



PECONIC LAND TRUST NEWSLETTER

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Photo: Jeff Heatley

Mattituck Landowner Works with Trust and Town of Southold to Save Farmland

In a unique public/private conservation effort, prime agricultural acreage in Mattituck on the North Fork has been protected through the combined efforts of landowner Thornton Smith and his family, the Town of Southold and the Peconic Land Trust. On January 26, 1996, the Town of Southold purchased the development rights to 34 acres of farmland in Mattituck Hills owned by the Smith family, who have maintained a residence in the Camp Mineola area of Mattituck since 1932. The land, which consists of farmland, woodland, and wetlands, is situated north of Sound Avenue, and lies between the former

Mattituck Hills winery facility, now owned by Joseph Macari, and a 30-acre parcel of vineyard that is already protected by the Town of Southold's purchase of development rights program. As a result, the integrity of a significant agricultural unit remains intact, and scenic, agricultural views of the area will be unaffected. In closing the transaction with Mr. Smith, Jean Cochran, Town Supervisor, expressed her pleasure. "I am sure the entire community will join me in congratulating the Preservation Committee and Mr. Smith for enabling the protection of these important agricultural lands. We must also thank the

Peconic Land Trust for the role it has played in making this project a reality."

According to Mr. Smith, the family's planning odyssey goes back more than 25 years. "In 1970," he recalled, "I was the first applicant before the Planning Board with a plan under the cluster zoning law, which was then brand new. While the Board indicated its willingness to approve the plan, I did not believe that we were achieving a proper solution to the 'forever green' potential of the law. I set it aside until 1988 when I repeated the process, proceeding all the way to final approval for 35 residential lots. But, while it was a much

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better plan, I was still unhappy with it. In 1994, at the suggestion of Valerie Scopaz, Senior Planner for the Town of Southold, I contacted Peconic Land Trust to explore alternatives, and the rest is history."

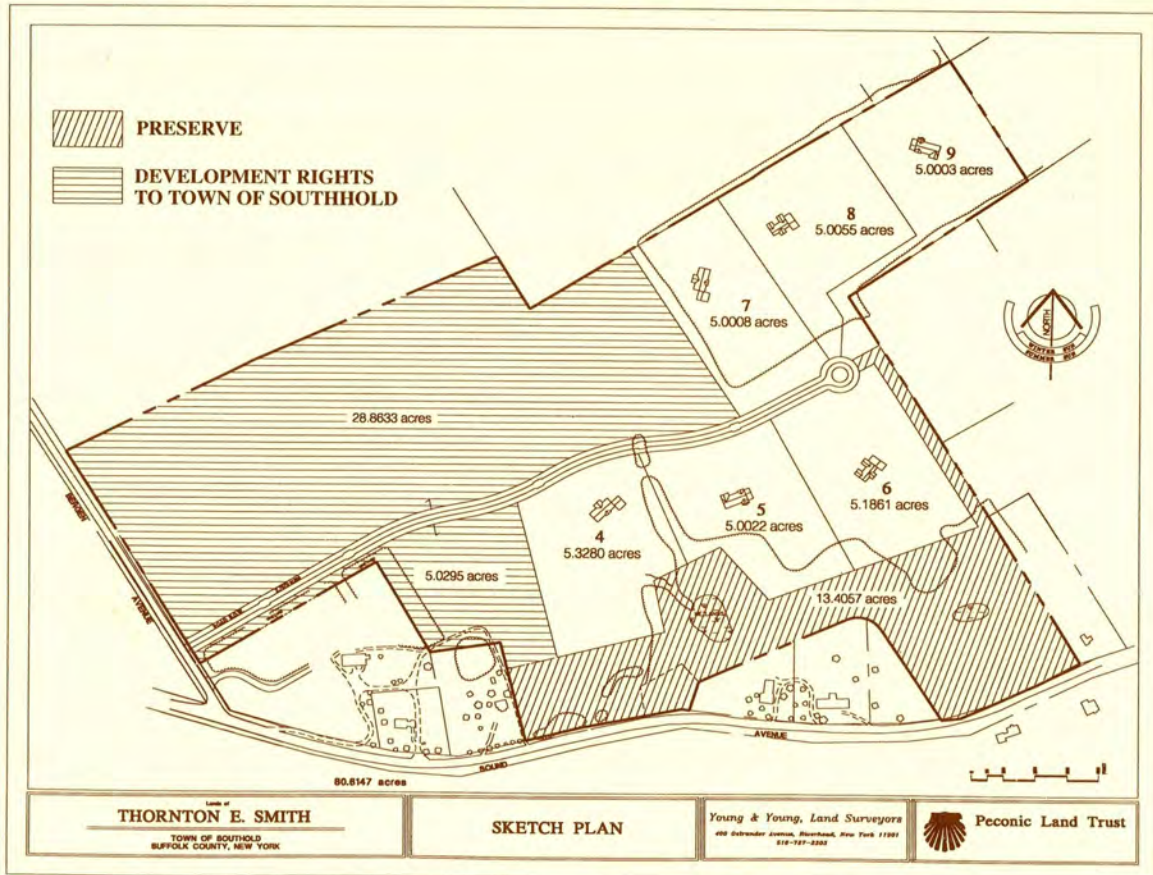
During the ensuing months, Mr. Smith worked with the Land Trust and Kenneth Abruzzo of Young & Young, Surveyors to design a limited development plan that provided the means for the family to realize the equity they required from their property while preserving the land's most significant attributes. The plan provides the following benefits: 1) the sale of development rights on the agricultural land to the Town of Southold, 2) the sale of restricted farmland to an adjacent landowner, 3) the donation of a conservation easement to the Peconic Land Trust, with potential charitable gift benefits, due to the reduction of development potential on the balance of the property from 20 units to 6 units, 4) the creation of 6 residential sites of five acres each, subject to approval by the Town of Southold, and 5) the donation of 13 acres of land to the Peconic Land Trust for park purposes. Mr.



(l. to r.) Kenneth Abruzzo of Young & Young Land Surveyors, Syma Joffe Gerard, exclusive real estate broker for Mr. Smith, and Thornton E. Smith, landowner

Smith continues, "The advice of the Peconic Land Trust has been tremendous. I am convinced that this plan is much superior to the previous plans in that it meets our family's investment goals while also protecting the rural landscape of the Mattituck Hills area." John v.H. Halsey, the Trust's President, concurred. "The beauty of this

project, aside from the land that will be protected forever, is the cooperation between the Smith family, the Town of Southold and the Peconic Land Trust. There is much to be gained by blending public acquisition programs with private conservation techniques. We are very pleased by the model that this project represents."



Sketch plan for the lands of Thornton E. Smith prepared by Young & Young Land Surveyors. This plan is subject to municipal approval by the Town of Southold.

Wanted! Conservation-minded Buyers

The Trust is actively matching buyers with unique land through its Conservation Buyers Program. Given the high value of land on Long Island and the financial limitations of purchasing land at its fair market value, the Trust is actively seeking individuals with strong conservation interests who will invest in land and implement conservation/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 private building site, surrounded by per-

petually protected land, please contact the Trust office at (516) 283-3195 for more information. Broker inquiries are welcomed. Available properties include:

Town of Southampton

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

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

- Shedrick Property, Sagaponack (65 agricultural acres; limited development opportunity; oceanfront)

Town of Southold

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

- The Arbor, Mattituck (33 acres with the potential for six 5-acre home sites, adjacent to protected acreage and overlooking established vineyard, rolling fields and woodland)

Recent Conservation Accomplishments

Mitchell Lane Easement - An anonymous donor conveyed a conservation easement in 1995 on a 2-acre parcel on Mitchell's Lane, Bridgehampton that is contiguous to an agricultural reserve area on one side and a 20+ acre parcel on the other that is protected through the Suffolk County purchase of development rights program. This site, one of five parcels that is currently used as a horse pasture, will remain open and undeveloped.

Reel Point Preserve - The Trust received a gift of 8 acres of land in the Town of Shelter Island in 1995 from Marsha and Herbert Stern. The property is located on the tip of Ram Island and includes three individual, residentially-zoned parcels with frontage on Coecles Harbor and Gardiners Bay. The scenic site includes wetlands and has been a popular hiking and fishing spot for generations of Shelter Island residents.

Mortimer Easement - In 1995, Drs. Edward J. and Joan R. Mortimer placed a conservation easement on a 1.3-acre parcel on Quantuck Creek in Quiogue consisting of upland with cedars running down to tidal wetlands.

St. John Easement - The Trust received a conservation easement on 2.5 acres of meadow in Bridgehampton in 1995. The site is contiguous to land owned by the

Bridgehampton Club that is protected by a conservation easement held by the Trust and land protected by the South Fork Land Foundation (soon to be a supporting organization of the Peconic Land Trust).

Montrachet Woods Easement - By giving an easement to the Trust in 1995, the owners of this 40-acre parcel in the Town of Southampton have reduced the allowable density from ten residential lots to no more than one residential lot on the entire parcel. The easement held by the Trust protects portions of property that are an integral part of the Peconic Bay estuary. Adjacent to lands protected by the Town and Suffolk County, the acreage includes woodland, freshwater ponds and wetlands that ultimately connect with the Peconic River.

Cutter Preserve - 1.4 bayfront acres consisting of upland and tidal wetlands on Quantuck Canal in Westhampton Beach was given to the Trust by John Cutter in 1995.

Swan Island Preserve - The former owners of this 18-acre island in Moriches Bay, in the Village of Westhampton Dunes, donated this parcel to the Trust to protect its scenic views and significant tidal wetlands in perpetuity. This important local landmark was once used by local farmers as a source of salt hay.

Seaweed Point Preserve - The Trust was given 2 acres of upland and tidal wet-

lands by James Magee and Valarie and Stephen Ubertini in the North Sea area of the Town of Southampton in 1995. The property, a peninsula, is part of a very pristine, scenic landscape, and is an integral part of the vital habitat of Davis Creek.

Laura B. Vogler Preserve - In early 1996, the Laura B. Vogler Foundation gave the Trust a 1-acre parcel of land on Little Peconic Bay that includes a freshwater pond.

Cove Beach Easement - Raoul J. Witteveen has given the Trust a conservation easement that reduces the potential density of his property from 34 residential lots to no more than 26. The easement also perpetually protects 36 acres of the 96-acre parcel in East Marion. As a result, several rare plants, rare plant communities and pristine woodland have been protected. An additional easement donation further reducing the density is anticipated in the near future.

Mary Bayes Ryan Easement - In March, the Trust was given a conservation easement on 17.34 acres at Fireplace Farm overlooking Gardiner's Bay in the Town of East Hampton. By her gift, landowner Mary Bayes Ryan has agreed to perpetually protect 11.48 acres of her property, taking the site from a potential density of 12 residential lots down to no more than four.



Successful 1995 Challenge Raises \$600,000 for Trust Conservation Programs

In the past, the Trust's annual Challenge Grants have enabled us to protect over 2,000 acres of land, valued at more than \$27 million *at a fraction of the cost that it would take to purchase the land directly*. While the record so far is impressive, there is much more work to be done and many thousands of acres yet to protect. In addition to underwriting our conservation work, the 1995 Challenge enabled the Trust to move its office to 296 Hampton Road in Southampton, providing our staff, which has grown to meet the increasing demand for conservation planning and related services, with suitable space. We were presented with a unique opportunity to purchase a building at a "bargain sale" price (considerably below market value), and our Board determined a purchase under such circumstances would be a more prudent use of the Trust's financial resources as opposed to renting. As such, our monthly rental is now a mortgage payment, and our office is an asset for the Trust. We would like to thank all of our Challenge donors and express our heartfelt appreciation for their belief in the Trust's conservation work.

1995 Challenge Sponsors

Joanne and Jon Corzine
Philippa and Dietrich Weismann
de Cuevas Family
The Aitken Charitable Trust (Ralph and Ala Isham)
Joan and Joseph F. Cullman 3rd
Dina and Fouad Chartouni
The Pincus Family Foundation (Lionel I. Pincus)
Jack Jay Wasserman
William & Mary Greve Foundation (Anthony C.M. Kiser)
Marillyn Wilson
Arlene and Alan Alda
Diane and James E. Burke
Brian Marlowe
Barbara and Warren Phillips
Job Potter and Janet Jennings
Suzanne and Martin Schulman, MD

Did you know...

The Trust offers a number of land management services to landowners on the East End. Trust stewardship staff, based at the Quail Hill Preserve Management Center in Amagansett, mow fields, plant cover crops, improve soil quality through organic methods, and can provide a number of other services for clients who do not have the required farm equipment, the time or skills to manage their land. If we cannot do the work, we are happy to refer landowners to others in the community who can. For more information regarding these services, please call Pam Greene, at (516) 283-3195.

Two popular restaurants on the East End--**Nick & Toni's** in East Hampton and **Estia** in Amagansett--have been good friends of the Trust for a number of years. Members of Quail Hill Farm since its inception, both restaurants serve organic produce, harvesting what they need from our cooperative farm. Nick & Toni's has also contracted with the Trust stewardship staff to till, plant and cultivate its own organic garden. Last October, Colin Ambrose, owner of Estia, generously hosted an Autumn Harvest Dinner to benefit Quail Hill Farm. The next time you visit Estia, you'll note that several menu items take inspiration from this special relationship with Quail Hill.

Board Matters

The Board of Directors and Staff would like to express their appreciation to retiring Board member Paul Stoutenburgh. During his six-year tenure, Paul, a naturalist and author, has provided an invaluable service to the Trust through his knowledge of wildlife and botanical habitat. We know that Paul will continue to offer the good counsel and expertise he has so generously provided in the past. Jane Thornton Iselin of Bridgehampton was elected to the Board at the Trust's annual meeting in October 1995. A long-time friend of the Trust and a "pillar of the Peconic," Jane is Executive Director of the American Cancer Society's Southampton office and has an extensive background in fund-raising. A warm welcome to Jane!



Retiring Board member Paul Stoutenburgh, seen here at the Trust's display on the Cutchogue Green several years ago.

Shellfisher Preserve Update

In the April/May 1992 issue of the Trust's Newsletter, we reported that the Land Trust had embarked on a rather unique conservation project, expanding its farmland preservation efforts to include a "sea farm," or mariculture facility, in the Town of Southold. Almost three years later, the 22-acre waterfront site on Great Hog Neck is officially known as Shellfisher Preserve, with the potential of providing significant public benefits to the entire Long Island community. In February, the Trust received fee title to the 14-acre preserve from the Plock family.

According to John v.H. Halsey, President of the Trust, "The Shellfisher Preserve has presented us with a wonderful opportunity to preserve not only significant woodlands and wetlands, but also a unique mariculture operation. Given current wetland regulations, this one-of-a-kind facility on Long Island could not be built today." As such, the preserve and facility can play a role in building a future for traditional shellfishing and mariculture operations throughout the Long Island Sound and Peconic Bay estuary systems.

The Plock family of Southold built and operated the facility from the 1940's through the 1970's as a shellfish hatchery and for

grow-out purposes. Prior to the Trust's involvement, the property had been slated for maximum residential development that would have compromised significant features of the property including the loss of a potential community asset. Fortunately, the Peconic Land Trust was authorized by the Plock Family to implement a conservation/limited development plan that protects approximately 17 of 22 acres of open space, woodlands and wetlands while enabling the owners to realize equity in their property through a limited development plan of four lots. Under existing zoning, the property could have yielded as many as 14 lots. In anticipation of its gift to the Land Trust, the Plock family has generously underwritten renovations to the mariculture facility enabling its continued use for limited research, educational and other appropriate shellfish dependent purposes.

In 1994, the Rural New York Land Trust Grant Program recognized the importance of this project by awarding the Trust a grant of \$3,000. Future plans include additional renovation of the marine structures and facilities, establishment of a management center including related equipment, as well as the restoration and enhancement of the preserve.

The Trust will be working with Cornell Cooperative Extension, Southold Town, and the commercial shellfishing community to develop appropriate uses for the facility including research and education.



An invitation... if you'd like to learn more about the Trust's work in general, or have an interest in a specific area, you are welcome to meet with Trust staff and visit our office. Just call (516) 283-3195 to make an appointment.

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 296 Hampton Road, 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, Director of Development, at (516) 283-3195.

From Quail Hill Preserve...

Encased in ice for a few days, kale and collard greens thaw today and shake off crystals, sweeter than ever. A gardener tries to learn from plants such secrets as describe the fluidity of the invisible. We can name the action that moves water through the capillaries of stems, but do we know how to name that which creates such resiliency, the individual essence of a plant? The life blood of these greens is part of the winter chorus that shakes last leaves and nuts from the beech, pushes buds to appear on apple shoots. *No ideas but in things . . .* I hear as a common theme of this century's poetry. Walking the winter orchard or field, we face things directly (not ideas), eye-to-eye with bare essential branch, cold curled greenery, the bright cardinal in flight against grey oaks.

Excerpted from Preserve Manager Scott Chaskey's December 1995 letter to Quail Hill Farm members.

A year ago, the Trust was awarded \$3,840 by the Northeast Region Sustainable Agriculture Research and Education (SARE) Program for a composting project at Quail Hill Farm. In the course of the farm year, approximately 1,500 Food Cycler bags



were distributed to farm members, who returned them the next harvest day, and between 12,000 and 18,000 pounds of food scraps were returned to the fields in the form of compost. Two local stables, with a need to dispose of bedding and manure also cooperated with Quail Hill in this composting project. This community effort not only provided the necessary nitrogenous material for the Farm's compost windrow, but more importantly, stimulated awareness of the natural cycle of renewal. Considering that, up to 25% of the vegetable material which a farm produces actually leaves the field through harvest, the need to replenish the soil is ever present. Scott Chaskey comments, "The more people involved in recycling food the stronger the focus on building the health of the soil. Returning leaves and stems, skins and petals to the farm, to the field, an individual is likely to feel the food cycle as the great circle it really is: seed to soil to plant to fruit to harvest to compost, to soil again."



Last fall, Peconic Land Trust hosted a group of 30 students and teachers from the Ross School at the Trust's Quail Hill Preserve in Amagansett. Quail Hill stewardship staff helped the students harvest 800 pounds of potatoes which were then donated by the Trust to Long Island Harvest, an organization that distributes surplus farm crops to those in need.

Save the date!
June 15th

The Peconic Land Trust's 11th "Peconinic" will take place on Saturday, June 15th at North Quarter Farm in Riverhead. This year's hosts, Trust Board member Ed Tuccio and Dee Muma, will help us to continue the annual tradition of celebrating the land and the many people who have contributed to the Trust's successful conservation work.

Long Island Community Markets

Once again sponsored by the Peconic Land Trust, farmers' markets are coming to five villages this summer and fall. The newest market, in Riverhead, joins the Islip, Locust Valley, Patchogue, and Port Jefferson markets which will re-open for the growing season. The Trust operates this project because of its interest in maintaining the economic viability of agricultural lands, so that they may remain as open space. In addition, each market is part of a regional network of weekly community markets that encourages economic development in downtown village centers.

Starting the first week of June, these markets will again host Suffolk County growers, vintners, and bakers, bringing their asparagus, spinach, strawberries, new potatoes, herbs, bouquets of flowers, wines and baked goods to local residents and visitors. Children and adults alike will welcome back the "goat lady" and the "bee man," while local chefs will prepare taste-tantalizing morsels, using the growers' fresh produce in innovative ways. Look for the market schedule in your local newspapers or call the Trust.

Wish List

Your response to our "Wish List" in our last newsletter was fantastic. We'd like to thank the following for their generosity: Mr. and Mrs. Bob DiSanti for a conference table, Mr. and Mrs. Robert Morris for an answering machine, Patricia and Gary Taylor for a Pitney Bowes postage machine, Bill Mack for a Macintosh SE and a Macintosh Plus with keyboards, Peter Robinson for his redesign of the Trust's display system and John Degen of Liberty Iron Works, Inc. for the required eight aluminum bases. 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
- Plant material/advice for landscaping
- Frequent Flyer Miles
(to help with travel expenses for conferences)
- Tractor (75-80 H.P.)
- Small pick-up truck
- Dump truck
- Metal tool chest on wheels
- Irrigation pipe



The Trust staff would like to extend a special thanks to Alice Cole for assisting us in all manner of tasks one day a week for the last 18 months. A Sag Harbor resident, Alice is retired from the Department of Motor Vehicles, which may explain her great patience with our staff!

HELP PECONIC LAND TRUST PROTECT OPEN SPACE AND FARMLAND

The Trust provides farmers and other landowners with unique alternatives to full-scale development. A gift to Peconic Land Trust is tax-deductible. I/we are pleased to support Peconic Land Trust's conservation efforts.

Enclosed is a donation in the amount of \$ _____

_____ Please charge my donation to my MasterCard VISA.

Account # _____ Exp. date _____

_____ I/we would like to make a gift of securities in the amount of _____

_____ I/we are interested in making a contribution of asset property (artwork, house, or subdivided lot, for example)

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

Signature (required for MasterCard/VISA) _____

Name _____

Address _____

City/State/Zip _____

Telephone (____) _____

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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Song

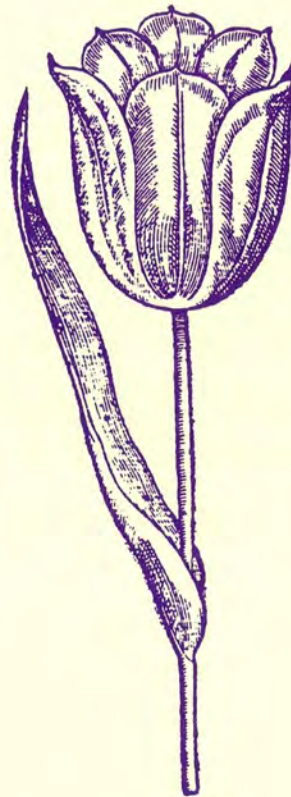
Early March:
 a wild bird
 is born in your winter heart!

Sparrows wash
 in pairs, in cool
 street water.

Child, see the clear beads
 rise to mist
 above reeds and wings:

water beads that fly
 into the wild heart of April.

Scott Chaskey



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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