

# New Paltz Town-Village Consolidation Workshop

May 21, 2026

Minor Revision: May 22, 2026



## Presenters

**Kathleen (Kt) Tobin, PhD**

Benjamin Center Scholar, Benjamin Center for Public Policy Initiatives  
SUNY New Paltz

**Scott L. Minkoff, PhD**

Director, Benjamin Center for Public Policy Initiatives  
Associate Professor, Department of Political Science  
SUNY New Paltz

# About This Presentation

New Paltz

- This presentation was put together by the Benjamin Center. It summarizes the “Town of New Paltz and Village of New Paltz Joint Consolidation Agreement” (JCA).
- The JCA was prepared under the direction of Town and Village leadership by the Laberge Group, a consulting firm with expertise in NY local government.
- 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 presentation.
- Residents are encouraged to read the JCA in its entirety, as well as the other consolidation-related documents that have been provided. These documents can be found at [newpaltzconsolidation.com](http://newpaltzconsolidation.com).



# Workshop Goals

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- Workshop Goals
  - Board members understand the proposed JCA so that they are prepared for a June 1 vote.
  - Board members identify questions and comments about the proposed JCA.
  - A dialogue about the content of the JCA.
- What this Workshop is Not About
  - Building support for or against the JCA.
- Benjamin Center Role
  - Overview the JCA
  - Facilitate board member discussion
  - Any questions we are unable to answer will be researched and answered.



# Workshop Plan

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- Rather than giving a wholesale overview of the JCA, we will overview core JCA topics and then have a discussion on each.
- Topics
  - Consolidation Process
  - Consolidation Schedule
  - Structure of the JCA and Structure of the Consolidation
  - Village Assets and Liabilities
  - Town Assets and Liabilities
  - Town and Village Governance
  - Laws and Zoning
  - Town and Village Employees
  - Government Services
  - Fiscal Analysis
- Open Questions & Close



# The Town-Village Consolidation Process

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- Town-Village consolidation occurs under NY General Municipal Law Article 17-A.
- The distinction with dissolution is substantive, not just terminology.
- The two boards negotiate an agreement in advance
- Voters are voting solely on the question: “Should the Village and Town consolidate?”
- Passage requires separate majorities — a majority of Village votes and a majority of Town-Outside-Village (TOV) votes. Village and TOV voters get one vote each.
  - See: *Matter of Barzun v. Pawling Town Govt.*, Sup Ct, Dutchess County, November 24, 2020, Rosa, J., Index No. 2020-53702.
- The implementation commitments in the agreement are genuine obligations not mere statements of intent. At the same time, the consolidated Town Board retains the ordinary legislative authority of any board to act by resolution going forward; it does not lose that authority by virtue of the agreement.



# Consolidation Process Schedule

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Date (2026)	Meeting	Location
April 1	<b>Village Board Meeting:</b> Consolidation standing agenda item	Village Hall, 6pm
April 9	<b>Town Board Meeting:</b> Consolidation standing agenda item	Courthouse, 7pm
April 22	<b>Joint Meeting:</b> Consolidation standing agenda item	Village Hall, 7pm
May 6	<b>Village Board Meeting:</b> Consolidation standing agenda item	Village Hall, 7pm
May 7	<b>Town Board Meeting:</b> Consolidation standing agenda item	Courthouse, 7pm
Early May	Draft consolidation agreement posted to website	
May 20	<b>Joint Meeting:</b> Consolidation standing agenda item	Village Hall, 7pm
May 21	<b>Joint Workshop:</b> Consolidation only agenda item	Village Hall, 7pm
June 1	<b>Joint Meeting and Vote:</b> Vote to endorse the proposed agreement	Village Hall, 7pm
June 3	<b>Village Board Meeting:</b> Consolidation standing agenda item	Village Hall, 7pm
June 4	<b>Town Board Meeting:</b> Consolidation standing agenda item	Courthouse, 7pm
June 17	<b>Joint Meeting:</b> Consolidation standing agenda item	Village Hall, 7pm
July 1	<b>Village Board Meeting:</b> Consolidation standing agenda item	Village Hall, 7pm
July 2	<b>Town Board Meeting:</b> Consolidation standing agenda item	Courthouse, 7pm
July 7	<b>Public Hearing:</b> Public hearing on the proposed agreement	Middle School, 6pm
July 15	<b>Joint Meeting</b> including <b>Public Hearing</b> on the proposed agreement.	Village Hall, 7pm
July 29	Final consolidation <b>Public Hearing</b> on the proposed agreement	Village Hall, 7pm
August 5	<b>Joint Meeting</b> and <b>Boards Vote</b> on the final version of the agreement and a call to send to a public referendum	Village Hall, 7pm
Nov 3	<b>Election Day:</b> Residents vote on consolidation (early and mail voting available)	



# Structure of the JCA

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1. Definitions
2. Municipalities to be Consolidated
3. Name of the Proposed Consolidated Local Government
4. Rights, Duties and Obligations of the Proposed Consolidated Local Government Entity
5. Territorial Boundaries of the Proposed Consolidated Government
6. Type/Class of the Proposed Consolidated Local Government
7. Proposed Consolidated Governmental Organization
8. Fiscal Estimate of the Cost and Savings to be Realized from Consolidation
9. Specification of Town and Village Assets, Liabilities and Indebtedness
10. Disposition of Assets, Liabilities and Indebtedness
11. Common Administration and Uniform Enforcement of Codes, Local Laws, Ordinances, etc.
12. Effective Date of the Proposed Consolidation
13. Time and Place(s) for the Public Hearing(s) on the Proposed Joint Consolidation Agreement



# Structure of the Consolidation (1 of 2)

New Paltz

- If approved, the Village of New Paltz is absorbed into the Town; the consolidated government keeps the name "Town of New Paltz", and the former Village area becomes the "Hamlet of New Paltz"
- Proposed effective date is January 1, 2028 - Consolidation does not take effect immediately after the vote; there is a built-in transition period.
- Article 17-A determines what the agreement must address: post-consolidation governance, disposition of assets and liabilities, treatment of employees, continuation of services, and fiscal impact on taxpayers.
  - DOS does not want deviations.
- **Interim Period:** Certification of the referendum result to the date of consolidation. This is the pre-consolidation runway.
- **Transition Period:** The two years after the consolidation date. This is the post-consolidation integration window.



# Structure of the Consolidation (2 of 2)

New Paltz

- **JCA Creates a Joint Steering Committee** that coordinates the transition during the interim period. Guides planning, prioritization, and sequencing of the integration steps and establishing subject-matter workgroups as needed.
  - Membership includes the Town Supervisor, Village Mayor, one Town Board member, one Trustee, the Town Comptroller, and the Village Clerk/Treasurer.



# Village Assets and Liabilities

New Paltz

- The consolidated Town assumes all Village assets, liabilities, and indebtedness. The Village's specified assets and liabilities are itemized in the agreement's exhibits (Exhibits D.7–D.12).
- The agreement does not pool everything into one town-wide fund. Dispositions are routed by purpose, so each tax base retains what it contributed:
  - Village Water and Sewer → New Hamlet Water and Sewer Districts (former-Village boundaries)
  - Village Fire Assets/Liabilities → Transferred to the Town but held as dedicated fire-service assets for the NP and new Hamlet Fire Protection Districts
  - Village General-Fund Assets/Liabilities → Fold into the town-wide General and Highway funds (except for the portions that shift to Hamlet refuse and fire protection).
  - Village Restricted Reserves (fire apparatus, LOSAP, capital debt proceeds) → Transfer with their existing restrictions and purposes intact.



# Town Assets and Liabilities (1 of 2)

New Paltz

- The consolidated Town keeps all Town assets and liabilities. Non-current assets and liabilities remain with the consolidated Town, and fund balances keep their existing classifications and purposes.
- The Town-wide funds stay in place.
- Town-wide General (A), Highway (DA), and Capital (H). The Community Development (CD) and Miscellaneous Special Revenue (CM) funds also continue but remain segregated for their existing purposes in the area outside the Village.
- Town special districts are unaffected. Drainage, Fire Protection, Sewer, and Water special district funds each keep their own balances, classifications, and purposes. Each district remains financially independent – its taxpayers see no shift of assets or liabilities.



# Town Assets and Liabilities (2 of 2)

New Paltz

- What changes for the Town:
  - TOV General (B) Fund assets and liabilities → Town-wide General (A)\*
  - TOV Highway (DB) Fund assets and liabilities → Town-wide Highway (DA)\*
  - The Village General Fund → Town-wide General (A), except for the portions that shift to Hamlet refuse and fire protection (see slide 9).\*



- The net difference between these shifts — the Village General Fund shift (about \$221,000) and the TOV shift — would not be material on a combined tax levy of roughly \$13 million, based on an analysis of current assets and liabilities.

\*Related obligations move with them.



# Town and Village Governance (1 of 3)

New Paltz

- Existing Town boards and commissions continue with current members serving out their terms.
- Representation Commitments:
  - **General Town Boards & Commissions:** At each vacancy during the Interim Period, the Town agrees to evaluate the board's makeup and consider seeking candidates from the former Village, so membership reflects the whole consolidated Town
  - **Planning Board and Zoning Board of Appeals:** As seats become available, the Town Board will appoint persons familiar with the former Village land use codes.



# Town and Village Governance (2 of 3)

New Paltz

- Sitting Town Board members in office at consolidation serve out their full terms; Village Trustee terms end on the effective date of consolidation.
- Existing elected Town positions continue, and the Town Board becomes the governing body for the entire consolidated Town.
- **Temporary Land Use Advisory Board:** A new body the Town agrees to establish; members knowledgeable of Village land use codes, frameworks, physical characteristics, and pending Village Planning Board applications; gives non-binding recommendations to the Town Planning Board and ZBA for project reviews within the former Village.
- Village bodies the Town agrees to create and operationalize and carry forward with existing members appointed by the Town to carry out the remainder of their existing terms.
  - Village Housing Board
  - Landlord-Tenant Relations Council



# Town and Village Governance (3 of 3)

New Paltz

- Village & Joint advisory groups the Town intends to continue
  - Bicycle/Pedestrian Committee
  - Climate Smart Task Force
  - Housing Smart Community Initiative Workgroup
  - Public Access Television Committee\
  - Recreation Committee
  - Sister City Committee
  - Local Emergency Management Committee
- Village bodies to be folded into existing Town bodies, not created
  - Village Tree Commission → Town Environmental Conservation Board
  - Village Environmental Policy Board → Town Environmental Conservation Board
  - Village Historic Preservation Board → Town Historic Preservation Board



# Laws and Zoning

New Paltz

- All existing Village and Town local laws, ordinances, and regulations remain in effect within their current areas until they are repealed or amended — nothing is automatically wiped out at consolidation.
- The Village and Town commit to a joint review process before consolidation to identify and resolve conflicting, duplicative, and obsolete laws.
- The consolidated Town commits to completing that legal integration within a two year “Transition Period.”
- A hybrid Town zoning code folds 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 remain valid.



# Town and Village Employees (1 of 2)

New Paltz

- All Town employees remain Town employees, and all Village employees transfer into the consolidated Town and become Town employees.
  - Village employees transfer under NYS Civil Service Law §70(2) ("Transfer of Function") — transferred without further examination or qualification, retaining their civil service classifications and status, and with full seniority credit for all prior Village service (§7(c)(i)).
  - Accrued unused vacation/leave and sick leave is carried over; any unused leave not credited by the Town is compensated for the balance accrued as a Village employee (§7(c)(i)(6)).
  - The Town agrees to waive its residency requirement for employees transferring from the Village (§7(c)(iv)).
- Town agrees to make its best effort that Town and transitioned Village employees in impacted titles/departments hired on or before January 1, 2028, experience no adverse impact to the extent permitted by law.



# Town and Village Employees (2 of 2)

New Paltz

- **Collective Bargaining:** The Town agrees to negotiate in good faith with bargaining units (unions) to harmonize compensation scales and benefit terms, and to initiate those negotiations during the Interim Period rather than after consolidation.



# Government Services (1 of 2)

New Paltz

- Intention is that all services continue without interruption, including services currently provided only by the Village.
- Town-wide services (police, ambulance, justice court, assessment, parks and recreation, animal control, and others) continue as they are today.
- **Public Works:** The Town Highway Department continues all current services and adds a new Sewer, Water, and Town Center Services Division, staffed by absorbed Village Public Works employees.
  - This division takes on the functions of the former Village DPW — including drinking water and sewer system operation, parking meter maintenance, street and streetscape summer/winter maintenance, organics collection, and Hamlet beautification.
- **Water and Sewer:** Continues through a new Hamlet Water District and Hamlet Sewer District with boundaries matching the former Village. Funded by user rates, as they are now; consolidation not anticipated to change costs.



# Government Services (2 of 2)

New Paltz

- **Annual Hamlet Clean-Up:** A new Hamlet Refuse District (created during the Interim Period) continues the once-a-year residential bulk spring clean-up the Village currently provides. Funded strictly by Hamlet property taxpayers.
  - The Refuse District has no impact on the town-wide single-hauler policy.
- **Fire Protection:** During the Interim Period, the Town creates a new Hamlet Fire Protection District covering the former Village.
  - Fire Protection Districts are controlled by the Town Board and the Town will contract with the NP Fire Company to provide fire protection. Costs continue to be shared using the current formula.
  - Nothing about day-to-day fire service provision changes: same service, same fire company, same firefighters, same equipment.
  - After consolidation, the two districts can be merged into a single town-wide Fire Protection District if the Town Board so desires.
  - Upon consolidation, the Town will take ownership of the fire equipment.



# Fiscal Analysis (1 of 2)

New Paltz

- The fiscal analysis is based on the 2024-2025 Village Budget and the 2025 Town Budget. These are estimates based on current budgets, not guaranteed future financial scenarios.
- The model projects a modest reduction in the combined (Town + Village) property tax levy.
- The Citizen Empowerment Tax Credit (CETC) is an annual state payment of up to \$1,000,000 available to municipalities that reorganize; at least 70% must go toward tax reduction, and the model is built on the conservative 70% assumption.
- Village and Town stakeholders recommend that part of the 30% of CETC presents an opportunity to address initial workforce harmonization and possible infrastructure needs.
- Reminder: Consolidation only impacts Town and Village taxes. School taxes and county taxes remain untouched.



# Fiscal Analysis (2 of 2)

New Paltz

- **Village Taxpayers:** Currently pay both Village and Town taxes; consolidation ends Village taxes and spreads costs across a base more than three times larger.
  - This produces a projected decrease before any CETC is applied. CETC decreases it more.
- **TOV Taxpayers:** Take on a share of costs currently borne only by the Village; the projected impact before CETC is a tax increase.
  - CETC is specifically what offsets that and flips the projected outcome to a decrease.

Scenario*	Change for Village Residents	Change for TOV Residents
No CETC	7%–9% decrease	1%–3% increase
70% CETC to tax reduction	12%–14% decrease	2%–4% decrease
100% CETC to tax reduction	13%–15% decrease	4%–6% decrease

\*Other factors may impact costs and future tax rates as a result of consolidation. This simply details the baseline tax implications based on recent budgets and expected efficiencies.



# Exhibits

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# Potential Transition Costs

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Category of Expense	Possible Cost
Map, Plan, Report - Hamlet Water District	\$7,500
Map, Plan, Report - Hamlet Sewer District	\$7,500
Map, Plan, Report - Hamlet Refuse District	\$5,000
Map, Plan, Report - Hamlet Fire Protection District	\$5,000
Legal: property transfers; CBA negotiations; contracts	\$80,000
Consultant Services Transition Planning & Misc. Costs	\$40,000
Zoning Code Integration Consultant/Legal	\$35,000
Other Code Integration Consultant/Legal	\$65,000
Income survey	\$30,000
IT Services for systems, connectivity	\$50,000
<b>Subtotal</b>	<b>\$325,000</b>
<b>Contingency at 15%</b>	<b>\$375,000</b>
<b>Contingency at 23%</b>	<b>\$400,000</b>

**Note 1:** The Village and Town agree that they will use as much in-house resources as possible to mitigate potential transitions costs.

**Note 2:** The majority of the above costs would be borne by the Town in preparation for the consolidated Town.



# Consolidated Town Budget

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## Baseline Town and Village Budgets

	Town 2025 Budget <sup>1</sup>	Village 24/25 Budget <sup>2</sup>	Total
Appropriations	\$15,841,899	\$4,396,594	<b>\$20,238,493</b>
Less Revenue	(\$2,850,715)	(\$2,830,361)	<b>(\$5,681,076)</b>
Property Tax Levy	\$12,991,184	\$1,566,233	<b>\$14,557,417</b>

## Proposed Consolidated Town Budget

	Town	Village Carryover	Total
Appropriations	\$15,841,899	\$3,644,346	<b>\$19,486,245</b>
Less Revenue	(\$2,850,715)	(\$2,256,552)	<b>(\$5,107,267)</b>
Property Tax Levy	\$12,991,184	\$1,387,794	<b>\$14,378,978</b>

## Property Tax Levy Change

Levy Reduction	<b>\$178,439</b>
Percentage Change	<b>1.23%</b>

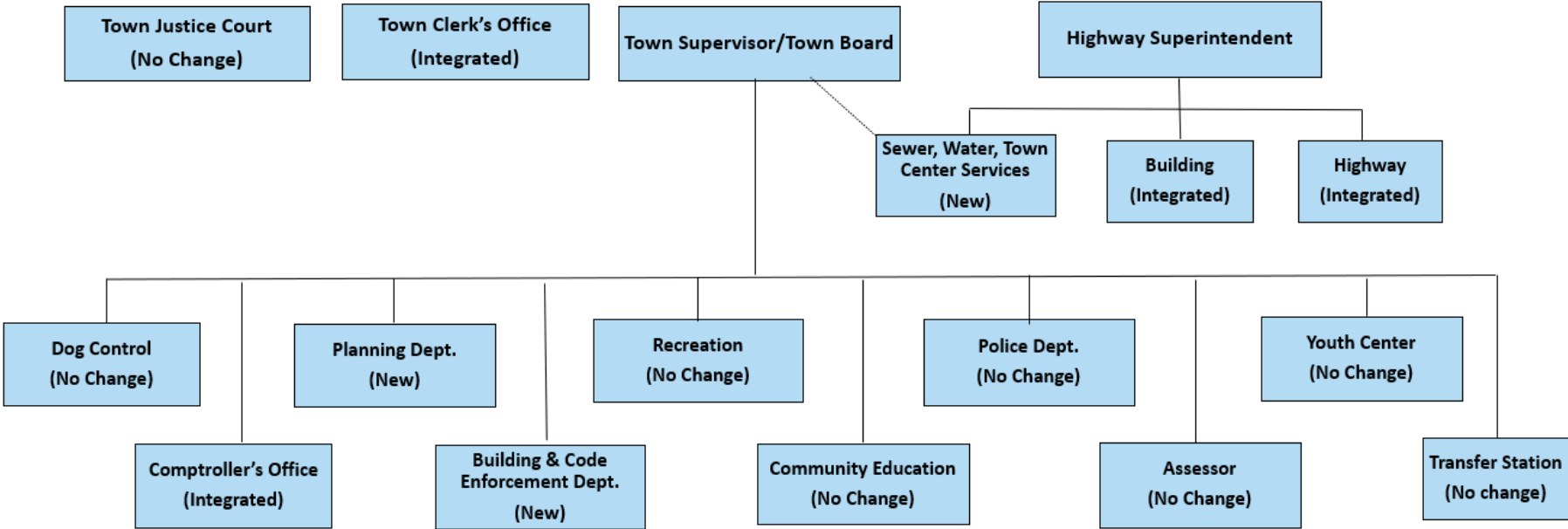
**Note 1:** The 2025 Town levies include the A, B, D, DB and Fire Protection District.

**Note 2:** The 24/25 Village Levy is all in the A Fund. The Village Water and Sewer Funds are not funded by property taxes.



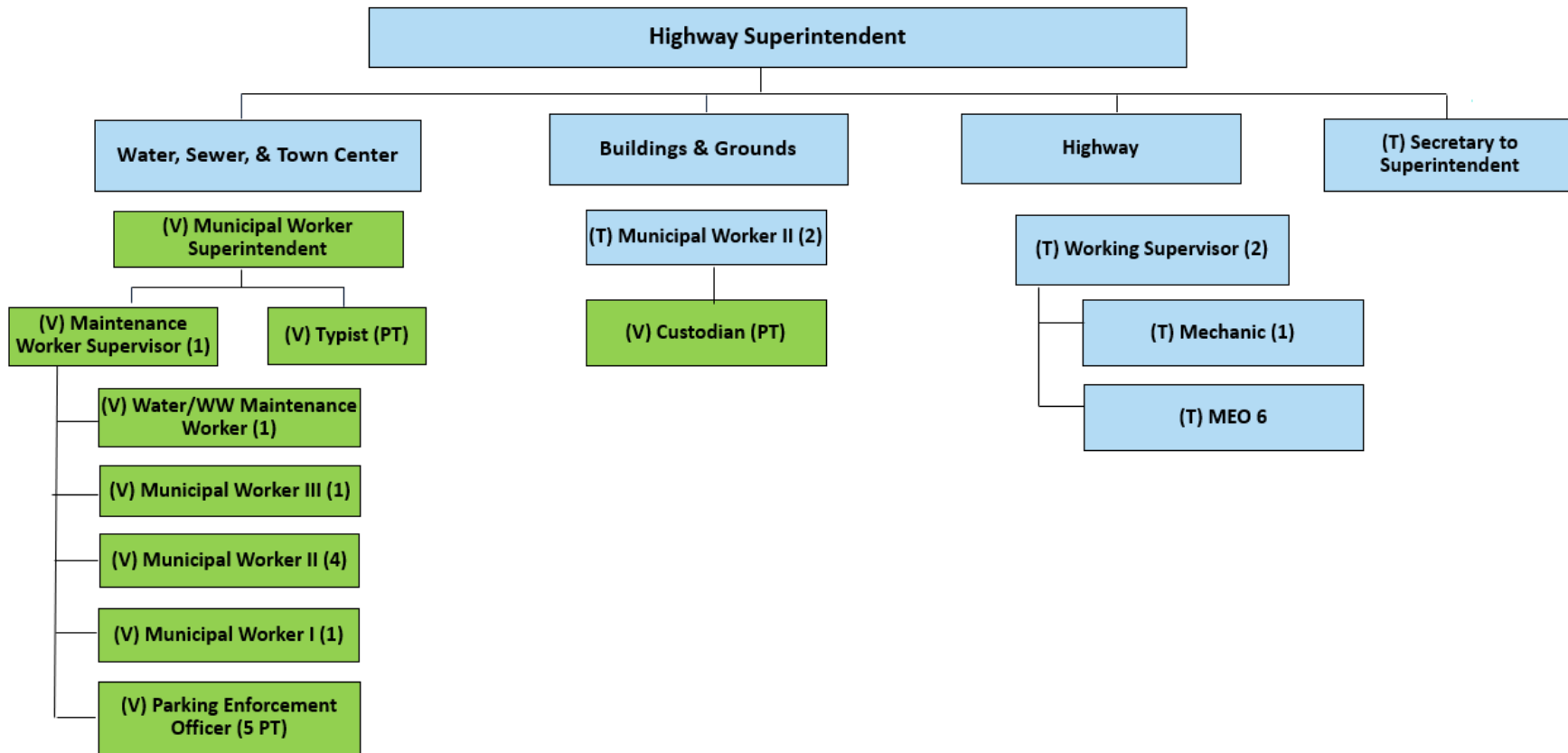
# Proposed Consolidated Town Organizational Structure

New Paltz



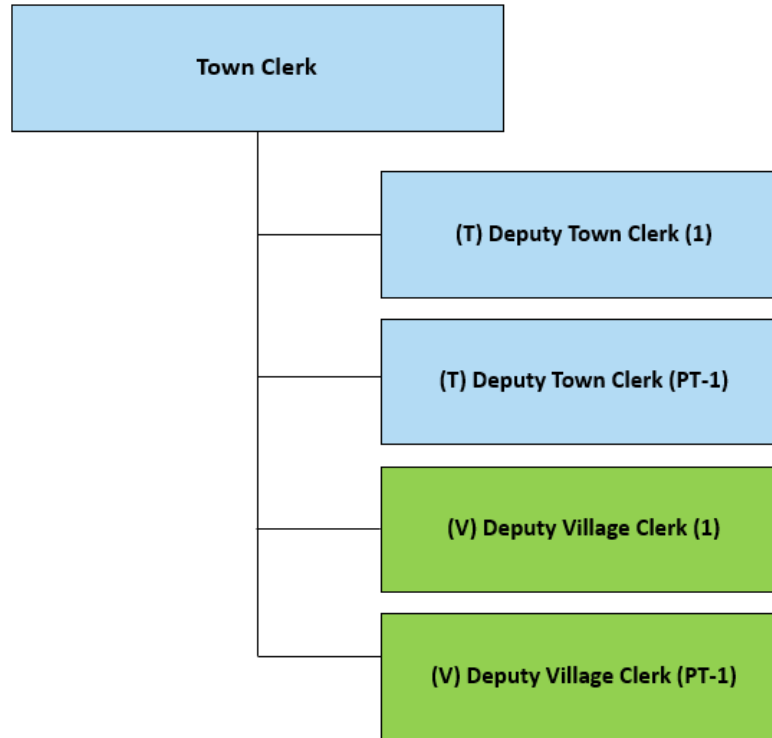
# Proposed Consolidated Highway Dept Structure

New Paltz



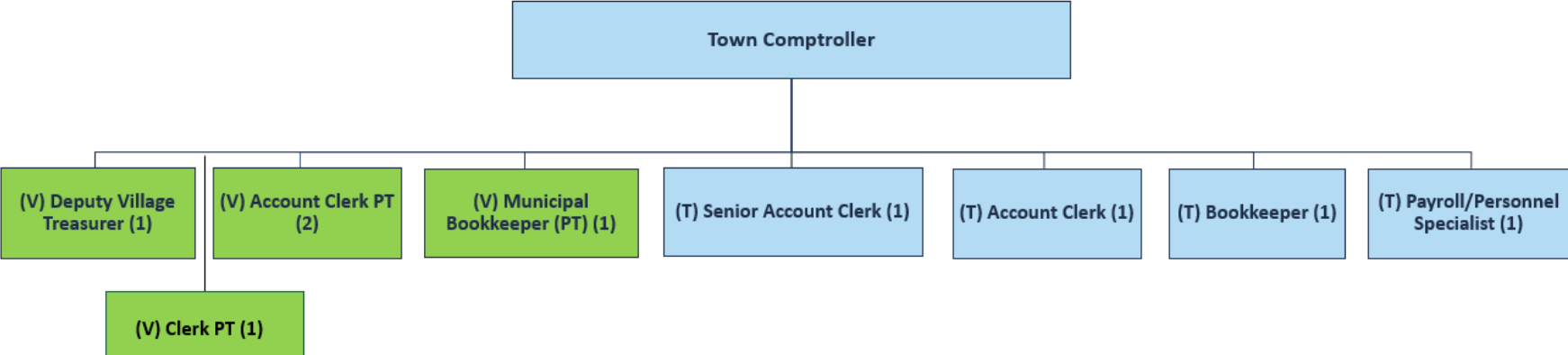
# Proposed Consolidated Town Clerk Structure

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# Proposed Consolidated Town Comptroller Structure

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# Proposed Transfer Station Organizational Structure

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