



COMMUNITY PRESERVATION FUND ADVISORY BOARD

January 12, 2026 Meeting Minutes
PUBLIC MEETING

The CPFAB Meeting was held via hybrid.

Members Present: Twoey Brayson (*Chairman*), Joe Denny, Cathy Kenny, Kate Rossi-Snook, Tim Purtell

Members Present on Zoom: Kathleen Gerard, Chuck Kraus

Town Officials Present: Amber Brach-Williams (*Supervisor*), Liz Hanley (*Councilwoman*)

Attendees in Person: Howard Johansen

Attendees via Zoom: Julie Lane (*SI Reporter*), Ed Hydeman

1. Meeting called to order at 8:31 am

Chairman Brayson welcomed Councilwoman Liz Hanley as the new Town Board Liaison to the CPFAB.

2. Minutes:

Motion to accept December 8, 2025 CPF Meeting Minutes. Seconded. Unanimously Approved.

3. Financial Report Overview (*Twoey Brayson*)

Chairman Brayson delivered the financial report through December 31, 2025, noting that the NYCLASS account reflects the October payment of \$379,607.86, which was received in December, bringing the total balance to \$8,362,252.87.

Chase Bank Account

Starting Balance	348,563.50
New Funds (month deposited)	
Interest	383.64
Checks Paid	-40,403.53
Chase Withdrawals	-852.92
Ending Balance	307,690.69

NY Class

Starting Balance	7,956,888.13
Interest	25,756.88
Ending Balance	8,362,252.87

Total CPF Funds Available 8,669,943.56

4. Stewardship/Property Maintenance

a) Old Lima Bean Fields

Members Kraus and Denny met with Dan Clark to organize property cleanups. Trails were cleared at the Old Lima Bean Field Preservation and the Artist's Lane property, improving visibility and access. Photos of the work were shared and boundary and trail markers will be installed soon.

Howard Johansen, CAC Chairperson, noted that the pamphlet holder at Artist's Lane is missing the cover.

5. Old Business

Chairman Brayson reported that the Shelter Island Arts Council has officially withdrawn their proposal to occupy the building at 7 S. Cartwright Rd. Additionally, Chairman Brayson clarified that CPF is funded by a separate fund paid by new home buyers, not by Shelter Island real estate taxes.

Motion to close Public Meeting for Executive Session meeting to discuss land acquisition at 8:54 am.

Adjourned at 10:41 am

Submitted by,

*Jessica Montgomery
CPFAB Clerk*

(Approved 2/9/2026)

