



Access to Farmland: Affordability Comes Home to Roost

In 2007, the issue of affordability affected more people than ever before on the East End of Long Island, both in terms of the availability of reasonably priced farmland and housing for our local residents. Rising real estate values, spurred on by a strong New York City economy, have impacted farmland and the housing stock in our communities for decades, but has hit a heightened pace in the last few years. In the area of housing, the Trust is exploring how its conservation techniques can be adapted to stem the relocation and loss of our local residents—and their children—due to highly appreciated land values.

On the farmland front, donations and sales of conservation restrictions fueled by enhanced state and federal tax incentives as well as public* and private acquisition funds have enabled more and more farmers to conserve their land (*See box on page 2.*)

But one issue has revealed itself in the wake of successful protection efforts over the years: the unanticipated need to assure that preserved agricultural land would continue to be farmed. Indeed, there are several

Article continued on page 2



Southold Farmland

instances of non-farmers purchasing restricted farmland and simply leaving it open—sometimes fallow or sometimes as manicured lawns. These new landowners paid far above agricultural value making it impossible for farmers to compete. In addition, above-market purchases of restricted farmland have skewed its value for both appraisal and estate tax purposes.

“This was really an eye-opening turn of events,” said the Trust’s President John v.H. Halsey. “It’s incumbent upon us to find solutions to this new situation and to look to other places throughout the U.S. that may have innovative programs that can work in our community.”

Learning from Others

Earlier this year, Stephen Searl, a project manager for the Trust who joined the organization in 2006, began researching how other land trusts and municipalities, most notably those in Vermont and Massachusetts, are dealing with issues of farmland affordability and accessibility.

Stephen Searl was just the right person to take on this mission. A native of Cutchogue, Stephen is related on his mother’s side to a multi-generation farming family of Southold Town: the Wickhams. Stephen’s uncle, Tom Wickham, is the owner of the Wickham’s Fruit Farm, a 350-acre farm in Cutchogue. Stephen grew up working on the farm, went to Cornell University’s School of Agriculture and Life Sciences to study sociology and horticulture, and obtained a Master of Science in Natural Resource Planning from the University of Vermont in 2006.

In June 2007 the Trust received a Conservation Capacity and Excellence Grant from the New York State Conservation Partnership Program managed by the Land Trust Alliance to develop a program that will help to promote more access to affordable and productive



Cox Lane Farm

farmland. At the end of July, Stephen embarked on a trip to Massachusetts and Vermont, and met with the former director of Massachusetts’ Agricultural Preservation Restriction Program, Richard Hubbard, who was responsible for implementing a state-wide easement program that limited the re-sale of protected farms to qualified farmers at farmer-to-farmer prices. He also met with Equity Trust (www.equitytrust.org), the Vermont Land Trust (www.vlt.org), and the Vermont Housing and Conservation Board (www.vhcb.org).

Diversity of Farms

The Vermont Land Trust recently began a Farmland Access Program to help farmers (those starting up and others interested in expanding) gain access to farmland. The Peconic Land Trust is studying this program for guidance and plans to incorporate various conservation tools, such as easements, leases, and equity sharing, to see if it can help keep farmland affordable and in production. It is our hope that we can enhance the diversity of qualified farmers, by providing farmland and housing for the next generation of farmers, and to ensure the diversity of farms by focusing primarily on the local food economy.

“The fact-finding trip really opened my eyes to the range of possibilities to protect the future of farming on the East End. Keeping farmland in production is vital not only to



Southampton Farmland

Photo by Jeff Heatley

Purchase of Development Rights

Suffolk County and most towns have Purchase of Development Rights (PDR) programs designed to protect farmland. Through these programs, landowners can voluntarily agree to sell development restrictions on all, or a portion of, their land. The landowners retain ownership of the land, as well as the rights to farm, sell the land, or pass it on to their heirs.

For more information on conservation options available to landowners, please call us at 631.283.3195 or visit our website at www.PeconicLandTrust.org.

the business of agriculture on Long Island, but to maintaining the heritage of this community that makes it attractive to people who live and visit the area,” said Searl.

Identifying Farmland & Problem Solving

Over the last few years, the Trust has acquired—predominately on the North Fork—farmland that could be used to create a pilot Access to Farmland Program on the East End. One farm in particular, the Cox Lane Farm in Cutchogue, could be suitable for startup farmers. The Trust purchased the farm simultaneous to the sale of the development rights to the Town of Southold and the United States Department of Agriculture. It is a 27.5-acre, self-contained farm with a house, barns, 25.5 acres of tillable land, and the potential for a retail outlet. The Trust is investigating the possibility of a sale or long-term lease with an entry level farmer in need of housing and barns as well as affordable farmland. *(Currently, the Trust is leasing the Cox Lane farmland to Fred Lee of Sang Lee Farms.)* The Trust is also looking at the possibility of leasing and/or selling other Trust-owned farmland to established growers such as Fred Lee.

“The Peconic Land Trust has a very positive impact on the agricultural community of the East End by providing options to farmers who want to continue farming, such as leasing,” said Fred Lee. “I don’t own all the land I farm, so having the ability to lease affordable farmland through the Peconic Land Trust is a real blessing.”

How You Can Help

While the Trust is intent on creating this program, it comes with costs. Often, the Trust purchases farmland above its true agricultural value in order to secure the land and control its destiny. In these instances, the Trust hopes to resell the parcel to a farmer at an affordable price, but this may result in a loss. In order to solve this dilemma and move beyond these financial limitations, the Trust is currently looking at creating a fund that will provide the financial resources to *bridge the gap* in a fiscally responsible manner. If you would like to learn more about this program and help us keep protected farmland in production and accessible to farmers, please contact Rebecca Chapman, Vice President of Philanthropy, at 631.283.3195 or rchapman@peconiclandtrust.org. ■

**Note: The Community Preservation Fund, a two-percent real estate transfer tax, is a public fund that supports the five East End town’s conservation acquisition programs. Acquisitions by organizations such as the Peconic Land Trust are funded by private donations, and not by the transfer tax.*



Fred Lee of Sang Lee Farms

Farmland Heritage Celebration

In August 2007, the Peconic Land Trust joined with the Long Island Farm Bureau and the local agricultural community to sponsor a two-week promotional campaign to “Buy Local.”



The Farmstand Heritage Celebration encourages all residents and visitors to the East End to visit their local farmstands and experience all the wonderful fruits, vegetables, herbs, flowers, meats, poultry, dairy and food products our local farmers grow, raise, and create. This successful program—which includes a detailed map of East End farmstands (*available for download from our website at www.peconiclandtrust.org*)—will be a highlight of our 2008 Summer Season. The Trust will be revising the map and creating an advertising campaign that will kick off during early summer. ■



Photo by Christine & Brooks Kraft

Donor Profile

Gordon and Jane Danby Donate Historic Conservation Easement in Wading River

At the end of 2006, the Peconic Land Trust received a unique gift from a very unique couple—a conservation easement from Gordon and Jane Danby on a 5.7 acre woodland property in Wading River, which includes an historic home: the Woodhull-Danby House.

The Woodhull-Danby property is wooded, natural land along picturesque Sound Road in Wading River, across from a 79-acre wetland preserve owned by The Nature Conservancy. The property represents two separate, but contiguous, parcels: a two-acre wooded lot and a 3.7-acre parcel containing a number of buildings, including the 18th Century Woodhull-Danby house, also known as “Four Chimneys,” a Town of Riverhead historic landmark. The property represents one of the last significant privately owned homesteads in Wading River.

“This is a generous gift that the Danbys’ have given to Wading River and the East End community. The Trust, over the years, has been fortunate to work with people such as the Danbys who recognize and appreciate the conservation values of their land,” said John v.H. Halsey, President of the Peconic Land Trust. “Now, this historic property will be conserved for future generations.”

Richard Wines, Chair of the Riverhead Landmarks Preservation commission, added: “The Woodhull-Danby property is one of the last, significant properties in an area that includes many 18th- and 19th- century homes. The pressure to squeeze more and more ‘McMansions’ between the area’s rich collection of historic homes is great and would result in marooning the history and changing the character of the community. This makes the Danby conservation easement especially significant. It will allow those homes a little room to breath, keeping theirs and others from being engulfed by development.”

Preserving Character

According to Mrs. Danby, the decision to place a conservation easement on their property was motivated by their apprehension over continued development in their community and the resulting loss of the region’s historic character. “When it comes to the land and its historic character, as property owners we are really just custodians of the land and it is up to us to protect it. Over the years, this part of Long Island has become so crowded and this is really the only significant piece of property



left in the neighborhood. We, along with our neighbors, are constantly being solicited to sell our property but we felt that the right thing to do was to preserve it intact for the future of the community and to provide the poor wildlife left in the area with some open land.”

The Woodhull-Danby House is a unique historic home that blends two distinct architectural eras: the original home, built in 1760 is Colonial Georgian; and an addition built in 1840 is where Greek Revival woodwork is introduced and then carried throughout the house. (*The Danby’s have recently applied for registration on the State and National Registers of Historic Places for the Woodhull-Danby House.*)

Woodhull-Danby Property History

The Danby’s acquired their property between 1962 and 1965, initially purchasing the two-acre land parcel in 1962 and later purchasing the Woodhull property (3.7 acres with the buildings) in 1965. At that time, the property had only changed hands three times—the Woodhull’s lived there from 1760 to 1920; in 1920, the property was acquired by the Pew family (he was the editor/publisher of one of the NYC newspapers); and in 1942 the deLagerbergs—he was an architect and she was an artist—took up residence. The deLagerbergs did the most recent renovations on the house, changing the roofline of the 1880 extension from flat to steeped and adding an exterior staircase to the second floor and balcony. Additionally, beautiful hand-stenciled paintings adorn the kitchen cabinets, doors, and walls, painted by Mrs. deLagerberg, signed and dated 1944.

About the Danbys

Dr. and Mrs. Danby were married in 1962, when both were working at the Brookhaven National Labs (BNL). Dr. Danby, a high-energy physicist at BNL, concentrated most of his scientific exploration on the development of magnetic technology. Mr. Danby retired from BNL in 1999. In the 1990s, Dr. Danby, along with Jevan Damadian, John Linardos and Raymond V. Damadian, developed the technology that is used in today's open magnetic resonance imaging (MRI) machines. Most recently, Dr. Danby's work focused on development and promotion of magnetic levitation technology for transportation with his partner James Powell. Both were awarded the 2000 Benjamin Franklin Medal in Engineering by the Franklin Institute. Most recently Dr. Danby was appointed as a research professor at Polytechnic University in the Department of Civil Engineering and was appointed a Fellow of the American Association for the Advancement of Science.

Mrs. Danby, who left BNL to raise her family in the 1960s, has a long history of involvement in community and historic preservation activities. She is an active member and one-time President of the Wading River Historical Society,

a member and past officer of the Suffolk County Historical Society, and served on the board of the East End Arts and Humanities Council. For many years Mrs. Danby performed with the Long Island Symphonic Choral Association (LISCA). In 2002, Mrs. Danby sold a successful antiques business that she opened in Wading River in 1993.

Her love of antiques and beautiful objects d'art is evidenced in her home, which lovingly presents a wide array of china, crystal, and collectibles—including two wonderful collections of perfume bottles and timepieces.



The Danby's were introduced to the Trust and its mission by a friend, and Trust donor, Dr. Caryl Granttham. Dr. Granttham donated 20.5 acres of woodland, with frontage on Long Island Sound in the Town of Riverhead to the Trust in 2002. ■

Honors & Recognition

Peconic Land Trust Recognized by Three Distinguished Organizations in 2007

Vision Long Island awarded the Peconic Land Trust with its **2007 Smart Growth Award** in the area of Preserving Open Space, Farmland, Natural Beauty, Historical Buildings and Critical Environmental Areas. In making the award, Vision Long Island noted: "The organization works tirelessly towards conservation of land while protecting property rights of farmers and other property owners." Peconic Land Trust President and Founder, John v.H. Halsey accepted the award on behalf of the organization on June 15, 2007.



Also in June, the **Garden Club of America** recognized the Peconic Land Trust during its yearly conference, this year hosted by the Southampton Garden Club at the Shinnecock Hills Golf Club. John v.H. Halsey and Scott Chaskey, Director of the Trust's Quail Hill Farm, accepted the Zone III Civic Improvement Commendation for the organization's work in protecting over 8,600 acres from development and for being a model for conservation programs nationwide.

In 2007, the Peconic Land Trust met the **100% Land Trust Alliance Board Membership Challenge**. The Land Trust Alliance promotes voluntary private land conservation to benefit communities and natural systems. The Alliance is the national convener, strategist, and representative of more than 1,600 land trusts across America. The Peconic Land Trust is one of a handful of land trusts to have met this milestone. We truly appreciate the dedication that our Board of Directors has shown to land conservation. ■

Peconic Land Trust Board of Directors (2006-2007)

Back Row: John v.H. Halsey, Jane Iselin (Secretary), Barbara Wright Bush (Treasurer), Blair McCaslin (co-Chair), Pingree Louchheim, Lloyd Zuckerberg.

Front Row: John S. Norbeck, Peter J. Talty, Stephen Weir, Marilee Foster, Nancy Gilbert (co-Chair), Brian McCaffrey, Douglas Campbell.

Special Events

Spring and Summer Events Bring Trust Supporters To

The Spring and Summer of 2007 offered the Peconic Land Trust many wonderful moments to connect with supporters—everything from a trendy loft party in the City to a wonderful country breakfast at the farm. We would like to thank our chairs, committees and supporters for making all our events so successful and fun.

The New York City Party: Connecting the Generations

The Trust was fortunate to have Katie Lee Joel as our special guest at the New York City Cocktail party in mid-May. Katie Lee along with her great friend Beth Ostrosky joined event Co-chairs Doug and Paige Campbell as we celebrated the Trust's accomplishments at a beautiful

West Side loft overlooking the Hudson River. The NYC Party offers the Trust an additional venue for attracting new supporters to the work of the Trust and the beauty of the East End. ■



John v.H. Halsey with Katie Lee Joel and Beth Ostrosky



Event Co-chairs Paige and Doug Campbell with Katie Lee Joel and John v.H. Halsey



Andrew Giobbi, Kathy Kennedy and Doug Campbell



Tom Kaufman, Bill Koenigsberg, Gopa Dobson and Regina Kaufman



Melissa Pugila, Jordana Roberts, Rita Kiryakos

Peconinic: A Celebration of our Supporters

Every year, the first week in June is anxiously anticipated because of one very special event: The Peconic Land Trust's annual Peconinic, a pot-luck luncheon celebrating donors and friends of the Trust. The food is as unpredictable as the weather and this year was no exception. Under a brightly colored tent, in the middle of the Trust's recently acquired Oregon Road farmland in Mattituck, over 100 hearty souls came out in the rain to celebrate the land. Kids flew kites, met farm animals from the Suffolk County Farm and Education Center at Cornell, and marveled at the wonders of wildlife with a raptor presentation by the Theodore Roosevelt Sanctuary. The wonderful sounds of the Dune Grass Band filled the tent as well as the aroma of over 50 freshly cooked dishes—expertly displayed by Pingree Louchheim and her core of volunteers. Make sure to mark your calendars for June 7 as the Trust kicks off its 25th Anniversary schedule of celebrations with the 2008 Peconinic!! (Location to be announced soon!!) ■



Michael and Susan McGreevy



Sadie Heston and Owen Searl

together in Celebration of the Land

Quail Hill Farm Breakfast: A Community Tradition Continues

June 23rd dawned bright and sunny for Quail Hill Farm's annual farm member breakfast. The orchard was full of smiling faces and full bellies as farm members joined with friends new and old to savor wonderful pancakes, fruit compote and assorted home-baked items, all made with ingredients picked fresh from the farm! ■



*Farm Committee members
Jane Weissman and Jerry Pluenneke*



*Trust staffers Faith Podolsky,
Julie Zaykowski and Donna Bova*



Tim Caufield



Elaine and Kent Miller with John v.H. Halsey

Special Events

Through Farms & Fields: A Picture Perfect Setting for Conservation

On August 5th, the Peconic Land Trust enjoyed its 5th Annual Through Farms and Fields Country Luncheon, by all accounts a huge success! Hosted by Lynn and Ray Wesnofske at Ocean View Farm, this year's event featured celebrity Co-chairs Marci Klein and Scott Murphy along with chairs Paige and Doug Campbell; the event was sponsored by the Corcoran Group. The Wesnofske's restored dairy barn was decorated with a stunning array of antique, museum quality quilts on loan from the private collection of Thomas Woodard and Blanche Greenstein. One beautiful, early-American quilt was offered during the exciting live auction, presided over by the always entertaining host of *Inside the Actor's Studio*, James Lipton. This sold out event supports the work of the Trust throughout the year. ■



Wesnofske barn with quilts

Through Farms and Fields photos by Rob Rich



Honorary Co-chairs Marci Klein and Scott Murphy



John Halsey and Corcoran's Rick Hoffman



Committee members Ana Daniel, Tom Woodard and Blanche Greenstein



Trust Board member Peter Talty, Linda Stabler-Talty, Board Member Lloyd Zuckerberg, James Lipton and Dennis Suskind



Committee members Mary Busch, Lynn Wesnofske and Liz Stewart

Volunteers

Christine & Brooks Kraft Donate their Photographic Talents to the Trust



Brooks Kraft and Graham Hawks at Berglund Preserve

In the early summer of 2007, the Peconic Land Trust received a very special “in kind” donation from former Remsenburg resident and photographer Christine Kraft, M.S., and her husband Brooks Kraft, a native New Yorker and world-renowned *Time* magazine photojournalist with family ties to Nassau Point.

Reflecting on the inspiration of the project, Christine mentioned that “professional photographic services are very costly. Brooks and I decided that if we could identify a charitable organization that would benefit from a donation of our work, we would make serving them a priority for 2007.” When asked how they chose the Trust (while working and raising their two children in Washington D.C.), Christine said that, “Having moved away from the East End years ago, I still remembered fondly the farmland, the dunes and wetlands, and those scenic vistas. It was still “home” and I was invested in doing what I could to help support stewardship efforts. So when the Trust accepted our offer to collaborate, we were excited to get started.”

Over the course of a week in June, shooting mostly digital 35 mm and medium format film, the Krafts captured many beautiful images of the East End—from the marshes at Berglund Preserve, to the dunes of Quogue, to the farmstands in Peconic, and preserves in Southold. Christine was back in January to shoot a winter series with the assistance of Graham Hawks, our South Fork Stewardship Manager.



Christine Kraft at Tamaridge (North Haven)



Booth Preserve (Southold)



Cove Beach (East Marion)



Berglund Preserve (Southampton)

“We are extremely grateful for the generosity of the Krafts. Their beautiful images have captured the natural diversity that makes the East End such a wonderful place to live and visit. We are so very pleased to be able to share these images with our supporters and the general public as part of our ongoing educational efforts,” said John v.H. Halsey, President of the Peconic Land Trust.

Brooks and Christine wish to thank Denise Markut and Graham Hawks for their expertise and generous guidance on site during the shoot.

Volunteering with the Trust

The Peconic Land Trust is actively looking for volunteers to assist in our conservation work.

Volunteer opportunities run the gamut at the Trust, from maintenance work at our preserves, to helping with mailings in the office, to providing assistance at events and programs, to offering technical, artistic and cultural services in support of our mission.

Please contact Maura Doyle, Events & Volunteer Coordinator, at 631.283.3196 or email mdoyle@peconiclandtrust.org to see how you can help. ■

Grant News

Peconic Land Trust Receives Brine Family Trust Grant

In September, the Peconic Land Trust received a 2007 Summer Grant from the Brine Family Charitable Trust, the purpose of which is to fund projects that “serve to sustain the East End’s biodiversity, recover its endangered species, and maintain its natural ecosystem.”

“The Peconic Land Trust is thrilled to be the recipient of funding from the Brine Family Charitable Trust. The funds made available through this grant will make a significant difference in the Trust’s on-going care and restoration of two of our preserves: **Shellfisher Preserve**, located on Southold Bay in the Town of Southold, and **Reel Point Preserve**, located on the eastern portion of Shelter Island,” said John v.H. Halsey, President of the Peconic Land Trust.

At Shellfisher, the funds will be used to restore native vegetation at the preserve in conjunction with the reparation of this shellfish aquaculture facility, which provides small-scale aquaculture companies with affordable access to the waterfront.



Last fall, volunteers from the Ram Island Association, organized by Edie Landeck, planted 1,800 sq. ft. of beach grass. The beach grass and new fencing at Reel Point was funded by the Brine Family Trust and the Ram Island Association.

At the Reel Point Preserve, the funds will assist in the restoration of the dune habitat, critical for both the native plants as well as to the local population of ospreys and piping plovers. ■

Merchandise

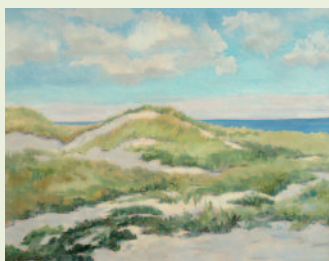
Peconic Land Trust Note Cards

Feature Paintings by Plein Air Peconic Artists

The Peconic Land Trust is offering—for the first time—a boxed set of 12 wetland images, created by the talented landscape artists of Plein Air Peconic. Each boxed set includes 3 copies of 4 images and are blank inside for your message.

Plein Air Peconic is a collaboration between the Trust and 13 local landscape painters and photographers. A traveling exhibition of these works appears around the East End during the summer months. The 2008 program will begin with an exhibition at the Quogue Library in May. A full exhibition of works will also be on display at Ashawagh Hall in the Springs on April 26. All work is for sale, with a portion of the proceeds benefiting the Trust.

Each boxed set is \$12, plus tax and shipping. To order, call the Trust’s offices in Southampton at 631.283.3195 or visit us online at www.PeconicLandTrust.org. ■



Soft Light Scallop Pond by Gail Kern



Dune Beach by Casey Chalem Anderson



Reel Point by Michele Margit



Dam Pond by Susan D'Alessio

Conservation Highlights

YEAR-END PROJECTS SUMMARY

Conservation Projects: January through June 2007

Sagaponack Realty LLC Easement:

Located in the Village of Sagaponack, a 25+ acre portion of this 43.5-acre oceanfront parcel was conserved through the gift of an easement to the Trust. The gift ensures that the balance of agricultural soils is available for production, as it has been for generations.



Photo credit: Jeff Heatley



Batch: The Trust worked with Jeffrey S. Batch and the Town of Riverhead early in 2007 to facilitate the Town's purchase of development rights on a

4.36-acre portion of Mr. Batch's 6.2-acre parcel. The land remains in agriculture by supporting several greenhouses and nursery stock.

Sharkey/Molfetta:

In February 2007, the Trust facilitated the conservation of farmland owned by James Sharkey and Monique Molfetta in Riverhead by working with the Town of Riverhead and Suffolk County in their purchase of 17.2 acres of development rights from this nearly 20-acre farm. Two development areas were left, one of which will be a future homesite. The land currently supports an equestrian use.



Arrieta: The March 2007 acquisition of property from Allan Arrieta adds 12.5 acres of active farmland to another Trust farmland acquisition (Shur Farm Preserve in 2006) on Oregon Road in Mattituck.



Photo credit: Tim Corwin

Working with the Town of Southold, the Trust purchased the land from Mr. Arrieta and subsequently sold the development rights

to the Town. The Trust is currently analyzing future possibilities for this protected farmland that now total 25.5 acres.

Williams a.k.a. Manorville Horse Farm: The Manorville Horse Farm Preserve is a 15.3-acre parcel of agricultural land located in the Manorville farm belt, the Town of Brookhaven's most significant agricultural corridor. The Trust partnered with the Town in conserving the land by acquiring it from the estate of George Williams and selling the development rights to the Town at a simultaneous closing in March 2007.

A one-acre development area remains out of the conservation area for a future homesite, and the current tenants operate a long-standing equestrian business.



Macari a.k.a. Cox Lane Farm:

In May 2007, the Trust purchased 27.53 acres of agricultural land located on Cox Lane in Cutchogue from Joe Macari, Sr., at a simultaneous closing with the Town of Southold and the U.S. Department of Agriculture's Natural Resources Conservation Service, who acquired the development rights on just over 25 acres. This leaves a two-acre development area with an existing two-story farmhouse and agricultural structures.



Southold Town Supervisor, Scott Russell, at press conference announcing the acquisition of Cox Lane Farm. L-R: Joe Macari, Sr., Tim Caufield, Stephen Searle, Dan Ross, Bill Edwards, Russell, Tom Wickham, Melissa Spiro, Chris Baiz, Joe Macari, Jr., and Ray Huntington.

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The Peconic Land Trust conserves Long Island's working farms, natural lands, and heritage for our communities now and in the future.

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