



# PECONIC LAND TRUST NEWSLETTER

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Photo: Pingree W. Louchheim

## Trust Works With Landowner To Protect Scuttle Hole Lands

**N**orth of Bridgehampton, along Scuttle Hole Road, is one of the South Fork's most beautiful agricultural areas. Beginning at the terminus of the Ronkonkoma moraine, prime agricultural soils stretch towards the Atlantic Ocean. While a number of long-time farm families continue to own and farm parcels in this area, there are more recent owners who have acquired significant tracts of land in the Scuttle Hole area. One such individual

is Walter Channing who first purchased property in this area in the mid-1970s, and has since acquired additional parcels totalling 128 acres over the last twenty years. A wood sculptor who works with whole trees, Mr. Channing found the land was conducive to his work, both in providing the materials he needs as well as a large open space for display.

Observing the pace of development in the area over two decades, Mr. Channing wanted to find a way in which to protect

the majority of his land. Having heard of the Peconic Land Trust's work with other landowners facing similar issues regarding the future use and management of their lands, he came to the Trust for assistance. "While my primary goal is the preservation of my property, I had two concerns that had to be addressed. First of all, I have to prepare my estate so that my family can manage the inevitable inheritance taxes. Secondly, land-use

*continued on next page*



## Scuttle Hole Lands *(continued from cover)*

planning and the care and maintenance of land is costly and I need to offset some of these considerable expenses by having the option of light development if necessary." Fortunately, Mr. Channing's concerns for his family and his conservation goals can both be satisfied through the limited development plan he and the Trust are working on.

Approximately fifty percent of Mr. Channing's 128 acres is zoned half-acre while the other half is zoned 2-acre, which would allow for a total of 88 building lots. Using a "limited development" approach, the concept plan prepared by the Trust would reduce the density to a maximum yield of 10 lots on 30 acres, while preserving the remaining 80 acres of open space, woodlands and farmland. The limited development option will assure a degree of liquidity to his estate. According to Mr. Channing, there is incentive for the careful management of the land he keeps in open space. "I believe that a well-kept vineyard, and land that is maintained to preserve its scenic quality, can only enhance the value of the ten lots we are considering for the future."

In late 1993, Mr. Channing conveyed a conservation easement on 17 acres of vineyard (adjacent to the site of this year's

annual Peconic) where he has grown Chardonnay and Merlot grapes "as an experiment" since 1987. It is his intention to convey additional conservation easements to the Trust on other portions of his property in the coming years. To date, his "Channing Daughters" label has been for private consumption only and, in spite of several good harvests, his plans for the future are conservative. Nonetheless, he plans to nurture his vineyard's success to date.

There are several benefits to a landowner in the implementation of this type of plan. First, by virtue of a conservation easement, one's personal estate can be devalued, lowering the inheritance taxes heirs will pay. Secondly, a conservation easement can represent a tax-deductible charitable gift, the value of which is equal to the difference between the fair market value of the land before and after the imposition

of the easement restrictions. Thirdly, by identifying future limited development areas in appropriate locations, such plans provide a means for landowners and their heirs to realize future equity in the land if necessary. Lastly, since land is valued at its highest and best use by local assessors, decreasing the development potential of land may enable landowners to realize substantial savings through a reduction in property taxes.

The plan that the Trust and Mr. Channing have prepared will benefit the public as well. A greater amount of land can be kept in agricultural production and in its natural state in perpetuity, providing scenic views for all to enjoy. And, since easements keep land under private ownership, it will remain on the tax rolls. Walter Channing's commitment to preserving the rural character of the Scuttle Hole area is an excellent example of how private land conservation benefits a community. Indeed, it is an inspiration for us all.



### *Private Conservation in a Larger Context*

The Peconic Land Trust has instituted a new conservation program which significantly enhances our land planning and conservation efforts on Eastern Long Island. The program, which we call "Area-wide Analysis," makes use of recent advancements in computer-assisted design (CAD systems). The Trust is now capable of producing information and graphic databases for specific areas on Eastern Long Island that are especially worthy of conservation. As part of this program, the Trust prepares "Study Area Maps" that include information on agricultural soils, contours, vegetation and natural resources unique to a specific region. In addition, the maps identify parcels that are protected as well as parcels that represent conservation opportunities. Instead of working on a parcel-by-parcel basis, we can now assist individual landowners within a broader context, one that fosters conservation planning within a larger area. Study Area maps have been prepared for North Amagansett, Wainscott, Sagaponack, and the Scuttle Hole area. As funds become available, additional maps will be prepared for areas on both the North and South Forks.

Mr. Channing's property is included in the Trust's Scuttle Hole Study Area; therefore, the future use of his land is being planned with an understanding of its place and importance to the surrounding community. Peconic Land Trust has set up a special fund to receive tax-deductible contributions to underwrite the expenses associated with its conservation work in the Scuttle Hole Area. If you are interested in helping the Trust continue its area-wide analysis, please send your tax-deductible contribution to Peconic Land Trust at P.O. Box 2088, Southampton, NY 11969 and write "Scuttle Hole Study Area" on your check.

## Are You A Conservation Buyer?

Matching special people with special land is the goal of the Trust's new Conservation Buyers Program. Given the high value of land on Eastern Long Island and the financial limitations of acquiring land for protection, the Trust is actively seeking private individuals with strong conservation interests who will invest in land and implement limited development plans with the Peconic Land Trust. Such enterprising individuals could end up with unique building sites surrounded by perpetually protected land for themselves or investment purposes. Charitable gifts for conservation easements or gifts of land could be incorporated in such transactions. For more information on how this Program works, please contact the Trust office at (516) 283-3195.



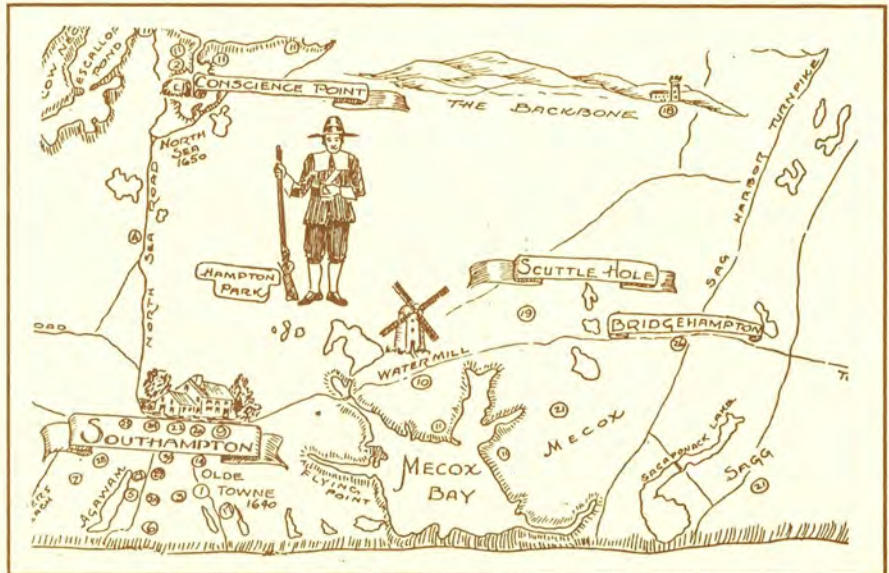
# Historic Lore: Scuttle Hole

by Robert Keene

Today Scuttle Hole Road runs from Water Mill to the Sag Harbor Turnpike, and it has always been referred to as a "road." However, it was originally a district, such as Water Mill, Hayground, Mecox, and Poxabogue. It had several houses, a school, a blacksmith shop, a country store and a cemetery. The road we know today was originally called "Head of the Pond Road" and, if one looks at the old maps, one can see that Head of the Pond Road and Scuttle Hole Road began at the same place, in Water Mill.

How Scuttle Hole acquired that name never will be settled. It has been said that it was named for a small attic window, known as a "scuttle hole," in some of the early Victorian houses. Others have said it was a place where one could travel swiftly, such as to "scuttle" along. But these and similar reasons for the name are most unlikely. A story that is more probable is that farmers used to hide their cattle in places between Brick Kiln (also a district, not a road) and the woodlands to the north and west, and that place acquired the name of Scuttle Hole.

John Wick, the famous warlock of Bridgehampton and the owner of the famous Bullshead Tavern, owned land in Scuttle Hole, a rather large, mostly agricultural area. Long before the Sag



Harbor Turnpike opened in 1838, Lumber Lane in Bridgehampton was the popular way that led directly to it and the area known as Huntington Hills. Both were considered important and very good land. They were bordered on the east by The Path to the Ocean, which led from Mecox to Sag Harbor and on the north by what was called The Common Woodlands. The Scuttle Hole cemetery was located at the south east intersection of Hayground Road and Scuttle Hole Road. It was abandoned

many years ago, and most of the stones were moved to other local cemeteries.

*Suggested reading: Memorials to Old Bridgehampton by James Truslow Adams and Sketches of Local History by William D. Halsey. These books are available through the Robert Keene Bookshop and Gallery located in The Reeves House, 21 S. Main Street, Southampton; phone (516) 283-1612.*

## Report From Quail Hill

*Quail Hill Farm is a stewardship project of Peconic Land Trust*

Anyone who has worked the land understands that results are seldom immediate, that a good gardener must cultivate patience before the harvest. Garlic (6,000 cloves!) planted last November by Farm staff cured in the hoop house, before braiding. Two varieties, Soft Neck and Top Set, spent the long winter under a bed of straw. Remember the chicks who travelled cross-country from Iowa last March to their new home at Quail Hill? After months of nurturing, these Silver Laced Wyandotte, Buff Orpington and Speckled Sussex are beginning to produce, and pullet eggs are known for double yolks!

This sunny summer without rain reminded us of the one we suffered through last year, before the Farm had irrigation. This year, we were saved due to the irrigation, though we danced often for a soaking rain. The sweet corn and delicate fingerling potatoes were delicious.

Sun-loving crops such as eggplant, peppers, and berries are in abundance, and this year we are enjoying the apples, with freshly pressed cider available on harvest days. Bachelor buttons, calendula, cosmos, calceolarias, sunflowers and zinnias are a visual feast. Our hives have seen a steady coming and going as the bees make their daily rounds in the flower beds. Under the watchful stewardship of "Honeyman" Francis Szadaj, the hives are buzzing and we expect the sweet reward by September.

Special appreciation to those Farm members who helped raise funds for the Farm through the Yard Sale and the Art Auction, and to Farm Manager Tim Laird who braved the night by headlamp and, with hoe in hand, completed the second annual, 24-hour Hoe-a-thon.

### Summer Interns

The Stewardship staff at the Trust's Quail Hill Farm was assisted by three interns this

summer, Martha Bryan, Kristin Coates, and Paul Hamilton...

Raised in Southamptown, Martha graduated from Houghton College near Buffalo, New York. She has developed a strong interest in botany through numerous summer jobs working in greenhouses, and found Quail Hill Farm to be a continuous learning experience (including all the weeding!).

In addition to farm work, Kristin Coates, a senior at the University of Vermont who hails from North Carolina, worked with Planning Assistant Melanie Tebbens to compile historical data for the Trust's numerous conservation easements in addition to her farm responsibilities.

Raised in Yaphank, Paul Hamilton returned to the East End to live in Sag Harbor following more than two years in the Peace Corps in Niger and Belize. Although he has a degree in education, Paul prefers farming (even weeding!) and enjoyed his "hands-on experience" at Quail Hill.



## Grants Received

### Rural New York's Land Trust Program

The Peconic Land Trust has been awarded a grant of \$3,000 by the Rural New York Land Trust Grant Program, administered by the Land Trust Alliance of New York with the support of The J.M. Kaplan Fund. The funding was provided specifically for the Shellfisher Preserve Project which is located on Great Hog Neck in the Town of Southold.

This unique project will provide lasting environmental and economic benefits to the entire Long Island community. The property includes significant wetlands and woodlands which the Trust hopes to preserve as open space. Equally important, the site includes a shellfish seed grow-out facility (sea farm) that was operated by the Plock family of Southold from the 1940's through the 1970's. According to marine science experts from Cornell Cooperative Extension and the SUNY/Stony Brook Living Marine Resources Institute, the site is a "one-of-a-kind facility on Long Island." As a result of successful Trust negotiations, the Plock family has agreed to underwrite the renovation of the sea farm facility and gift it to the Trust.

According to John v.H. Halsey, President of the Trust, "This mariculture facility has the potential of providing significant public benefits to the entire Long Island community. Mariculture can play a significant part in the economic future of Eastern Long Island. Once protected, the Trust will work with the Southold Town Planning Board, the Town Trustees, and Cornell Cooperative Extension to explore options for appropriate shellfish dependent uses."

### Northeast Region Sustainable Agriculture Research and Education Program

The Peconic Land Trust was awarded \$3,840 by the Northeast Region Sustainable Agriculture Research and Education Program for a farmer/grower composting project at Quail Hill Farm. The Farm's 150 members, including two local restaurants who support organic agriculture, are participating in the project.

Inspired by consultant Will Brinton, founder of the Woods End Institute, the composting project may provide a model for municipalities, and it is hoped that other farmers might be persuaded to accept materials for compost, both as a means to improve soil health and to save costs. Stewardship Coordinator Scott Chaskey and Stewardship Assistant Tim Laird are developing a slide presentation that will be used as a component in the Trust's education program with local schools. The amount being recycled will be monitored on a weekly basis, and the end result of actual usable compost is being measured. According to Chaskey, "With the Trust's five years' experience in community supported agriculture at Quail Hill Farm, we have the right base for a community composting project of this nature. With the technology provided by the Woods End Institute, we are looking forward to productive results in the future. The ultimate measure of the project's success, however, will be the number of community members involved."

### The Long Island Community Foundation and Harry Chapin Foundation

In support of the Long Island Community Markets program (see article on page 7), the Trust has received a matching grant of \$7,500 from the Long Island

Community Foundation and a grant of \$2,000 from the Harry Chapin Foundation. The Long Island Community Foundation facilitates the distribution of charitable funds to non-profit organizations that are meeting the present and emerging needs of Long Island and its communities. A portion of the Foundation's grant, \$5,000, is a challenge grant that stipulates the Trust must match these funds through its own fund-raising efforts. Those interested in supporting the Long Island Community Markets program should indicate so on the check, when payable to Peconic Land Trust, when sending a donation to the Trust's 1994 Challenge. Contributions to match the \$5,000 grant must be received by the October 30 deadline.

## Wish List

Your response to our "Wish List" in our last newsletter was fantastic. We'd like to thank the following for their generosity: Doug Reimer, Peconic Boat Basin, for donating a Kodak Carousel Slide Projector and zoom lens; Calvin Fentress for a slide editor; Jerry Coffin for a Kodak Carousel Slide Projector. Special thanks to Sasha Weinbaum, who gave up a week of his summer vacation from the Fieldston School, to research and record property information for the Sagaponack area. A job well done!

Don't forget . . . gifts of goods and services, or items on our "Wish List" will help the Trust stretch its conservation dollars. Please call our office, (516) 283-3195 if you can provide any of the following . . .

- Office help
- Copier with special features such as collating
- Frequent Flyer Miles (to help cut travel expenses for conferences)
- Conference table
- Flat bed trailer
- Small pick-up truck
- Table saw
- 35 mm. camera

## Board Matters



The Trust would like to express its gratitude to Deborah Ann Light and Joseph Townsend who have recently retired from the Board of Directors. Ms. Light served on the Board over the last eight years, while Mr. Townsend joined the Board in 1989. Their wisdom and work on behalf of the Trust were greatly appreciated during their tenures.

We would also like to take this opportunity to welcome two new members, Thomas O. Morgan and

Thomas Thorsen, to the Board. A native of Rhode Island, Mr. Morgan has lived on the East End for twenty years and currently resides in Greenport. He has been general manager of Lenz Vineyards in Cutchogue since 1986. Mr. Thorsen, formerly Planning Director of both Southampton and East Hampton Towns, previously served on the Trust's Board. A resident of Amagansett, he was instrumental in developing the first master plan for the Town of Southampton in the 1970s.



## Mecox Bay Dredging: Trust Assists Concerned Citizens for Mecox Bay



Calf's Creek, Hayground Cove and Mecox Bay are now safely navigable for small craft, and the stagnant waters, harmful to shellfish and a long-time breeding area for mosquitos, are healthy for the first time in many years thanks to the tenacity of year-round resident, actor Cliff Robertson. Observing the gradual closing of the channel, Robertson provided the upfront funding for the project, and worked with

Inter-Science Research Associates on planning, permits and regulatory red tape. The narrow channel at the head of Hayground Cove has been deepened to allow sufficient bay and ocean waters to flush it and Calf's Creek. The dredging, the first in more than 25 years, required permission from the New York State Department of State, the New York State Department of Environmental Conservation, the Army Corps of Engineers and the

Southampton Town Trustees. These waters had been routinely dredged by the Town of Southampton until 1969 when a statewide moratorium on coastal dredging was imposed while the state drafted a Tidal Wetlands Act. As a result of the extensive permit/ application process that was part of this Act, many dredging projects were never resumed. Due to budgetary constraints, funds are no longer available through the Town for a project such as this.

Robertson and Concerned Citizens for Mecox Bay, which includes residents in Bridgehampton, Southampton and Water Mill, are to be commended for their initiative in assuring good health for the Bay for years to come. Concerned Citizens has already raised close to \$13,000 toward the \$27,000 expense, but additional donations are urgently needed. The Peconic Land Trust is accepting contributions to fund this worthwhile project. Checks should be made payable to the Trust and sent, along with a note indicating the purpose, to P.O. Box 2088, Southampton, NY 11969.

## Volunteer Update

Sign up now for Autumn Work Days . . . some of the Trust's preserves have fallen victim to summer litterbugs, weeds and vines. Volunteers are invited to bring a hand pruner, and wear sturdy boots or shoes and work gloves. Over the winter months, volunteer woodworkers are needed to construct Bluebird boxes in their home workshops. Trust Board member and naturalist Paul Stoutenburgh will identify sites on Trust preserves where these will be placed in the spring. Please call the Trust for building plans. We also need volunteer assistance with general office work, so if you have a few hours every other week, we'd love to hear from you.

For more information on the Trust's volunteer program, call Nancy Marksbury, volunteer coordinator, at (516) 283-3195.



## Good News

Good news . . . for a number of years, the Trust's newsletter has been printed on recycled paper. Starting with this issue, it will be printed using soy-based inks. Many traditional printing inks are petroleum-based and require chemical solvents to clean the presses. These new inks substitute soy oil for volatile oils, making them biodegradable and able to be cleaned up with water-based cleaning solutions. The use of vegetable-based inks supports the environment, supports agriculture and reduces our dependence on foreign petroleum products.



## 1994 Challenge Announced at Peconinic

*Peconic  
Land Trust  
Must Raise  
\$200,000 by  
October 30*



*Attending this year's Peconinic were (l. to r.) Lee Foster, Roger Smith, Dorothy Dalsimer, Jane Gray, Lucy Bradley, and Betty Smith.*

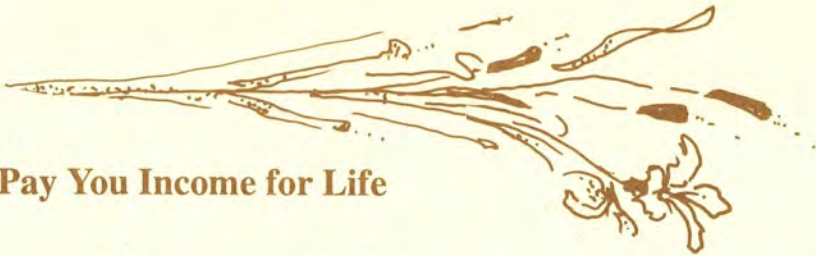
The weather was perfect for the ninth annual Peconinic, and hosts Molly and Walter Channing provided a magnificent site at their property on Scuttle Hole Road, Bridgehampton. Close to 350 people attended this year's traditional "potluck" picnic for Trust supporters.

The event was an opportunity for John v.H. Halsey, President of the Trust,

to thank all present for their ongoing commitment to the Trust and its conservation work, and to announce the organization's 1994 Challenge grant, the Trust's major fund-raising effort each year. The Trust has raised \$200,000 in pledges and contributions from individual donors with the stipulation that these funds will be matched by October 30,

1994. This year's sponsors include Joanne and Jon Corzine, Joan and Joseph F. Cullman 3rd, the de Cuevas Family, Jack Jay Wasserman, Philippa and Dietrich Weismann, Marillyn Wilson, Alan Stillman, Dr. Martin L. Schulman, Barbara and Warren Phillips, Jonathan Bass, Andrews Walker, and the Long Island Community Foundation, among others.

### **The Bottom Line . . . Charitable Gift Annuities Pay You Income for Life**



Charitable gift annuities, the simplest life income gift available, are the best kept secret around. A charitable gift annuity is the perfect investment opportunity for donors (ideally 65 or older) who wish to make a substantial gift to the Peconic Land Trust today, but who need retirement income from their existing cash and stock assets. Gift annuity rates are significantly more attractive today than money market rates, certificates of deposit, and current stock dividends. For example, a 75-year-old donor might qualify for an annuity rate of 8%, while an 85-year old donor might receive a 10% or higher rate.

Charitable gift annuities are ideal vehicles for converting your low-yield stocks, bonds, and certificates of deposit into higher, guaranteed payments for life. At the same time, you avoid or reduce capital gains taxes on the sale of those assets. Charitable Gift Annuities can be funded with as little as \$5,000, and can also be funded with appreciated property, without fear of Alternative Minimum Tax consequences. Still other benefits to the donor include 1) an income tax deduction in the year of the gift, 2) estate tax savings, and 3) investment diversification.

Here's how a gift annuity works. You contribute cash or stock to the

Peconic Land Trust. You (and a second beneficiary, if you specify) will then receive annual income in regular, fixed payments for life at a pre-determined annuity rate.

As a public charitable organization recognized by the Internal Revenue Service, the Peconic Land Trust is legally permitted to be the recipient of a gift annuity. A copy of the Trust's last financial report filed with the Department of State may be obtained by writing to: 1) New York State, Department of State Office of Charities Registration, Albany, NY 12231, or 2) Peconic Land Trust, P.O. Box 2088, Southampton, NY 11968.



# Long Island Community Markets Program

In the last eleven years, the Peconic Land Trust has assisted many farm families on Long Island to identify and implement alternatives to outright development, saving more than 1,500 acres of open space in the process. In many cases, conservation easements have enabled farm families to keep their way of life intact, and their farms in production, while protecting the scenic vistas we all enjoy.

We are now involved with an exciting project, Long Island Community Markets, that represents another way in which to keep agricultural land in production. According to Ellen Rulseh, Project Manager, "The goal of Long Island Community Markets is to develop a network of open-air farmer's markets that create new markets for local products and enhance downtown business." Currently, two new open-air farmer's markets in Islip and in Port Jefferson are making an important connection between some of the most productive agricultural land in New York State and one of the strongest consumer markets in the nation.

The benefits of Long Island Community Markets are many. The creation of new markets for local farmers helps our regional economy and promotes a food resource for Long Island's citizens. In addition, the markets educate people about the types of locally grown or harvested foods, thereby helping to increase demand for these products. We are also assisting the WIC (Women,



*Open-air Long Island Community Markets in Port Jefferson and Islip are attracting residents and visitors interested in fresh, locally grown and harvested foods.*

Infants, and Children) program. Sponsored by the New York State Department of Agriculture and Markets, WIC provides nutritional advice to low-income pregnant women and mothers with infants. Participants in this program also receive a book of coupons redeemable at the Islip Grower's Market.

The Islip Grower's Market is located at the Islip Town Hall parking lot on Montauk Highway in Islip every Saturday, from 8:00 a.m. to 2:00 p.m. The Port

Jefferson Community Farmer's Market is located on the waterfront in Port Jefferson and is open Thursdays from Noon to 6:00 p.m. We hope you will have an opportunity to visit these markets. You'll find vendors selling locally grown fruits and vegetables, flowers, fresh-baked goods and lots of other foods harvested from the bounty of Long Island farms and nearby waters. By supporting this venture, you will help to keep Long Island's unique agricultural heritage alive.

## **HELP PECONIC LAND TRUST PROTECT OPEN SPACE AND FARMLAND**

The Trust provides farmers and other landowners with unique alternatives to full-scale development. Please remember that matching gifts, offered by many employers, can double or triple the value of your gift. Please take a moment to check with your employer and enclose appropriate forms, if eligible. We appreciate your support.

I/we are pleased to support Peconic Land Trust's conservation efforts.

Enclosed is donation in the amount of \$ \_\_\_\_\_

\_\_\_\_\_ Please send me information on alternative methods of supporting the Peconic Land Trust.

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_

*A gift to Peconic Land Trust is tax-deductible. All donors will be provided with a written acknowledgment for tax purposes. A copy of the last financial report filed with the Department of State may be obtained by writing to: 1) New York State, Department of State, Office of Charities Registration, Albany, NY 12231, or 2) Peconic Land Trust, P.O. Box 2088, Southampton, NY 11969.*





**PECONIC LAND TRUST**  
 P.O. Box 2088  
 Southampton, N.Y. 11969



♻️ Printed on Recycled Paper

**A Birthday Sunflower**

As I dress my daughter  
 a swan on the dark water  
 lays her long neck against the sky.  
 . . .

You hold small seeds  
 above our earth  
 and open to the sun.  
 . . .

After rain helianthus  
 leans to comb grass.  
 A clown's face fades  
 inwardly to precise seeds  
 smiling: child, child . . .

Blackbirds, catbird, and flicker  
 dress the summer dusk with music.

Scott Chaskey



*Mission Statement*

**T**he Peconic Land Trust is a non-profit, tax-exempt conservation organization dedicated to the preservation of farmland and open space on Long Island. To this end, the Trust acquires and manages land as well as easements for conservation purposes. In addition, the Trust assists farmers and other landowners in the identification and implementation of alternatives to outright development.

**Peconic Land Trust, Inc.**

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