



Walkill Valley Land Trust

ESOPUS, GARDINER, LLOYD, MARLBOROUGH, NEW PALTZ, PLATTEKILL, ROSENDALE, SHAWANGUNK

SPRING 2016 NEWSLETTER

The Redder Easement

The Walkill Valley Land Trust was first invited to visit the Redder property in February of 2008 to walk the land and talk to Bruce and Katy Redder about a conservation easement to protect their land.

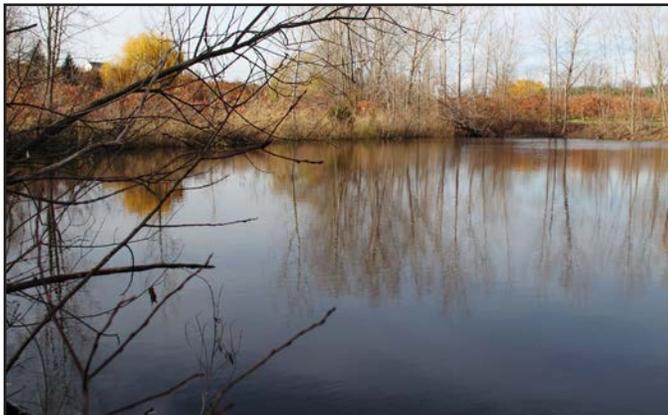
Located in the heart of the Town of Marlborough, renowned for its extensive fruit orchards, Bruce and Katy own three adjacent parcels of land on Willow Tree Road, with their house and outbuildings on the center lot. Together, the parcels comprise a total of 16 acres, 75% of which contain rich soils of statewide importance. About two-thirds of the property is planted in active apple orchards, managed by Pavero Cold Storage which owns and manages extensive apple orchards across Willow Tree Road from their property and throughout New York State.

Realizing the importance of preserving agricultural land and the ongoing loss of such land to development, Bruce and Katy made provisions in their conservation easement to make sure that their property would be preserved as agricultural land in the future, for any sort of agriculture, **“Open space and wildlife habitat are being destroyed at an alarming rate. We placed an easement on our property to protect what we could from this unchecked development,” Katy explained.** Bruce and Katy designed into their conservation



easement an area in which accessory buildings can be constructed, and have recently had a barn built in the area behind their house. Buildings are not permitted anywhere else on their private property, which ensures that the conservation values of these 16 acres will remain in perpetuity.

The Redder Conservation Easement was seven years in the making. While detailing the protection of the three parcels was not all that difficult, the legal aspects of completing the agreements became a bit more complicated. The Land Trust encountered an issue that we had not dealt with before: while creating the very important Baseline Documentation Report, a large document that details the conservation values of the property and includes photos, maps and other important aspects of the land, we discovered that the deed for one of the parcels contained an incorrect metes and bounds description. Metes and bounds, a method describes real property, using directions and distances. While it remains a mystery as to what the metes and bounds were on one of the deeds, they certainly were



OUR MISSION:

To enhance the quality of life in southern Ulster County by conserving lands of scenic, agricultural, ecological, recreational and cultural significance.

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A Message from the Executive Director

Dear Friends and WVLT Supporters:

While this year did not start with mounds of snow, it did begin with a flurry of activity here at the Walkkill Valley Land Trust (WVLT) office. We are working on three Hudson Valley Agricultural Enhancement Program (state) grant applications, in partnership with our neighboring land trust Scenic Hudson, to permanently protect one farm in New Paltz, and two farms in the Town of Marlborough. We will hear about those grants right as this newsletter reaches your mailbox, and if successfully awarded, we will immediately begin work on the easements to protect these lands for agricultural use, forever.

WVLT also is hearing from an increased number of land owners interested in learning more about conservation easements. We are always excited to meet with prospective easement owners and discuss the benefits that accompany putting land into a permanent easement. Beyond protecting open space for future generations, conservation easements also provide tax benefits to the owners. Like snowflakes, each easement is unique to the land and the owner's wishes, so we work on a case by case basis to structure an agreement that protects the conservation values of the property. If you would like to learn more about our conservation work, or about our collaborations on both private land protection and recreational open space projects, please contact us. We are able to continue and increase our efforts only because of each of you who support our work!

But before we jump into the year ahead of us, WVLT is taking a moment to stop and celebrate an amazing accomplishment - becoming an Accredited Land Trust! As of August 2015, there were 317 accredited land trusts in the 46 US states, 24 of which are in New York State. We submitted our final accreditation requirements at the end of 2015 and were notified by the LTA on February 24th , 2016 that we have been approved, becoming one of the now 342 accredited land trusts stewarding more than 15 million acres of conservation lands and easements in this country. The Walkkill Valley Land Trust will now display the accreditation seal on our materials, which marks our achievement of this distinction in land conservation. Land Trust Accreditation means that WVLT has met the national standards for best practices, that we uphold the public trust, and that we ensure that all of our conservation efforts are permanent. With more than 1,700 land trust organizations nation-wide, this is no small feat, and we will dutifully maintain and renew our accreditation every five years. WVLT looks forward to enhancing land protection in this region with our partners, the communities we work in, and with all of you to ensure that the land we love is here for our children's children to enjoy as well.

Warm regards,

Christie DeBoer



Financial Report Summary: Fiscal Year 2014 - 2015

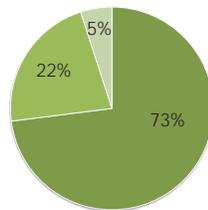
Seth Hollander, WVLT Finance Committee Chair

This summary report provides financial and operational highlights for the Walkkill Valley Land Trust. Our intention is to give members and donors an overview of our support and performance. This report is based on audited statements from our operating year July 1, 2014-June 30, 2015.

We had a number of significant achievements during this period:

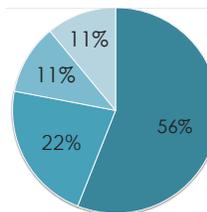
- We closed on two easements, and agreed to take full responsibility for 4 formerly co-held easements and 4 easements held by a neighboring land trust.
- We made improvements to the Rosendale / Ulster section of the rail trail (to address drainage problems).
- We prepared for accreditation by the Land Trust Accreditation Commission. As part of the process we developed detailed policies, processes and plans for the coming years (including strategic land conservation and long-term capital / fundraising plans).
- We formed and/or enhanced partnerships with SUNY New Paltz, Walkkill Valley Rail Trail Association, Scenic Hudson, Mohonk Preserve, and the Open Space Institute.

Financial Highlights (in thousands of dollars)			
		'14 - '15	'13 - '14
OPERATING REVENUES, SUPPORT, LOSSES	Contributions	130	127
	Grants	26	36
	Income (Stewardship, Other)	28	66
	Unrealized Loss / Gain on Investments	-12	16
Subtotal		182	244
NON-OPERATING REVENUES, SUPPORT, LOSSES	Net Assets Released from Restricted Sources	50	188
TOTAL REVENUES		231	432
OPERATING EXPENSES	Program Service Expenses*	183	315
	Management and General Expenses	57	56
	Fundraising Expenses	11	2
Subtotal		252	380
OPERATING SURPLUS / DEFICIT		-20	52
NON-OPERATING REVENUES, SUPPORT, LOSSES		21	84
	Net Assets Released from Restricted Sources	50	188
Change in Non-Operating / Restricted Assets		-29	-104
TOTAL CHANGE IN NET ASSETS		-49	-52
Net Assets (Beginning of Year)		644	696
Net Assets (End of Year)		595	644
*Programs include management of conservation easements, special projects, education / outreach.			
In addition to \$181,579 in net operating revenues, the Walkkill Valley Land Trust raised an additional \$20,924 from restricted contributions, fees and investment in support of special projects (e.g., Joppenbergh, Rosendale Trestle).			



July '14 - June '15 Expenses

Program Services and Special Projects: 73%
 Management and General: 22%
 Fundraising: 5%



July '14 - June '15 Operating Income

For Restricted (e.g., for Rosendale Trestle): 22%
 For General Operating:

- Contributions: 56%
- Grants: 11%
- Net Income / Investment Gains, Losses: 11%

During this time we also organized events for members and others in the communities in our service area – including our annual house tour – which took place on May 30th in Marlborough, frog, turtle and birding walks, and stargazing from the Rosendale Trestle.

The Walkkill Valley Land Trust was able to accomplish a significant amount with a relatively modest expenditure (\$257,162, or approximately \$21K per month for FY14-FY15). Our support comes primarily from individual and business contributions, and grants. Total revenues between the most recent

operating year and the previous year decreased by \$200,000 – mainly due to a significant reduction in restricted or special project revenue, as work on the Rosendale Trestle was completed.

With the support of our members, generous donors and partners, and growing participation in our programs, our Executive Team, other members of the Board and our staff helped to manage a year of significant change and expanded scope. We look forward to updating you on our progress when we report the year that ends June 30, 2016. ↻

Innovative Young Writers' Program Returns to Huguenot Street for a Third Summer!

A creative program for young writers, the Hudson Valley Writing Project (HVWP) connects talented teachers, young writers and community members to important Hudson Valley cultural locations. This one-week place-based program in New Paltz for 12 to 16 year olds – **Exploring New Paltz Then and Now – Nature and History on Huguenot Street**, is the result of a partnership among five dynamic organizations: the Hudson Valley Writing Project, the Wallkill Valley Land Trust, Historic Huguenot Street, Nyquist-Harcourt Wildlife Sanctuary, and Huguenot Street Farm, a CSA on which the Wallkill Valley Land Trust holds an easement.

Young writers draw inspiration from interactive tours of Historic Huguenot Street's iconic stone houses, the French Church, and burial ground of this once tiny farming community, surrounded and sustained by working farmlands and the nourishing waters of the Wallkill River. Students will find much to write about as Dr. Tom Nyquist guides them through the magical Nyquist-Harcourt Wildlife Sanctuary and when Christie DeBoer leads a hands-on working session at the Huguenot Street Farm.

Throughout the week, students will be introduced to primary resource documents written by Huguenot descendants of New Paltz' founders, which inspire and influence their own work. In addition to exploring a variety of writing genres,



Hudson Valley Writing Project

new vocabulary, and sensory activities, participants will engage in daily writing exercises, culminating in the creation of an anthology and a final celebratory reading before family and friends.

“This combination of history and its living stories creates unforgettable experiences,” said Diane Rawson, Hudson Valley Writing Project's Coordinating Director of Youth Programs. “Each year, we see students complete this program with a renewed confidence in their writing. Many are quite proud of the pieces that they draft and share. Frankly, I am, too!”

“Exploring New Paltz Then & Now” will take place July 25-29, from 9:00 am to 3:00 pm daily at Deyo Hall (6 Broadhead Avenue). The tuition is \$295 (all proceeds go to the Hudson Valley Writing Project) and scholarships are available. Registration and additional information are available at www.newpaltz.edu/hvwp/summercamps/, or contact Diane Rawson at 845-943-8437. ∞

The Wallkill Valley Land Trust would like to
thank their 2016 Business Sponsors!

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***Save the Date: Houses on the Land
Sherwood's Forest -
Rural Lloyd from the Wetlands
to the River***

WVLT's 6th annual historic house tour will take place on Saturday, June 4th, 2016. This year's tour explores the fascinating legacy of the Town of Lloyd. Perched on a shale terrace, bounded by the Swartekill marshes on the west and the Hudson cliffs to the east, its romantic rocky ridges, ravines, streams and woody terrain are the heroes of Warren Sherwood's memorable poems and history of the town.

Creativity and the arts are an inescapable presence in the tour, which features eight of the town's most



Watercolor by Lillian Cobb

important rural homesteads dating from the early 19th century to the present. Some were occupied by artists or contain interesting collections;

others were fancifully re-imagined by an artistic personality or created more recently as visions of earlier 20th-century architectural traditions. They include several unusual stone dwellings, two clapboard houses in the rustic Greek Revival and Italianate traditions, and a charming contemporized farm house and its tiny guest house (former chicken hatchery) modeled on a birdhouse. Of the two contemporary houses, one reflects the Arts and Crafts movement in a woody setting; the other celebrates early European Modernism in California from its stunning perch over the Hudson River. Most have never before been open to the public.

Registration will be held at 10-Horse Art Center (the "red barn") from 10:30am – 2:00pm, at 65 Black Creek Road, Highland, home to a newly thriving complex of artist's studios on view that day. Tickets: \$35 / \$30 members by June 2; \$40 / \$35 members

Redder Easement
from page 1...

not for the Redders' property! The Land

Trust obtained the Town of Marlborough subdivision plat for the parcel in question, and found the correct metes and bounds from that document, with which to correct both the property deed and Exhibit A of the conservation easement document, all which had to be done and correctly filed before we could complete and file the conservation easement.

The excitement of the creation of this conservation easement aside, the Redders' 16 acre property is a gem, and now protected forever. The property is bordered and crossed by old stone walls with brush and trees creating dense hedgerow habitat for a wide range of birds and mammals. Katy Redder explains, "We've planted native trees, shrubs, and flowers on the property not used for orchards to help wildlife as they provide habitat. Since I was a kid I've wanted to protect wildlife areas for both plants and animals; and have always dreamed of creating a park for wildlife someday"

A large farm pond, located on the east side of the property, holds drainage water, and provides habitat for reptiles and amphibians. This pond is bordered by bushes and trees, which also provide shelter and a travel corridor for wildlife. The small woods just to the east of The Redders' house provide additional habitat and movement opportunities for wildlife.

The numerous local subdivisions are examples of what they didn't want their land to become. Their property with its handsome house set back from the road and surrounded by trees and orchards, offers a very pleasant view to travelers on Willow Tree Road. Katy reminisces, "If Bruce and I are ever able to procure more land, we would try to protect that from development as well. We feel that wildlife protection and open space are critical to the preservation of life on earth; and we want to do what we can to help" ~

thereafter and Day of Tour, which includes an informal reception and tasting of local wines at a private home following the tour. ~



Wallkill Valley
LAND TRUST

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2016 Walks and Talks Coming Up!

Birding with Chrissy Guarino

Saturday, April 30, 2:00 pm - 4:00 pm
Nyquist-Harcourt Wildlife Sanctuary, Huguenot Street, New Paltz

Turtle Day! Monitoring Eastern Box Turtles with Anne Smith

Saturday, May 7, 10:00 am - 12:00 pm
Gardiner, exact location given upon registration, FREE!

Mycology Walk with Luke Sarrantonio

Saturday, May 14, 4:00 pm - 6:00 pm
Nyquist-Harcourt Wildlife Sanctuary, Huguenot Street, New Paltz

Houses on the Land : WVLT's 6th Annual House Tour Sherwood's Forest: Rural Lloyd from the Wetlands to the River

Saturday, June 4, 11:00 am - 4:40 pm
\$35/\$30 members by June 2; \$40 / \$35 members thereafter
(includes reception at private home following the tour)

Tree Walk with Tom O'Dowd

Saturday, June 25, 12:00 pm - 2:00 pm
Phillies Bridge Farm Project, 45 Phillies Bridge Rd., New Paltz

Stargazing with Tom Rankin and the Mid-Hudson Astronomical Association

Friday, September 23 (cloud date September 24), 7:30 pm - 9:30 pm
Location to be determined.

PLEASE RSVP!

You may register for
Walks and Talks by
emailing info@WallkillValleyLT.org
OR by calling (845)255-2761.

All events are FREE for members
and \$5 suggested donation for the
general public,
unless otherwise noted.

Comfortable walking shoes, layered
clothing and bottled water are
recommended for all events.

Please visit www.WallkillValleyLT.org
for the most up to date information.