



# PECONIC LAND TRUST NEWSLETTER

10th Anniversary Issue

VOLUME 5, NUMBER 2

OCTOBER 1993



*Quail Hill Preserve*

## Land Stewardship

While much of the energy and resources of the Peconic Land Trust are devoted to the acquisition of land and conservation easements as well as conservation planning, it is easy to forget that, once protected, land requires an enormous amount of care and attention. Indeed, our work with land truly begins when an acquisition is completed. Thus, the stewardship of protected land represents a significant aspect of the Trust's work. With this in mind, we thought it instructive to focus on our stewardship activities, especially those in

Amagansett, where the Peconic Land Trust is presently involved in the management of over 400 acres of land.

Land stewardship takes many forms. Once land has been protected by the Peconic Land Trust, its long-term management must be assured. To this end, we prepare a management plan for each parcel of land we have acquired. Some properties are passive and need minimal maintenance, while others require extensive measures to control soil erosion, restore wetlands, and so on. In addition, the Trust monitors land protected by

conservation easements to ensure that the restrictions thereon are not violated. If we find violations, the Trust is charged with the responsibility of enforcing the restrictions and restoring the property. In North Amagansett, the Trust presently holds conservation easements on over 150 acres of woodland and old field donated by the de Cuevas and Potter families.

In the preparation of a management plan, the Trust considers land stewardship from several perspectives. First of all, the basic maintenance of land is

*Continued on next page*





*Site: bordered on the north by Town Lane; the east by Deborah Light's land; and south by the Long Island Railroad.*

*History: An open space referendum, passed by voters in 1989, was the source of funds used by Town of East Hampton to purchase the development rights on this 24-acre parcel thereby reducing the yield on the site from 10 lots to 4 lots. The Trust, working with the Town, redesigned the site plan so that the four lots were placed near existing homes, leaving the majority of the land as open space. Following a successful community fund-raising effort, the Trust was able to purchase and manage the 20+ acres of agricultural reserve and farmland, the first step in what continues to be an evolving relationship between the Trust and the land.*

### **Town Lane Preserve, Amagansett**

addressed. This includes regular monitoring of the land, posting, clean-up, etc. Second, the restoration and enhancement of natural features such as agricultural soils, wetlands, and habitats are considered. Third, the extent and nature of public access is dealt with. This includes the construction and maintenance of improvements such as trails and other facilities as well as the supervision of public use of protected land.

Land stewardship provides the Trust with an opportunity to be innovative. Through Quail Hill Farm in Amagansett, the Trust has actively promoted community-sponsored agriculture and organic farming. In Southold, we are presently working closely with the Plock family and the Cooperative Extension to restore an invaluable mariculture facility for educational and scientific purposes. Last but not least, the Trust provides a variety of stewardship services to landowners including the preparation of long-term management plans, soil conservation measures, and wetlands restoration. The Trust can also assume management responsibilities for land held by others including the negotiation and monitoring of leases.

The Town Lane Preserve in Amagansett, acquired by the Trust in 1991, represents an excellent example of the Trust's commitment to stewardship. Portions of the land, once productive farmland, had been stripped of top-

soil and ravaged by winter erosion. A strategy to restore the land has been implemented by the Trust that is gradually rebuilding the health of the soil through organic methods. According to Scott Chaskey, the Trust's Stewardship Coordinator, the first step was to apply lime, bringing the pH from a very acidic 4.7 up to 6.5, the optimum level for vegetable farming. During the fall of 1991, a cover crop of rye was planted to hold the soil, protecting it from winter winds. The following spring, buckwheat, an excellent soil builder, was planted and yielded two summer crops. In the fall of 1992, it was planted in winter rye mixed with Hairy Vetch, which fixes nitrogen in the soil. By the 1993 growing season, the soil was ready for an overflow of crops from the Trust's community farm at Quail Hill. This past summer, three experimental fields were planted — one in a cover crop, sorghum Sudan grass (the "king" of organic matter), and the other two in red clover and white clover.

Through the Trust's stewardship, the Town Lane Preserve has been renewed. We are now sharing its vitality with other members of the community. This year, five acres leased to Stony Hill Stables, will be turned into pasture with the sowing of a mixture of Kentucky Bluegrass, Climax Timothy, Perennial Rye Grass and Dutch White Clover. During the first season, it will be mowed

three times, and then Stony Hill horses will keep it trim. A compost storage area is in place to recycle horse manure from the stables mixed with vegetable scraps from three area restaurants -- Nick & Toni's, The Diner, and Estia -- as well as Quail Hill Farm, in 100-foot long windrows. Aged for 1-2 years, the composted manure is used on the fields (at a rate of 15 tons per acre!). Most recently, the Trust is entertaining a lease arrangement with a farmer who will use organic methods to produce two acres of vegetables, nursery stock and flowers.

In conclusion, conservation does not end when land or a conservation easement has been acquired. Rather, the responsibilities of stewardship have just begun. The Peconic Land Trust takes this responsibility very seriously. We are committed to the ongoing maintenance of protected land, its restoration as necessary, and the supervision of its use by the public.

*"The Peconic Land Trust has the reputation of not just sermonizing, but doing something constructive to reconcile property rights with the economic and ecological realities of life here."*

Lee Foster, Sagaponack



## Victory!



With the passage of the Budget Reconciliation Act several months ago, the appreciated portion of charitable donations was permanently repealed as a tax preference item under the alternative minimum tax (AMT). Thus, all taxpayers, whether they pay the regular tax or the AMT, can once again deduct the full fair market value of a charitable gift of appreciated property--land, easements, or stock. Of course, the deduction for appreciated property is still subject to current percentage of income limitations. The new provision is retroactive, applying to contributions made after December 31, 1992.

*"The existence of the Peconic Land Trust gives a reason for optimism, a sense of hope. There's a psychological and emotional advantage here, knowing that the Trust exists and is expanding its activities on the North Fork."*

Thomas Samuels,  
New Suffolk

### **In Memoriam** Arthur Kunz

The Peconic Land Trust joins so many others in mourning the untimely death of Arthur Kunz, Commissioner of the Suffolk County Planning Department. Arthur was a planning professional with great integrity who worked conscientiously to assist many municipal and non-profit organizations in achieving their conservation goals. We will miss his wisdom and friendship.

## GOINGS-ON

### **Auction Benefit**

On June 6, the Trust and Quail Hill Farm benefited from a preview reception for *Blooming: The Art of Nature*, a mixed media exhibition organized by Renee Fotouhi Fine Art East in East Hampton. More than thirty artists participated in the exhibition, and a special silent auction, including the work of Deborah Barrett, Elaine Grove, Connie Fox, Bill King, Roy Lichtenstein, Karl Scorza, Gabrielle Tanzel-Raacke, and Marc Wilson, as well as other artists from eastern Long Island, were included.

### **Peconic**

The 108-acre Bayside Farm in the Town of Southold was the idyllic setting for this year's Peconic in June. It was a time for Trust leadership to thank those who have supported the organization through the years, and for 350 picnickers to get together to celebrate a glorious day and a shared respect for the land. North Fork residents Hugh Prestwood and Nancy Baxter provided the music as guests enjoyed a potluck picnic. The Trust is working with family members and prospective buyers to preserve much of Bayside Farm's wetlands, fertile fields and bay frontage that has been the home of the Emerson family since 1906.

### **10th Anniversary Clambake**

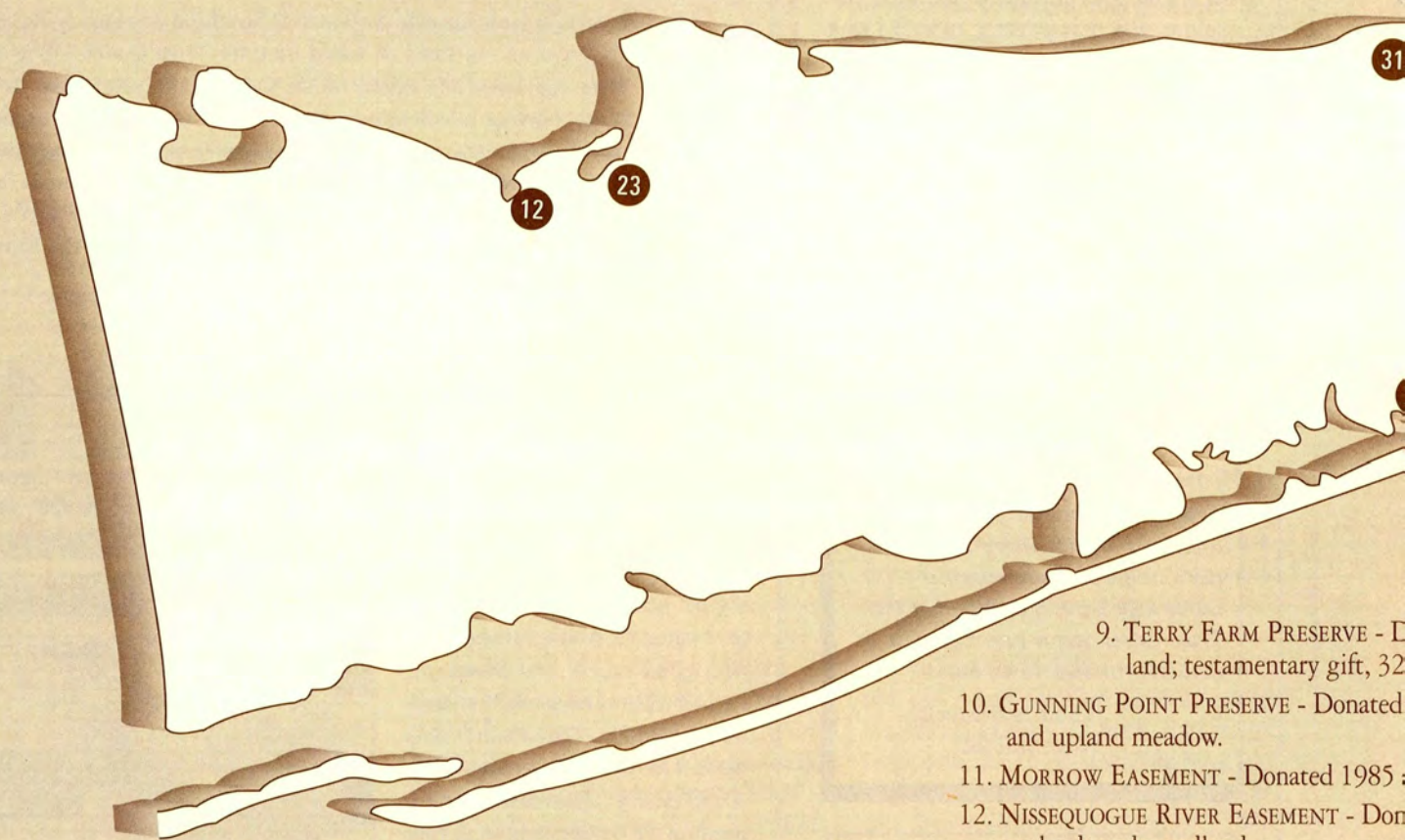
Most event organizers shy away from choosing a Friday the 13th when making their plans. And, if the event is taking place on the beach, choosing the ominous date is tantamount to squaring off with Mother Nature. But on August 13, Mother Nature was in a good mood, and Murphy's Law must have been taking a summer vacation. The weather was perfect for the Trust's recent 10th Anniversary Clambake on the ocean at the Bridgehampton Club, a site protected in perpetuity by a conservation easement held by the Trust. The successful event, catered by the Wainscott Seafood Shop, featured a traditional menu of lobster, clams, mussels, corn and baked potatoes. Old Peconic Brewery, Robert Mondavi Vineyards and Kathleen's Bake Shop generously donated their products. From the deck overlooking the dunes, the warm sounds of jazz created by Larry Rivers and Friends, provided background for a perfect evening. Under the pavilion, a silent auction, with items donated by area businesses and members of the community, gave party-goers a chance to bid on both the fanciful and practical, and benefit the Trust at the same time. Many thanks to staff and volunteers for working out all the details!



Photo By Harry Frazer



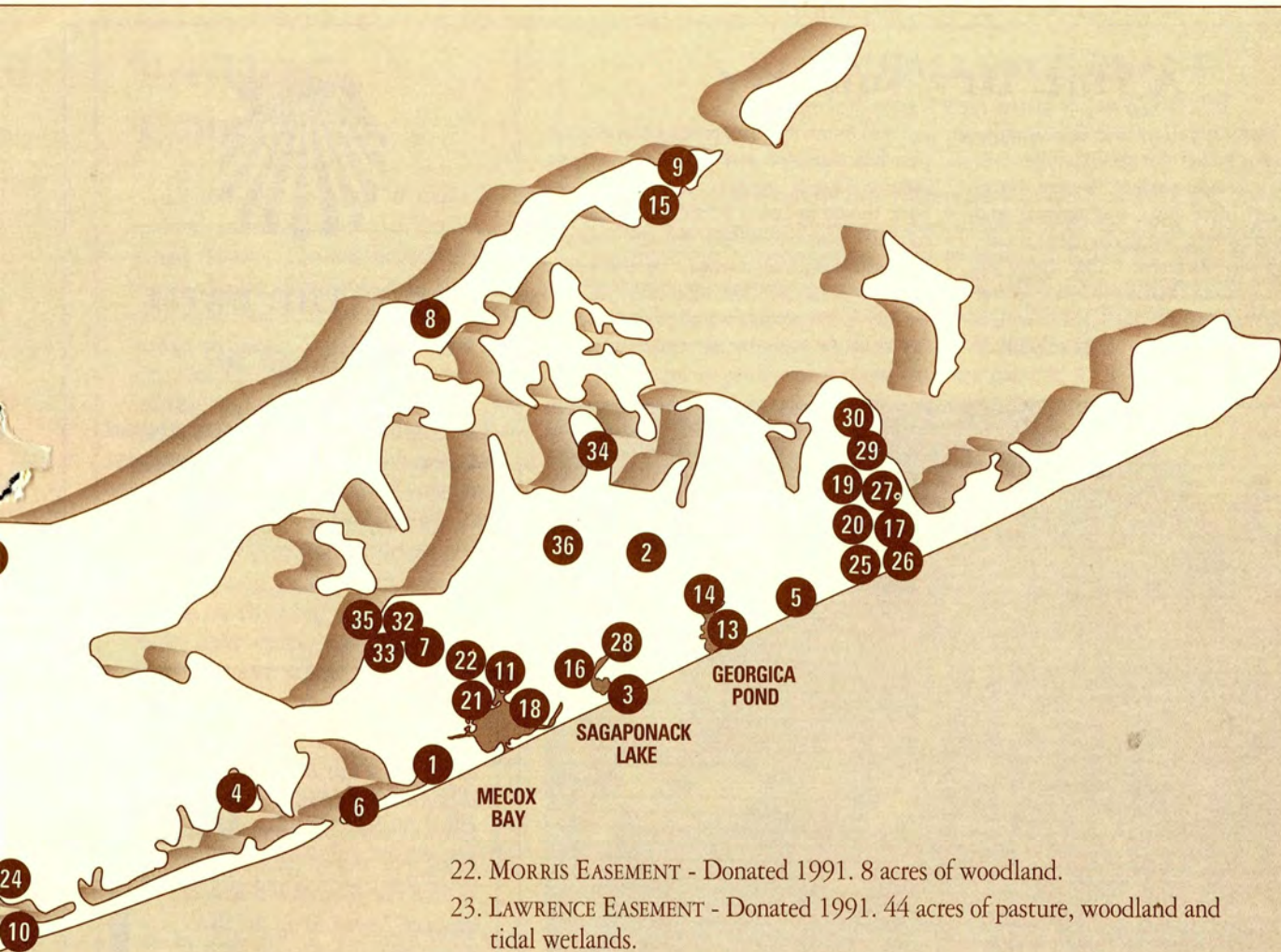
# PECONIC LAND TRUST



1. PHILLIPS POND PRESERVE - Donated 1984. 6 acres of ocean beach and dunes.
2. WILLEY/BECKWITH INTERESTS - Donated 1985; sold to Town 1983. 6 acres in Long Pond Greenbelt.
3. FAIRFIELD POND PRESERVE - Donated 1984. 5 acres of freshwater wetlands, marsh and upland.
4. EAST POINT PRESERVE - Donated 1985. 3 acres of tidal wetlands and upland.
5. HOOK POND PRESERVE - Donated 1985. 2 acres of freshwater wetlands and upland.
6. DUNE ROAD PRESERVES - Donated 1985 and 1989. 6 acres of tidal wetlands and dune grass.
7. BIG FRESH POND PRESERVE - Bargain sale 1986. 1 acre of freshwater wetlands and upland.
8. SOUTHOLD TOWN GREEN - Bargain sale 1986. 1/2 acre of beautiful public "green."

9. TERRY FARM PRESERVE - Donated 1985. 32 acres of tidal wetlands and upland meadow; testamentary gift, 32 acres.
10. GUNNING POINT PRESERVE - Donated 1985. 10 acres of tidal wetlands and upland meadow.
11. MORROW EASEMENT - Donated 1985. 10 acres of tidal wetlands and upland meadow.
12. NISSEQUOGUE RIVER EASEMENT - Donated 1985. 10 acres of tidal wetlands and woodland.
13. SAGG MAIN STREET EASEMENT - Donated 1985. 10 acres of tidal wetlands and woodland.
14. ZOHAN EASEMENTS - Ongoing donation of 10 acres of tidal wetlands and woodland.
15. TERRY EASEMENT - Donated 1988. 8 acres of tidal wetlands and woodland.
16. SMITH CORNER PRESERVE - Bought 1985. 10 acres of tidal wetlands.
17. QUAIL HILL PRESERVE - Ongoing donation of 10 acres of tidal wetlands and orchard.
18. ROSE HILL ROAD EASEMENT - Donated 1985. 10 acres of tidal wetlands and orchard.
19. STONY HILL WOODS EASEMENT - Donated 1985. 10 acres of tidal wetlands and woodland.
20. TOWN LANE PRESERVE - Purchase 1990. 10 acres of tidal wetlands and woodland.
21. MUD CREEK PRESERVE - Donated 1990. 10 acres of tidal wetlands and woodland.





Donated 1987. 8 acres of farm  
acres farmland.

1988. 3 acres of tidal wetlands

and 1986. 12 acres of farmland.

ated 1986. 14 acres of freshwater

ed 1986. 1.5 acres of upland meadow.

of easements on 20 acres of farmland.

res of tidal wetlands, farm field and

39. 20 acres of farmland and freshwater

cion of 220 acres of farmland, woodland

d 1989. 7 acres of farmland.

ated 1990. 38 acres of woodland.

0. 21 acres of farmland.

1 acre of freshwater wetlands and upland.

- 22. MORRIS EASEMENT - Donated 1991. 8 acres of woodland.
- 23. LAWRENCE EASEMENT - Donated 1991. 44 acres of pasture, woodland and tidal wetlands.
- 24. TANNERS NECK PRESERVE - Donated 1991. 14 acres of tidal wetlands.
- 25. DE MENIL EASEMENT - Donated 1991. 14 acres of farmland and dunes.
- 26. TYSON EASEMENT - Donated 1992. 8 acres of farmland.
- 27. CARMICHAEL/DE CUEVAS EASEMENT - Donated 1992. 108 acres of farmland and woodland.
- 28. BRIDGEHAMPTON CLUB EASEMENT - Donated 1992. 68 acres of golf course and oceanfront beach.
- 29. POTTER EASEMENT - Donated 1992. 18 acres of woodland and old field.
- 30. WILLOW HILL PRESERVE - Donated 1992. 5 acres of tidal and freshwater wetlands.
- 31. GRANTTHAM/REEVE PRESERVE - Testamentary gift. 20 acres of woodland and beach.
- 32. IRVING COHN PRESERVE - Donated 1992. 1 acre of woodland.
- 33. HAMBY/SCHUMACHER PRESERVE - Donated 1992. 3 acres of woodlands and freshwater wetlands.
- 34. TRAMARIDGE ESTATES EASEMENT - Donated 1993. 77 acres of woodland and wetlands.
- 35. BERGLUND PRESERVE - Donated 1993. 34 acres of tidal wetland and upland.
- 36. NOYAC GOLF CLUB EASEMENT - Donated 1993. 141 acres of golf course and woodland.

\* PECONIC LAND TRUST HAS ASSISTED LOCAL TOWNSHIPS AND SUFFOLK COUNTY IN THE PURCHASE OF OVER 500 ACRES OF LAND AND DEVELOPMENT RIGHTS.



## A Hot, Dry Summer

The many vacationers and visitors to Eastern Long Island this past summer will remember it as near-perfect. Sunny, warm weather, day after day. For farmers and gardeners, however, the dry summer meant something very different. The following excerpts from Scott Chaskey's July 27 letter to the shareholders of Quail Hill Farm, a stewardship project of the Trust, remind us

... I also found that the growing deer population has trampled and tasted our melons, autumn squash, peppers, carrots, etc. We have served as polite neighbors to the deer for three seasons; in this dry, dry summer they are testing our patience... We've talked to other local farmers who have suffered equally... What can we do to improve the health of the farm, to insure that we aren't



Photo By Scott Chaskey

of the delicate balance between scarcity and abundance, and the tireless optimism that carries a farmer from season to season.

"On my first return visit to Quail Hill (I'm on father-leave as Tim, John, and Anthony care for the farm), I felt an ache and inadequacy, a farmer's despair for an uncompromising partner (Nature herself). Less than an inch of rain in two months is not enough to nourish plant life. Farm members this year will understand the basic agreement of Community Supported Agriculture: members agree to share the risks of farming with the farmer. To add to my sense of disaster

subject to the whim of growing herds and a napping rain god? . . . We have made the inevitable decision to purchase an irrigation system . . . Now we will have the ability to supplement what the clouds have so scantily supplied this summer . . . You should look forward to a good harvest during the fall season . . . I've seen it: birth requires great courage and patience, as does daily work ... part of an "infinite series."

The Trust has been most fortunate to receive a donation from an anonymous supporter to cover the cost of our new irrigation system.

*"The Trust has helped the North Fork in many respects, but I'd like to cite two very important ones. The first is, it's actually preserved land that wouldn't have otherwise been preserved, so that's a physical and tangible difference. The second, and perhaps more important, is the Trust has set a model of how to go about doing the things involved in land preservation. By working cooperatively with land owners and the Town of Southold, it has shown that the process is feasible--financially, economically, and politically. It's one thing to say you're going to appropriate \$1 million to save a piece of land, but the Trust has shown how to get it done on a shoestring. The methods of the Trust have been accepted as a model here in Southold."*

Thomas Wickham, Cutchogue



**SAVE THE DATE!**

**October 30**

**The Peconic Land Trust's Annual Dinner** will take place on Saturday, October 30 at the "Waterside" overlooking Noyac Bay. For ticket reservations, call the Trust at 516-283-3195.

*"Because of the Peconic Land Trust, a lot of farmland and open space has not been lost to development. From government's perspective, the Trust has shown how we can stretch our financial resources and get "more bang for the buck" through private-sector partnerships and limited-development options. This has been especially important the last few years when budgets have been extremely tight and we haven't had the resources to buy sensitive parcels outright."*

Fred Thiele, Supervisor,  
Town of Southampton





## President's Column

I am amazed that 10 years have passed since the founding of the Peconic Land Trust. Having protected 1500 acres during this time, the Trust has demonstrated that nothing is impossible when patience, consistency, and fairness are applied to the future use, ownership, and management of land. The staff, Board of Directors, and those with whom we have worked have learned much with respect to the impacts of tax policies, conservation easements, estate planning, limited development, and land stewardship, all of which are key elements to ensuring the future of farmland, open space, and those who work the land and waters of Eastern Long Island.

The past ten years have built a foundation for our next decade of conservation work. As we approach the year 2000, I anticipate that we will broaden our efforts in the following ways:

1. In addition to working with individual landowners, we will increasingly look at larger areas within which to concentrate our efforts. We will seek to build assemblages of protected parcels.
2. We will encourage the blending of public and private approaches to land conservation. With limited public funds for the acquisition and management of protected land, we must be creative in seeking ways to leverage public monies to the greatest advantage.
3. We will endeavor to change tax policies that force the conversion of farmland and open space to other uses.

In the years to come, the Trust will continue to take a pragmatic approach to land conservation. We will be respectful of the property rights of landowners and incorporate both their financial needs and conservation interests in our work. Above all, we will work tirelessly to preserve the character of this unique region.

## 1993 CHALLENGE GRANT Peconic Land Trust must raise \$200,000 by October 30

In recognition of the 10th Anniversary of the Peconic Land Trust, the Lauder family and several anonymous donors have made the 1993 Challenge Grant the largest in our 10 year history! We must match \$200,000 pledged with \$200,000 from the general public by October 30, 1993. Our conservation efforts are at a critical stage. At last year's Annual Dinner, Town of Southampton Planning Board Chairman, Steven Kenny, cautioned, "We can't really waste much time. It took us 300 years to get to our present land use pattern. It will take less than 30 years to finish and permanently fix development's footprint in our area." Conservation is a costly endeavor, and your support is greatly appreciated.

*"The Trust can cut through red tape. Preserving land is a daunting task because of confusing procedures and different levels of bureaucracy. The Trust is able to steer through this maze and help landowners retain equity in their properties while preserving the most sensitive sections of land."*

Roger Smith, Southampton



*"The Trust has made an enormous difference in East Hampton by helping us to preserve hundreds of acres. In the last 10 years, the Town has spent about \$20 million on land preservation and, in a large percentage of those transactions, the Trust has been the negotiator, deal-maker, or facilitator. They're the experts . . ."*

Tony Bullock, Supervisor, Town of East Hampton





PECONIC LAND TRUST

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## POSTAL PATRON

Address Correction Requested

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### Travellers

The heron rises from beach plum  
and profuse hedge of summer.  
Shellfish nurse in tidal meadows,

berries ripen on silt.  
Near glacial kettles  
half moons of roots

heaved up by wind  
shadow under beech and hickory.  
Milkweed hosts a butter of monarchs.

Cretaceous clay, cool springs, latent ocean heat.  
Harbors, bays, ponds, slipways--  
So many wings on the flyways!

We come as visitors  
to the fish-shaped island.  
As we build, divide, cultivate,

and limit the wild-  
see in the heron's flight  
his commerce with wilderness.

To conserve a harmony of air and water,  
rest in motion... observe the language of other travellers:  
hurricane winds, terns and redwings, crickets,  
snappers, killies, blowfish,  
the restive and resonant sea.

Scott Chaskey



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### Mission Statement

The Peconic Land Trust is a non-profit, tax-exempt conservation organization dedicated to the preservation of farmland and open space on Long Island. To this end, the Trust acquires and manages land as well as easements for conservation purposes. In addition, the Trust assists farmers and other landowners in the identification and implementation of alternatives to outright development.