**

WHEREAS, the Village of New Paltz, New York Board of Trustees is committed to the financial health and long-term well-being of its community and public services; and

WHEREAS, a Payment in Lieu of Taxes (PILOT) agreement is a mechanism that allows a developer to pay a reduced amount of taxes on new or redeveloped property for a set period, thereby diverting full property tax revenues from essential public services; and

WHEREAS, the proposed PILOT for 151 N. Chestnut Street, New Paltz, NY, to be developed by 151 North Chestnut Holdings, LLC, would reduce the property tax obligation on a project that is otherwise capable of contributing its full and fair share to the tax base; and

WHEREAS, the granting of such a tax break would disproportionately harm tax-dependent entities, particularly the Village of New Paltz, Town of New Paltz, the New Paltz Central School District, and Ulster County which is required to provide municipal services and educate new students generated by the development without a corresponding increase in net tax revenue; and

WHEREAS, this loss of revenue forces municipal bodies and schools to either cut vital services or shift the financial burden to existing taxpayers, resulting in higher taxes for the rest of the community; and

WHEREAS, the proposed PILOT lacks sufficient transparency and public accountability, with minimal input from the aforementioned affected municipalities, school district and the public; and

WHEREAS, the economic impact study, cost/benefit analysis provided by the Ulster County Industrial Development Agency used to justify this PILOT greatly inflates the potential benefits while downplaying the costs to public services and local residents; and



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WHEREAS, tax incentives like PILOTs are frequently unnecessary, with many projects being financially viable without public subsidies. The use of PILOTs under these circumstances grants developers excessive profits at public expense; and

WHEREAS, sustainable community development should not be based on tax giveaways that undermine the local financial ecosystem. True economic growth ensures that new projects pay their fair share to support the infrastructure, services, and schools they rely upon; and

WHEREAS, the Village of New Paltz Board of Trustees recognizes the importance of housing in the community and wants to work with 151 North Chestnut Holdings, LLC, to create a Community Host Agreement (CHA), a legally enforceable, pre-development contract made between a coalition of community organizations, including the aforementioned entities; and

WHEREAS, CHAs provide a transparent and democratic process for community stakeholders, including residents, to negotiate directly with developers and ensure that new projects provide direct, tangible benefits tailored to community needs; and

WHEREAS, these negotiated benefits can include, but are not limited to, the provision of permanently affordable housing units, local hiring commitments, living wage requirements, contributions to community service funds, increasing affordable units above local mandates, and investments in neighborhood infrastructure; and

Therefore, be it resolved, that the Village of New Paltz hereby formally opposes the approval of any PILOT agreement for 151 N. Chestnut Street; and

Be it further resolved, that this body urgently requests that the Ulster County Industrial Development Agency deny the PILOT application and insist on a full tax payment from the developer unless they agree to a community agreed upon Community Host Agreement (CHA); and

Be it further resolved, that copies of this resolution be sent to Ulster County Industrial Development Agency Chairman Michael J. Ham, the Town of New Paltz, the New Paltz Central School District, Ulster County County Executive Jen Metzger, Ulster County Legislative Chair Peter Criswell, New York State Senator Michelle Hinchey, New York State Assemblymember Sarahana Shrestha, and any other relevant stakeholders.

The Resolution was thereupon adopted.

  
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Nicole MacLean, Deputy Clerk

September 10, 2025  
Date