



PECONIC LAND TRUST NEWSLETTER

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LAND PROTECTION IN AMAGANSETT: A LANDOWNER'S JOURNEY

North Amagansett is a region of the South Fork rich in scenic beauty that contains productive agricultural lands and woodlands particularly important as deep water recharge areas. The Peconic Land Trust has been working for over ten years to preserve this unique area.

In January 1995, the Peconic Land Trust completed another conservation project in North Amagansett receiving its most significant donation in the 12-year history of the organization. Deborah Ann Light gifted 192.45 acres of farmland and open space in Amagansett to the Trust. Through leases to local farmers, the land

will remain agriculturally productive and continue to be the site of Quail Hill Farm, the Trust's organic, community-supported agriculture project. The Trust intends, with Ms. Light's support, to establish an endowment fund through the sale of three woodland lots on the property. This fund will help provide for the stewardship of these lands and related land management activities in the North Amagansett area. Comments Trust President John v.H. Halsey, "While this gift has been made to the Peconic Land Trust, it is truly a benefit to the entire community. This special part of Amagansett will remain as productive farmland and open space for many

generations to come. Deborah has always been a dedicated steward of land. Now she has transferred that responsibility to the Trust and provided for our ability to manage it properly for many years to come. We are honored by the confidence she has placed in us."

Ms. Light served as one of the Trust's early board members and has been a long-time conservationist. She served on the Suffolk County Planning Commission from 1978 to 1980, and was appointed in 1981 by Suffolk County Executive John V. N. Klein to the Suffolk County Farm Select Committee. Her journey in private conservation began with the acquisition of

continued on next page

Land Protection... (continued from page 1)

her lands in North Amagansett in the early 1970's. The soils are of exceptional quality, much of it consisting of Bridgehampton Loam, and her appreciation of the land—its natural beauty, the rich soils, and its inherent value to future generations—influenced her in planning for its use and protection.

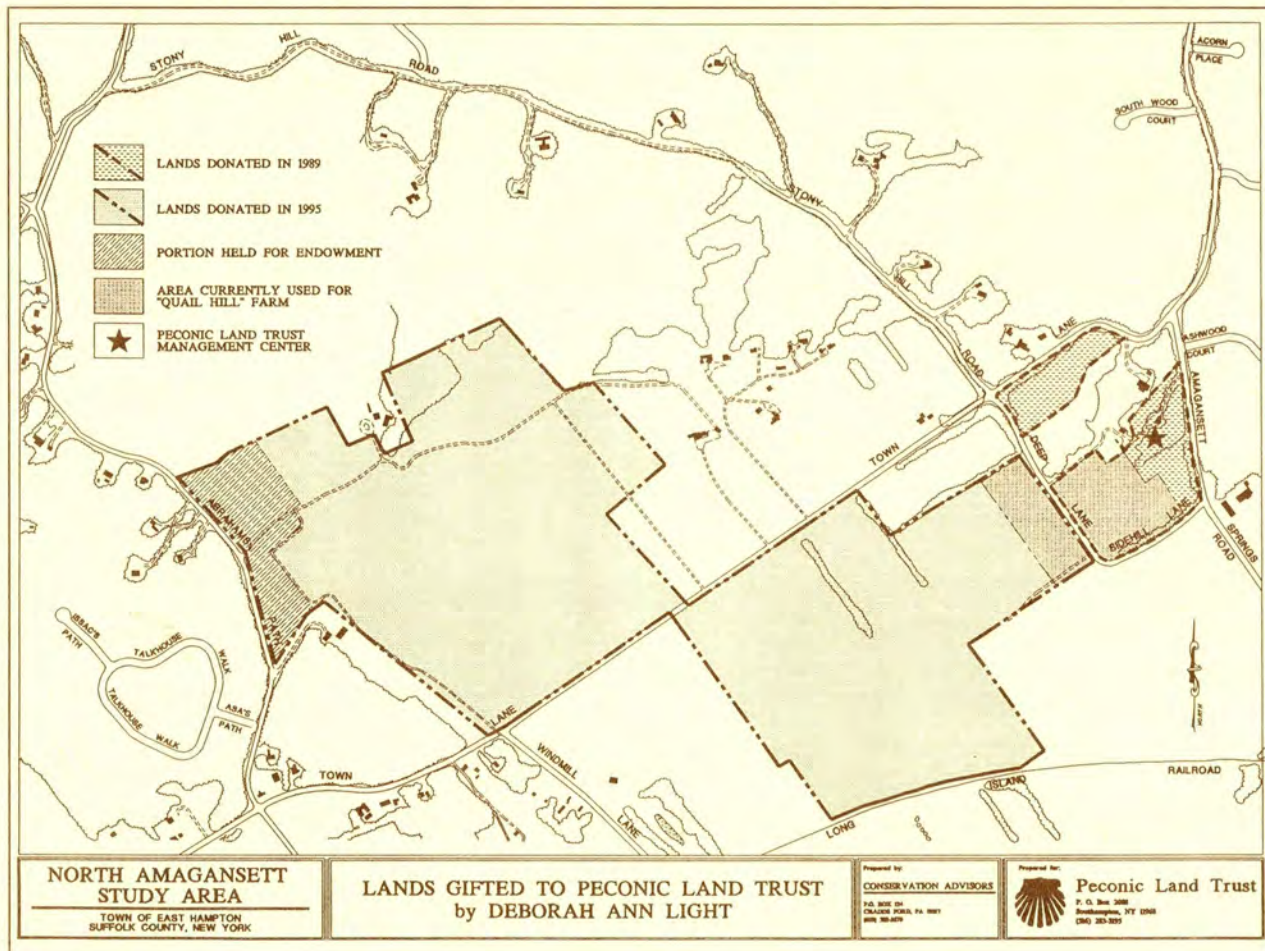
Ms. Light began working in earnest with the Trust in 1986 by authorizing the preparation of a conservation plan for her entire landholdings that would serve as a model for the Trust in its work with other landowners. Her land had appreciated considerably over the years, and she was concerned that the federal estate tax burden of her property (which could be as high as a 55% tax rate in New York State) would necessitate its future development. In 1989, she made her first gift of land to the Trust as part of a limited development plan for her 30-acre estate, known as Quail Hill, which had been her principal residence for more than 22 years. The plan resulted in the creation of 2 residential estate lots and a 20-acre preserve parcel on which the Trust's Quail Hill Management Center is situated. Since



In a photo taken in 1990, Deborah Ann Light presents John v.H. Halsey with the keys to the Quail Hill Management Center, which was included in her gift of twenty acres at that time.

that gift, the Trust has had the opportunity to work with many other landowners in North Amagansett, enabling them to take advantage of a variety of conservation tools and opportunities to protect their land. With the addition of Ms. Light's recent gift of 192.45 acres, land protected

in the area through the work of the Trust has grown to over 400 acres. A significant accomplishment, yet there is much more to be done. The land in this area, while privately owned, is a true community asset which links us all to the rural traditions of Long Island.



Other Trust Conservation Projects in North Amagansett

Stony Hill Easement - An anonymous donor made a gift of a conservation easement on 38 acres of woodland in 1990. Most of the land is permanently protected from development and is particularly important as a deep water recharge area.

Potter Easement - In 1992, the Trust received a conservation easement from the Potter family that perpetually protects 18 acres of woodland on this 69-acre property in the Special Ground Water Protection Area of East Hampton.

Town Lane Preserve - The Trust assisted in the planning and implementation of a limited development project with the Bistran family that resulted in the protection of 21 acres of farmland in Amagansett. The farmland was purchased by the Trust in 1990 simultaneous to a purchase of development rights by East Hampton Town which confined future development to 4 acres on the site. Funds for the Trust purchase were raised entirely through the generosity of local neighbors.

Carmichael/de Cuevas Easement - Ms. Deborah Carmichael and Ms. Margaret de Cuevas donated a conservation easement on 95 acres of farmland and woodland in the Stony Hill Woods area of Amagansett in 1992. The land under easement is particularly important as a deep water recharge area as designated by the Town of East Hampton and Suffolk County.



Historic Lore: North Amagansett

by Robert J. Hefner, Historic Preservation Consultant

Amagansett, settled in 1680, is a hamlet full of history. Agriculture has played a role in this hamlet for literally hundreds of years. To understand the history is to know the land.

The "home lots" of the early farms which developed along the north side of Amagansett's Main Street extended northward to Town Lane. The land south of Town Lane between Windmill Lane and Deep Lane was divided into very long and narrow lots. This same configuration lasted into the twentieth century, and can be seen in the 1916 Hyde *Atlas* which shows the land divided into 12 lots, each extending from a Main Street farm.

The 1838 U.S. Coast Survey provides the earliest depiction of this area of Amagansett. Lots south of Town Lane appear to be used for crops and for pasturage. Land north of Town Lane is also fenced into lots which appear to be partially wooded and were probably used as pasture. These outlying lots were owned by a number of Main Street farmers such as the Skellinger, Barnes, Conklin and Baker families.

The land continued in this pattern into the twentieth century. No residences or

agricultural structures were built in this area. The lots continued to be utilized as outlying pasture and fields by the Main Street farmers. Even construction of the Long Island Railroad tracks, which cut the lots in two, did not change the pattern of ownership or use. The modern history of this area began in 1913 when Mrs. Harry Hamlin purchased the 18th century Nathaniel Baker House and moved it to the north side of Town Lane. The house was remodeled by East Hampton architect Joseph Greenleaf Thorp into a Colonial Revival-style farm, building a large cow barn and a number of other agricultural buildings. The Hamlins named their estate Stony Hill Farm. Apparently, Mr. and Mrs. Harry Hamlin eventually purchased much of the land around their farm including all the land on the north side of Town Lane at the juncture of Windmill Lane to Stony Hill Lane, and also much of the land on the south side of Town Lane. By 1953, the Hamlins had sold Stony Hill Farm to Mr. and Mrs. Jeffrey Potter. Mrs. Hamlin was a prominent member of the East Hampton summer colony who had moved a group of early dwellings in East Hampton to Egypt Lane green, recreating her own Colonial village.

Next door to Stony Hill Farm, Ms. Deborah Ann Light purchased the 30-acre parcel that is now Quail Hill in 1967. Known then as Hilly Close, the land had been a popular sledding spot for generations of Amagansett residents. Ms. Light changed the name to Quail Hill after seeing that designation on a map dating back to 1690. In addition to the lands she leased to local farmers, Ms. Light was a pioneer in viticulture, establishing the first vineyard on the South Fork in 1980. Managed by John Damiecki, the vineyard was located on the north side of Town Lane. It produced its first crop of grapes in 1981 and, just two years later in 1983, its Quail Hill Chardonnay won a gold medal at both the New England Wine Competition and the American Wine Competition. Its last harvest was taken in 1988.

The tradition of farming has a long history in Amagansett. The Peconic Land Trust is pleased to have the opportunity to play a role in its continuance.



Jagger Preserve, Westhampton, looking north from South Country Road, just east of Brushy Neck Lane at the bridge.

Recent Conservation Accomplishments in Westhampton, Water Mill and Southold

A number of conservation projects on the East End have been completed by the Trust during the last six months. In Westhampton, the Trust worked with Henry Jagger to protect land owned by the Jagger family for many years. Mr. Jagger has gifted 3+ acres of wetlands to the Trust located north of South Country Road on the east side of Brushy Neck Creek. The gift will protect an unusually rich wildlife habitat and scenic water views for generations to come.

In Water Mill, John T. Magliocco and William Mack, co-owners of the former Borkoski property located on the north side of Lake Nowedonah, have donated a conservation easement to the Trust that reduces the density on the 26-acre property from 12 residential lots to 2 lots. All told, the easement perpetually protects a total of 18 acres including agricultural land, meadow, and natural habitat.

On the North Fork, the Trust was given a conservation easement on 17 acres

through the efforts of a number of concerned individuals. The easement reduces allowable density by more than 50% and perpetually protects 12+ acres of scenic farmland between South Harbor Road and Bayview Avenue in Southold. This particular project was initiated by Michael and Paula Croteau, residents of South Harbor Road. They formed a limited partnership with several other individuals to purchase the property and perpetually protect at least 70% of the site.

Are You a Conservation Buyer?

The Trust is actively matching special people with special land through its Conservation Buyers Program. Given the high value of land on Eastern Long Island and the financial limitations of purchasing land at its fair market value, the Trust is actively seeking private individuals with strong conservation interests who will invest in land and implement limited development plans with the Peconic Land Trust. Charitable gifts can often be incorporated in such transactions. If you or someone you know is interested in a unique building site, surrounded by perpetually protected land, please contact the Trust office at (516) 283-3195 for more information.

To visit the properties currently available through this program, contact the Trust and we will put you in touch with

the appropriate real estate broker.

Available properties include:

Town of Southampton

-Tramaridge, North Haven (12 wooded acres adjacent to 60 protected acres; waterviews, salt marsh meadows)

-Sterling Farms, Bridgehampton (28 agricultural acres in the Scuttle Hole area; limited development opportunity; 4 potential lots or less)

-Shedrick Property, Sagaponack (65 agricultural acres; limited development opportunity; 6 potential lots or less; oceanfront)

Town of Southold

-Shellfisher Preserve (6 wooded acres adjacent to 17-acre preserve; 4 lots or less; waterfront with beach and boatslips)

-Paumanok Properties, New Suffolk (17 acres, wooded bayfront, views of Robins Island; limited number of waterfront estate lots within preserve area)

-Bayview-South Harbor Ltd. Partnership, Southold (3 potential lots or less surrounded by 12 acres of scenic, protected farmland)

-Cove Beach Estates, East Marion (96 acres fronting on Long Island Sound and Orient Harbor; secluded wooded, waterfront lots within preserve area)

Town of East Hampton

-Schwagerl Property at Quail Hill, Amagansett (10 wooded acres with two residences; surrounded by 20-acre preserve; adjacent to 200-acre preserve)



Save the Dates!

June 18 & August 20

The Peconic Land Trust's tenth annual Peconinic will take place on **Sunday, June 18** at the Trust's Quail Hill Preserve in Amagansett. The potluck picnic is a popular tradition, providing supporters of the Trust with an opportunity to celebrate the land in a unique setting. This year, the event will also celebrate Deborah Light's recent gift of more than 192 acres, her generosity, and her many years as an advocate of land conservation.

The Trust will be one of two beneficiaries of a unique fundraiser planned for **Sunday, August 20** at the Garden City Hotel. The overall purpose of this event is to bring attention to Long Island foods and wines and the fine restaurants that serve Long Island-grown products. The event is being organized by Tom Schaudel who is chef/owner of "107 Forest Avenue" in Locust Valley, as well as the "Downtown Grill and Wine Bar" in Montauk and chef Mike Meehan of the Mill River Inn in Oyster Bay. Two separate programs are planned: a "Food Court" with two hours of discussions, demonstrations, and food-tastings featuring Long Island growers and vintners, and a seven-course dinner created by seven of the Island's most notable chefs, accompanied by a selection of Long Island wines. More details will be available at a later date.

In Memoriam

Maud Frank and Maudie Butler

We have learned of the untimely death, early last month, of Maud Frank and her 4 year old daughter, Maudie. A talented horse trainer and breeder, Maud had been working with the Trust for several years exploring ways to preserve "The Manor," her 40-acre horse farm in Manorville. Maud understood first-hand the many issues that face landowners as they consider the future use, ownership, and management of their land. Recently, she began plans to contact large landowners in the Manorville area to encourage them to work with the Trust, so that the natural beauty of Manorville might be preserved. All of us who knew Maud and Maudie are deeply saddened by this tragedy. In their memory, we have resolved to follow through on Maud's commitment to make contact with these landowners so that her love of the region and her vision for its preservation will move forward. Contributions made in their memory will be devoted to this purpose.

Wish List

Your response to our "Wish List" in our last newsletter was fantastic. We'd like to thank the following for their generosity: Eugene and Eleanor Hodenpyl for a Konica camera, Timothy Davis for a Nikon camera, Richard Luppi for an upgraded Macintosh Plus, and Porter Bibb for a Leica camera and zoom lens. Also, a special thanks to Alice Cole and Andria Post for all the volunteer hours they have given the Trust.

Don't forget . . . gifts of goods and services, or items on our "Wish List" will help the Trust stretch its conservation dollars. Please call our office, (516) 283-3195 if you can provide any of the following . . .

- Copier with special features such as collating
- Fax machine
- Answering machine
- Frequent Flyer Miles (to help cut travel expenses for conferences)
- Conference table
- Tractor (40-50 H.P. with bucket loader)
- Flat bed trailer
- Small pick-up truck
- Dump truck
- Table saw
- Disc-harrow
- Large chalk board
- Metal tool chest on wheels
- Moderately priced rental housing on East End for staff person or summer intern
- Laser Printer



Trust Meets 1994 Challenge Grant

Thanks to donations from over 700 supporters, the Trust successfully raised \$200,000 by the October 30 deadline to match pledges made by an unprecedented number of 1994 Challenge Sponsors. Thus, the 1994 Challenge Grant raised over \$400,000 to underwrite the Trust's conservation work. Special thanks to our Sponsors: Joanne and Jon Corzine, the de Cuevas Family, Alec Baldwin, Dietrich and Phillipa Weismann, Fouad and Dina Chartouni, Joan and Joseph F. Cullman 3rd, William & Mary Greve Foundation (Anthony C. M. Kiser), Jack Jay Wasserman, Jonathan S. Bass, Long Island Community Foundation, Warren and Barbara Phillips, Lionel I. Pincus, Bruce Ratner, Martin Schulman, M.D., Dan Shedrick, Alan Stillman, Marillyn B. Wilson, and an anonymous donor. Plans for the 1995 Challenge will be announced at the Peconinic.

Reflections from Quail Hill Farm

Excerpted from a letter to Farm Members from Scott Chaskey, Stewardship Coordinator

At soil level, cheek against clover, the green stems of garlic (*allium sativum ophioscorodon*) are like sail masts over the sea of mulch. The clove roots are firm, resolute, in the rich Amagansett loam, holding onto the perfect mixture of its clay, sand and silt. Under this layer of alfalfa, the garlic cloves settle into winter and send up a flower stalk, reaching for the light.

Each year we invest in the soil—spreading compost over the beds, discing it into the soil, planting crops that enrich and crops to cover, protecting the soil surface. Each year the tilth improves as we trust the natural thrust toward diversity. For five years, we've tilled and disced and moved this soil, planted various stabilizing grains and cover crops, rotated crops, rested the land, and learned the contours. This farm has grown to a community of 160 families who share in the fruits and labor of our 20-acres. The first budget, which purchased a few seeds, an earthway seeder and two hoes, has grown to over \$90,000. Since 1990, we have added two tractors, two greenhouses, a chisel plow, tiller, disc, row crop weeder, manure spreader, and seed spinner. These are the mechanical additions; what matters most to the farm staff is the improved quality of the soil, our (collective) instinctual knowledge of seasonal cycles fine-tuned by daily conversations with loam, flower, fruit, and among ourselves.

Indeed we have changed, but not so as to be defined by figures or as a matter of scale alone. We are still here for the same reason: to provide a local source of organic food through the practice of sustainable agriculture, and to do this through a cooperative effort. Community Supported Agriculture implies that a community is willing to share the risks that farmers usually



Camp Erutan (Nature spelled backwards!), a camp for abused children based in Los Angeles, California, brought its program to the East End last September with the help of the Peconic Land Trust and Quail Hill Farm. Farm staff showed campers the ins and outs of organic farming.

shoulder alone. We are here to take care of a piece of the earth, some local soil, to preserve and enrich the prime agricultural soil of the East End. We are here to maintain a farm which serves also to educate children of all ages. And we are here because we love this place, every apple, spud and sunflower.

With our tractors and seeders and workers, we are also taking care of another 60 acres of land, seeding cover crops, mowing fields, tending vegetable gardens. We take on this work as stewards to further the overall work of the Land Trust. To protect open space is but to begin the work of conservation.

All autumn, walking the curves of this Long Island landscape, I was amazed by the

flocks of starlings altering the sky. Their shape, a mass or swell, was also like a singular flash across the surface of the sea. So loud in the beech trees! their sound accompanied by the percussive fall of nuts and husks. Open space: where we can walk and listen to the movements of birds, the curious symphony of cicadas, where we can still be surprised by hawk or redwing, rufous-sided towhee, bee or blister beetle. Open space: where we are free to make our own music, voiced by the leaves of chard and corn and calliopsis, the roots of buckwheat, clover and bell beans, the garlic cloves bedded under alfalfa. Why are we here? We are here to provide some harmony.

The Bottom Line: Bequests

You can make provisions in your will to bequeath cash, securities, or property to the Trust that will further its work protecting farmland and open space on Long Island. If you would like to make a special bequest to the Peconic Land Trust, please use the following language in your will:

"To the Peconic Land Trust, Incorporated, a 501(c)(3) non-profit organization, incorporated under the laws of the State of New York in 1983, having as its principal address 30 Jagger Lane, Southampton, New York 11968. I hereby give and bequeath _____ (e.g. the sum of _____ dollars; _____ shares of the common stock of _____; my residence located at _____) to be used for its general purposes."

If you or your attorney would like to discuss a potential bequest, please call Marsha Kenny at (516) 283-3195.

Memorial Gifts

Memorial gifts are special tributes to those who appreciated the beauty of Eastern Long Island. A gift in memory of a loved one or friend will enable the Trust to continue its conservation work, protecting in perpetuity, the scenic views, wetlands, productive farmland, woodland and open space we all love.

Long Island Community Markets, A New Trust Project in 1994 to Continue in 1995

Last year, the Peconic Land Trust helped bring "Long Island-grown" to Long Island's own through farmers markets in three local communities: Islip, Port Jefferson and Babylon. Trust consultant Ellen Rulseh, who successfully founded and managed the Islip Growers Market during the fall of 1993, approached the Trust about sponsoring the Long Island Community Markets program in 1994. With the support of the Trust, Rulseh secured the cooperation of local chambers of commerce, local governments, and community residents in Islip, Babylon, and Port Jefferson. She recruited more than 19 farmers and vendors, some of whom participated throughout the market season which ran from early June to mid-November. In addition, more than a dozen presenters participated in educational events at the markets that were open to the public at no charge. The schedule included goat milking, gardening with native plants, mead brewing, bee farming and honey making, creative art projects using vegetables and pumpkins, and cooking demonstrations in cooperation with local restaurants.

The community markets were enthusiastically received by each of the three communities. Local leaders said that the markets enhanced community quality of life and drew more pedestrian traffic to downtown shopping areas. Community residents were enthusiastic about being able

to purchase fresh, locally grown vegetables. More than 2,000 residents of Central Islip, Bay Shore and Brentwood benefited from WIC (Women, Infant and Children) coupons in the amount of \$20 per family. The coupons were redeemed for fresh fruits and vegetables at the Islip market, bringing those farmers an additional \$21,000 worth of business. WIC is an important nutrition program, funded by the United States



This logo was designed by the Farm Bureau to remind you that buying Long Island produce will support our farmers and keep their land financially viable. This is another way for you to promote the preservation of farmland.

Department of Agriculture, and administered through New York State Department of Agriculture and Markets in cooperation with the Suffolk County Department of Health and Social Services and the Peconic Land Trust. Because of the Trust's sponsorship, this program, which has operated successfully in New York City's Greenmarkets for many years, was made available on Long Island for the first time ever in 1994.

Funding for Long Island Community Markets came from a variety of sources, including the Long Island Community Foundation, the Harry Chapin Foundation, the Jessie Smith Noyes Foundation, a "local initiative" grant from Assemblyman Steven Englebright, and farmer/vendor fees. The Suffolk County Executive's Office provided secretarial, printing and mailing services. Supporters can be proud to know that their dollars helped bring orchard fruits and vegetables, all Long Island-grown, to Long Island's own.

Grower David Davis estimated that he sold more than 13 tons of peaches, nectarines and apricots through Long Island Community Markets in Islip and Babylon, as well as more than 3 tons of apples, a half-ton of pears and more than 500 gallons of cider.

Word of the Markets' success has spread, and Rulseh and the Trust have already been contacted by the Locust Valley Chamber of Commerce, the

Greenlawn Civic Association, and the Patchogue Chamber of Commerce to organize markets in those locations during the 1995 season. Funding is being sought to continue and expand the Long Island Community Markets program. If you would like to support this worthwhile venture, please call Marsha Kenny at the Trust office, (516) 283-3195. Farmers interested in participating in the Markets should contact Ellen Rulseh at (516) 581-4576.

HELP PECONIC LAND TRUST PROTECT OPEN SPACE AND FARMLAND

The Trust provides farmers and other landowners with unique alternatives to full-scale development. Please remember that matching gifts, offered by many employers, can double or triple the value of your gift. Please take a moment to check with your employer and enclose appropriate forms, if eligible. We appreciate your support.

I/we are pleased to support Peconic Land Trust's conservation efforts.

Enclosed is a donation in the amount of \$ _____.

This gift qualifies for my company's matching gift program; forms are enclosed.

Please send me information on alternative methods of supporting the Trust.

Name _____

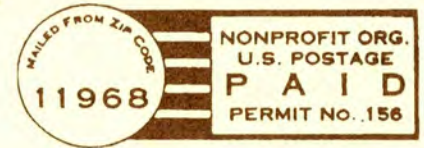
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City _____ State _____ Zip _____ Phone _____

A gift to Peconic Land Trust is tax-deductible. All donors will be provided with a written acknowledgment for tax purposes. A copy of the last financial report filed with the Department of State may be obtained by writing to: 1) New York State, Department of State, Office of Charities Registration, Albany, NY 12231, or 2) Peconic Land Trust, P.O. Box 2088, Southampton, NY 11969.



PECONIC LAND TRUST
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At The Shore

A slow Atlantic spring
 A lingering coolness
 Trees quenched and stripped
 As if for winter
 The leafless bushes grey
 Or brown as animals

But here and there
 I see a field
 That's newly plowed
 Or one that's fresh and green

And under bramble thickets
 The early daffodils
 That have escaped from gardens
 Are lighting their small fires.

Anne Porter

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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.

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