



PECONIC LAND TRUST NEWSLETTER

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Fort Corchaug Protected

In a unique collaboration orchestrated by the Peconic Land Trust involving private individuals, nonprofit organizations, Southold Town, Suffolk County, and New York State, an important Native American fort site, productive farmland, scenic woodland and wetland have been conserved in perpetuity. This significant natural and historic resource, 105-acres located on Down's Creek in Cutchogue, was considered for acquisition in 1991 with \$3 million of public funds. Six years later, the same result has

been achieved for \$2.5 million, of which \$1.5 million was provided by the public sector with the balance from private interests.

Southold Town Supervisor Jean Cochran praised the perseverance and hard work of all the participants in turning the dream into a reality. "The preservation of this beautiful property could not have occurred without the cooperation and efforts of both the public and private sectors. The realization of this dream is of historic importance, and it will stand as a testament to the vision

of all of those who have supported the acquisition of this magnificent piece of property."

According to John v.H. Halsey, President of Peconic Land Trust, the project is a realistic model for collaborative conservation efforts between individuals, government, and private organizations. "While government initiative is important, there is a limit to what public funding can do to protect our environment and the rural character of the Eastern Long

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Fort Corchaug Protected (continued from page 1)

Island. It is absolutely essential for communities and private, conservation-minded individuals to come forward and participate in the process. We were most fortunate, in this instance, to work with receptive landowners, the Baxter family, and to have the concerned interest and funding from Russell McCall, the Town of Southold, Suffolk County, New York State and the Cutchogue/New Suffolk Historical Council. Each participant in this project brought a critical piece of the puzzle to the table, and we can all be proud of the result."

The Town of Southold purchased 51 acres for \$1.2 million from the William Baxter family, owners of the 105-acre site. \$1 million of this money came from the Town's open space fund, with the remain-

ing \$200,000 provided through a grant from New York State Office of Parks and Recreation, Bernadette Castro, Commissioner. In addition, charitable contributions from the Cutchogue Historical Society and local resident Russell McCall enabled the Trust to purchase the remaining 54 acres. A letter of credit issued by Bridgehampton National Bank will enable the Trust to carry the property for six months, at which time it will be conveyed to Russell McCall, subject to a conservation easement held by the Trust. The project was completed at the county level with Suffolk's purchase of development rights from the Trust on the 35-acre farmland portion. The Town of Southold will convey a conservation easement to the Trust on the 51 acres to protect the natural and archaeological resources in perpetuity.

At a time when development pressure has increased dramatically on Long Island, the Fort Corchaug project illustrates the benefits of public/private partnerships that leverage

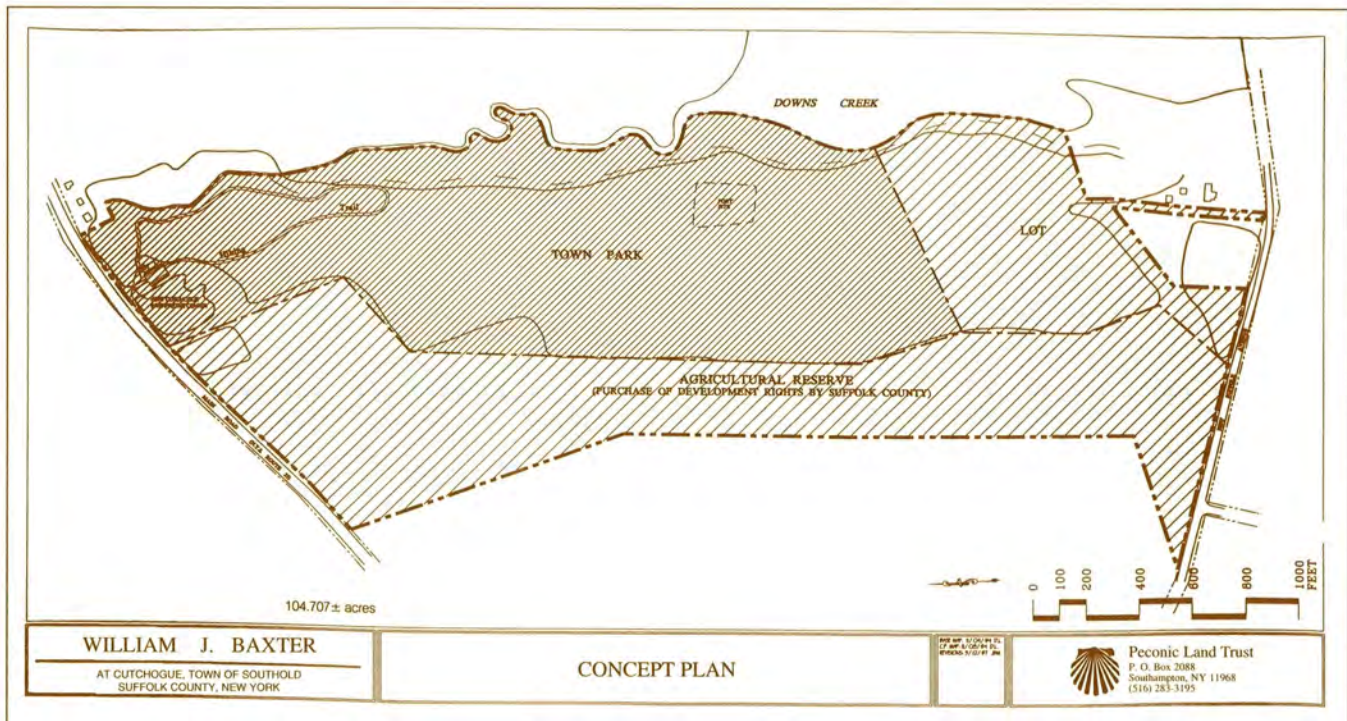
finite public dollars with private conservation techniques towards the realization of the goals of private landowners, as well as the aspirations of communities to preserve their character.



Jean Cochran, Southold Town Supervisor and William Baxter, former owner of the Fort Corchaug site, admire Native American arrowheads discovered on the property.



Trust Vice President Tim Caufield (at right) with Jean Cochran, Southold Town Supervisor and Russ McCall, new owner of the Baxter land.



Recent Conservation Accomplishments

Morning View Farms Easement - Conveyed by The Green River Limited Partnership, this easement, which restricts 6 acres in Southampton between David Whites Lane and Seven Ponds Road, reduced the density of a 23-lot subdivision to a total of 16 lots. Prior to this easement, agricultural use of the adjacent open space had not been permitted due to Department of Health restrictions. Given the reduction in allowable density in the subdivision, the farmland can be returned to agricultural production.

Mitchell Lane Easement - An anonymous donor has conveyed a third conservation easement on Mitchell Lane, Bridgehampton. The 2-acre parcel 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.

Habitat for Humanity - The Trust worked with Bridgehampton landowner Walter Channing on the transfer of a development right from his land to another parcel in the area. This TDR project

resulted in a conservation easement on the Channing property and enabled Habitat, a nonprofit organization that builds affordable housing, to construct a home on a site previously unavailable to them due to Department of Health restrictions.

Martin Easement - As a result of this easement, development on a 21.6-acre parcel on Burnett Creek in Water Mill has been reduced from a potential of 15 lots to 3 lots. The easement area includes a 10.4-acre scenic easement and a 6.2-acre agricultural easement.

Shorewood Purchase - The Trust has acquired 12 acres comprising 8 separate parcels on Shelter Island's southern shore in an area known as Shorewood Farm. A number of these parcels were buildable lots with freshwater wetlands that are now protected from development. The reduction in future density is also important to maintaining potable water in the Shorewood area.

The Elusive 2% Real Estate Transfer Tax: Another Tool for the Box

As a number of recent Trust projects have illustrated, private conservation techniques can stretch limited public funds dedicated to open space acquisition and farmland protection (see Fort Corchaug story). In order to leverage such funds, however, they must first exist. For many years, efforts have been made to provide East End towns with a reliable, ongoing source of acquisition funds. Based on a successful Nantucket model, a recent initiative to enact a 2% real estate transfer tax in East Hampton has failed due to a veto by Governor George Pataki.

In vetoing the measure which passed both houses of the New York State Legislature, Governor Pataki expressed his commitment to expanded and corrected transfer tax legislation. To this end,

Assemblyman Fred Thiele has drafted a revised version of the legislation, addressing the Governor's objections by broadening the measure to include each of the five East End towns and by exempting farmer-to-farmer transfers.

As the transfer tax is a key method of raising public funds that complement and augment the work of the Peconic Land Trust, we urge you to write to Governor Pataki today. Ask him to fulfill his commitment to the transfer tax for Eastern Long Island and let him know how critical it is to preserving the character of the East End. The address is as follows: Governor George Pataki, Executive Chamber, Albany, NY 12224.



1997 Challenge: Raise \$500,000 by October 31!

As development pressure has increased dramatically in recent months, so has the demand for our services. The Challenge Grant is the core of the Trust's budget, enabling us to have the professional staff and consultants necessary to get the job done.

Our current conservation work encompasses more than 2,000 acres that are key to defining our communities and preserving our rural heritage. We have the necessary experience and expertise to accomplish this important goal, but we are depending on you for funding support. Our 1997 Sponsors have pledged a total of \$250,000. Please join them in helping us to meet the Challenge.



In Memoriam – Lucy Bradley

The Bridgehampton area enjoyed the company and community-mindedness of Sagaponack resident Lucy Bradley for more than 45 years. The Peconic Land Trust was fortunate to share her tireless enthusiasm and practical wisdom for just 12 of those years, but what years they were! When we asked, on a questionnaire for prospective board members, how much of a time commitment she would make if elected to the board, Lucy said she anticipated attending meetings and "helping as called upon." We took advantage of her offer, and the well was deep. Lucy always had more to give, and she acted on her good ideas, involving others and exciting them about the Trust's land conservation work. Whether she was planning the annual Peconic, welcoming guests to a clambake benefit, serving on numerous board committees or at the helm as Chairman, we were enriched by her attention and dedication. Lucy helped to build the Trust during its formative years and her contagious energy affected every one of us. We will miss her generous affection, good counsel and friendship.

Ed. note: The Trust has planted a Japanese Dogwood tree, donated by Stony Hill Nursery, in Lucy's memory on the Sagaponack Green, Sagg Main Street.

From Quail Hill Preserve...

Swallows adore the bamboo tips of our bean teepees, stopping their flight to perch above the three sisters: corn, beans, squash. Such elegant birds in their flight and feeding: they sail in and out just over rye grass or young corn, often weaving a continuous thread that surrounds the tractor when we turn soil or mow a meadow. They are moving through now, on a flight to somewhere, but for an afternoon we cultivate together, or taste the same salt air, intimate with the community of grasses and loam, beetles, bees, oaks, carrots, yarrow, clouds.

So we exist within this community, far out here on the tip of an island, a community which also includes those beautiful flyers, the swallows, blackbirds eating corn, monarchs on milkweed, native grass and planted grass, red fox, deer, sweeping rains, drought, the microbial life in each fistful of good soil. Working together we support diversity, open to change. To know the pattern of the weave, notice the iridescence of the swallow feathers in the late light, and under, bright leaves of corn, beans twining up the bamboo, drifting onto the umbrella of squash leaves, all fed by silt loam, now, after years of compost, teeming with microbes and that



Quail Hill Preserve Manager, Scott Chaskey and Trust intern Sara Barcia take a spin around Quail Hill Farm.

beautiful ordinary creature, the worm. Indeed, "If this land be not rich, then is the whole world poor." (Thomas Morton, from *Heaven & Earth*, by Steve Wick.)

*Scott Chaskey
Preserve Manager*



Land stewardship is ongoing. Here, an osprey tower is readied on-site at East Point Preserve overlooking the Shinnecock Bay in Hampton Bays.

Quail Hill Preserve Note Cards

Amagansett photographer Erika R. Shank donated four beautiful color images for Quail Hill Preserve notecards. The set of 12 blank notecards and envelopes has 3 cards each of purple cabbage, green cabbage, a tomato and red onions. Take our word that they are beautiful and have us mail your order to you, or stop by our office at 296 Hampton Road to purchase. The set is \$10 (plus \$1.50/set for postage). You may use the coupon on page 7.



The Trust's annual Peconinic, a potluck picnic for supporters, was held on a gloriously sunny day in June. Mary Bayes Ryan, owner of Fire Place Farm in East Hampton, gave the Trust a conservation easement on her 17-acre property in 1996.

From Shellfisher Preserve...

This November will mark the Pickerell family's first anniversary living at Shellfisher Preserve. It seems like only yesterday we were cutting vines from the outside of the house and ridding the inside of a decade's worth of debris! After working feverishly last summer on the interior of the house, we settled in and turned our attention to landscaping, including trimming trees, tilling a small lawn area and removing more of those invasive vines. The onset of Winter put an end to much of the outdoor work and allowed some time for interior improvements such as cabinetry and shelving. During this time, my wife Andrea, our 3-year old son Carson and I welcomed the arrival of our daughter Sophie Claire, born on March 7.

We continue to meet those who also call Shellfisher Preserve "home." White-tailed deer pass through on their daily wanderings while rabbits feed on tender grass along the driveway. Carson is the official Shellfisher Preserve bird feeder, responsible for maintaining a constant supply of seed and cracked corn at our feeding stations that are frequented by flocks of tufted titmouse, chickadee, cardinal,

sparrow, nuthatches, more blue jays than we can count, and many very clever and acrobatic squirrels. We also enjoy our share of raccoons who regularly check in on our domestic rabbit "Ruby" who lives in a hutch at the edge of the woods. Spring's arrival encouraged us to begin anew with landscaping around the Preserve using native shrubs and trees and establishing raised beds for vegetables and herbs.

Our first year at Shellfisher has taught us a lot about being stewards of the land as we seek to harmonize with our surroundings. The more we are in tune with the nature of this place, the greater our reward.

*Chris Pickerell
Preserve Manager*

Trust Welcomes New Staff



Three new faces have recently joined our staff. (l. to r.) Julie Tiska is a Project Assistant in the planning department, Julie Zaykowski is the new Secretary/Receptionist, and Marie Gallinari is our new Office Manager.



Vegetables and flowers were in abundance at the Riverhead Farmer's Market.

Long Island Community Markets

Farmers' markets are increasingly popular community events and, this growing season, six villages and towns benefitted from the abundant harvest of farmers, growers and vendors who participated in markets sponsored by the Peconic Land Trust. An early market in May brought customers in Islip freshly picked asparagus, spinach, strawberries, rhubarb, greenhouse grown plants, flowers and herbs, and pies, cookies and tea cakes. Susan Hendee, chairperson



and chef of the New York School of Technology's Culinary Arts Center, prepared a delectable celebration of grilled asparagus, combined with balsamic vinegar, freshly grated Parmesan cheese and a touch of olive oil, that had been macerated with onion, capers and mint. It was a mouth-watering beginning to the market season.

The Locust Valley and Port Jefferson markets made their debut in the middle of June, followed by the opening of Patchogue and Riverhead in July. Two markets moved to new locations—the train station plaza in Locust Valley, and the gazebo in John Lombardi Park in Riverhead became attractive settings. New growers and vendors participated, including Beaver Tree Greenhouses and Sea Ranch with beautiful perennials and hanging baskets at the Islip market; Maidstone Scones brought scones, shortbread and biscotti to please buyers in Riverhead, Port Jefferson and Locust Valley; and Strawberry Hill Farm's gladioli presented a glorious symphony of color in Riverhead.

Music filled the air as free lunchtime concerts, orchestrated by the East End Arts Council, brightened the downtown workplace in Riverhead. People enjoyed lunch as they listened to folk singers, the Baptist Choir, a barbershop quartet, and the beat of a bluegrass group. All the while, hard-working growers continued to plant rows of corn, tomatoes, eggplant, squashes, while harvesting peas and sugar snaps, early broccoli, cauliflower, lettuces, green beans, parsley, cilantro, basil, zucchini, beets, blueberries and peaches.

To the delight of growers, vendors and customers alike, a new market opened in Huntington at the end of July. A generous grant from the Chapin Foundation and the dedicated efforts of Town of

Huntington Deputy Supervisor Dennis Sneden, Irv Bitman of Parks & Recreation, Mitzi Caputo of the Huntington Historical Society, Cynthia Claire of the Huntington Arts Center, Risa Finkel of the Huntington Fall Festival, Town Clerk Jo-Ann Raia, and Billie Pastore, Assistant to the Supervisor enabled the Huntington market to open every Sunday from 8 AM - 1 PM. Located on Route 25A, in a parking area between the Huntington Historical Society

and the Elks Club, this market hosted Borella Farms, Terry's Farm, Golden Earthworm Farm, Frankie & Gilbert Edward's Farm, Davis Peach Farm, Stir-Fry Favorites Farm, Woodside Farm, the Farmer's Wife, Old Orchard Farm, and Blohm's Honey.

Throughout the season, Cornell Cooperative Extension provided skilled volunteers to prepare vegetables and dips, distribute educational leaflets, and answer a myriad of questions on how to buy, store, cook and use a variety of fresh fruits and vegetables at all of the markets. This information is particularly helpful to low-income families who receive Farmers Market Nutrition checks as part of the Women, Infants and Children (WIC) program sponsored by the Department of Agriculture and New York State. These checks enable participants to purchase locally grown produce at the markets and provide an important source of income for farmers.

The Peconic Land Trust is grateful to the many others who supported this year's LI Community Markets program, in particular, the Jessie Smith Noyes Foundation for providing encouragement and an understanding of the significance of this project as well as a generous grant; the Knapp-Swezey Foundation, the Locust Valley Chamber of Commerce, the Patchogue and Riverhead Business Improvement Districts, Riverhead Townscape, and Chase Manhattan Bank. These markets not only provide a source of income for farmers, but allow residents and visitors in participating communities to better understand where their food is grown, and to savor the taste of fresh-from-the-farm produce. We are all the beneficiaries.

The Bottom Line: Bequests

If you would like to extend your support of the Trust's work protecting farmland and open space on Long Island, you may include a provision in your will to bequeath cash, securities, or property to the Trust. The following language may be used:

"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, (Gifts of Real Estate) "I hereby give and devise my real property at address here to Peconic Land Trust, Incorporated, of Southampton, New York."(Other Gifts by Will) "I give and bequeath (e.g. \$____; my shares of name here common stock) to Peconic Land Trust, Incorporated of Southampton, New York."

If you or your attorney would like to discuss a potential bequest, please call Marsha Kenny, Director of Development, at (516) 283-3195. All inquiries will be kept confidential.

Other Ways to Support Land Conservation

Matching Gifts: If your employer has a matching gifts program, your gift to the Trust can be doubled or tripled. Please check with your employee benefits office.

Memorial Gifts: A gift in memory of a loved one or friend is a special tribute to those who appreciated the beauty of Long Island. We will be pleased to notify the family of your charitable gift.



Dan and Jane Trimmer, owner/growers of Water Mill Day Lily Garden, are shown here with some of the hundreds of varieties they have propagated since beginning their business in 1990. Their generous donation of day lilies is gracing the landscape at Quail Hill Preserve, Shellfisher Preserve and 296 Hampton Road in Southampton. The Trimmers have supplied gardens all over the world from their two acres in Water Mill and will continue to do so via a mail order business from their new home in Florida. Contact them at 1280 Enterprise Osteen Road, Enterprise, FL 32725.



Holiday Shopping at Peconic Land Trust

Simplify your holiday shopping and help land conservation! You may make a charitable donation to the Peconic Land Trust in the names of loved ones, friends, business associates and clients, and we'll send each a specially designed holiday card that explains the Trust's conservation work. We'll also send you a formal acknowledgment for tax purposes. To help us play Santa, we only ask that you send us your donation and the name(s) and address(es) of those on your list by December 5. If you have any questions, or need assistance, please call Marsha Kenny at (516) 283-3195.

Wish List

Your response to our "Wish List" in our last newsletter was fantastic. We'd like to thank the following for their generosity: Sig Rosenblum for an IBM word processor; Dan and Jane Trimmer for day lilies from their Water Mill Daylily Garden; Mort Davis for a copier and electric typewriter; Robert and Jeanette Schwagerl and Richard Schwag for a drip irrigation system for the peach trees at Quail Hill Preserve; Erika R. Shank for beautiful photographs for our Quail Hill Preserve notecards; Leslie McEachern and Bill King for the vibrant Quail Hill sign; and to Alice Cole for always being there when we need her. 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 . . .

Plant material/advice for landscaping
Tractor (75-80 H.P.)
Dump truck

Metal tool chest on wheels
Irrigation pipe

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.

_____ I/we are interested in making a contribution of asset property (any property of value such as appreciated stock, artwork, a house or a subdivided lot). Please contact me/us.

_____ Please send me _____ set(s) of Quail Hill Preserve Postcards at \$10/set (plus \$1.50/set postage). Enclosed is \$ _____.

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 Trust's financial report filed with the New York State Attorney General may be obtained by writing to 1) Office of the Attorney General, Department of Law, Charities Bureau, 120 Broadway, New York, NY 10271 or 2) Peconic Land Trust, P.O. Box 2088, Southampton, New York 11969.



PECONIC LAND TRUST
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Presences

This stream of white islands, illusive:
the choirs of clouds.

Haven, harbor, home:
songbirds lying on the sky.

The interior of autumn:
sky sleeps in the matted grass.

Presences:
apples like shocks of stars on the canopy.

Scott Chaskey

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- Marsha Kenny, *Editor*
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Mission Statement

The Peconic Land Trust is a nonprofit, 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 full-yield development.

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