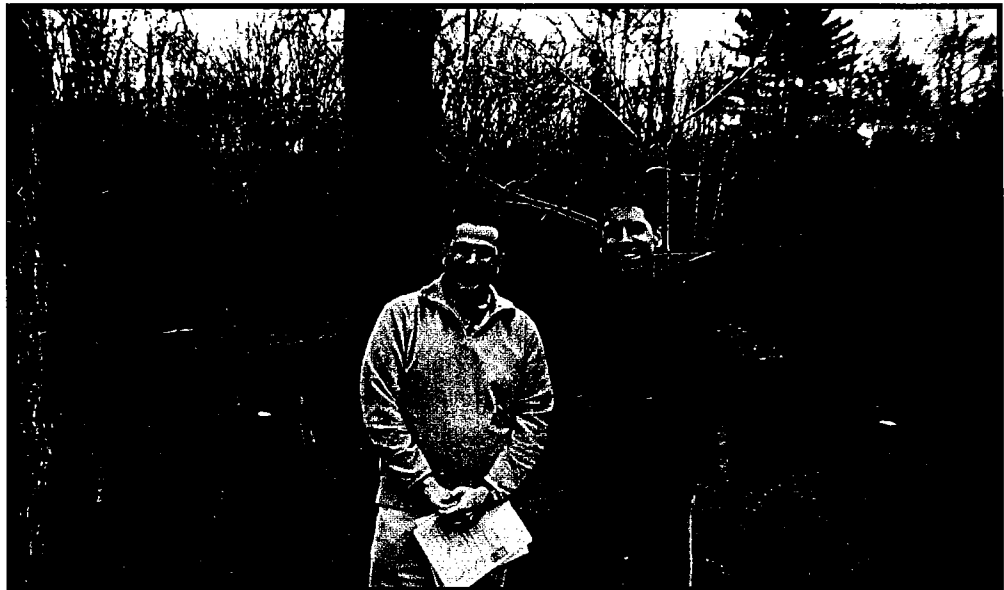




NEWS 2002

CONTENTS

- Schoonmaker Easement1
- First Hurely Easement2
- Easement Criteria3
- First Esopus Easement3
- Hird Easement4
- Outreach At Olivebridge ...5
- Great Tax Myths5
- Easements Protect Endangered Species6
- Abell Easement6
- Join Us!8



Frank Macagnone and Keith Eddleman at their new home on the Rondout Creek.

Schoonmaker Easement

Virginia Schoonmaker, one of the Rondout Esopus Land Conservancy's (RELC) first board members and longtime friend of our organization, recently placed an easement on a portion of her farm on the Rondout Creek in Alligerville. Virginia, who has always been a great believer in our mission, placed the easement prior to selling the property.

Virginia was born in a big handsome brick house on Route 209 that is now Sparrowhawk Bed and Breakfast. She later moved to the Rondout Creek farm.

Virginia served as Executive Director of the National Society to Prevent Blindness, was President and later a board member of the Benedictine Health Foundation, and throughout her life worked for blindness prevention. She was instrumental in bringing about glaucoma screening and designed and launched the first home eye test for pre-school children.

In May, 1997 Virginia gave the Conservancy our headquarters building, with the surrounding field. It is across the street from the farm property. Until the 1950's the building was the Alligerville Post Office. Virginia's father built the post office

in the early 30's and her mother was the post mistress during the 30's and early 40's.

Raised on a farm, Virginia has regretted the steady loss of farmland to development in Ulster County. To do her part to preserve farmland she worked with the Conservancy and the buyer's attorney to craft an easement that would be satisfactory to all.

In the end, the Conservancy took an easement on 20 out of 32 acres. The important issue for the Conservancy was to protect creek frontage and lands across the creek; the new owners wanted to exclude the house and immediately surrounding land. Again, the Conservancy worked with all parties to make the arrangement work for everyone.

The easement includes the field past the large barn to the east and all the property from the Alligerville Bridge on Kyserike Road to past Church Hill Road along Tow Path Road (Berme Road). The new easement protects approximately 1,778 feet of Rondout Creek frontage.

This easement is truly the gift that keeps on giving to all of us, and to all those who will be all of us. Thank you, Virginia.

“We would be naive to ignore the possibility of having to defend one of our easements.”

WISH LIST

Pro Bono Legal Services. Are you an attorney who can be on "standby" for an occasional question or to review an easement?

Dear Friends,

The past year has certainly been a busy one for us at RELC. We added several important and unique easements, continued our public outreach, had our Headquarters repaired and spruced up, and overall, have been very successful in furthering our mission. We all feel a sense of pride and accomplishment and we hope you, our supporters, do as well.

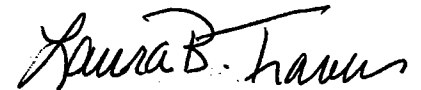
As we grow and accept more easements, this feeling of accomplishment is tempered by an ever increasing level of anxiety. This anxiety is brought about by realizing that as our easement properties change hands, the new owners may not have any sense of obligation to protect the open space and may not honor the easement they have inherited. Even owners who originally placed the easement, many years ago, may rethink their dedication—for various reasons.

Our annual operating budget is \$14,000. This newsletter goes out to over 500 households with 200 more newsletters going to area town offices, libraries and friendly retail stores. If 700 household gave \$50.00 each we could meet our operating costs and have \$21,000 go directly into our endowment account for easement enforcement. If every household gave \$100 we could put away \$56,000.

Legal defense is expensive. We would be naive to ignore the possibility of having to defend one of our easements. Our endowment funds are now being invested in CD's and although they are not the most lucrative investment vehicle, they are safe and always growing.

Please give generously to this yearly membership campaign and know that we are very careful with your money.

Sincerely,



First Hurley Easement

Muriel Smolen has given the Conservancy its first easement in Hurley. The 104 acre parcel sits at the end of Eagles Nest Road, aptly named, on the Hurley Ridge. The parcel is completely wooded with a variety of hard and soft woods, seasonal vernal pools and wetland. Chestnut oak is predominant at this elevation. A boulder field left by the ice age is evident in the low area.

Jack and Muriel came to Hurley from New York City in 1935 to live the country life surrounded by nature. They were shown a house and large parcel of land nestled in a small valley on Eagles Nest Road in Hurley. There they saw a peach tree laden with peaches, and two waterfalls. “We wanted that tree!” she said, and they bought the property. They cleared the sumac from the meadow, put in electricity and converted the barn to a workshop where Jack ground precision filters and telescope lenses. It took eight years to electrify the house.

Muriel recalls the harsh winters and deep snowfalls when she and Jack would hike down to Hurley with a pillowcase and buy groceries at the Post Office. Jack was a volunteer fireman during the early 50's and helped rescue people in a rowboat in the flood of 1952. Jack built an observatory, choosing a high point in the yard. Unfortunately, as the lights of Kingston increased, viewing the night sky became more difficult. They also saw the growth of housing developments to the east such as Elmendorf Tract, Rolling Meadows and Russell Road consume much of Hurley's open space above the flood plain corn fields. The loss of so many of the area's fields and forests led Muriel to donate a conservation easement on her land. “I want to preserve this land”, she said, “Everything is disappearing.”

Open space is a finite resource. We hope that this parcel will be the first of many open spaces protected along the Hurley Ridge. Thank you Muriel, for your forethought.

Easement Criteria

How do we decide that a property is worth the long term investment that RELC must make? At least five of the following criteria must apply for the Conservancy to consider accepting an easement:

- 1) The property is in, or capable of, active agricultural or forestry use.
- 2) The property buffers agricultural land, wetlands, wildlife habitats, or otherwise 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 Conservancy.
- 13) The property is of significant historic landscape value.



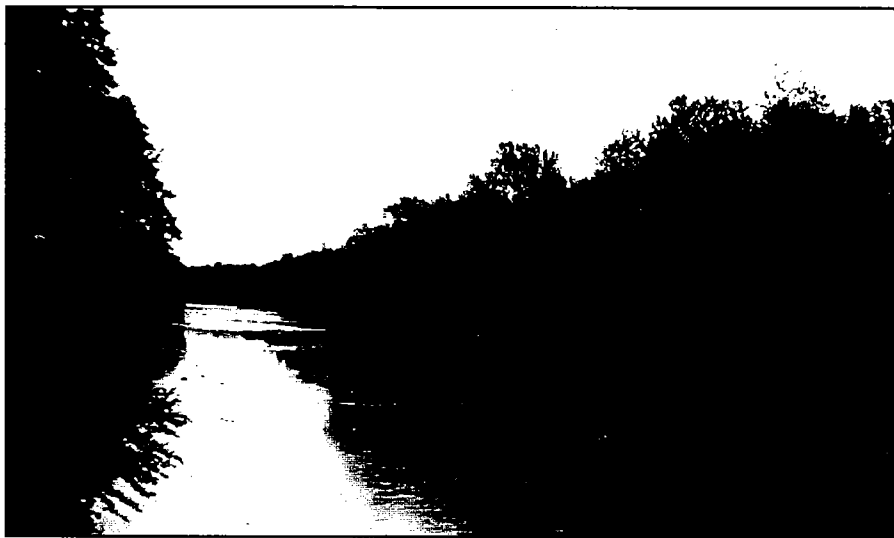
Suggestions?

If you have a story, an opinion, or a suggestion about an easement or our work in general, please let us know.

First Town of Esopus Easement

On June 19th the Conservancy filed an easement on sixty acres belonging to Floyd Glinert. Floyd and his wife Phyllis live in an historic stone house on Van Wagner Road in the Town of Esopus. The sixty acre parcel is linear and runs 3596 feet along the Rondout Creek.

Laura Travers and Jay Bloomfield worked with Floyd (and Floyd worked with his family) to craft an easement that was in both of our best interests. As always, RELC's goal is to work with landowners and come up with an easement that satisfies both parties needs. Thank you, Floyd, for you and your family's commitment to our mission and for being generous and caring individuals.



Glinert easement Rondout Creek Frontage.

Painting Headquarters

Board member Alex Embree spearheaded an extensive refurbishing of our Headquarters in Allgerville. Inmates from the Ulster County Jail who volunteered for the Voluntary Work Program, supervised by Correction Officer Vince Decker did a fantastic job.

They began by trimming all the bushes around the building and

removing the brush. While preparing to paint the outside of the building, they found structural damage which left unrepaired could have resulted in great loss. This was repaired. Gutters were removed, painted and rehung and a new door with hardware was framed and installed.

Continued on page 4

Hird Easement

On May 7, 2002 Martin Hird signed an easement for approximately 9 acres on the Tongorekill Creek aka Tongore Brook at the intersection of Route 213 and Mill Road in Olivebridge. Laura Travers and Scott Abrahamson worked with Martin first to determine his boundary lines and then craft an easement that would suit both our needs. The Conservancy wanted to protect the Creek frontage which visually contributes significantly to the rural quality of the area and is appreciated by those traveling on Route 213 and Mill Road.

The Creek terminates downstream at the SUNY New Paltz Campus lake which flows into the Esopus Creek. (The Conservancy holds a 66 acre easement where water from the lake joins the Esopus Creek.)

Martin wanted to protect creek frontage but wanted to reserve an area of a few acres behind his house for possible future use. Since there was creek frontage behind his house he granted us a 75 foot creek buffer.

The Conservancy thanks Martin for his foresight.

We invite you to express your opinion about anything we do. We work for you and need to know what you think. Please send letters to: Laura Travers, 4243 Route 28A, West Shokan, NY 12494



Board Members Needed

Because of the Conservancy's growing success and presence in the County, our need for Directors is increasing. (Every new easement requires a monitor; every new idea requires thought and planning to carry out.) Also, as Director's terms end, our Bylaws require that that seat be filled. So you can see that the future continuance of the Conservancy depends on you.

Now, more than ever, we need you to step forward and offer to serve on our Board of Directors. The only requirements are to believe in our mission, be open and thoughtful and to be able to attend one Board meeting a month. (Generally our Board meetings take a holiday from November to March.)

I know that most of you support us with your financial gifts and for this we are very grateful. We must however ask you to go one step further and support us with some of your time. I know that everyone has a different amount of time and energy to give. We all must make choices. That is why the tasks are varied and can be suited to each Director's interests and available time. We all do what we can, at our own pace, according to our work and family obligations.

Please think about this and act now. For more information and to be a guest at one of our future meetings, call Laura Travers at (845) 657-8303.

August 4, 2002
Laura Travers
Rondout Esopus Land Conservancy

Dear Laura,
We were very pleased to hear that the Hird family had taken an easement on their land, arranged through the hard work of the Land Conservancy. As neighbors who live across the Tongore Creek from the Hird land, we will benefit immeasurably and will feel secure in the years to come knowing that the land we look at and enjoy every day will be protected.

With open space fast disappearing, we wish to express our gratitude to you and to the Hird's for making sure that at least some of this beautiful planet will remain wild forever. We will happily continue to support the Land Conservancy in its work.

Thank you so much.

Best wishes,
Sarah Plant and Zachary Sklar, Olivebridge, NY

Painting HQ *continued from page 3*

Inside they plastered and painted everything including window frames. A ceiling fan was installed. Last, but not least, they cleaned and polished our hardwood floor and vacuumed our rugs.

The Conservancy would first like to thank Alex for his amazing effort to keep the job moving forward. He arranged for the County to do the project, made sure all the supplies were there, brought the men lunches daily for two + weeks and handled all the details too numerous to mention! We also thank Sheriff Bockelmann for supporting this program, Vince Decker for managing it, and all the inmates who volunteered to do the work.

This program saved the Conservancy thousands of dollars and we are very grateful to all of you.

(Photo: RELC headquarters on Creek Road in Allgerville.)

We hope this newsletter speaks for the work we do. Please be generous when you return your enclosed yearly membership envelope. Thank You.

RELC Outreach At Olivebridge SUNY Campus

Through the generosity of the Thanksgiving Foundation, RELC has cooperated with SUNY-New Paltz's Ashokan Campus located on Beaverkill Road in Olivebridge in purchasing this 12 X 24 foot gazebo. Looking down over our 66 acre easement, the Esopus Creek, a covered bridge and an historic mill site, the gazebo will be the focal point of many activities at the Campus. Eventually it will house display boards about the easement, the site's history and other educational materials for use by the many adult and school groups that visit the Campus yearly. Hopefully, this will be the beginning of other educational initiatives at the site such as an interpretive trail and a school curriculum for visiting teachers. Want to visit? Call 657-8333.

Andy Angstrom and Laura Travers at the new 12' X 24' gazebo located at the SUNY-New Paltz Campus in Olivebridge.



The Great Tax Myths (Cows Don't go to School)

The myths goes like this: "If you take land off the tax rolls so it cannot be developed, you take badly needed tax revenue out of municipal coffers." or "Residential development will lower property taxes by increasing the tax base."

These statements, often used to oppose preservation of important tracts of land (or justify residential development), is just plain wrong. And there are studies to prove it. The American Farmland Trust has conducted more than 83 Cost of Community Services Studies around the country that show that owners of farm, forest and open lands pay more in local tax revenues than it costs local government to provide services to their properties. According to their studies, Commercial/ Industrial development uses \$.26 of every dollar raised for public services; Farms and Forests use \$.27 and Residential properties use \$1.10 worth of public services for every dollar it generates in tax revenue.

While it is true that an acre of land with a new house generates more total revenue than an acre of hay or corn, this tells us little about a community's fiscal stability. Farms, forest and other open lands may generate less revenue than residential, commercial or industrial properties, but they require little public infrastructure and few services.

Residential land use is a net drain on municipal coffers. It costs local governments more to provide services to homeowners than residential landowners pay in property taxes. In every community studied, farmland has generated a fiscal surplus to help offset the shortfall creat-

ed by residential demand for public services. This is true when the land is assessed at its current agricultural use.

Communities need reliable information to help them see the full picture of their land uses. COCS studies are an inexpensive way to evaluate the net contribution of farm and open lands. They can help local leaders discard the notion that natural resources must be converted to other uses to ensure fiscal stability. They also dispel the myths that differential assessment programs give landowners an unfair tax break and that farmland is just waiting around for development.

One type of land use is not intrinsically better than another, and COCS studies do not judge the overall public good or long-term merits of any land use or taxing structure. Communities must balance goals such as maintaining affordable housing, creating jobs and conserving land and resources. With good planning, these goals can complement rather than compete with each other. COCS studies give communities another tool to make decisions about their futures.

The above information has been taken from a fact sheet produced by the American Farmland Trust. The Trust works to stop the loss of productive farmland and to promote farming practices that lead to a healthy environment.

For more information, contact: American Farmland Trust and search.

Easements Protect Endangered Species

RELC Board Welcomes Walter Levy

Walter Levy, and his wife Gene Moncrief, have lived in Accord since 1996. Their 116 acre property was put under easement with the Conservancy by Whitley Strieber and Eric Hertz in 1989.

The land is situated between the Mill Kill and the Saunders Kill Creeks. Walter and Gene were pleased that the property was already in the Conservancy because they both believe that good stewardship is important in order to conserve our natural resources and maintain the beauty of the land.

Walter is Professor of English at Pace University. He teaches American, British, and Environmental Literature. He is co-author of *Green Perspectives: Thinking and Writing about the Environment* (1994).

Gene and Walter are both avid gardeners.

Welcome, Walter.

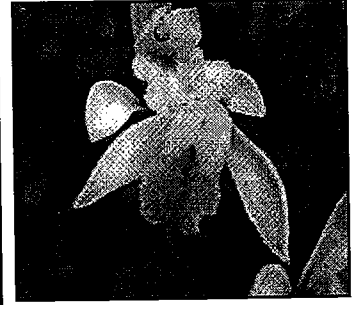
Since 1996 the RELC has been working with the New York Natural Heritage Program to identify significant habitats and rare species on its conservation easements in Ulster County.

Many of our easements protect rare and endangered species some of which are the largest colony in New York of the federally endangered Indiana Bat, the state's largest occurrence of Appalachian Sandwort and Roseroot (a kind of sedum). Another of the rare plants is Nodding Pogonia, also known as Three-birds Orchid.

The significant habitats include a small natural lake, home of the state-endangered Cricket Frog and a deep gorge where the rare fern Alpine Woodsia has been found.

In each case the species has been registered with the New York Natural Heritage Program, a joint agency of the NYS Department of Conservation and the Nature Conservancy. The survival of these special plants and animals will be closely monitored.

If you have a rare, endangered or protected species you think we should know about...call us.



left to right: Northern Cricket Frog (Acris crepitans), Indiana Bat (Myotis sodalis) and Three Birds Orchid (Triphora trianthophora)

Abell Easement More Esopus Creek Frontage

On July 15, 2002 Keith Abell signed an easement with RELC to protect a 200 foot buffer and most of an island which is separated by a secondary channel along the Esopus Creek in Marbletown on the Olive border. Keith worked with the now new owners and the Conservancy to arrive at terms that we all could live with. The buffer protects approximately 2200 feet of Esopus Creek shoreline which is across the creek from the Eddy property that also

has a buffer under easement.

The new owners have started clearing land for a house. As provided for in the easement, no trees may be cut for the purpose of providing or enhancing views across the island and the 200 foot strip. The buffered land ensures that the house will not be seen from the creek thus protecting the viewshed.

Thank you, Keith and Kathy, for giving us this special easement.

New owners, Edward Wong and Sarah Breitschneider at their proposed homesite with their children Aaron and Jared Wong and their niece Maya Breitschneider



Thank You To Our Supporters!

Scott Abrahamson
 John & Christine Adams
 Larry Alpert
 Ann Altshuler
 Sita Anderson - Jody Hoyt
 Hasbrouck Family Association
 Michail Banask
 Kenneth Barricklo
 Doris Bartlett
 Anthony Battelle
 Karl & Nancy Beard
 Marion Becker
 Gregory Belcamino
 Eleanor Bell
 Barry Benepe
 The Rev. Harold Benson
 Peter & Helena Bienstock
 Jane & John Beirhorst
 Linda Jean Bloom
 Laurie & Jay Bloomfield
 Elinor Boice
 Gladys R. Bormann
 Renee Bouplon
 Annette Brendel
 Francis & Imogene Brewster
 Neil Brown
 James & Arden Buckley
 Roy & Patricia Carlin
 Joan Castka
 Jim & Eileen Catusus-Chapman
 Joseph Family Charitable Trust
 Catherine & Sherret Chase
 Helen Chase
 Nancy & Ronald Chesky
 Coleman F Church IV
 Isobel & Robert Clark
 Jac & Carey Conaway
 Mary & Larry Cone
 Eppie Convel
 Bonnie Cooper
 Richard & Linda Cooper
 Carol & Paul Cooper
 Ann & Vance Crawford
 Mary Crisp
 Walter & Lila Croen
 George Danskin
 Richard & Betty Davenport
 Maria Deluca
 Anne Demarinis
 Dennis Demello
 Daniel J. Devine
 Barbara Dibeler
 Mary Dickas
 Buddy Dikman
 Jean Druffner
 Marjorie & James Dunbar
 Frank Wellington Dunn
 Martha Dymond
 Junius & Louise Eddy
 James Eddy
 Helen & George Elias
 Mary & Alex Embree, Jr.
 Scott & Kathi Feeney

Grace Fener-Markofsky
 Frank & Gloria Finger
 Gary Finger
 Golden Family Foundation
 Hasbrouck Family Foundation
 Thanksgiving Foundation
 Robert J. Freeston - Canal Press
 Kingston Plaza Promo Fund
 Herbert & Babette Gade
 Gisela & David Gamper
 Bob & Ursula Garrett-Waldmeyer
 Central Hudson Gas & Electric
 Gregory & Avis Gebert
 Beth Gelber
 Verna Gillis
 Hillary Gold
 Ethel F. Gordon
 Jack & Caroline Graham
 Wade Greene
 Andy Greenhouse
 George Haag
 Barbara Hallam
 Jane Hansen
 Harry & Sarah Hansen
 Marjorie Hasbrouck
 Karl & Daisy Hein
 Peggy Heinrich
 Al Held
 Michelle Hertz-Larry Friedman
 Eric Hertz-Troy Harrison
 Renee Hertz
 Martin & Mildred Hird
 S.R. & Susan Hirsch
 James Hoover
 D. Gilbert Hoppenstedt
 Fred Horwitz, MD
 R. Bruce Hoveling
 IBM International
 Mitchell Jaiven
 Kenneth Jewell
 Cheryl Johnston
 Mary Johnston
 Brad Jordan
 Marge & Don Juhl
 Ann & Clark Jung
 John Kander
 Helene & Mark Kaplan
 Lucy C. Karmas
 Eileen Katatsky
 Anne Kaweck
 Linda Kawer
 Norman Keller
 Jane Iris Keller
 Hugh Kelly
 Kathleen & Tom Kenny
 Jean & Rudolph Klais
 Ted Klein
 Myron Koltuv
 George Koury
 Lisa Kubie
 Gary & Dianne Kvistad
 Pat & Andy Langer
 Lois Langthorn

Donald Laufer
 Barbara Lawrence
 David Lawrence, Jr.
 Janis M. Leas
 Katrinka Leefmans
 Jacob Levy
 Walter Levy-Gene Moncrief
 Virginia Luppino
 Yvonne Lynn
 Stephen MacDonald
 John E. Mack III
 Dan & Mary Maffia
 Arthur Markle
 Grace Markofsky
 Harvey Masonson
 Kim & Lorna Massie
 Ralph Mattson
 Sara & Tony McGinty
 Olive G. Merrihew
 Stephen Molmed
 Philip & Carol Monteleoni
 Eliot Mordkowitz, MD
 Jackie Moriarty
 Anstiss Morrill
 Bruce Murkoff
 Linda Neaman
 Steven Nissen
 John Novi
 Frances A. Numrich
 Ellianne & Paul Odum
 Jonathan & Iris May Oseas
 Joan Paccione
 Patty Parmalee
 Lisa Penner-Sterer
 Anthony & Rosalie Perugini
 Pat Peters
 Lachlan Pitcairn
 Doris Pohn
 Dot Prochaska
 The Projects Group
 Aidan & Elizabeth Quinn
 Mike Ratner
 Elizabeth Reichheld
 Mildred Resnick
 Norman & Barbara Resnicow
 Shelly & Lester Richter
 Carol Robin
 Constance K. Robinson
 Dennis & Joyce Rosenstein
 Irwin Rosenthal
 Sylvia Rozzelle
 Kathleen Ruiz
 Michael Sadowy
 Michael Safran, MD
 Arnold Saks
 Robert & Kathy Sanborn
 Raymond Saroff
 Charles & Nancy Sass
 Ron & Barbara Schade
 Kristen Schara
 Irwin & Florie Scheintaub
 Mary Lou & George Schoonmaker
 Jack & Alice Schoonmaker

Virginia Schoonmaker
 Robert & Carol Schwabacher
 Gary Schwartz, Rural Delivery Antiques
 Kevin & Linda Seekamp
 William & Helen Seidler
 Sharon Selwyn
 Elizabeth & Stephen Shafer
 Leonard Shengold, MD
 Ben Shor
 Herbert L. Shultz
 Raecine Shurter
 Nancy E. Sickels
 Ruth Silverman
 Nancy & Andrew Silvestri
 Peter Sinclair
 Gerard Sirchia
 Zachary Sklar - Sarah Plant
 Kathryn Smith
 Reginald Smith
 Muriel Smolen
 Doris & Gerard Soldner
 John Somers
 Sidney & Asta Sperber
 Kim Squillance
 Eva Stein
 Ira Stern - Franny Hertz
 Rob Steuding
 Fred Steuding
 Dorothy Steuding
 Martha & Bob Steuding
 Tom Stine
 Charles O. Svenson
 John Alden Thayer
 Gary Tinterow
 Laura Travers-Gary Feldman
 Bruce Trowbridge
 Bill Van Hunter
 Jan R. Van Meter
 Norman & Dot Van Valkenburgh
 Amy Vane
 Paul J. Vidich
 Vivian & John Wadlin
 Margaret Warren
 Robb & Pat Webb
 Janine & Adam Weil
 Mary & Philip Weinberg
 Arthur Weyhe
 Zali Win
 Kim Wozencraft
 Peter Zimroth

Our Apologies...

We sincerely regret any errors or omissions in recognizing our supporters. If you see an incorrect or missing name, please call Gary at (845) 657-8303.

Board of Directors

Laura Travers, *President*
West Shokan

Alex Embree, *Secretary*,
Marbletown

Ellianne Odom,
Treasurer
Samsonville

John Adams
Wawarsing

Lindsay Hoyt, Jr.
Boiceville

Janis Leas
Stone Ridge

Walter Levy
Accord

Arthur Markle
High Falls

Board of Advisors

Scott Abrahamson, Esq.

Andrew Angstrom

Gregory Belcamino, Esq.

John Bierhorst

Elinor Boice

James Dunbar

Sara McGinty, Esq.

John Novi

Paul Odom

Rodney Sage

Virginia Schoonmaker

Vivian Wadlin

NEWSLETTER

Design/production:

Donated by Vivian Wadlin

Printing:

Canal Press, Rosendale, NY

Join Us!

The Rondout-Esopus Land Conservancy depends upon your support to keep our open country land productive and beautiful.

- Benefactor \$1000* Friend \$50
- Patron \$500* Member \$35
- Sponsor \$250*
- Supporter \$100* Other \$_____

Enclosed is my employer's matching gift form

*For Donations of \$100 or more, please send me a RELC Tote Bag.

Please mail your tax-deductible contribution to:
Ellianne Odom, Treasurer, Rondout-Esopus Land Conservancy
41 Private Road #25, Olivebridge, NY 12461

Please contact me regarding preservation of land in my area:

Name _____

Address _____

Please send a copy of this newsletter to:

Name _____

Address _____

Non-Profit
 Organization
 U.S. Postage
 PAID
 Kingston,
 NY 12401
 Permit # 44007

Rondout-Esopus Land Conservancy, Inc.
 PO Box 345
 High Falls, NY 12440
 845-687-7553
*Working with landowners to
 preserve special open places*

