10 Things to Know About Consolidation

July 7, 2026
New Paltz Middle School

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Consolidation Timeline

New Paltz

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

Public Hearings

New Paltz

Three **in-person** public hearings will be held on July 7, 15, and 29, 2026.

- Tuesday, July 7, 2026, 6:00pm @ New Paltz Middle School
- Wednesday, July 15, 2026, 7:00pm @ New Paltz Village Hall
- Wednesday, July 29, 2026, 7:00pm @ New Paltz Village Hall

Written comments can be submitted via email and need to be sent by 5:00pm Monday, August 3, 2026. Please put “Joint Consolidation Public Comment” in the subject heading.

  - clerk@townofnewpaltzny.gov
  - clerk@villageofnewpaltz.gov

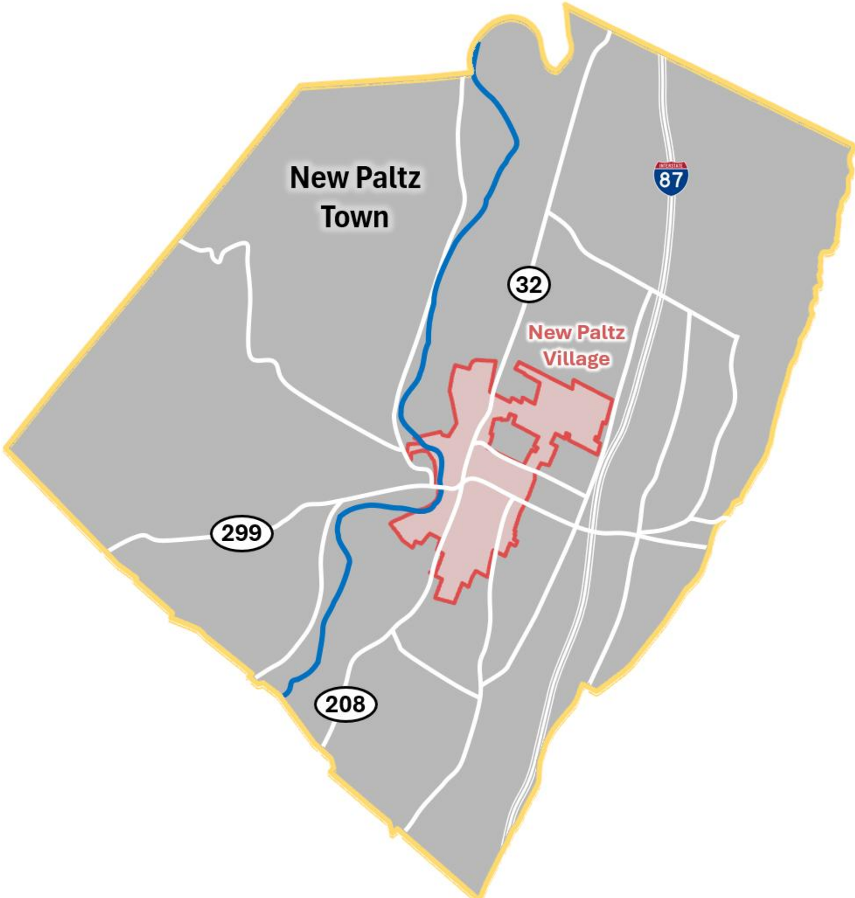
Consolidation Terminology

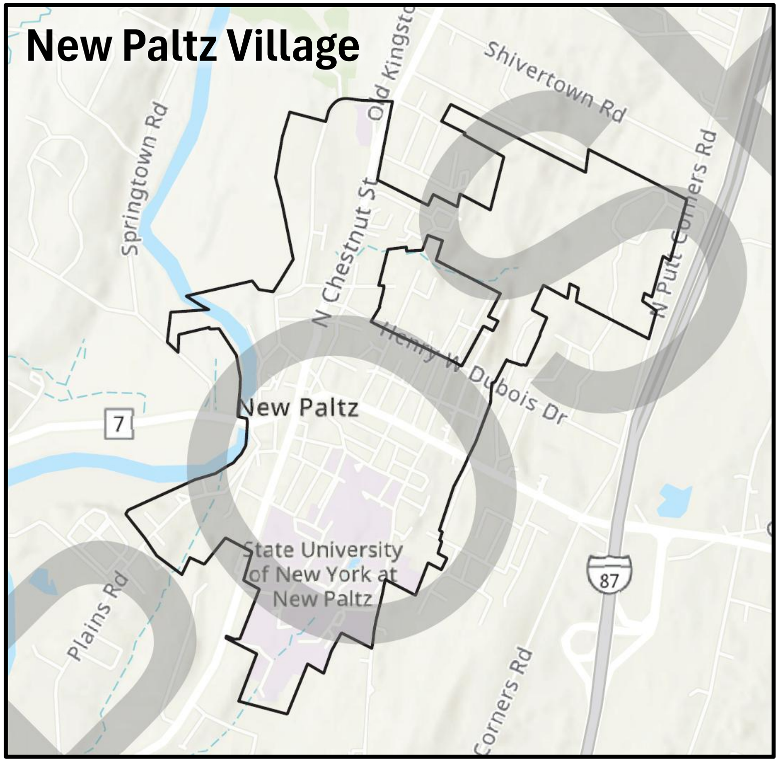
New Paltz

- **Joint Consolidation Agreement (JCA):** The legally-required negotiated agreement between the Town and Village boards that sets out the terms of consolidation: what happens to services, employees, budget, districts, and governance if voters approve consolidation.
- **Town-Outside-Village (TOV):** The part of the Town of New Paltz that lies outside the current Village boundaries. TOV residents are governed only by the Town today. Village residents are governed by both the Town and the Village.
- **Hamlet:** The name the JCA gives to the area that is currently the Village once consolidation takes effect and the Village no longer exists. The former Village becomes the Hamlet of New Paltz, and several services for that area are delivered through districts named for it (the Hamlet Water, Sewer, Refuse, and Fire Protection Districts).
- **Interim Period:** If consolidation is approved, this is the period from the certification of the referendum result to the official date of consolidation (January 1, 2028).
- **Transition Period:** The two years after the consolidation date. This is the post-consolidation integration window.

Town and Village Maps

New Paltz





Note 1: All Village residents are also Town residents.
Note 2: If New Paltz decides to consolidate, the Village goes away but the Town boundary remains the same.

The 10 Things to Know About Consolidation

New Paltz

#1 The goal of consolidation is a simpler, more efficient government that gives every town resident one clear point of accountability and can make decisions, budget, and plan for the whole community at once.

#2 For consolidation to occur, both the Town-Outside-Village (TOV) and Village will need to separately vote for consolidation in the November 2026 election.

#3 The Town and Village are pursuing consolidation rather than Village dissolution because it gives both governments and all residents a voice in the process and protects local employees.

#4 If consolidation occurs, New York State is expected to provide approximately $1 million annually through the CETC, at least 70% of which must go to tax reduction.

#5 The baseline expectation is that **both** Village and the TOV will see a reduction in the tax burden because of consolidation and the CETC.

The 10 Things to Know About Consolidation

New Paltz

#6 Every current non-elected Town and Village employee is retained on their current contract. For Village employees, seniority and accrued leave transfer over.

#7 All services currently provided by the Village will transition to being provided by the Town without interruption.

#8 Consolidation will not change how fire protection or EMS services are received for the Village or TOV.

#9 Consolidation will not change who pays for water and sewer. People on private well and septic will not have to pay for those who get public water and sewer.

#10 Former Village residents keep a voice in town government: Existing Village boards and committees continue with their current members, and the Town has committed to seek out former-Village candidates as Town and land-use board seats open.

The Top 10 in More Detail

New Paltz

#1 One Government for New Paltz Residents (1 of 2)

New Paltz

- Consolidation streamlines operations in a single government that covers the whole of New Paltz.
- A single governing body would consolidate the budgetary process and spread the tax burden more evenly across the full town.
- Consolidation gives residents trying to navigate local services one clear point of accountability.
- There will no longer be a Village Board. Village committees get integrated with Town committees. The Town Board would govern all New Paltz. Committee members will be retained for the duration of their terms.
- 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.

#1 One Government for New Paltz Residents (2 of 2)

New Paltz

- A single government can take a unified, community-wide approach to budgeting, land use, economic development, and planning.
  - What happens in the Village area (Hamlet) affects the rest of the Town, and vice versa — one government plans for the whole community rather than two planning separately.
  - The JCA commits the consolidated Town to develop a Town-wide Comprehensive Plan and a single unified Zoning Code applicable across the whole Town.
  - In the interim, a hybrid zoning code carries forward preserving predictability until the unified plan and code are adopted.

#2 Village and TOV Must Approve

New Paltz

- The process follows a state-mandated timeline and vote, including state-mandated in-person public hearings today and on July 15 and 29. Comments can also be submitted via email and need to be sent to the town or village clerks by 5:00pm Monday, August 3, 2026. These are opportunities for the public to give their input on the JCA and the consolidation in general.

- If both boards approve the agreement on August 5, 2026, the question will go to a public referendum during the November 2026 election.

- In order for the consolidation agreement to pass, a majority of Village residents and a separate majority of Town-Outside-Village (TOV) residents must support it.

- The ballot question will be on whether or not to consolidate and will be the same for the Village and TOV.

#3 Consolidation Over Dissolution

New Paltz

- In 2024, the Village Board began exploring whether to dissolve the Village of New Paltz. Over the course of that process, Village and Town leadership determined that consolidation – rather than dissolution – better served the interests of the community.

- Unlike dissolution, which is decided by Village voters alone, consolidation requires separate majority approval from both Village and Town-Outside-Village (TOV) voters.

- A legally-required joint consolidation agreement allows both boards to negotiate specific commitments in advance, including:
  - Continuation of key services.
  - Provisions for continued former-Village involvement on Town boards and committees.
  - A framework to safeguard protections for Town and Village employees.

#4 The Citizen Empowerment Tax Credit (CETC)

New Paltz

- The CETC is an annual payment that New York State provides to municipalities that successfully reorganize under New York State Finance Law § 54.
- If Town-Village consolidation occurs, the credit is expected to result in an additional $1,000,000 in annual revenue for the Town of New Paltz.
- The state requires that at least 70 percent of these funds be allocated toward tax reduction.
- Though the CETC is contingent on annual state funding, the state has consistently funded the credit and has reliably funded more than 20 municipalities since 2011.

#5 An Estimated Reduction in Tax Burden

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 an estimated 11 percentage point decrease before any CETC is applied. CETC decreases it more.
- **TOV Taxpayers:** Take on a share of costs currently borne only by the Village but enjoyed by the residents of both the Town and Village.
  - The projected impact before CETC is a 1.9 percentage point tax increase. The CETC 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.

#6 All Non-Elected Employees Are Retained

- The JCA and state law outline a process where all Town employees and all Village employees transferred to the Town experience no adverse impact on compensation and benefits.
  - Every current non-elected Town and Village employee is retained on their current contract.
  - Village employees transfer to the Town without re-testing or re-qualifying.
  - Seniority is preserved for all employees.
  - Accrued leave carries over.
  - Union commitments are honored.

#7 Village Services Will Transition to Town

New Paltz

- Several core services have long been provided on a town-wide basis by the Town government, regardless of whether a resident lives inside or outside the Village.
  - In many cases, these services are provided with consultation and input from the Village.
  - These include police protection, ambulance services, emergency preparedness, justice court, animal control, and property assessment. Consolidation would not change how these services are delivered.
- All services currently being provided by the Village government will transition to being the responsibility of the new unified Town government.
  - Storm sewer, street and sidewalk maintenance, parking meters, and streetscape upkeep move into a new Sewer, Water, and Town Center Services Division within the expanded Town Highway Department.

#8 No Change to How Fire & EMS are Received

- EMS services will continue to be provided town-wide by the Town
- The Village of New Paltz receives its fire protection through a contract with New Paltz Fire Department. The Village government currently owns the trucks, equipment, and firehouse facility located on the fire company's land on North Putt Corners Road. The New Paltz Fire Department provides firefighters.
- The Town outside of Village (TOV) provides and pays for fire protection through a Fire Protection District and an agreement with New Paltz Fire Department. A Fire Protection District is an administrative unit of the town – not a separate government.
- The Town will create a second Fire Protection District covering the current Village. The Town will take ownership of the trucks, equipment, and firehouse. Both districts, governed by the Town Board, will contract with NPFD. Costs will stay shared proportionally.
- Bottom Line: the same firefighters, equipment, and firehouse respond to the same calls.

#9 No Changes to Who Pays for Water and Sewer

New Paltz

- If the Town and Village of New Paltz consolidate, the administrative management of water and sewer services will change, but who pays, will not.
- **If You Are on a Private Well & Septic System**
  - You do not and would not pay for public water or sewer use or infrastructure. This remains true whether consolidation happens or not.
  - New York law confines a water or sewer district's costs to that district, so they are not spread to residents outside of the district.
- **If You Are on Public Water & Sewer**
  - Village Residents: The Village utility will dissolve. The Town will replace it by creating the "Hamlet Water District" and "Hamlet Sewer District," keeping the exact same boundaries.
  - Town-Outside-Village (TOV) Residents Who Are on Public Water and Sewer: Your districts will continue as they operate today.
  - The Town will take over management of all districts, but the customer bases will not change.

#10 Former Village Residents Keep a Voice

New Paltz

- The Municipalities agree to establish a Joint Steering Committee to guide the transition, meeting no less than monthly during calendar year 2027. This committee shall include representatives of both the Town and Village and include at a minimum the Town Supervisor, the Village Mayor, one member of the Town Board, one member of the Board of Trustees, the Town Comptroller and the Village Clerk/Treasurer.
- Existing Village boards and advisory groups continue under the Town, with their current members appointed to finish their terms.
- For land use specifically: a Temporary Land Use Advisory Board of people familiar with former-Village codes and pending applications will offer recommendations to the Town Planning Board and Zoning Board of Appeals on projects within the former Village.
- As Town Board and other board vacancies arise, the town will strive for representation from the entire community.

Official Webpage

New Paltz

Visit www.NewPaltzConsolidation.com or www.NewPaltzConsolidation.info

- Documents
  - Current JCA and historical
- Presentations
- FAQs
- Submit questions
- See answers to previous questions
- Sign up for email updates

Exhibits

New Paltz

Potential Transition Costs

New Paltz

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
Subtotal	**$325,000**
Contingency at 15%	**$375,000**
Contingency at 23%	**$400,000**

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

New Paltz

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

Proposed Consolidated Town Budget			
	Town	**Village Carryover**	**Total**
Appropriations	$15,841,899	$3,641,276	**$19,483,175**
Less Revenue	($2,850,715)	($2,256,553)	**($5,107,268)**
Property Tax Levy	$12,991,184	$1,384,723	**$14,375,907**

Property Tax Levy Change			
Levy Reduction			**$181,510**
Percentage Change			**1.25%**

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.

Summary of Fiscal Changes as a Result of Consolidation

New Paltz

Non-Fire Related Spending Increases and Decreases		
Item	**Description**	**Change: Increase | (Decrease)**
Trustees	Village Board of Trustees no longer exists after consolidation.	($40,200)
Mayor	Village Mayor no longer exists after consolidation.	($65,665)
Treasurer	Most of the Treasurer's office is absorbed by the Town; this is the duplicative portion no longer needed and is a planned retirement.	($53,000)
Accounting (audit)	The model anticipates that the post consolidation audit costs will be less than the cost of separate Village and Town audits.	($29,500)
Tax Advertising	The Village's tax-advertising expense is eliminated.	($1,500)
Clerk	Nearly all of the Clerk's office transfers to the Town; this is the small duplicative remainder that is saved and is a planned retirement.	($9,000)
Attorney	Roughly half of the Village legal budget moves to the Town and half is no longer needed.	($33,700)
Central Printing and Processing	Printing and mailing costs are reduced.	($3,000)
IT Services	Data-processing / IT costs are reduced.	($11,900)
Special items	Costs increase because the fiscal model increases the contingency account carry over from $20K to $60K, in order to provide $40K for potential salary harmonization.	$27,539
Community Development	A $25,000 contractual line is eliminated, while the grant-writer function transfers to the Town.	($25,000)
Employee benefits	Benefit costs tied to eliminated Village positions are saved; benefits for transferring staff move to the Town.	($70,587)
Net Change – Non-Fire Spending		**($315,513)**

Note: This is $315,513 decrease in general spending

Non-Fire Related Lost Revenues		
Item	**Description**	**Change: Increase | (Decrease)**
Woodland Pilot Reduction	The Village's share of the Woodland Pond PILOT payment is reduced.	($29,000)
Loss of Gross Utility Tax	Village utility tax is not carried over.	($48,000)
Loss of Village AIM (State Aid)	State aid the Village received that does not carry over to the Town.	($77,724)
Tax Advertising (fees)	Tax-advertising fee the Village charged is lost.	($300)
Snow Removal Services	Revenue from snow-removal services provided outside Village	($700)
Net Change – Non-Fire Revenues		**($155,724)**

Note: This is a net $155,724 decrease in general non-tax revenue

Fire-Related Spending Increases and Decreases		
Item	**Description**	**Change: Increase | (Decrease)**
Fire Contractual Operating Costs	The consolidated Town carries the Village's existing fire operating costs forward, plus an increase.	$236,247
Fire Town Repay	A fire-related repayment in the Village budget that ends at consolidation	($36,051)
Debt Service (Fire House)	The Fire House debt has been paid off. The fiscal model, however, carries over $300,000 (non-fire) for future debt service to the Town.	($690,000)
Fire Reserve	The fire reserve contribution rises from $50,000 to $100,000 under the Town. (Note: This contribution has already increased in current town and village budgets).	$50,000
Net Change – Fire Spending		**($439,804)**

Note: This is net $439,804 decrease in fire-related spending

Fire-Related Lost Revenues		
Item	**Description**	**Change: Increase | (Decrease)**
Intergovernmental Revenues - Fire	Net reduction in fire payments from the TOV for fire protection (a $175,916 increase for operating and the reduction of $395,000 for fire house debt).	($218,084)
Interfund Transfer (Fire Excess)	A transfer of excess fire funds that was applied to the fire-house debt service that ends once that debt is	($200,000)
Net Change – Fire Revenues		**($418,084)**

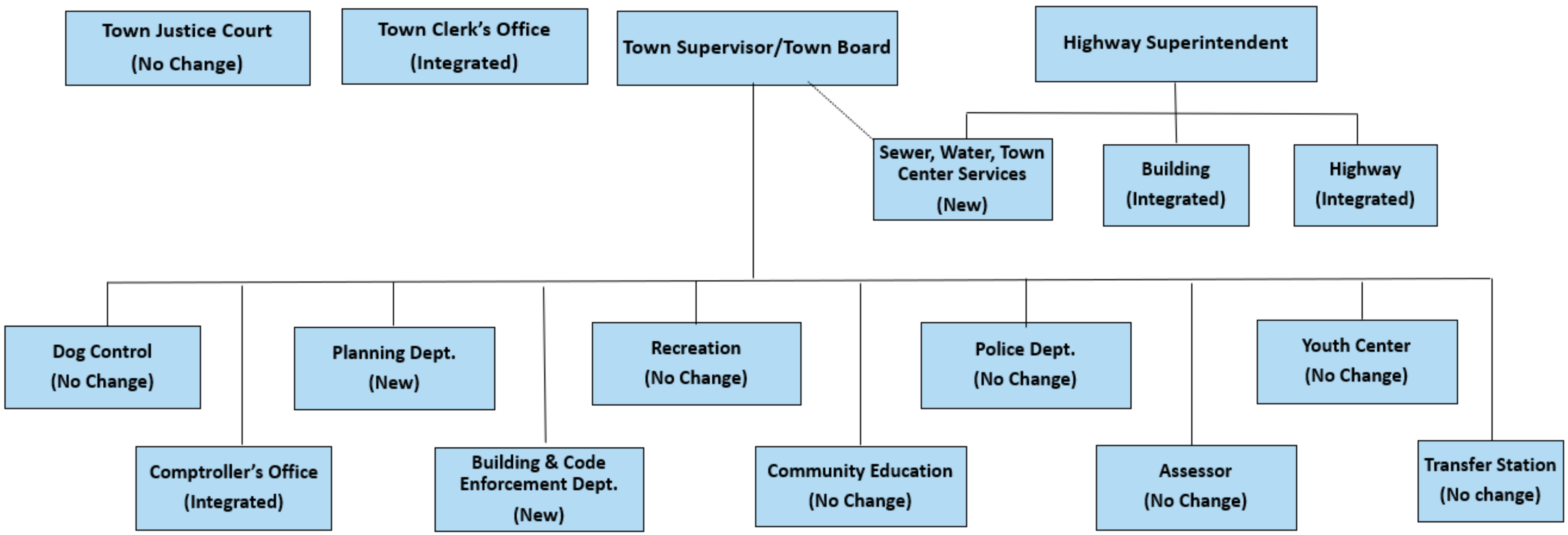
Note: This is $418,084 decrease in non-tax fire-related revenue

Summary			
Item	**Consolidated Spending Change**	**Consolidated Revenue Change**	**Levy Impact**
Non-Fire	**($315,513)**	**($155,724)**	**($159,789)**
Fire	**($439,804)**	**($418,084)**	**($21,720)**
Total	**($755,317)**	**($573,808)**	**($181,509)**

Note: This is $181,509 decrease in the overall tax levy

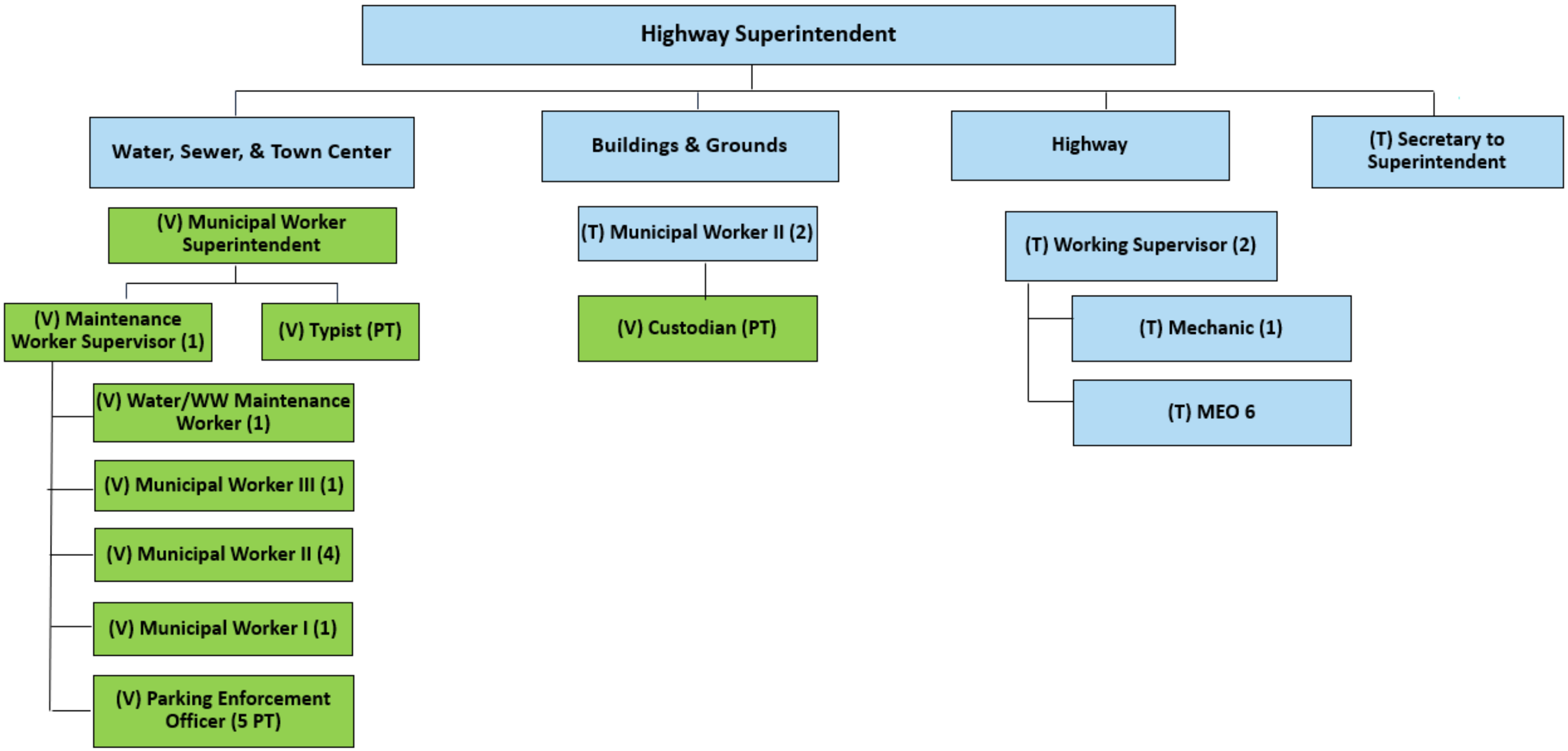
Proposed Consolidated Town Organizational Structure

New Paltz



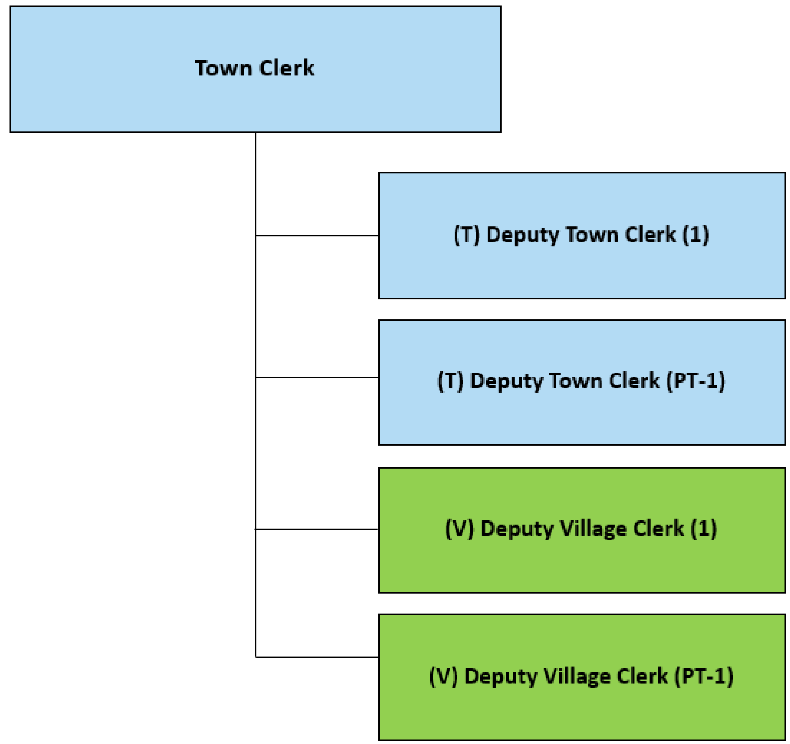
Proposed Consolidated Highway Dept Structure

New Paltz



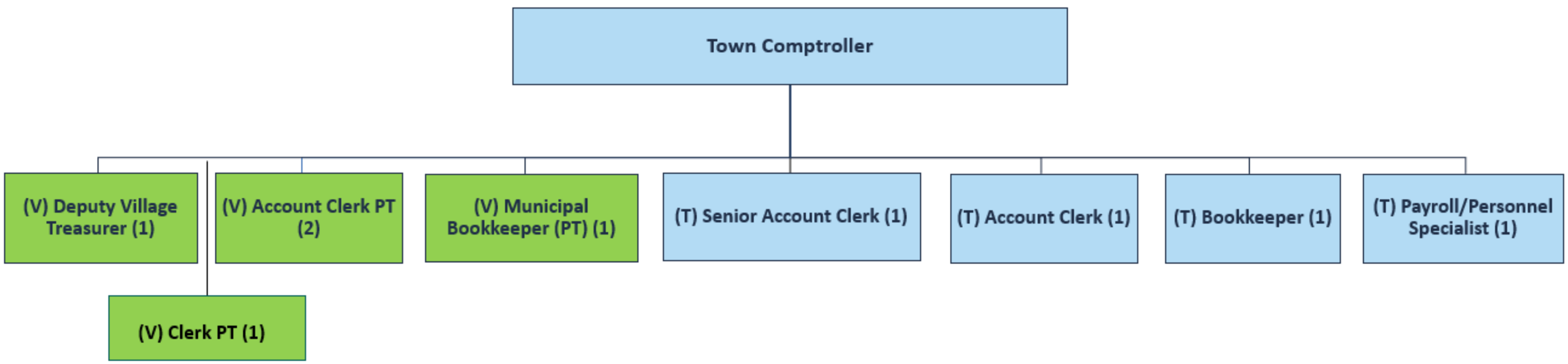
Proposed Consolidated Town Clerk Structure

New Paltz



Proposed Consolidated Town Comptroller Structure

New Paltz



Proposed Transfer Station Organizational Structure

- Transfer Station Operator
  - (T) Transfer Station Attendant (1)
  - (T) Municipal Worker I (PT)
  - (T) Municipal Worker I (Per Diem)