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# RONDOUT VALLEY LAND CONSERVANCY



## NEWS

Spring 1989

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In September, 1987 the Rondout Valley Land Conservancy (RVLC) opened an office on Main Street in Accord. We greatly appreciate the generous donation of temporary office space made by the Anderson family (Verna, Charles, Sonya) in the stucco house next to the feed mills and across from the Accord train station (626-4849).

RVLC was incorporated as a New York non-profit corporation on August 11, 1987 and received its tax exempt status from the Internal Revenue Service on April 4, 1988. Our activities are being directed by Ira Stern, a professional planner educated at Pratt Institute.

The Board of Directors of the Conservancy presently include:

John L. Schoonmaker, Jr., President  
Eric Hertz, Vice President  
Paul Downs, Secretary  
Harry Hansen, Treasurer  
Ira Stern, Executive Director  
Nancy Copley  
Philip Davis  
John Novi  
Whitley Strieber  
Seward Weber

### What Is a Land Trust?

A land conservancy, or land trust, is a local (or regional) non-profit corporation dedicated to the permanent preservation of open space land. Open space lands include agricultural, forest, watershed, and other natural and scenic land. The 700 or so land trusts in the United States share a common commitment to using voluntary initiatives in the protection of open lands. Land trusts work directly with private landowners offering such tools as conservation easements and limited development.

### Why a Land Trust in the Rondout Valley?

The natural attributes and rural character which make the Rondout Valley a desirable place to live are being challenged. The Conservancy supports development at a scale which maintains the rural character of the area. We can provide private landowners ways of permanently protecting those natural and scenic parts of their property which contribute to our area's beauty and vitality. The Conservancy is dedicated to economically practical land preservation methods and can combine development with preservation in cases where income must be generated. Private land preservation may help landowners with some of the problems they face in continuing to enjoy their open land.



# How Can Land be Permanently Protected?

## Conservation Easement

A land trust operates solely in the private sector working directly with private property owners. The backbone of private land preservation is the conservation easement which is a legally binding, voluntary agreement between a landowner and a land trust. This agreement protects the land from future haphazard development by specifying where development can take place (if future development is desired). In this way, natural and scenic features of a property can be preserved while a reasonable amount of development can occur on the part of the property which has the least natural and scenic value.

A conservation easement is given in perpetuity, and runs with the title to the property. It is given to the land trust which monitors the property periodically and can legally enforce its terms. In many cases, the donation of a conservation easement can yield a federal and state income tax deduction. Conservation easements can also provide an effective way to avoid paying very costly estate taxes on family lands. The RVLC can work with individual landowners to develop long-term plans for the preservation and development of a property in a way that maintains the property's value while preserving its character. We can also work with groups of landowners to protect and enhance specific areas so that neighbors determine the future of their area.

## Limited Development

A land conservancy can also pursue limited development to preserve important open space land. If a landowner is planning to generate needed cash from the sale of property, RVLC can show how the use of permanent land protection can enhance the value of well-planned house lots. Development of this type requires a much less expensive

investment in roads, engineering, and governmental permit and review demands and delays that conventional subdivisions would involve.

Limited development can effectively protect important land features while providing a good investment opportunity for partners (especially if they are neighbors of the property to be protected). In cases where landowners are selling property and do not wish to restrict future use, the Conservancy can organize a partnership to purchase the property, donate conservation easements to the Conservancy to protect the scenic and natural features, and resell the property.

## Conservation Easement and the Estate Tax

We have accepted the donation of a conservation easement on a 127-acre farm owned by Eugene and Rose Gorton located on Rest Plaus Road and Old Kings Highway. The conservation easement forbids the property's further development while encouraging agricultural use and will ensure that this historic and scenic valley with its expansive views of the Shawangunk Ridge will always remain intact.

The Gorton's donated the easement to make sure that the farm, which is used to board horses and grow hay, can be transferred to the next generation as it presently exists. Estate taxes on land are based on the fair market value of the property being transferred, so by restricting future development the value of the land is reduced. By reducing the value of the land, the estate taxes are lowered or eliminated entirely. Whereas before the easement, estate taxes would have been paid on the property's value as developable land, taxes will now be based on the property's value as hay land.

## News Items

- o RVLC has produced a brochure which describes our preservation programs in detail, especially on conservation easements and their tax implications. The cost of producing this brochure was covered by a few concerned people and we appreciate their generosity. Please write or call for a copy.
- o RVLC has joined the Land Trust Exchange, a national coordinating organization for land conservation organizations which provides an excellent quarterly journal, a reporting service on tax law developments affecting conservation and acts as a network of referral and advice.
- o At the National Rally for Land Trusts, organized by the Land Trust Exchange, held in September, 1988 in Estes Park, Colorado, Ira Stern, RVLC Director, spoke at a workshop on limited development.
- o In the Fall 1988 issue of *Exchange*, the Land Trust Exchange's journal, an article was published on our first limited development.
- o RVLC has joined the American Farmland Trust, a national farmland protection organization and the Institute for Community Economics which promotes privately organized and controlled affordable housing opportunities.
- o Ira has participated in and spoken at a number of conferences and has led public programs on private land preservation. He has co-lead a workshop on conservation easements at the Catskill Center for Conservation and Development Conference on land trusts in Saugerties and given public programs at the Mohonk Preserve and Mohonk Mountain House.
- o RVLC has been invited to visit several landowners including farmers to discuss conservation easements and planning for long-term preservation and disposition of their properties.

## Nancy Copley Donates Conservation Easement

Area architect and RVLC Board member, Nancy Copley, has donated to the Conservancy a conservation easement on her 75 acre property. Located near the Vly Marsh, one of the largest wetlands in the Rondout Valley, the property is characterized by sloping woods, the Vly Brook, and a large pond. The property has a number of houses on it, all located in the same general area, or clustered, to keep as much of the land open as possible. The conservation easement provides for one additional house. Ms. Copley donated a conservation easement so that she would know that the land which she occupies will never be developed in a way to compromise its value as a wildlife habitat.

## 1,000 Acres to be Protected!

RVLC is currently drafting conservation easements for property owners throughout the Valley which could result in the protection of about 1,000 acres. These properties include farms, stream and river corridors, wetlands, forest and historic properties.

Please get in touch with us if we can assist you with your land preservation needs. We are a community organization and depend on your interest, advice and involvement.

## RVLC Received Two Grants

Two \$5,000 grants were received in 1988 by RVLC. The New York State Council on the Arts, as part of its Architecture and Planning program, is funding the continuation of our preservation work in the Vly Marsh and Rochester Creek area. The Kaplan Fund made a gift towards general operating expenses. We are most appreciative of this help.

# Rochester Creek Preservation

## RVLC's First Limited Development

RVLC has just completed its first limited development with the sale of two properties with frontage on the Rochester Creek. These properties, which comprise about 56 acres, were threatened by development a year ago which would have resulted in houses overlooking part of the untouched section of the creek between the Doug Road bridge and the Boodle Hole bridge. Since protection of the Rochester Creek is a priority of RVLC, it was decided that these two properties, which were the only speculative properties on the creek in that area, should be purchased, protected by conservation easements and resold.

Since the RVLC did not have the capital to purchase land, a limited partnership was created to purchase the properties. The limited partnership included neighbors of the properties, other people from the Rondout Valley who wanted to invest in the area, as well as people from outside the area interested in a profitable investment while preserving important land features. An investor in a limited partnership can expect to make a profit (or incur a loss) and enjoy any tax advantages (such as through the donation of conservation easements as described earlier) equal to their participation in the project. RVLC served as a consultant to the partnership handling the real estate transactions, land planning, and drafting of the conservation easements.

This part of the Rochester Creek is characterized by high ground on either side of the creek surrounded by a hemlock forest. Untouched by development of any kind between the two bridges, the creek remains in its pristine condition and is favored by trout fishermen and boaters.

The limited partnership (Rochester Gorge Limited Partnership) purchased a 22 acre wooded parcel and a 34 acre wooded parcel with a 150 year

old farmhouse (the former Quick house). By separating a 9 acre parcel from the 34 acres and merging it with the 22 acre parcel, the partnership was able to provide for all further development to be across Doug Road from the creek. The new 31 acre parcel (22 acres plus 9 acres) was sold with a conservation easement allowing the construction of one single family house plus appurtenant structures (barns, sheds, garages, etc.) while the farmhouse and 25 acres were sold with a conservation easement permitting no further development.

We are currently assisting landowners in forming partnerships to preserve land in their area.

## Thank You!

RVLC would like to thank the following people for their recent financial contributions.

Karl Beard  
Sherret Chase  
Lila & Walter Croen  
Susan De Mouth  
Gary Finger  
Gary Gilbert  
Gayle Grunwald  
Barbara Hallam  
Harry Hansen  
Tang & Jane Hansen  
Franny Hertz  
Renee Hertz  
John Iapoco  
John Kander  
Betty Kawalchuk

Judith Kirschner  
Godfrey Kritzler  
Bowen Northrup  
Harry & Marge Phillips  
Charles & Hilton Purvis  
Bruce & Julie Ratner  
Steve Reich  
Raoul & Susan Ronson  
Sanderskill Farms  
Kevin & Linda Seecamp  
Ruth Silverman  
Whitley Strieber  
Ralph E. Swenson  
Karin Tetlow  
Seward Weber

Special thanks goes to Rose Harvey and Elizabeth Byers of the Trust for Public Land, Joel Russell and Glenn Hoagland at Dutchess Land Conservancy and William Ginsberg, Professor of Law at Hofstra University who is a leading authority on conservation easements.

We'd also like to thank Anita Gehrke for volunteering her typing skills, Michele Hertz for her artwork in producing our logo, and Bert Stern for printing our brochure.

1998

Rondout Valley Land Conservancy  
P.O. Box 307  
Main Street  
Accord, NY 12404  
(914) 626-4849

**Board of Directors**

John L. Schoonmaker, Jr., *President*  
Eric Hertz, *Vice President*  
Paul Downs, *Secretary*  
Harry Hansen, *Treasurer*

Nancy Copley  
Philip Davis  
John Novi  
Whitley Strieber  
Seward Weber

Ira Stern, *Executive Director*

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P.O. Box 307, Main Street  
Accord, NY 12404

Address Correction Requested

JOIN US:

The Rondout Valley Land Conservancy depends upon your support to keep our open country land productive and beautiful. Please help out by sending your contribution today!

Friend	\$25	_____	Benefactor	\$1,000 or more	_____
Supporter	\$50	_____	Senior Citizen,		
Sponsor	\$100	_____	Student	\$10	_____
Conserver	\$500	_____			

Checks should be made payable to "Rondout Valley Land Conservancy." Please mail your tax-deductible contribution to:

Rondout Valley Land Conservancy  
P.O. Box 307  
Accord, NY 12404

Name \_\_\_\_\_ Date \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THANK YOU VERY MUCH!

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# RONDOUT VALLEY LAND CONSERVANCY



## NEWS

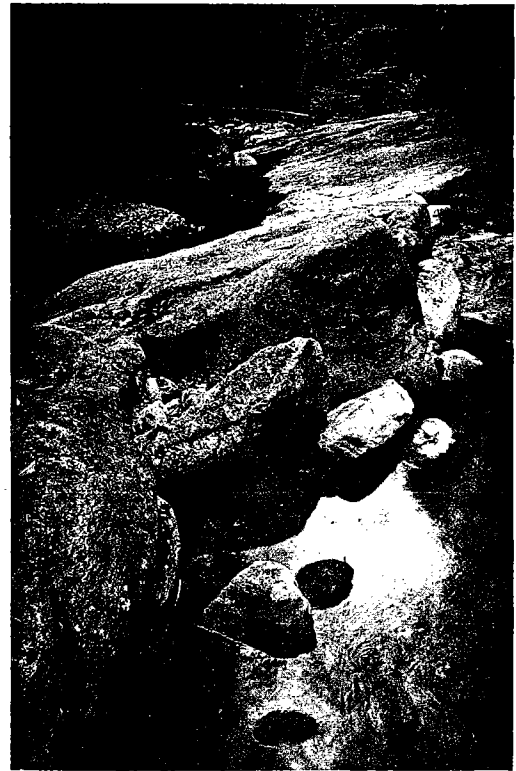
Fall 1989

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### Option Agreement Leads to Protection

RVLC used an option agreement to secure 115 acres with 2,000 feet of frontage on the Millkill and one mile of the Sanderskill in the Town of Rochester to ensure its protection. An option agreement is a legal instrument that allows a potential buyer to negotiate a price for a parcel of land and gives the buyer a specified time period in which to buy it. It is secured with a non-refundable down payment.

In this case, the landowners, Eva Stein and Rahel Schwartz, had the desire to sell the land, yet wanted to ensure that no more than three houses were to be built on it, away from the two streams. The RVLC gave a down payment to the owners and received a one-year option to purchase the property. During the year, RVLC matched an ultimate buyer for the property -- one who purchased the property for more than the price specified in the option agreement and subject to a conservation easement restricting the land to the construction of only one house away from the streams. We wish to commend Mrs. Stein and Mrs. Schwartz for their commitment to preserving their land and using this creative preservation tool. RVLC executed the conservation easement in memory of their late husbands who were dedicated to the land's well-being.



*Permanently Protected  
Photo by Charles Purvis*

## Study Documents Higher Taxes

When was the last time that you heard of a growing town's taxes going down? Recently, studies of towns have been conducted to document the amount of revenue each land use provides as related to the cost of services each land use demands. The Dutchess County Cooperative Extension and the American Farmland Trust studied the towns of Beekman and Northeast (April, 1989) in Dutchess County to see what this relationship was. These two towns were chosen for the study because they reflect the changes occurring in Dutchess County. Beekman, in southern Dutchess, is a rapidly growing community with few farms left. The town of Northeast, on the border of Connecticut in northern Dutchess, was selected as an agricultural community beginning to face development (almost 25% of Dutchess County's agricultural industry lies within the town). In the Rondout Valley alone, we seem to have our own Beekman and Northeast.

Using the 1988 town budgets and allocations for the two towns, and property tax information provided by the Dutchess County Real Property Office, a comparison was made between the revenues generated by a land use sector and the expenditures for services required by that land use. In summary, "in Northeast for every dollar taken in as revenue from the Residential category, \$1.36 in services was required. In contrast to this, for the Agricultural category, the ratio was one dollar received for every \$0.21 spent. Similarly, the ratio in the Commercial/Industrial category was one dollar to every \$0.29.

In the Town of Beekman, the Residential category also required more in services than was received. For every dollar in revenue, \$1.12 was spent. The ratio for the Agricultural category was one dollar to \$0.48 and for Commercial/Industrial lands was one dollar to \$0.18."

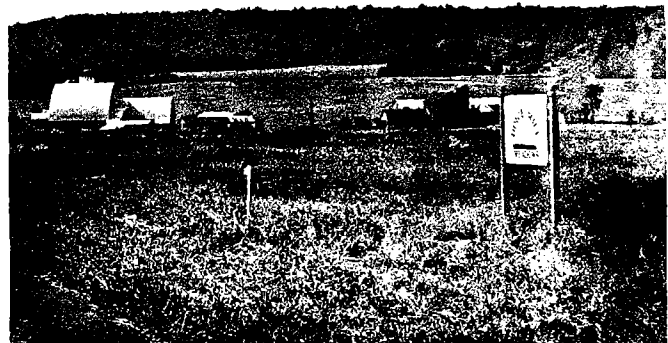
This information shows that in both towns the Residential sector is being subsidized by Agriculture and other open space and the Commercial/Industrial sectors. The report goes on to caution

that Commercial/Industrial development can lead to greater demand for services and residential development, further tipping the scale. On the other hand, farmland and other open space more than pays its way and offers a reasonable alternative to increased development.

Our land conservancy is very concerned about property taxes since they are a major expense for many landowners. If the Rondout Valley begins to lose its farms, forests, and other open space to service-demanding residential development and other large projects, a vicious cycle will take over. As development increases, the landowner on the side of town that has remained rural will begin to subsidize the new development. This landowner, who has been able to pay his fare all along, now is being asked to pay part of someone else's fare. The landowner may be forced to sell his land and it may get developed, further tipping the scale so that taxes must be raised each year.

It is people, not fields, forests, or wetlands that require town and school expenditures. Land restricted by a conservation easement will never create a strain on town budgets and will give communities the amenity of permanently open

*(Higher Taxes cont. on p. 3)*



*Approved Subdivision Site, Town of Rochester  
Photo by Ira Stern*



*(Higher Taxes cont. from p. 2)*

private land. By executing a conservation easement, a landowner is stating that the level of services they are receiving is satisfactory and that any future development planned for that property will minimize the town services needed.

There is no doubt that landowners see the benefit in keeping the amount of services at a manageable level. But will towns in the Rondout Valley see the benefit of encouraging people to permanently preserve land and foster agriculture to keep taxes down? Thankfully, the relationship between development and taxes is well documented and extremely convincing.

*This report is available from the Dutchess County Office of Cornell Cooperative Extension, Farm and Home Center, Route 44, Millbrook, NY 12545.*

*RVLC has copies of many other similar studies conducted throughout the U.S. Please stop by or call if you would like to see them.*

## Strong Public Opinion

Three towns in our area are either in the process of completing, or have completed, new master plans. The towns of Marbletown, Olive and Rochester, as part of the planning process, circulated public opinion surveys dealing with the desired future level of development and growth and its associated impacts. These surveys clearly show the feelings of town residents and highlights the desire of the majority of the respondents for the rural character and natural features of the area to be maintained and for associated impacts of development on groundwater, loss of agricultural land, wildlife habitat, and taxes to be minimized.

Some highlights include:

- In the Town of Marbletown, 74.9% of the respondents favored a Town subsidy to preserve open space and agricultural lands. The maintenance of rural character (19.1%) was considered even more important than keeping taxes low (18.1%) although one would be the result of the other.

- In the Town of Rochester, the four top vote-getters for the issue of most importance was the

protection of groundwater supplies, preservation of natural features, preservation of the rural character and scenic views, and protection of agricultural land. 73% of the respondents stated that the encouragement of housing development was least important to them.

- In the Town of Olive, the three highest valued elements of life were beauty (open spaces, wildlife), rural environment, and low taxes. The future challenges to the quality of life in the town were sewage disposal and landfill, preservation of natural resources, and preservation of scenic beauty.

## The Estate Tax: An Eye Opener

If you are planning to leave your property, along with other assets, to your children or any other heir, beware of the estate tax. Simply stated, if your estate (include property, cash, stocks, etc.) is greater than \$600,000, the federal estate tax could be as high as 55% of the amount greater than \$600,000. New York State has a graduated tax on amounts greater than \$108,333.

Given these steep taxes on inherited properties, it is easy to see that many heirs must sell the family property just to pay the estate tax (often major development occurs). Conservation easements and other private land preservation tools are a proven, effective method of reducing the value of a property for estate tax purposes while protecting a cherished property. Again, as with any conservation easement, future limited development may be incorporated.

RVLC has available a small book written by a conservation tax attorney, Steven Small, entitled "Preserving Family Lands: A Landowner's Introduction to Tax Issues and Other Considerations". It is an excellent, easy to read explanation of the various methods of protecting the land and the heirs' abilities to receive the property without incurring a crippling tax. It is also a great way to introduce your legal and accounting advisors to these tools.

Please call or write for this important book.

## Answers to Common Questions About Conservation Easements

### What is a conservation easement?

A conservation easement is a legal agreement between a landowner and a land conservancy that restricts the type and amount of development which may take place on the property in the future. Each easement's restrictions are tailored to the particular property and to the interests of the individual landowner.

### How is the conservation easement different from a deed restriction?

Besides the restrictions in a conservation easement, the document also gives the land conservancy the right to enforce the restrictions. The land conservancy will monitor the property yearly and if a violation has occurred, it will enforce the terms of the easement through legal proceedings. With a deed restriction, there is no third party to monitor and enforce. It is the land conservancy's mandate and right to enforce the terms of a conservation easement.

### How can I donate a conservation easement when I don't know what the future will bring?

Most conservation easements provide for a certain level of development in the future. House sites for future generations of your family or a subsequent owner can be provided for. A conservation easement can always be made more restrictive so that at least the unique features of a property which should not be developed can be protected now, while a certain level of development can be allowed elsewhere on the property.

### How long does a conservation easement last?

A conservation easement donated to the RVLC is a perpetual easement. It runs with the land by becoming part of the chain of title. The easement is recorded in the County Clerk's office and it will show up in any title report undertaken on the property.

### What happens to a conservation easement if the land conservancy folds?

By law, if a land conservancy ceases to exist, the conservation easements it holds are assigned to a "like" organization. These organizations may be local or regional conservation organizations or one of the many national groups.

### What are the tax benefits for donating a conservation easement?

The donation of a conservation easement to the RVLC is considered a gift to a non-profit corporation if it meets certain public benefit tests of the IRS. The gift must result in a public benefit such as being seen from a public road, land in an agricultural district, wildlife habitat, among others. The amount of the donation is determined by a qualified appraiser who appraises the property value unrestricted and then appraises the value of the land restricted by the conservation easement. The difference between the values is considered a gift.

A conservation easement can also lower the value of land for estate tax purposes.

## RVLC Assistance

The RVLC has been working with many landowners in developing strategies to preserve their land or land in their area. A group of neighbors on Lawrence Hill Road in Rochester formed a partnership with the assistance of RVLC, to purchase a 37 acre property that was on the open market. The group intends to donate a conservation ease-

ment to RVLC limiting the property to one house and reselling it.

RVLC has also done options analyses for landowners who either need to sell land or lower the estate tax liability of their land.

Please call the office if we can help you with your land preservation needs.

## Groundwater Study Launched

RVLC and the Mohonk Preserve have begun a two year study of the groundwater system of the Northern Shawangunks and how it relates to groundwater use in the Rondout Valley. Since artesian wells (pressurized by nature) occur frequently in the Valley, it is highly possible that the water from these wells come from the Shawangunk Ridge. The pressure of an artesian well is caused by the water coming from a higher source.

Another concern is that the sources of these artesian wells are also the sources of the many springs that feed the mountain streams such as the Coxingkill, Peterskill, Sanderskill, Stonykill, and Millkill and that the future use of these artesian wells for development purposes would not only exhaust drinking supplies but also cut off the springs which keep our streams running cold through the summer.

We have retained Drs. Donald Coates and Nicholas Timofeef, both professors of hydrogeology at SUNY Binghamton, and principals of a consulting firm, Geotechnical Systems. Both Coates and Timofeef are world-renowned hydrologists and we are indeed lucky to have them supervising the study. The aim of the study is to formulate a "water budget" for the area from Lake Awosting to Mossy Brook and the top of the Ridge to the Rondout. A water budget calculates all the water that flows into the system and all that flows out. In this way, we will begin to be able to calculate how much water is retained by the sources of these artesian wells. The data collection, which includes monitoring the velocity and temperature of selected streams, reading rain gauges, geologic mapping, and other tasks is being conducted by Jon Caine, a graduate student in geology at SUNY New Paltz. So if you spot a young man in waders, earphones and the strangest fishing poles you've ever seen, don't worry -- it's Jon.

Participation by interested people is welcome. If you know of artesian wells or springs or have one that we can monitor, please call. We would also welcome donations towards the cost of this study. So far RVLC has paid for the lion's share of the cost, with the Mohonk Preserve and the Palisades Interstate Park Commission contributing smaller amounts.

Please mark the tax-deductible donation checks "Water Study." Thank you!



## **RVLC Board Adopts Criteria**

The RVLC is dedicated to the permanent protection of special and unique lands. To ensure that this goal is met, each conservation easement must meet at least five of the criteria listed below. If fewer than five criteria are met, but the property has special significance in relation to any of the criteria, the Board may accept an easement by a 3/4 vote with a written explanation for doing so.

### **Criteria for Acceptance of Conservation Easements:**

1. The property is in, or capable of, active agricultural or forestry use.
2. The property buffers agricultural land, wetlands, wildlife habitats, or other sensitive natural areas.
3. The property includes important wildlife habitats and/or known migration routes.
4. The property is in a relatively natural undisturbed condition.
5. The property is visible by the public from roadways, waterways, or recreation areas.
6. The property shares a common boundary with publicly or privately preserved land or other significant open space areas.
7. The property is in close proximity to private land which is already preserved or likely to be permanently protected.
8. The development of the property would diminish scenic views or interfere with views across protected open space.
9. The property affects the integrity of a significant watershed area, creek, pond, wetland, river, other body of water, or aquifer.
10. The property is of sufficient size that its significant features are likely to remain intact in spite of adjacent development.
11. Public access will be permitted for education or recreation on the property.
12. The easement would set an important precedent for restricting land in an area of interest to the RVLC.
13. The property is of significant historic landscape value.

## **MAILING LIST UPDATE**

Since this is only our second newsletter, we are still developing our mailing list. It would be a great help for you to send in the names and addresses of people in the Valley whom you think would be interested in this information. Please be sure to send us your address changes or corrections. Of course, if you wish not to continue to receive the newsletter, please let us know.

## **PLEASE**

We are in need of office furniture and equipment such as lighting(!), legal or letter size file cabinets, a map case, slide projector, etc. Like gifts of land, cash, or securities, donations of equipment are tax deductible and are much appreciated.

We would enjoy receiving any news clippings, articles, or photographs concerning land preservation and rural planning you may come across. Also, we are in need of wildlife field guides.

## New Board Members Elected

At the May Board of Directors meeting, four new Directors were elected to the Board. They are as follows:

**Elinor Boice** is a lifelong resident of the Town of Olive and has demonstrated her dedication to foster an appreciation for the natural beauty and rural way of life in Olive as a founding member of "GrassRoots", an educational and information group in the town.

**Olive Merrihew** lives with her husband, Henry, on a chicken farm on Sahler Mill Road in the Town of Olive. She has been active in preservation activities in the Town of Olive as a writer and illustrator of the many wonderful publications put out by "GrassRoots".

**Bowen Northrup**, a 20 year resident of Stone Ridge, is a journalist formerly with the Wall Street Journal. He will be assisting RVLC in producing the newsletter, among other things.

**Lewis Waruch** is a carpenter and lifelong resident of the Town of Rochester. Lewis will be spreading the word about the benefits of private land preservation and how it is a serious way of keeping life in this area much the same as we enjoy it today.

With the addition of Elinor Boice and Olive Merrihew, RVLC will be working in the Town of Olive. Any Olive residents interested in our land preservation program should feel free to call Elinor or Olive or to call the office directly.

**Paul Downs**, RVLC Secretary, did not seek reelection to the Board of Directors since his legal practice has become even more absorbing of his time. We are grateful for Paul's involvement, especially in the very early stages of organizing RVLC.

## Administrative Assistant Hired

**Sheryl Samuel** was recently hired as a part-time administrative assistant to take on typing, filing, bookkeeping, membership and other tasks that spring up each day. She is experienced in assisting non-profits in management, having worked for the Unison Learning Center in New Paltz, among others, in a similar capacity. Sheryl has made an impact already and has freed Ira Stern, Executive Director, to visit with more landowners and take on new projects.

## THANK YOU!

RVLC would like to thank the following people for their financial contributions since the last newsletter:

*Janet K. Clark  
Frank DeGiovanni  
Michael Elder  
Frank & Gloria Finger  
Astrid Fitzgerald  
Lawrence Friedman  
Andy Greenhouse  
Michelle Hertz  
Frank Juliano  
Jane Kellar*

*Ted Klein  
Alan Klotz  
Nancy Long  
Arthur Markle  
Margaret Ellis Miller  
Warren O'Connell  
Steven Reich  
Sy & Nita Savitz  
Vincent Schneider*

Board member Whitley Strieber has generously donated a computer system to RVLC which has increased our ability to generate information and better manage our affairs. This gift has been a tremendous boost.

A copy machine was received from Dr. W. K. Yee of New Paltz. This gift, too, has been an enormous help.

Rondout Valley Land Conservancy  
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**Board of Directors**

John L. Schoonmaker, Jr., *President*  
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Ira Stern, *Executive Director*

Elinor Boice  
Nancy Copley  
Philip Davis  
Olive Merrinew  
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Address Correction Requested

**JOIN US!**

The Rondout Valley Land Conservancy depends upon your support to keep our open country land productive and beautiful. Please help out by sending your contribution today!

Friend	\$25	_____	Benefactor	\$1,000 or more	_____
Supporter	\$50	_____	Senior Citizen,		
Sponsor	\$100	_____	Student	\$10	_____
Conserver	\$500	_____	Other		_____

Checks should be made payable to "Rondout Valley Land Conservancy." Please mail your tax-deductible contribution to:

Rondout Valley Land Conservancy  
P.O. Box 307  
Accord, NY 12404

Please contact me regarding preservation of land in my area. \_\_\_\_\_

Name \_\_\_\_\_ Date \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_

THANK YOU VERY MUCH!