

PECONIC LAND TRUST



For immediate release

Contact: Yvette DeBow-Salsedo
631.283.3195; 646.284.8028 (cell)
ydebow@peconiclandtrust.org

PECONIC LAND TRUST ANNOUNCES FARMLAND EXCHANGE WITH AL AND MARY KRUPSKI IN SOUTHOLD

Exchange provides Trust with additional acreage near its Agricultural Center at Charnews Farm – increasing land available for leasing to 98 acres as part of the Trust’s Farms for the Future Initiative.

MAY 2, 2014. SOUTHAMPTON, NEW YORK. John v.H. Halsey, President of the Peconic Land Trust, announced that the Trust has completed a like-kind exchange* on farmland in the Town of Southold with Al and Mary Krupski. The transaction will add 19.2 acres to the Trust’s Agricultural Center at Charnews Farm. In exchange, the Krupski’s acquired 16.8 acres of farmland in Peconic from the Trust – a location closer to their current farm operation.

“To keep farming viable on the East End, farmland trades are an important part of any land holding strategy. Today, we’ve worked with the Krupski’s to enhance both the operations of the Trust’s Agricultural Center at Charnews Farm and the Krupski’s farm – we see this transaction as not only benefiting us, but also the broader Southold community,” said John v.H. Halsey, President of the Peconic Land Trust.

--next--

“We are pleased to be able to work with the Peconic Land Trust on this farmland exchange, which will strengthen both of our farm operations. Historically, like-kind exchanges among farm operations have always taken place and provide the community with stronger and sustainable farms. The work the Trust is accomplishing at its Agricultural Center, by providing existing and new farmers with access to contiguous farmland, is important and we are proud to have played a small part in growing that effort,” said Al Krupski. “The work that the Peconic Land Trust is undertaking will enable the rich history of North Fork agriculture to continue.”

In the transaction, Al and Mary Krupski conveyed a 19.2 acre farm on the northeast corner of County Road 48 and Young’s Avenue to the Trust. The property, which includes five structures, was for many years owned by the Dickerson Family, a long-standing farm family on the North Fork. The Dickersons sold the development rights on the property to the Town of Southold in 1992.

In exchange, the Trust conveyed 16.8 acres of farmland on Route 48 in Peconic to the Krupski’s, which the Trust received as a donation in November 2013 from Thomas Hubbard. As often happens in like-kind exchanges, properties are seldom exactly equivalent in value. Consequently, based upon a qualified appraisal, the Trust made a payment to the Krupski’s because their 19+ acre farm had a higher value than the Trust’s exchange property.

*Like-Kind Exchange: A tax-free transaction where property is exchanged for other qualified, like-kind property. A common conservation tool that helps landowners, particularly farmers, accomplish their goals and expand their holdings.

About the Agricultural Center at Charnews Farm

Since acquiring the 23-acre Charnews Farm in 2007, the Peconic Land Trust has added approximately 75 acres to its Agricultural Center. The Center is the North Fork hub for the Trust's Farms for the Future Initiative. Farming, gardening, and other activities at the "Ag Center" take place on 98+ acres of farmland, woods and meadows. Much of the acreage is leased to both established and new farmers as well as members of our Community Garden that includes 50-60 plots on approximately 2-4 acres. There is also a Learning Garden that hosts students from Southold Elementary in the Spring and Fall. Current leaseholders at the Ag Center include Sang Lee Farms and Invincible Summer Farms. Browder's Birds, which launched its pastured poultry operations at the Ag Center in 2010, purchased protected farmland from the Trust in late 2012. As of 2014, the Browder's have established their own farmstead in Mattituck.

In addition to Charnews Farm and the recent acquisition of the Krupski property, farmland added to the Trust's Ag Center operation included:

- Cleo's Corner: 5.7 acres donated to the Trust by Thomas and Anne Hubbard in 2007, located on the southwest corner of Route 48 and Horton's Lane.
- Dickerson East and West: Part of the original Dickerson Farm, 34 acres to the West of the Krupski transaction. Acquired by the Trust in 2013, a portion of the funding was provided by Thomas and Anne Hubbard, the 1772 Foundation and the Town of Southold.
- Dart Farm: 3.6 acres donated to the Trust by Thomas & Anne Hubbard in 2013; adjacent to Dickerson East and West on the northwest corner of Route 48 and Young's Avenue.
- Hubbard East: 7 acres of woods and meadow off Route 48 to the east of Krupski donated to the Trust by Anne Hubbard.

- Another 6 adjacent acres, which include farmland, meadows and woodlands as well as a 1-acre commercial lot with a building along Route 48.

(see map for details)

About Farms for the Future Initiative

The Peconic Land Trust's Farms for the Future Initiative includes farmland leases, incubator programs, and sales of protected farmland, some with additional restrictions that limit non-agricultural activities, designed to assure access and affordability for farmers in the future. The majority of the lessees operate on protected farmland owned by the Trust either at the Agricultural Center at Charnews Farm in Southold or at Quail Hill Farm/Deborah Light Preserve in Amagansett.

Primary Objectives of the Farms for the Future Initiative:

1. Explore and refine a new set of conservation tools and techniques that address the issues of farmland accessibility, affordability, and sustainability
2. Buy, protect, rebuild and resell farms to farmers
3. Develop and expand our Farmland Leasing Program

To learn more about this program, please contact Luke McKay, Project Manager, at 631.283.3195 or LMcKay@PeconicLandTrust.org.

--next--

About the Peconic Land Trust

August 1, 2013 was the 30th Anniversary of the founding of the Peconic Land Trust, which was established in 1983 to conserve Long Island's working farms, natural lands, and heritage. Since its inception, the nonprofit Trust has worked conscientiously with landowners, communities, municipalities, partner organizations, and donors, to conserve approximately 11,000 acres of land on Long Island. The Trust's professional staff carries out the necessary research and planning to identify and implement alternatives to outright development. While working to conserve the productive farms, watersheds, woodlands, and beachfront of Long Island, the Trust is also protecting the unique rural heritage and natural resources of the region.

The Trust has Stewardship Centers in Cutchogue, Bridgehampton (Bridge Gardens), Southold (Agricultural Center at Charnews Farm and Shellfisher Preserve) and Amagansett (Quail Hill Farm) and its Main Office is in Southampton. . *A common misperception, however, is that the Peconic Land Trust is the recipient of the monies raised through the Peconic Bay Region Community Preservation Fund (also referred to as the 2% land transfer tax or the Peconic Land Tax). This is NOT the case. The CPF tax is collected by Suffolk County and then redistributed to the five East End Towns for the protection of farmland, open space, and community character.* For more information about the Peconic Land Trust visit www.peconiclandtrust.org or call 631.283.3195.

###