



May 15, 2026

NEW PALTZ CONSOLIDATION: AGREEMENT OVERVIEW

This document summarizes the Joint Consolidation Agreement (JCA). The JCA is the agreement that, if approved by both the Town and Village boards and the voters, will guide the consolidation of the two governments. Many details of the JCA are not included in this summary. Residents are encouraged to read the JCA in its entirety, as well as the other plain language documents that have been provided.

About the JCA: The JCA was prepared under the direction of Town and Village leadership by the Laberge Group, a consulting firm hired to assist in the consolidation process. It reflects the boards' stated goals of more efficient service delivery, a more evenly distributed property tax burden, and clearer accountability to residents. Its substance and structure are constrained by NY General Municipal Law Article 17-A; the JCA addresses the matters that law requires, including post-consolidation governance, the disposition of assets and liabilities, the treatment of Town and Village employees, the continuation of services through new service districts, and the fiscal impact on taxpayers. If approved, the Village of New Paltz would be absorbed into the Town of New Paltz. The consolidated government would keep the name "Town of New Paltz" and the former Village area would be known as the "Hamlet of New Paltz." The proposed effective date of consolidation is January 1, 2028.

Local Laws and Zoning: All Village and Town local laws, ordinances, and regulations would remain in effect within their existing areas after consolidation until they are repealed or amended. The JCA commits the Village and Town to a joint review process prior to consolidation to identify and resolve conflicting, duplicative, and obsolete laws and the consolidated Town to complete the integration within two years. A hybrid Town zoning code would fold the Village's distinct zoning districts and bulk standards into the Town code as an interim measure pending a future Town-wide comprehensive plan. All permits, approvals, and variances issued before consolidation would remain valid.

Elected Officials and Boards: Town Board members in office at consolidation serve out their full terms; Village Trustee terms end on the effective date. Existing Town boards and commissions continue, and the JCA commits the Town to re-creating key Village bodies – including the Housing Board, the Landlord-Tenant Relations Council, and a temporary Land Use Advisory Board – so that former Village functions and resident representation carry forward. As board vacancies arise, the Town agrees to consider candidates from the former Village so board membership reflects the whole consolidated Town.

Employees: The JCA commits the Town to retaining all non-elected Village and Town employees, with Village employees transferring to the Town. The Town intends to work with the collective bargaining units representing covered employees to honor applicable collective bargaining obligations and to negotiate in good faith with the goal of harmonizing Village and Town compensation/benefits in impacted departments and titles.

Services: The JCA states the intent that the Town continue providing all services, including those currently provided by the Village, without interruption. Town-wide services (police, ambulance, justice court, assessment, parks and recreation, animal control, and others) continue substantially as they are. Fire protection services would continue through the creation of a Fire Protection District in the former Village.

Taxes: The JCA includes a fiscal model based on 2025-26 Town and Village budgets. It projects a modest reduction in the combined tax levy and incorporates the Citizen Empowerment Tax Credit (CETC) – an annual state payment of up to \$1,000,000, with at least 70% going toward tax reduction. With the CETC applied, the model projects property tax-rate decreases for both former Village and Town-Outside-Village taxpayers.

Visit newpaltzconsolidation.com for more information on the consolidation process and FAQs