

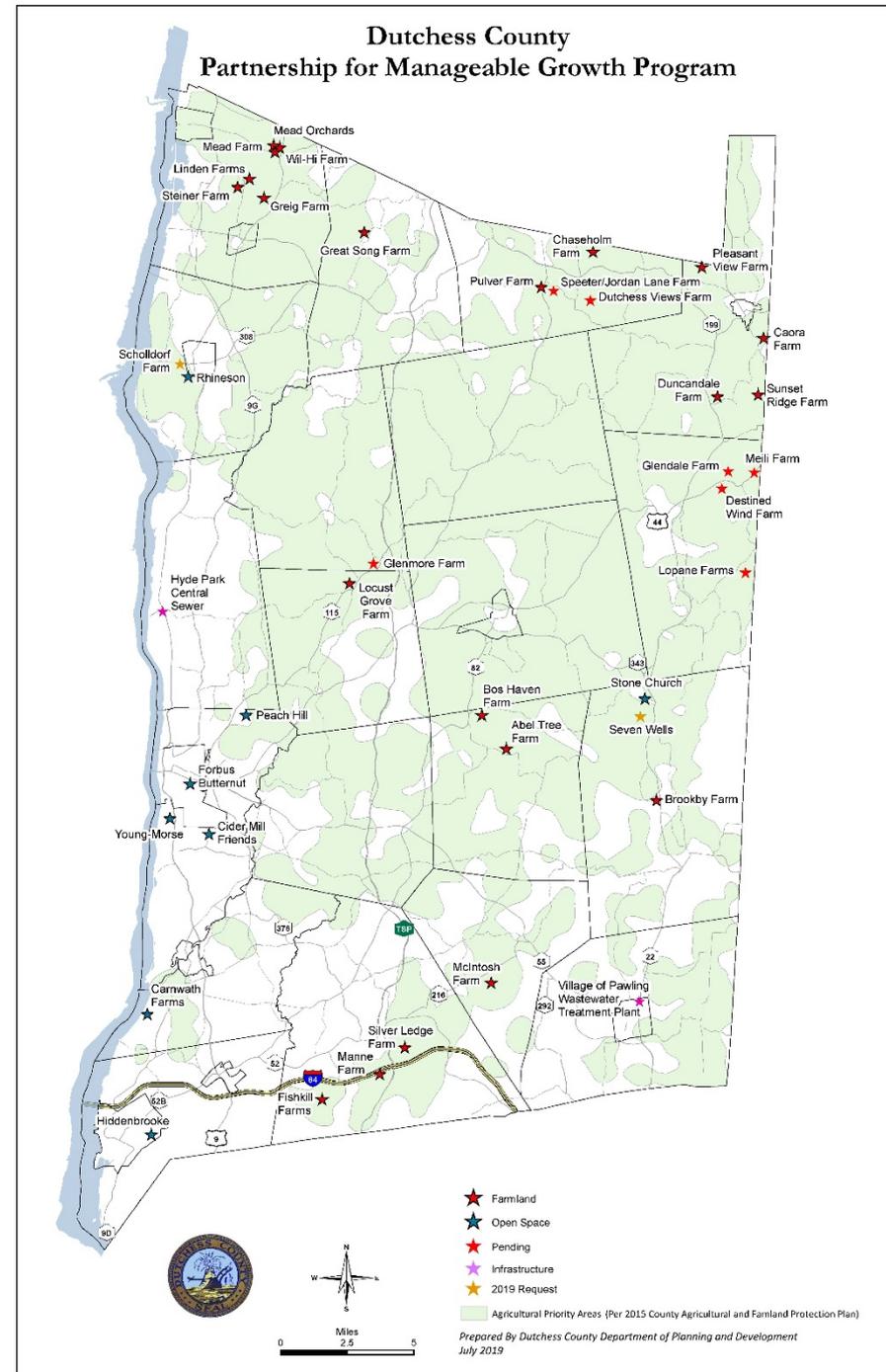
# Land Protection with Dutchess County

DLC protected 41 farms via Purchase of Development Rights (PDR) between 2001 and 2019:

Total of 5,525 acres

## Dutchess County Partnerships with the DLC

- 51% of DLC-farmland protection projects (21 of 41) were funded with Dutchess County participation
- 21 farms and over 3,500 acres protected (3 farms in 2019 = 740 acres)
- Total County Funding: \$6,253,035
- Total Funding Leveraged for DLC/County farmland projects: \$17,128,240



# Farmland Protection Funding

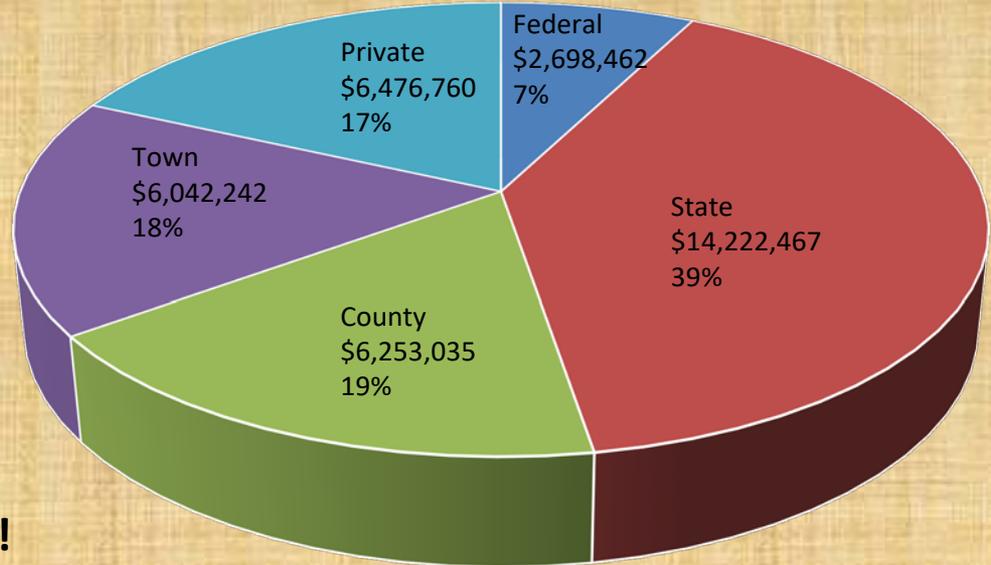
## Overview of PDR Projects of the DLC

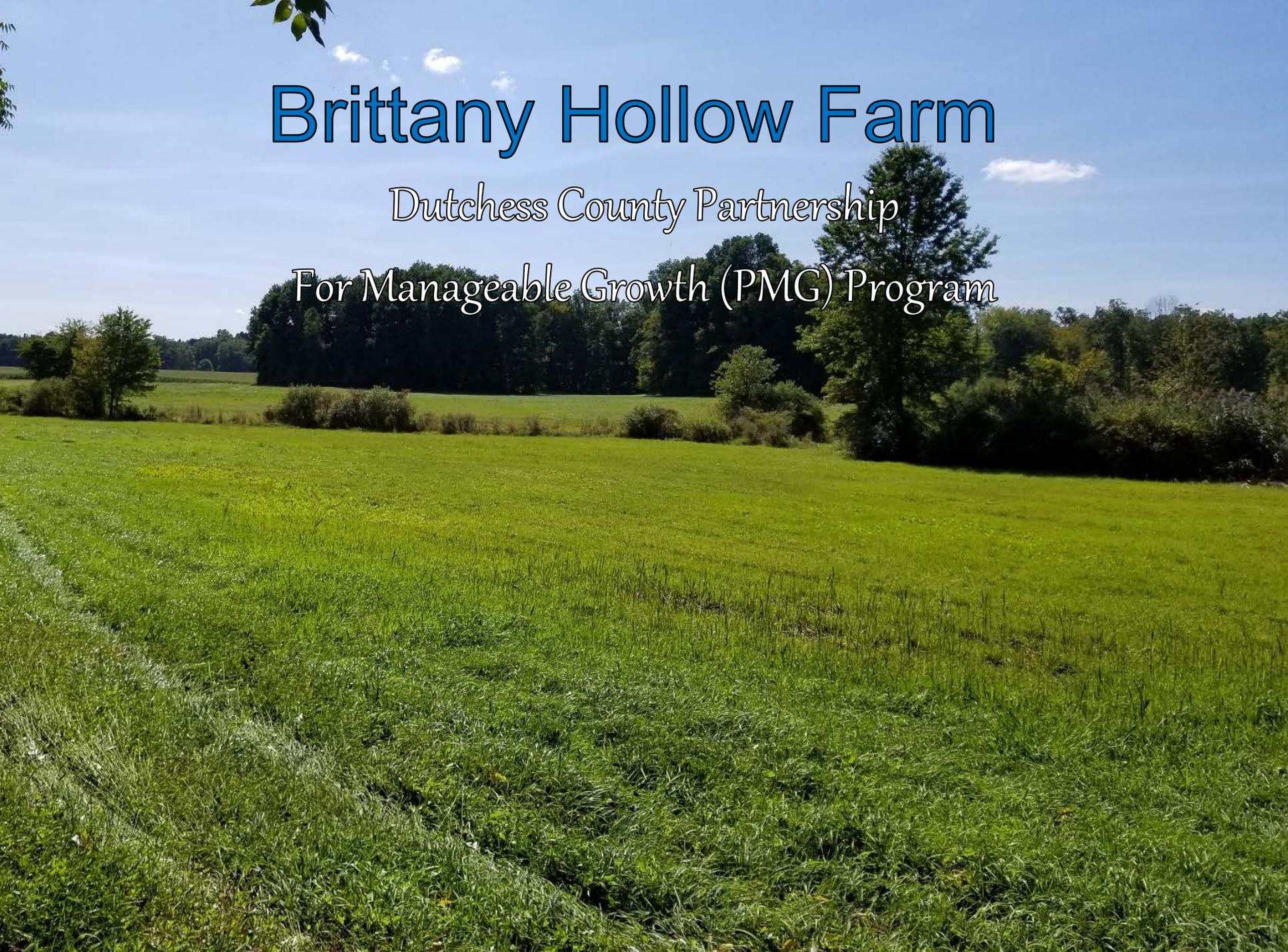
Funding sources for DLC farmland protection projects

\$1,236,934 of Dutchess County PMG Funding is committed for projects projected to close in 2020.

- Dutchess Views Farm (2019)
- Jordan Lane Farm (2017)
- Lopane (2019)
- Glendale Farm (2018)

**662 acres on track to close in 2020!**





# Brittany Hollow Farm

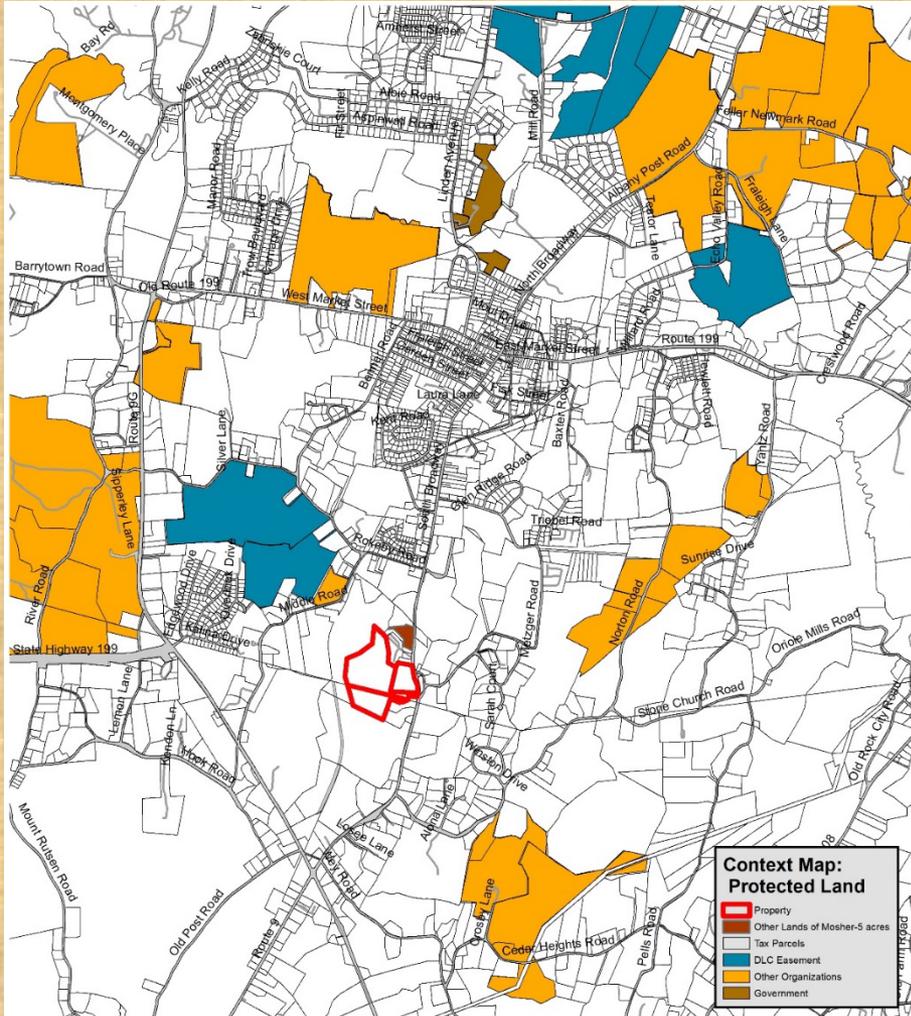
Dutchess County Partnership

For Manageable Growth (PMG) Program

# Brittany Hollow Farm - 60 acres

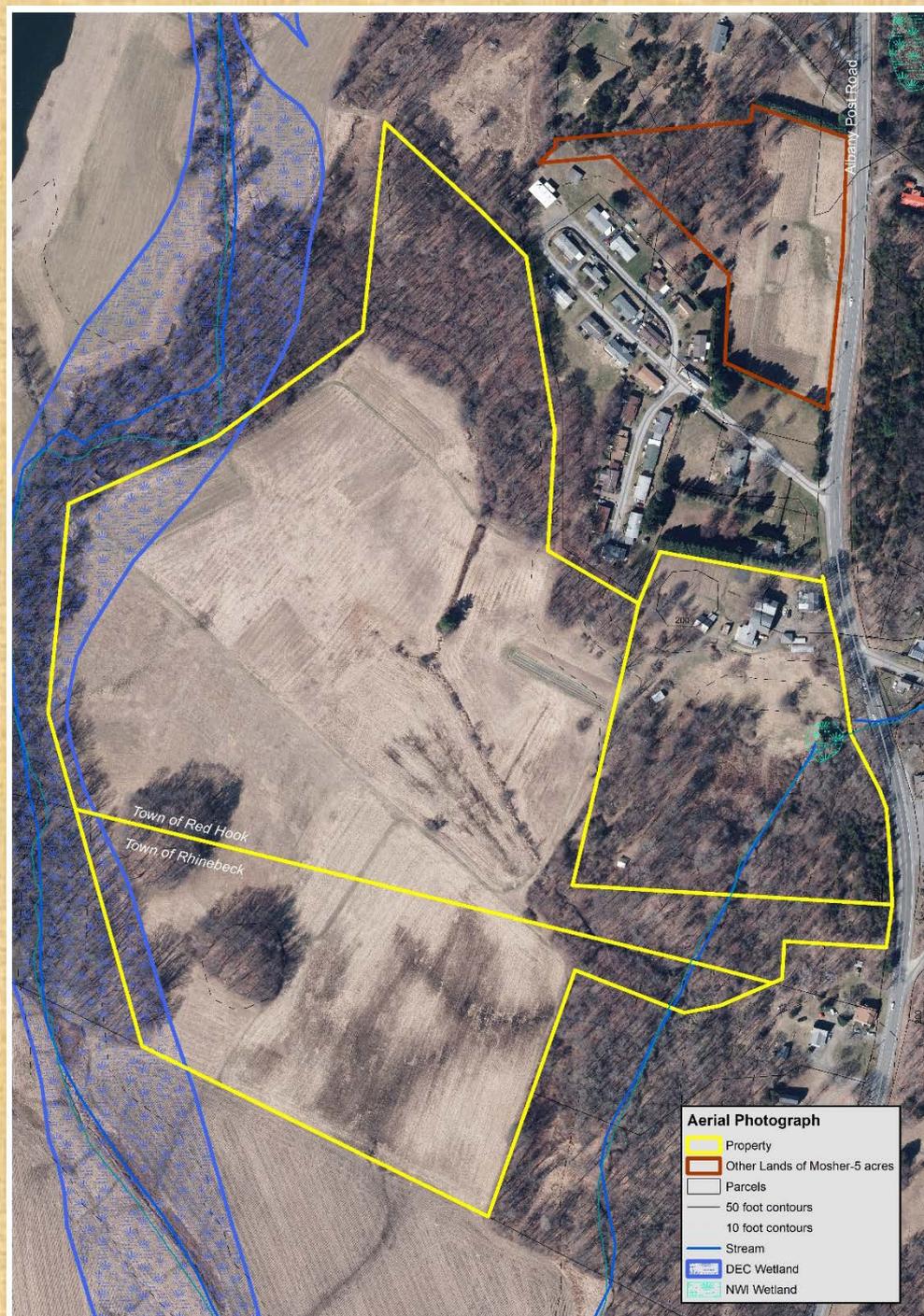
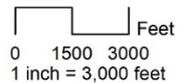
## Darryl & Debby Mosher

### Town of Red Hook



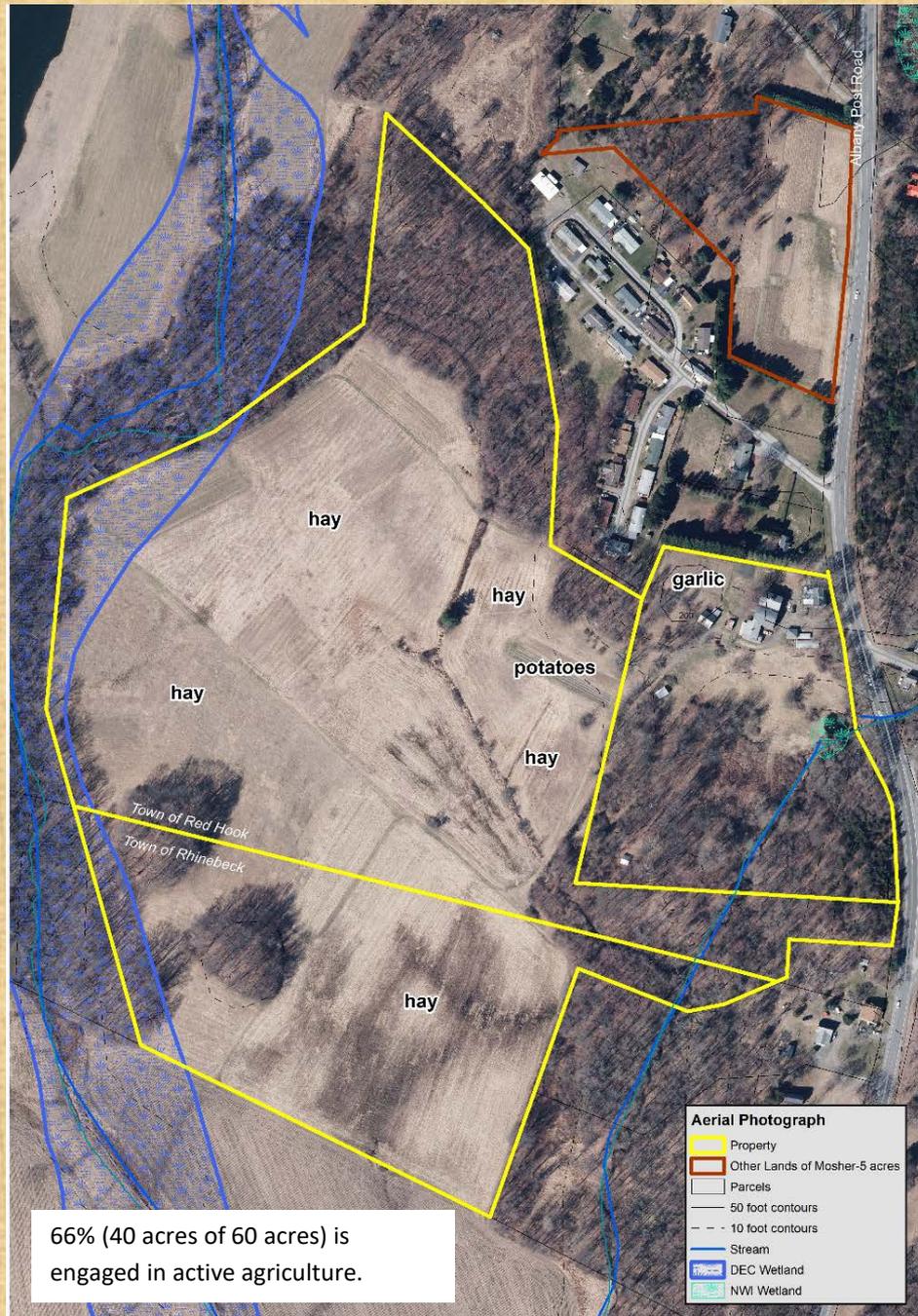
### Mosher (Brittany Hollow Farm) Property

Route 9  
Town of Red Hook and Rhinebeck  
Dutchess County NY  
August 12, 2019  
60 acres +/- (per Tax Parcel Data)



# Current Uses

- “Brittany Hollow Farm” growing flowers, garlic and potatoes.
  - Operated by Darryl & Debby Mosher since 1982 as vegetable and livestock operation
  - Sell flowers at their nearby pick your own operation and garlic and potatoes to Montgomery Place and farmer’s markets
  - Used as support lands to grow hay by Frank Vosburgh for Kesicke Farm Cattle
  - Will be adding a sunflower and pumpkin crop in 2020

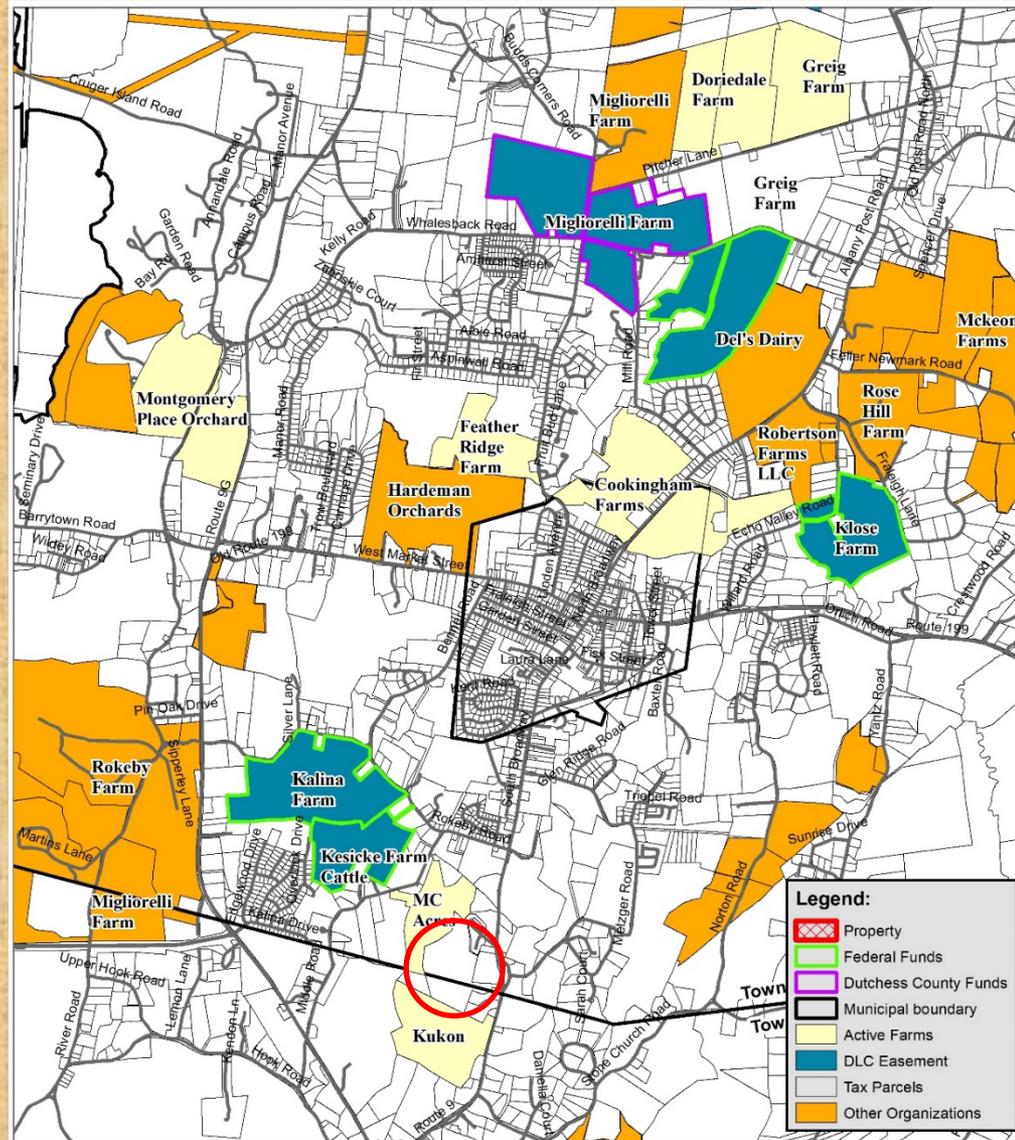


# Structures: House, Barn, Sheds, Garage, Greenhouse



# Local & Regional Importance

- NYS Open Space Plan
  - NYC/Hudson Valley Foodshed
  - 2015 Dutchess County Agriculture and Farmland Protection Plan: Located in Agricultural Priority Areas
- Dutchess County Master Plan, Directions
  - located in an area where “agricultural lands” should be preserved
- Dutchess NRI – Hudson Valley EcoRegion
  - prioritizes stream, wetland, and grasslands habitat
- Towns of Red Hook & Rhinebeck
  - Located in designated Agricultural Gateway Area of Red Hook
  - Red Hook Community Preservation Plan identifies the property as ranking highly for projects to be funded by the Community Preservation Fund
  - Prioritized in Municipal Open Space Plans
    - Red Hook – identifies agriculture and village gateways as cultural resources
    - LWRPs - identify ag as economic driver and recommend protecting.
- Surrounded by over 3,400 acres of active farms
  - 2400 acres protected
  - Adding this 60 acre property would increase total protected farmland in this core to 3,478 acres.



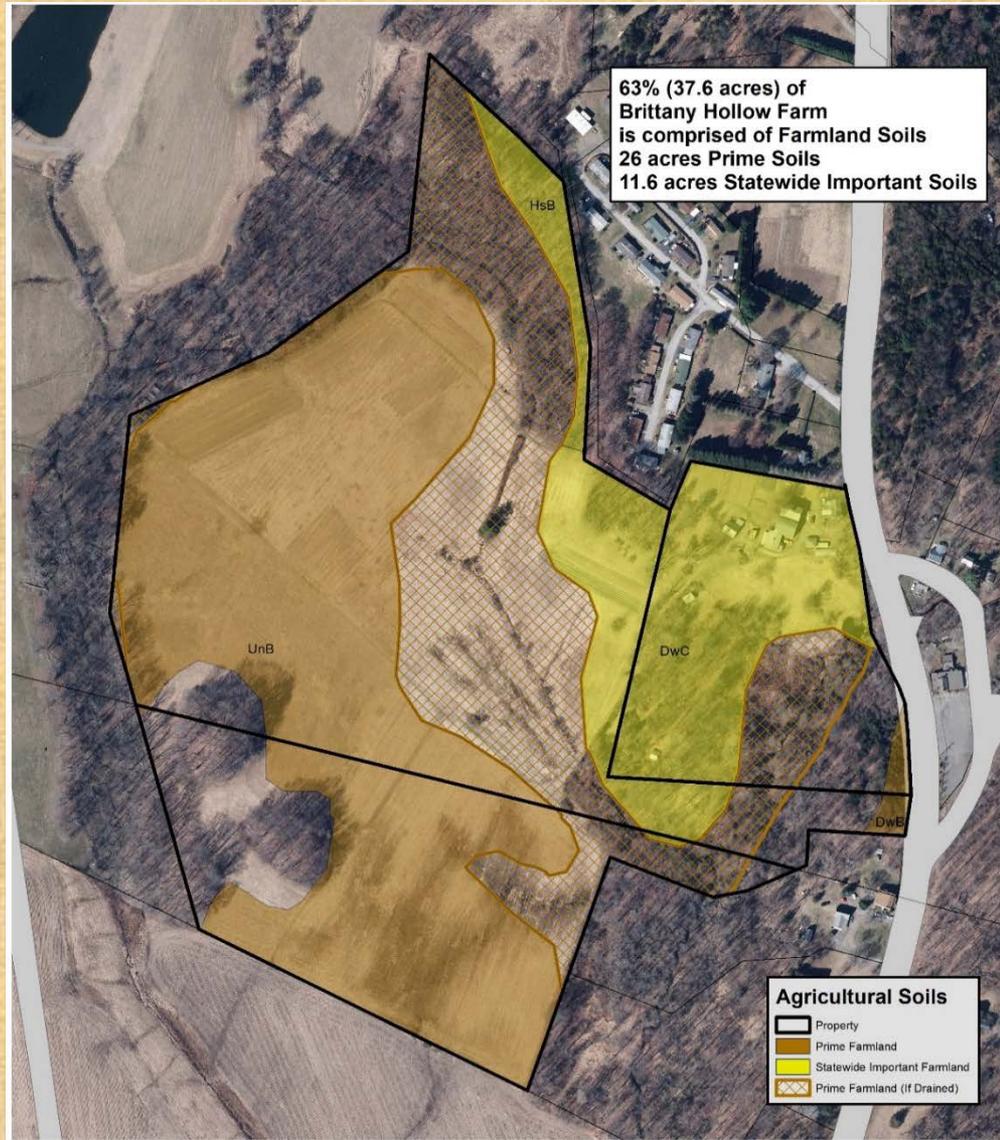
## 8. Critical Mass of Farmland Surrounding Brittany Hollow Farm

U.S. Route 9  
 Towns of Red Hook and Rhinebeck  
 Dutchess County NY  
 November 26, 2019  
 60 acres +/- (Per Tax Parcel Data)



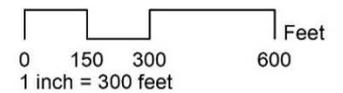
0 1500 3000 Feet  
 1 inch = 3,000 feet

# Agricultural Soils



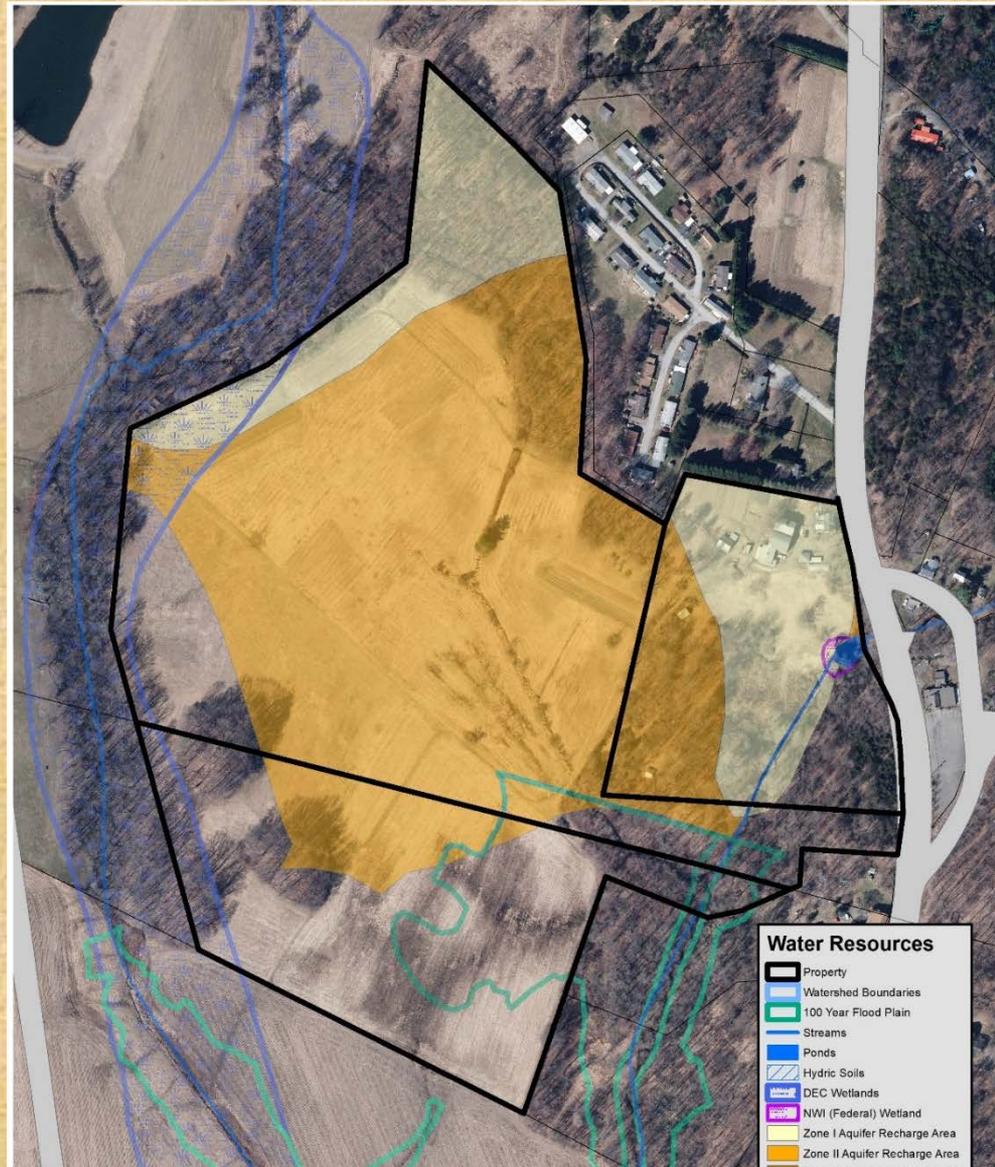
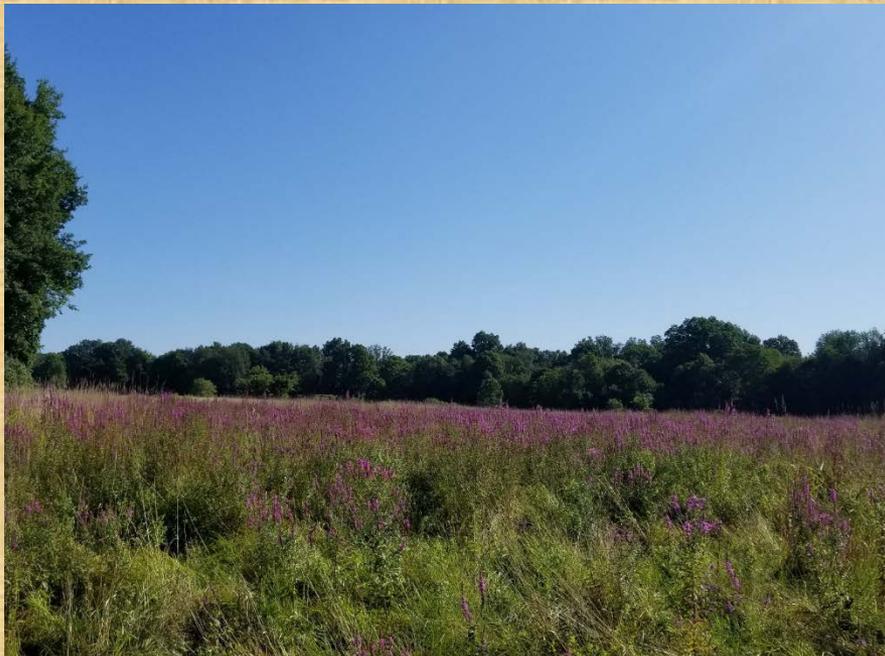
## Moshier Property

Route 9  
Town of Red Hook  
Dutchess County NY  
August 12, 2019  
60 acres +/- (per Tax Parcel Data)



# Water, Habitat Resources

- Almost entirely Zone I & Zone II Aquifer Recharge Areas.
- Contains tributary to the Landsman Kill Creek.
- Contains 100 year floodplain and Federal wetlands.
- Buffers large portion of Landsman Kill tributary surrounded by DEC wetlands



## Mosher Property

Route 9

Town of Red Hook

Dutchess County NY

August 12, 2019

60 acres +/- (per Tax Parcel Data)



0 150 300 Feet  
1 inch = 300 feet

### Water Resources

	Property
	Watershed Boundaries
	100 Year Flood Plain
	Streams
	Ponds
	Hydic Soils
	DEC Wetlands
	NWI (Federal) Wetland
	Zone I Aquifer Recharge Area
	Zone II Aquifer Recharge Area
	Zone III Aquifer Recharge Area
	Stream
	100 Year Flood Plain
	DEC Wetland
	NWI Wetland
	Pond
	Hydic Soil
	dc_parcel_current_g

# Development Pressures

## Importance to Rural Character

- Gateway for the Towns of Red Hook and Rhinebeck.
- Both Town Comp plans prioritize the importance of agriculture for communities and encourage protecting farmland.



## Accelerated Residential Growth

- Red Hook and Rhinebeck are two of the fastest growing farming communities in the County.
- Growth of Red Hook has consistently outpaced the rate of growth in the County as a whole over the last 40 years.

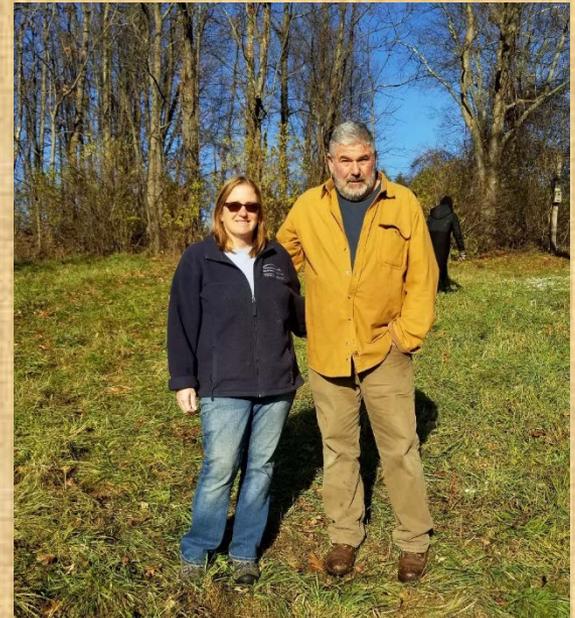
## Imminent Threat

- Conversion of farmland to second home estate lots and small lot subdivision is feasible realistic threat for this property.

# Continuity of Farm Operation – Future Plans

## Economic Viability:

- Located in an Agricultural District and receives Agricultural Assessment.
- Stable as support lands for thriving beef operation and addition of pumpkin crop.
- Supplementing their non-contiguous flower operation with sunflowers.
- The Moshers are deeply invested in transferring the land to a young farmer who will maintain a meaningful agricultural operation that thrives and contributes to the local economy.



# Proposed Conservation Easement

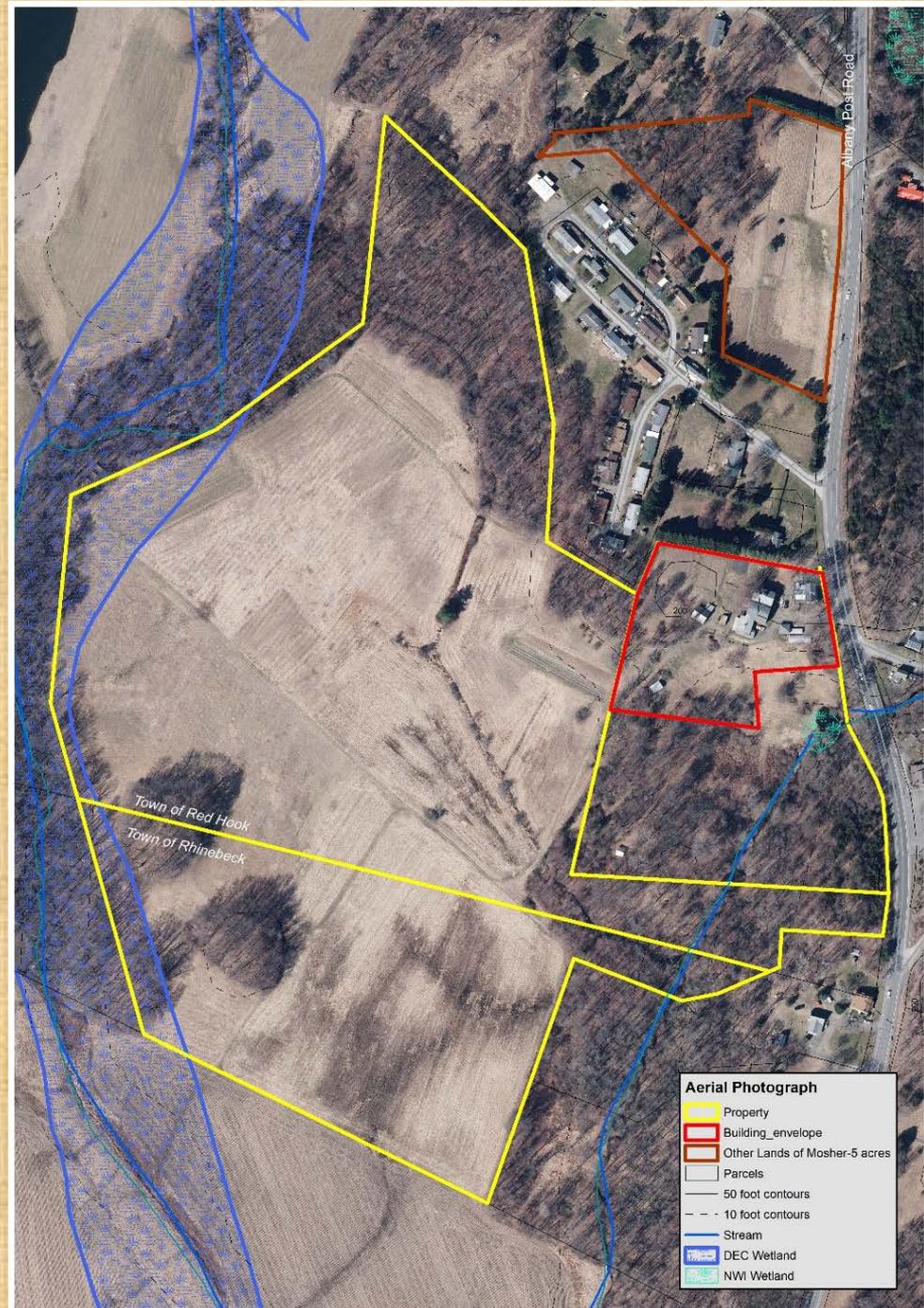
- Extinguish subdivision rights.
- One 4 acre Farmstead Area

## Budget

<b>Easement Acquisition Cost:</b>	<b>\$283,500</b>
<b>Transaction Costs:</b>	<b>\$48,500</b>
Property Survey:	\$8,000
Baseline Report:	\$3,000
Appraisal:	\$4,000
Title Search and insurance	\$3,500
Administration, legal	\$20,000
Stewardship/monitoring	\$10,000
<b>Total Project Costs:</b>	<b>\$322,000</b>
<b>PMG Request (50%):</b>	<b>\$166,000</b>

Applying to Town of Red Hook for 25% (\$83,000)

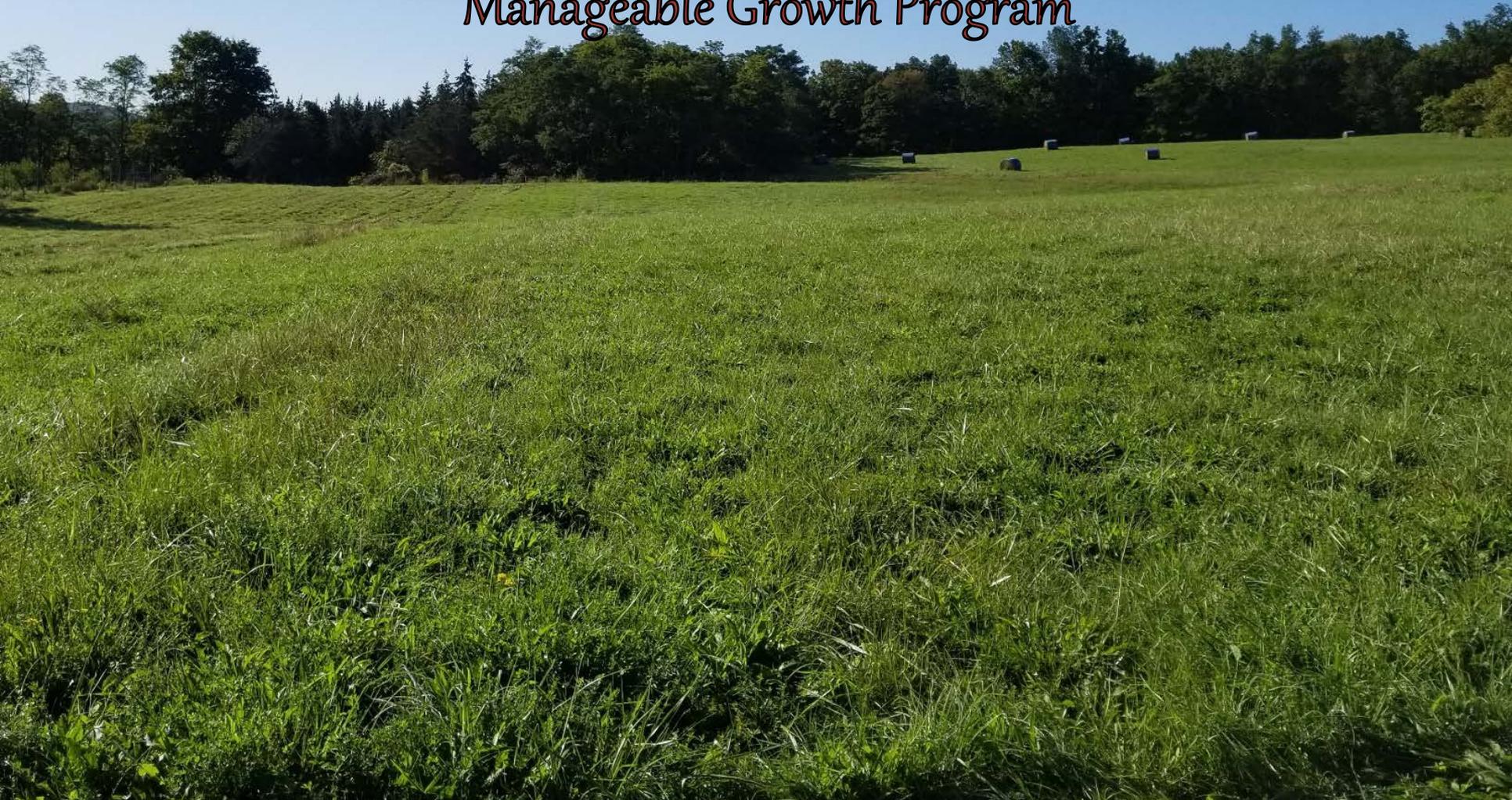
Applying to Scenic Hudson for 25% (\$83,000)



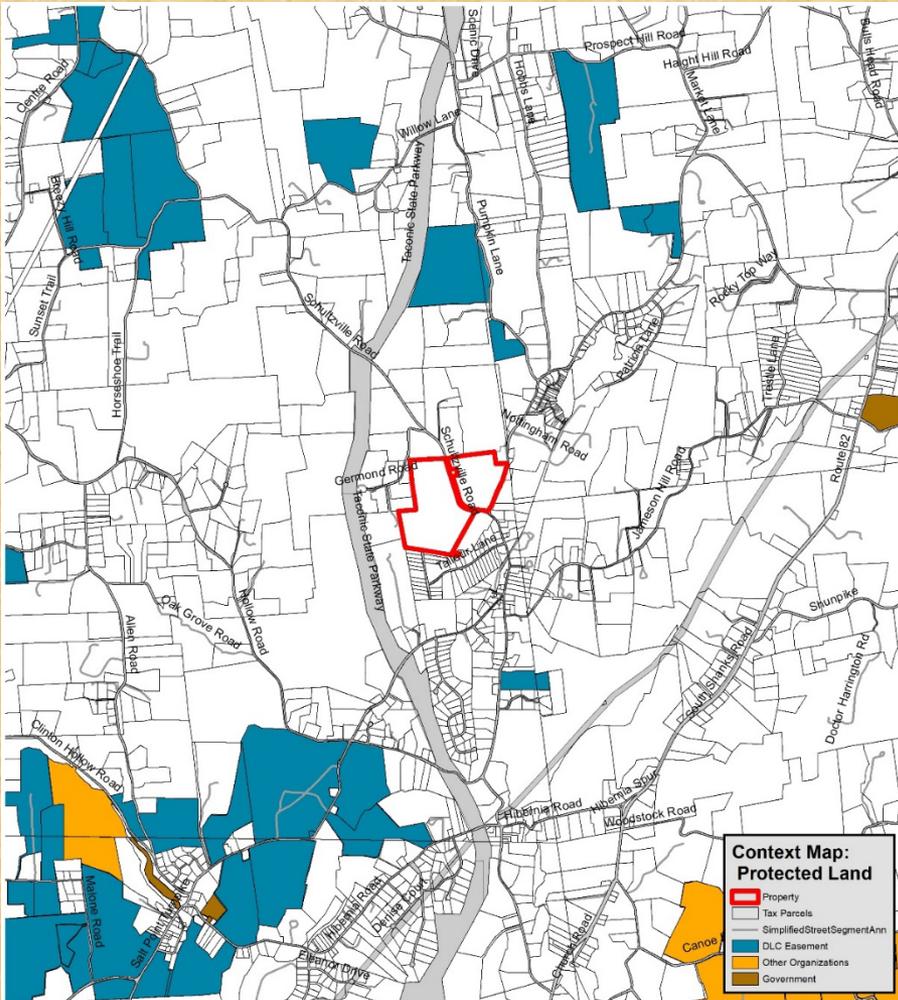
# Meadowland Farm

Dutchess County Partnership For

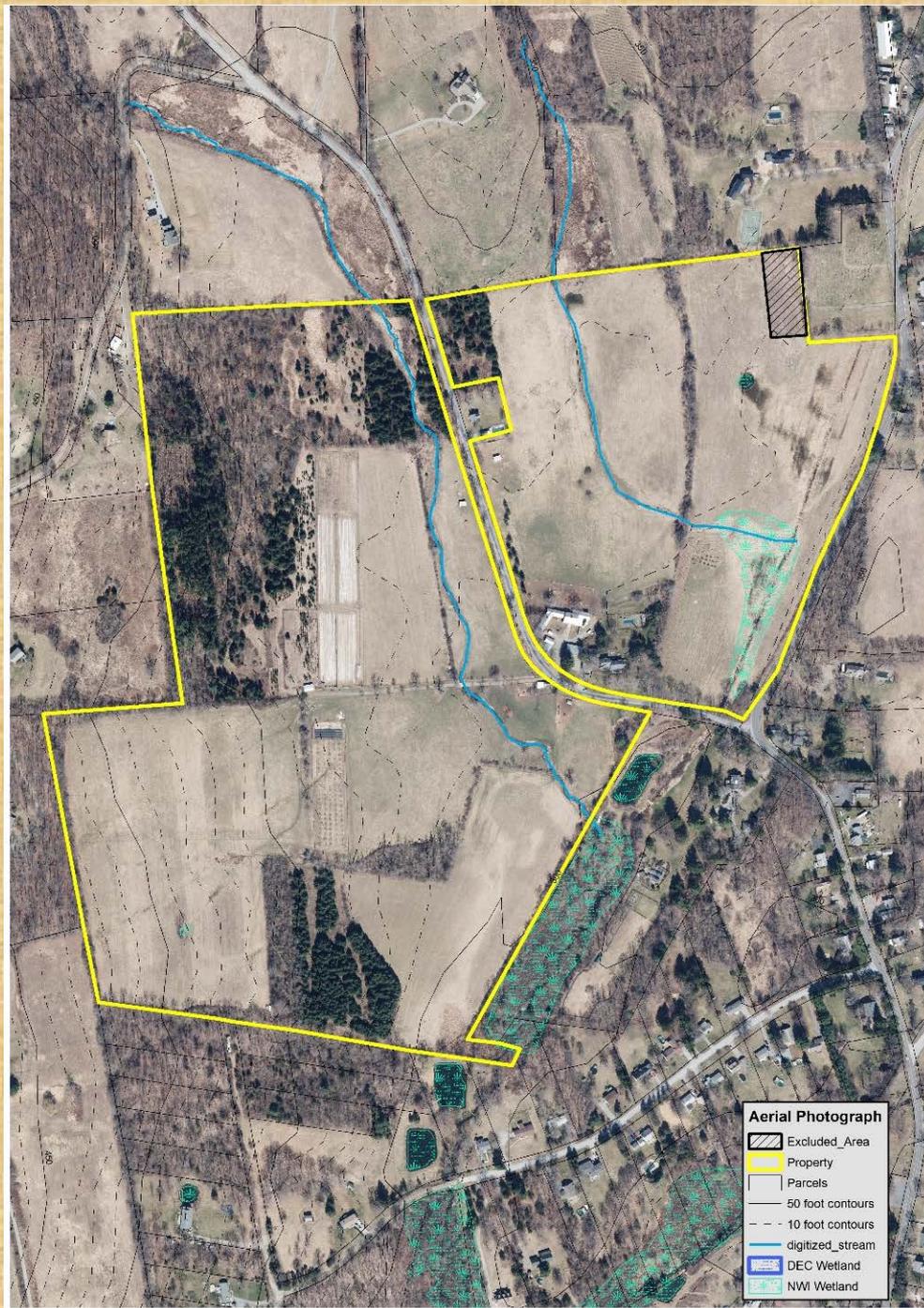
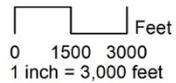
Manageable Growth Program



# Meadowland Farm 116 acres Town of Clinton



**Meadowland Farm Property**  
Schultzville Road & Salt Point Turnpike  
Town of Clinton  
Dutchess County NY  
July 19, 2019



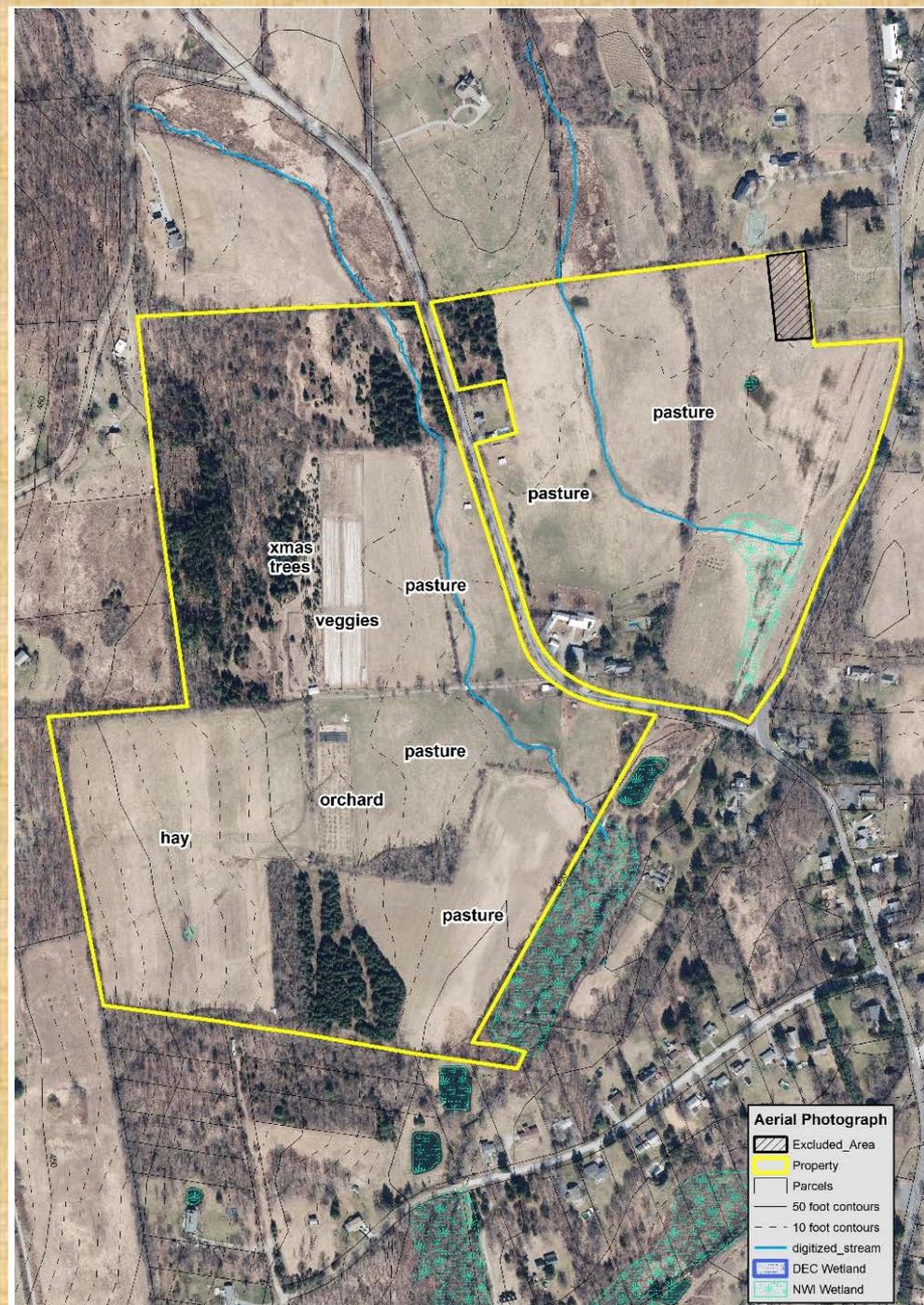


# Current Uses

## Meadowland Farm Operation:

Over 70 percent engaged in active agriculture

- Judah & Michele have made land available to farmers for decades after purchasing in 1997
  - Small herd of Uphill Farm Galloways grazing
- Mary Kate Chillemi & Chris Hausman currently lease for fruit and vegetable operation (over 100 varieties) – berries, mushrooms, cut flowers
  - Farming at Meadowland for 4 years
  - Organic & biodynamic
  - 16 member CSA, farm store & sale to restaurants and farmers markets

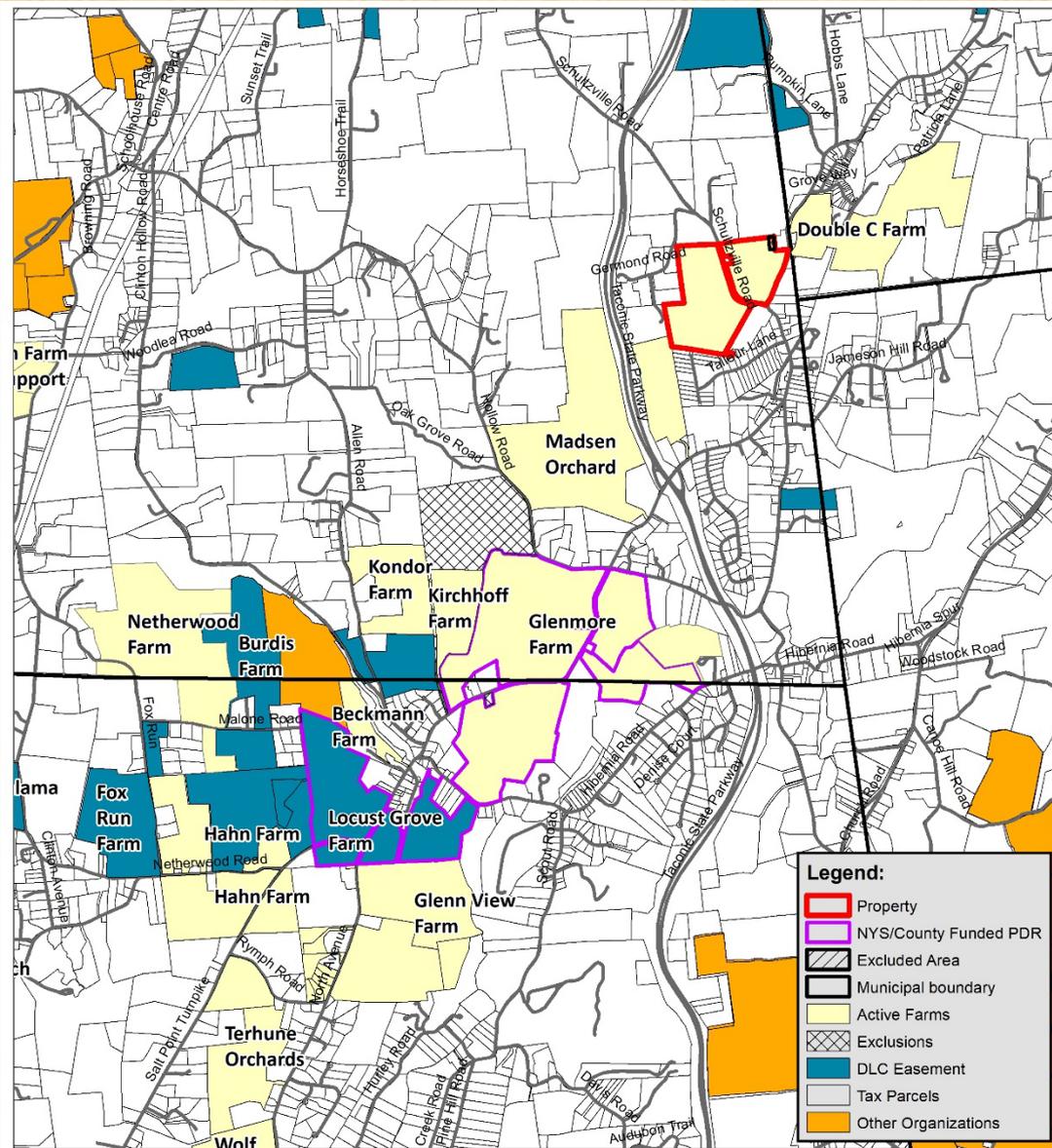


# Structures: House, Barns, Silo, Farm Store, Run-in Sheds, Green House

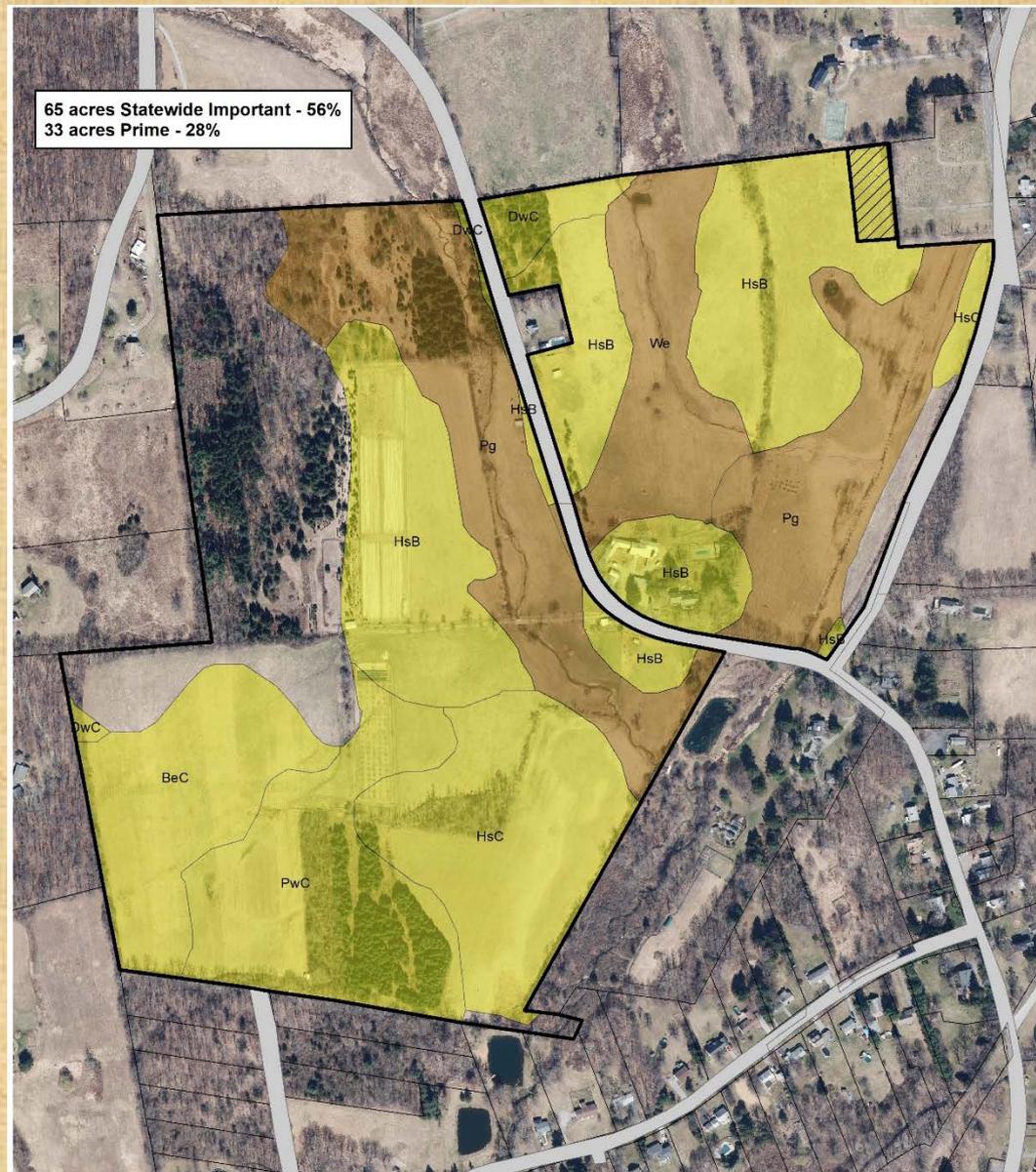


# Local & Regional Importance

- NYS Open Space Plan
  - NYC/Hudson Valley Foodshed
  - 2015 Dutchess County Agriculture and Farmland Protection Plan: Located in Agricultural Priority Areas
- Dutchess NRI – Hudson Valley EcoRegion
  - prioritizes stream, wetland, and grasslands habitat
- Town of Clinton Comprehensive Plan
  - parcel is mapped as historic site
- Town of Clinton Centers and Greenspace Plan
  - identifies property located in area of 1,000 acres of habitat
- Town of Clinton Open Space Plan
  - identifies property as important farmland area
- Surrounded by 3,000 acres of active farms in the Harlem Valley
- 720 acres protected with DLC-held conservation easement



# Agricultural Soils

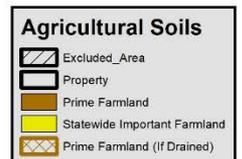


## Meadowland Farm Property

Schultsville Road & Salt Point Turnpike  
 Town of Clinton  
 Dutchess County NY  
 July 19, 2019  
 117 acres +/- (Per Tax Parcel Data)

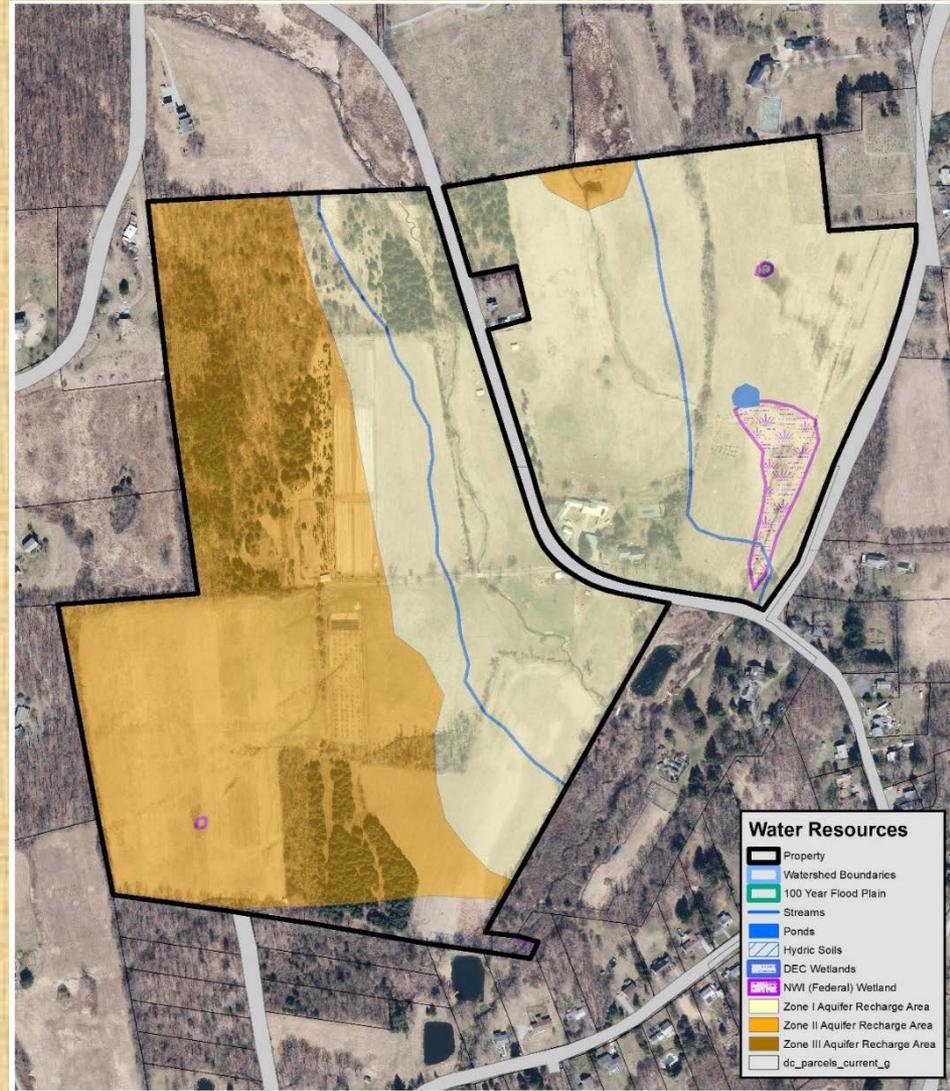


0 200 400 Feet  
 1 inch = 400 feet



# Water, Habitat Resources

- Entirely Zone I & Zone II Aquifer Recharge Areas.
- $\frac{3}{4}$  mile frontage on two tributaries to Wappinger Creek
- Contains 100 year floodplain and Federal wetlands.
- Stream and open grassland/meadow habitats



# Development Pressures

## Importance to Rural Character

- Highly visible from Salt Point Turnpike & Schultzville Road
- Identified in Open Space Plan as important farmland area
- Identified in Comp Plan as an historic site

## Accelerated Residential Growth

- Silo Ridge development and golf course
- Close to TSP, a direct north-south linkage
- Near more developed town of the County where residential growth is expanding

## Imminent Threat

- Conversion of farmland to second home estate lots, low density developments
- Small scale, piecemeal residential development



# Continuity of Farm Operation – Future Plans

- Economic Viability:
  - Stable, diversified operation
  - Selling at on-site store, farm markets, to restaurants and CSA members
- Future Plans:
  - Young farmers with 5 year lease to continue farming
  - Use proceeds to build cold storage unit, greenhouses, root cellar, farmer housing and install irrigation



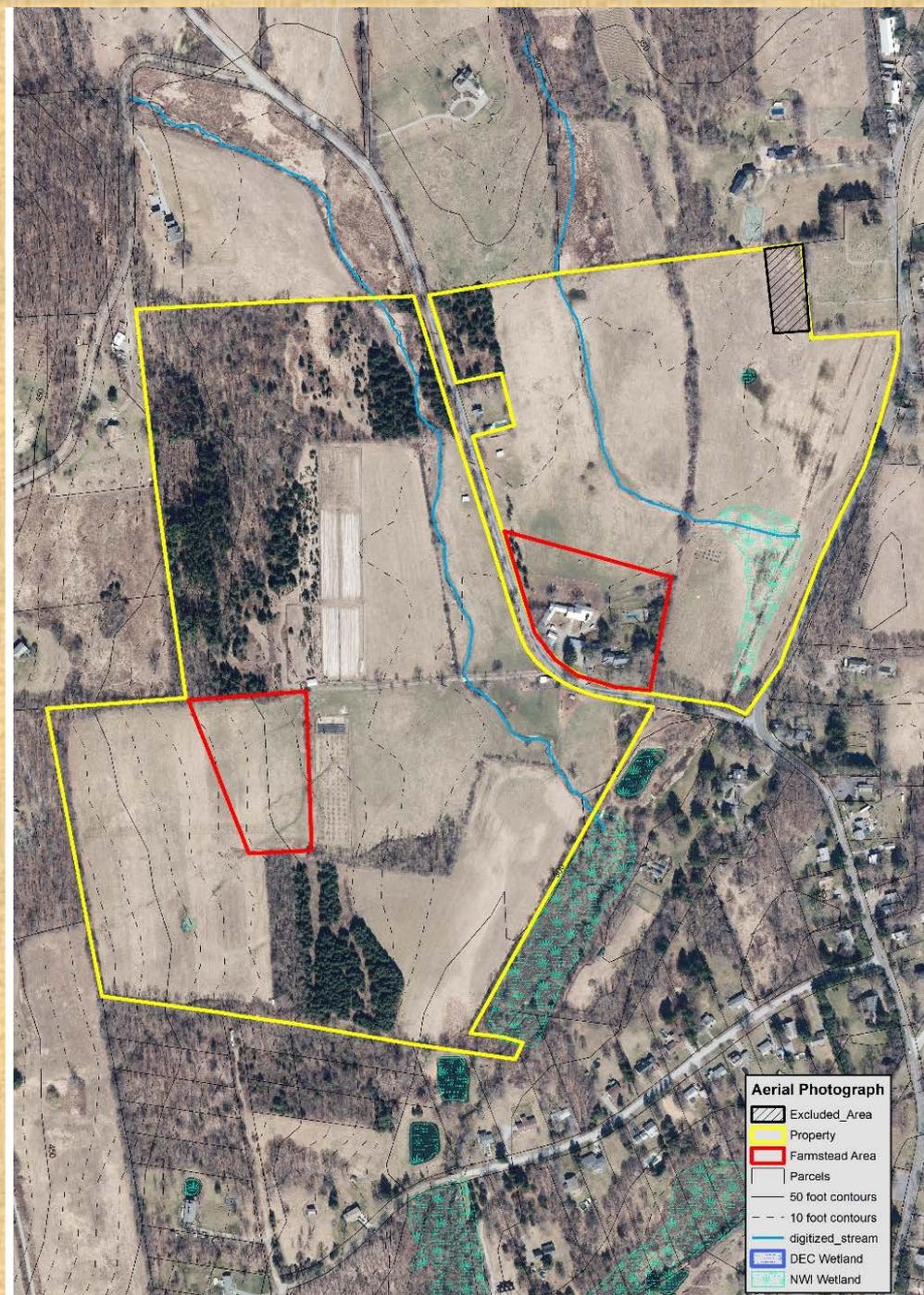
# Proposed Conservation Easement

- One subdivision permitted.
- Two 4 acre Farmstead Areas.

## Budget

<b>Easement Acquisition Cost:</b>	<b>\$548,625</b>
<b>Transaction Costs:</b>	<b>\$60,500</b>
Property Survey:	\$18,000
Baseline Report:	\$3,500
Appraisal:	\$4,000
Title Search and insurance	\$5,000
Administration, legal	\$20,000
Stewardship/monitoring	\$10,000
<b><u>Total Project Costs:</u></b>	<b><u>\$609,125</u></b>
<b>PMG Request (30%):</b>	<b>\$182,738</b>

Applying to NYS DAM for remaining 70% (\$426,388)



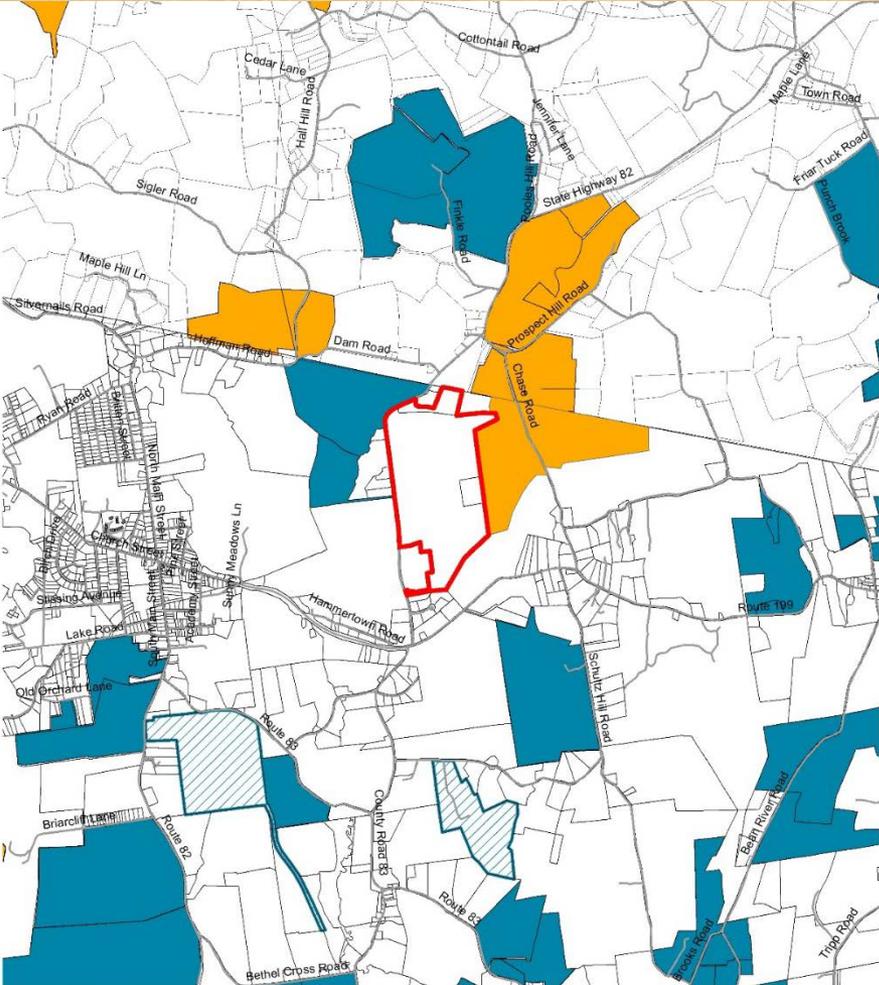
# Cedar Ridge Farm

Dutchess County Partnership For

Manageable Growth Program



# Cedar Ridge Farm 247.53 acres Town of Pine Plains



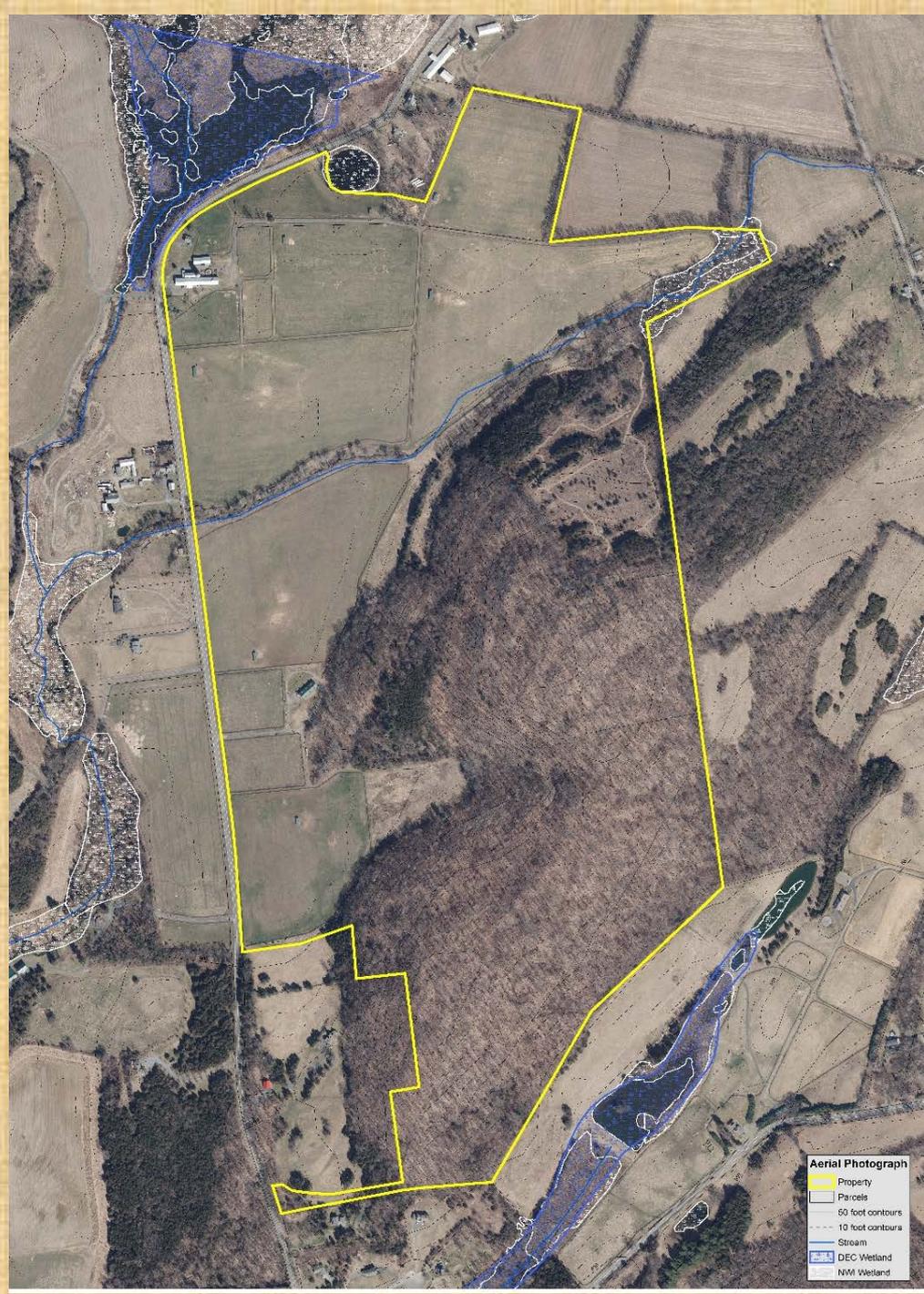
**Cedar Ridge Farm (Lundy) Property**  
 NYS Route 82  
 Town of Pine Plains  
 Dutchess County NY  
 February 4, 2019

0 750 1500 3000 Feet  
 1 inch = 3,000 feet

+/- 247.5 acres (Acreage per County Real Property Data)

**Context Map:  
Protected Land**

- ▭ Property
- Tax Parcels
- Active\_PDR\_Projects
- DLC Easement
- Other Organizations
- Government



**Aerial Photograph**

- Property
- Parcels
- 60 foot contours
- 10 foot contours
- Stream
- DEC Wetland
- NWR Wetland



# Current Uses

Cedar Ridge Farm Operation: Thoroughbred broodmare and foal boarding

100 percent of agriculturally available land engaged in active agriculture – 50% of the property

- Sue and Gary Lundy operating for 27 years
  - Member of Thoroughbred Breeders Program
  - 30-50 horses boarded per year
  - Broodmares throughout their pregnancy
  - Foals for 6 months after birth
  - Average of 15 foals per year
  - 100 percent of income from the farm
  - Millbrook Equine vet and farrier in Pawling, purchase hay from beef farmer in Millbrook

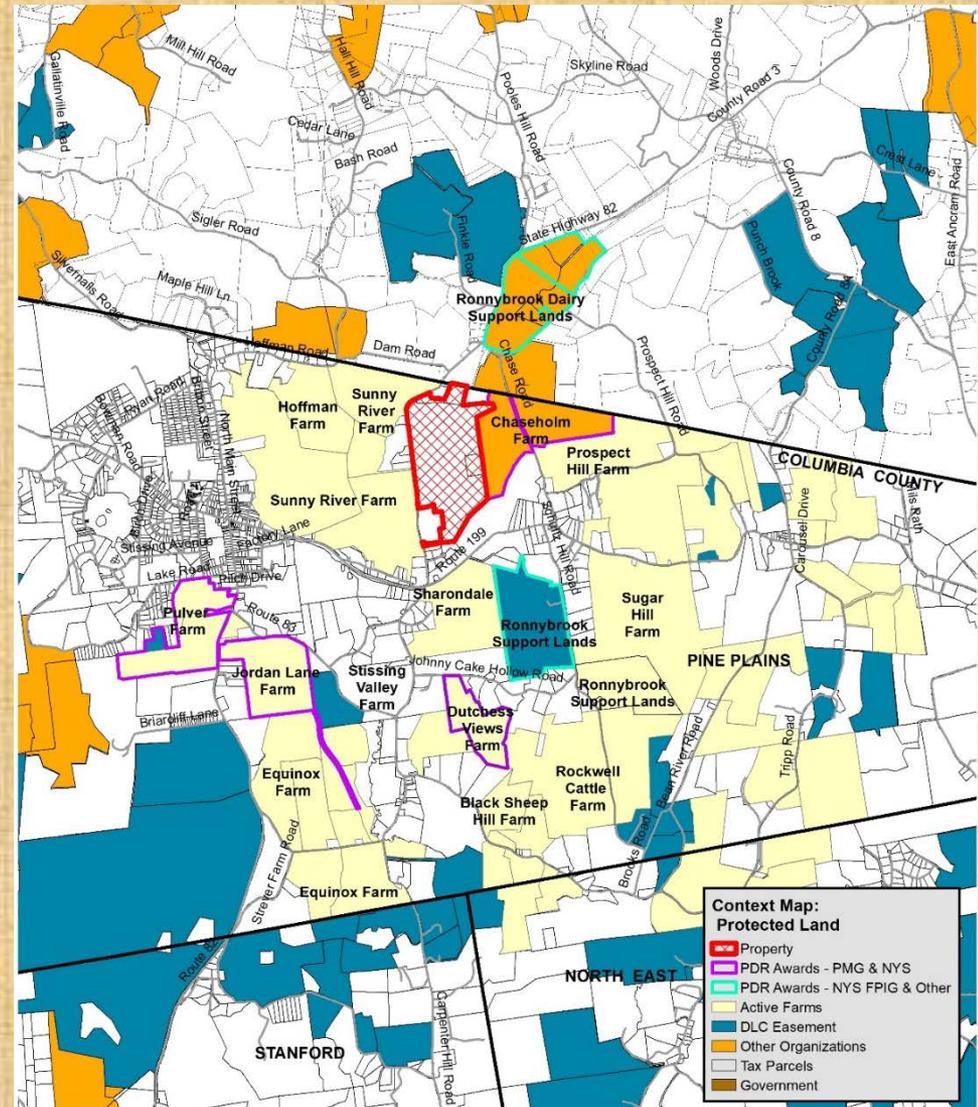


# Structures: House, Accessory House, Two Stables, Machine Shed, Run-in Sheds



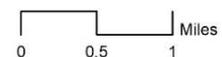
# Local & Regional Importance

- NYS Open Space Plan
  - NYC/Hudson Valley Foodshed
  - 2015 Dutchess County Agriculture and Farmland Protection Plan: Located in Agricultural Priority Areas
- Dutchess NRI – Western New England Marble Valley EcoRegion
  - prioritizes contiguous forest and grasslands habitat
- Town of Pine Plains Comprehensive Plan
  - identifies ag as a most positive attribute, and loss of ag land as greatest threat to the town and promotes the preservation of active agriculture in its vision statement
- Surrounded by over 1,000 acres of active farmland with many acres protected with DLC-held conservation easement



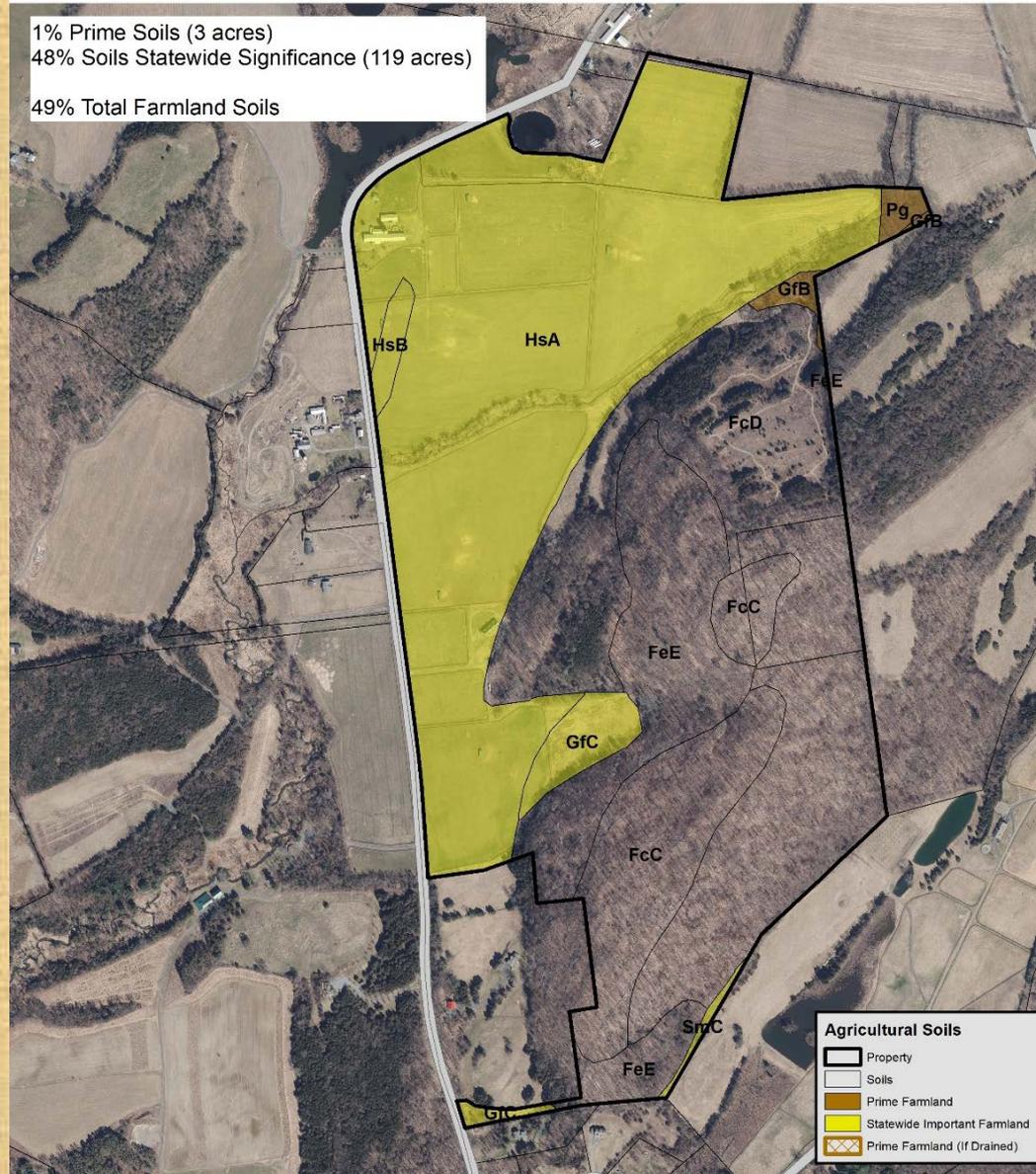
## Critical Mass of Farmland Surrounding Cedar Ridge Farm, LLC

NYS Route 82  
 Town of Pine Plains  
 Dutchess County NY  
 247.53 acres +/- (per tax parcel database)  
 November 18, 2019



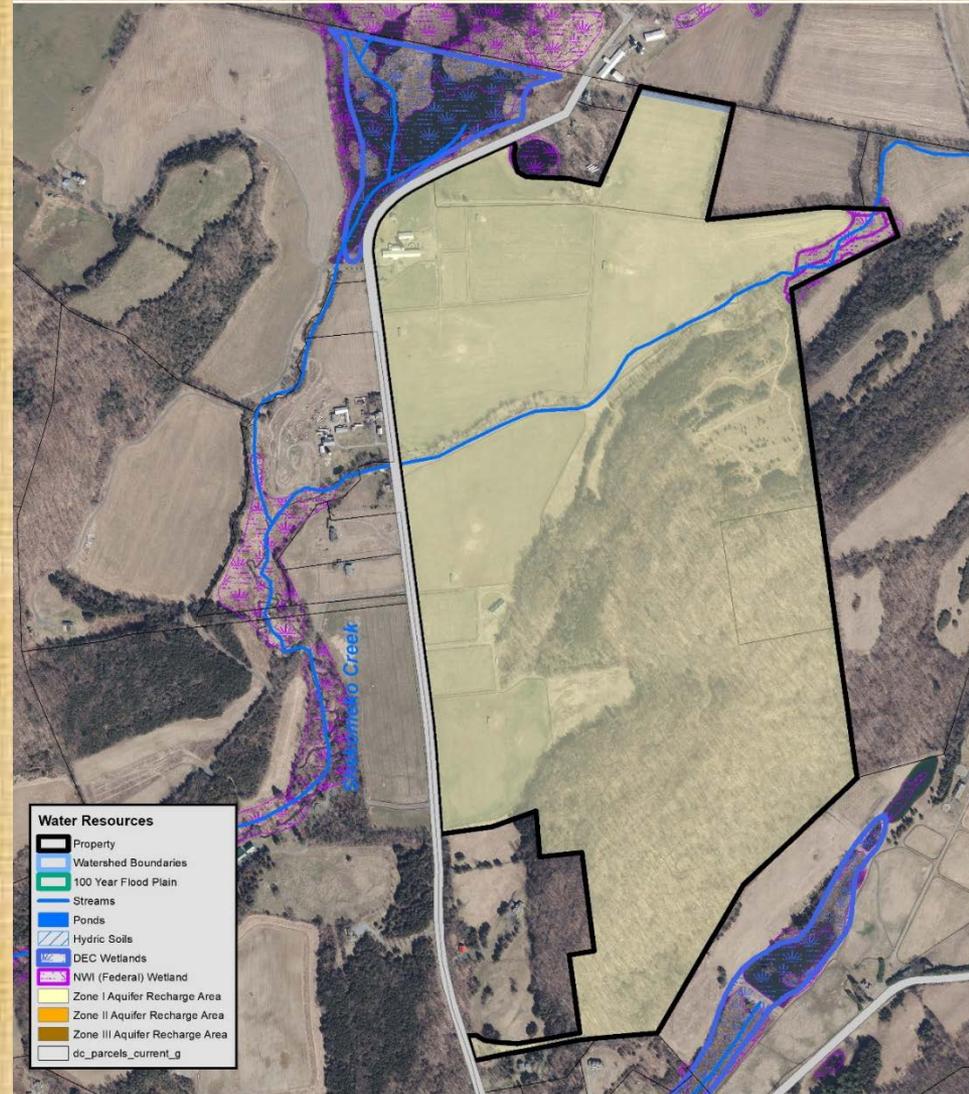
# Agricultural Soils

1% Prime Soils (3 acres)  
48% Soils Statewide Significance (119 acres)  
49% Total Farmland Soils



# Water, Habitat Resources

- Entirely Zone I Aquifer Recharge Areas.
- Nearly one mile of frontage on tributary to Shekomoko Creek
- Buffers large marsh off-site
- Stream, mixed upland forest and open grassland/meadow habitats



# Development Pressures

## Importance to Rural Character

- Highly visible along Route 82 – almost 1 mile of frontage
- Gateway into Dutchess from Ancram
- Perfect example of rural character and agricultural preservation in Pine Plains

## Accelerated Residential Growth

- Vulnerability to conversion to estate-type second home residential properties
- 11% housing unit increase in Pine Plains between 2000-2010
- Large scale Durst development underway

## Imminent Threat

- Conversion of farmland to second home estate lots is feasible realistic threat for this property.
- Buildable hilltop with views over property and other farmland highly desirable.



# Continuity of Farm Operation – Future Plans

- Economic Viability:
  - Stable, longstanding operation
  - NYS \$3 billion horse racing industry contributing to ag, employment, tourism & more
- Future Plans:
  - Improve paddock fencing and barns
  - Sue & Gary are committed to keeping the farm in equestrian use and hope to transfer the land to another boarding or breeding operation



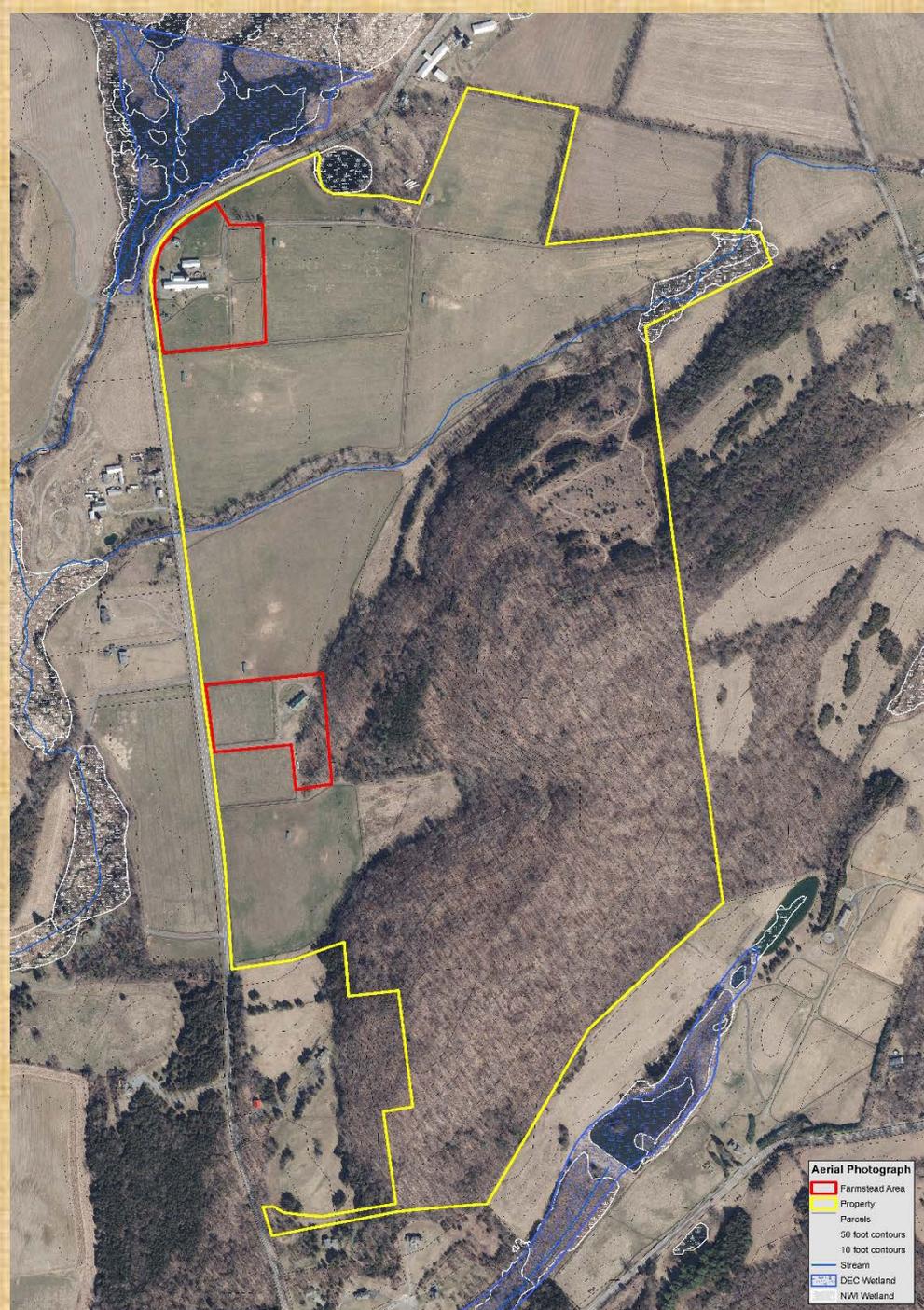
# Proposed Conservation Easement

- One subdivision permitted.
- Two Farmstead Areas
  - 7.6 acres
  - 5 acres

## Budget

<b>Easement Acquisition Cost:</b>	<b>\$1,512,000</b>
<b>Transaction Costs:</b>	<b>\$66,000</b>
Property Survey:	\$20,000
Baseline Report:	\$4,000
Appraisal:	\$3,000
Title Search and insurance	\$9,000
Administration, legal	\$20,000
Stewardship/monitoring	\$10,000
<b><u>Total Project Costs:</u></b>	<b><u>\$1,578,000</u></b>
<b>PMG Request (40%):</b>	<b>\$631,200</b>

**Applying to NYS DAM for remaining 60% (\$964,800)**



# Perotti Homestead Farm

Dutchess County Partnership

For Manageable Growth (PMG) Program

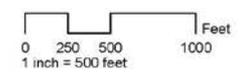


# 276 acre portion of 348 acre Property Perotti Brothers Town of North East



## Perotti Homestead Farm LLC Property

Perotti Road  
Town of North East  
Dutchess County NY  
July 31, 2018  
348 Acres +/- (Per County Tax Parcel Data)

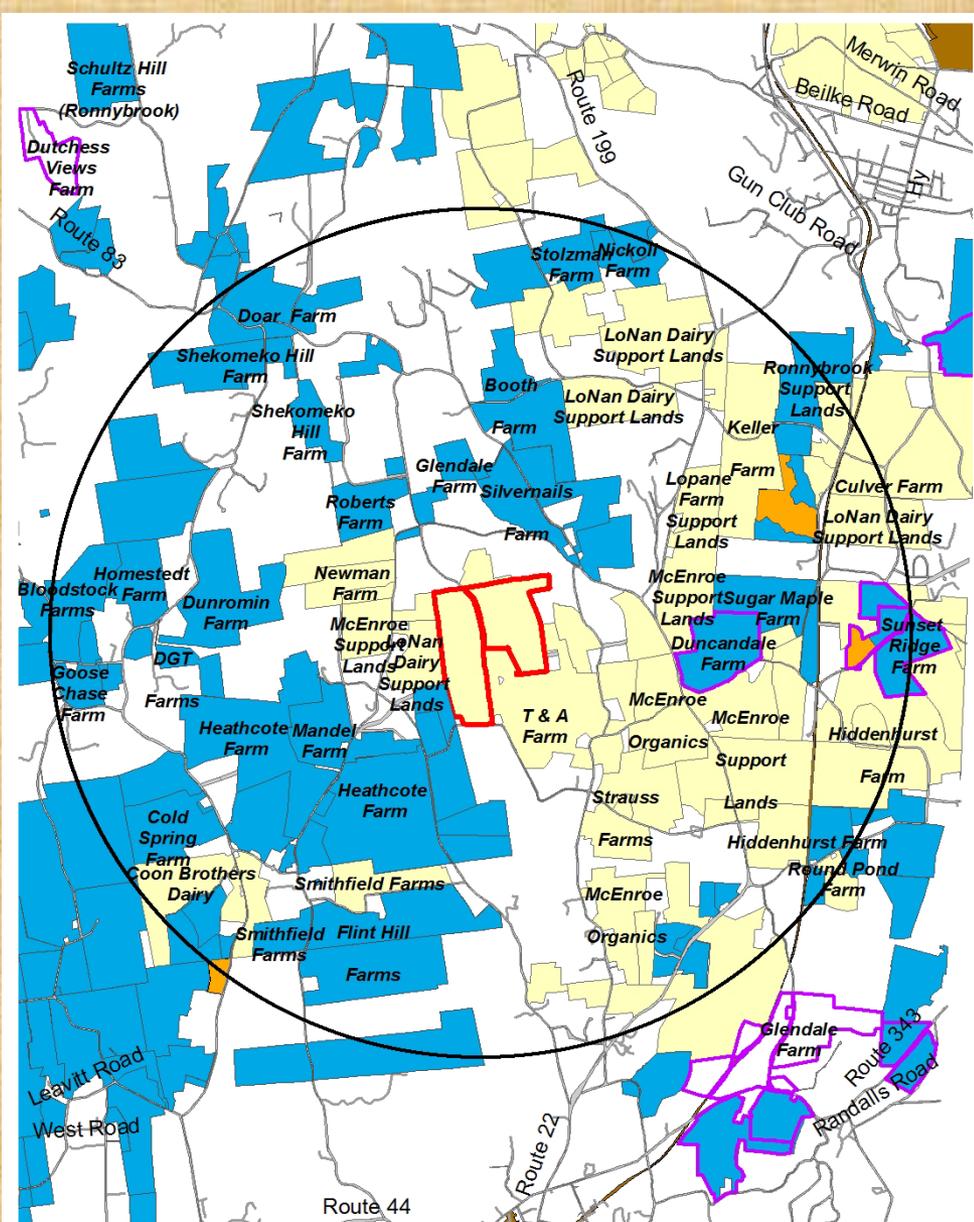


## Aerial Photograph

2016 digital Ortho-imagery created by NYS Office of Information Technology Services, GIS Program Office. Image pixel size is 0.9 GSD. Image type is 4-band, RGB & NIR. Image horizontal accuracy is within 4' at the 95% confidence level (NYS/DA).

## Local & Regional Importance

- NYS Open Space Plan
  - 1 - Located in Agricultural Priority Areas of 2015 County Ag and Farmland Protection Plan.
  - 2 – High priority in Scenic Hudson’s Foodshed Plan.
  - 3 – Located in Taconic Mountains/Harlem Valley.
- Dutchess County Master Plan, Directions Located where “agricultural lands” prioritized.
- Dutchess NRI – Western New England Marble Valleys EcoRegion
  - prioritizes contiguous forest and grasslands habitat
- North East Ag and Farmland Protection Plan
  - Promotes use of conservation easements to preserve agricultural lands
- Surrounded by 14,250 acres of active farms in three mile radius
  - 5,000 acres protected by DLC



**Active Farms within three mile radius of Perotti Homestead Farm LLC Property**

Towns of North East and Amenia  
Dutchess County NY  
December 5, 2019

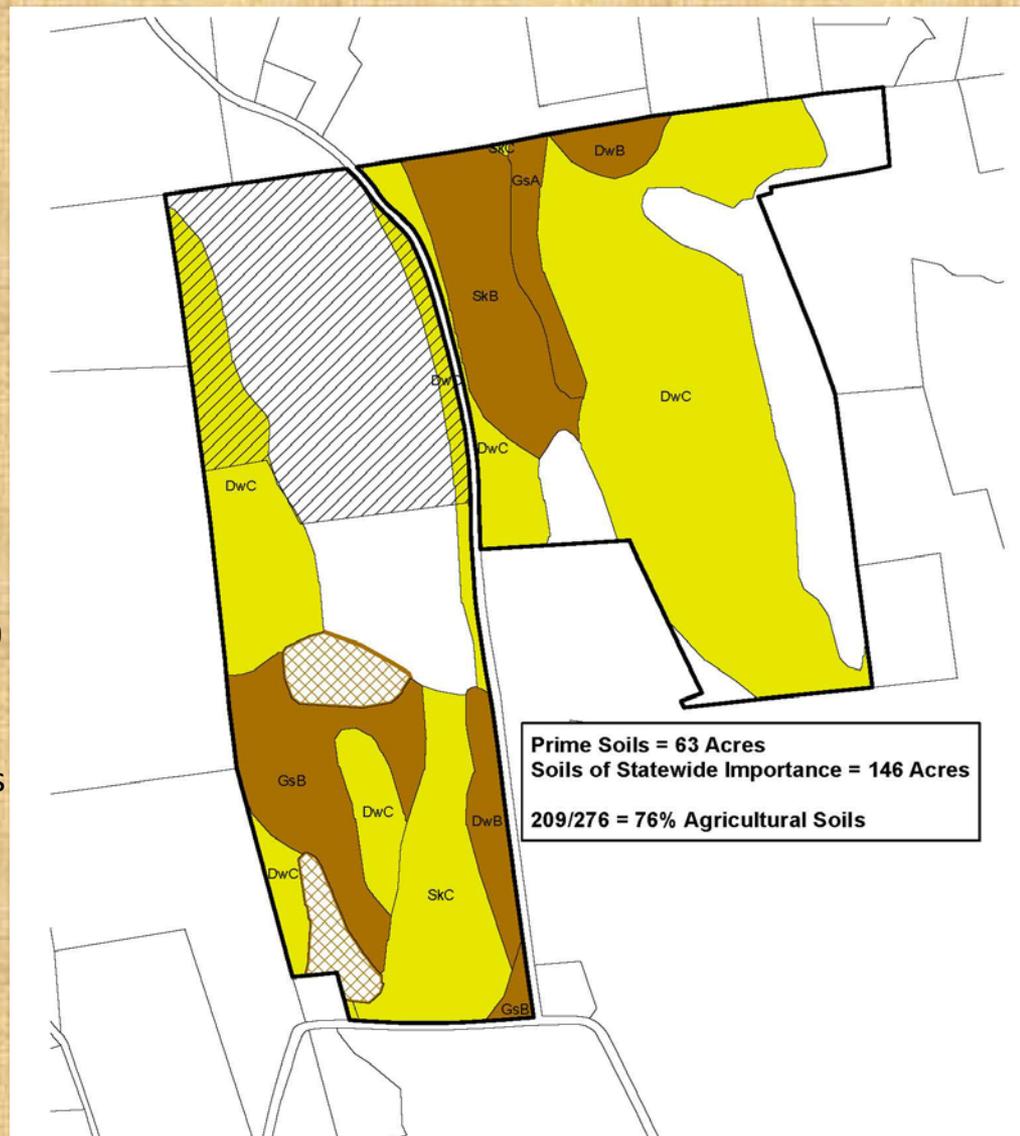


0 0.5 1 Miles  
1 inch = 0.95 miles

Context Map: Protected Land	
<span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span>	Active Farmland
<span style="display:inline-block; width:15px; height:10px; background-color:blue; border:1px solid black;"></span>	County PMG Funded Farms
<span style="display:inline-block; width:15px; height:10px; background-color:orange; border:1px solid black;"></span>	DLC Easement
<span style="display:inline-block; width:15px; height:10px; background-color:brown; border:1px solid black;"></span>	Other Organizations
<span style="display:inline-block; width:15px; height:10px; background-color:purple; border:1px solid black;"></span>	Government

## Farm Operation and Agricultural Soils

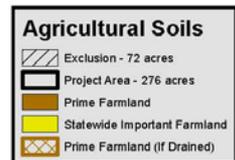
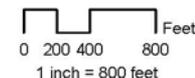
- **Owned and operated by Perotti family since 1913**
  - Dairy until 2012
  - Mostly support lands for Lo-Nan Dairy
  - Hay sold to Kildonan School until 2019 closure
- **Agricultural Activity on 276 acre portion**
  - 181 acres engaged in active agriculture.
    - 55 bushels of soy per-acre
    - 20 tons of corn silage per-acre
    - two tons of hay per-acre in square bales
  - six acres returning to active production in 2020
- **Agricultural Soils on 276 acre portion**
  - 23% of the project area consists of prime soils
  - 54% soils of statewide importance



### Agricultural Soils Map Perotti Homestead Farm LLC Property

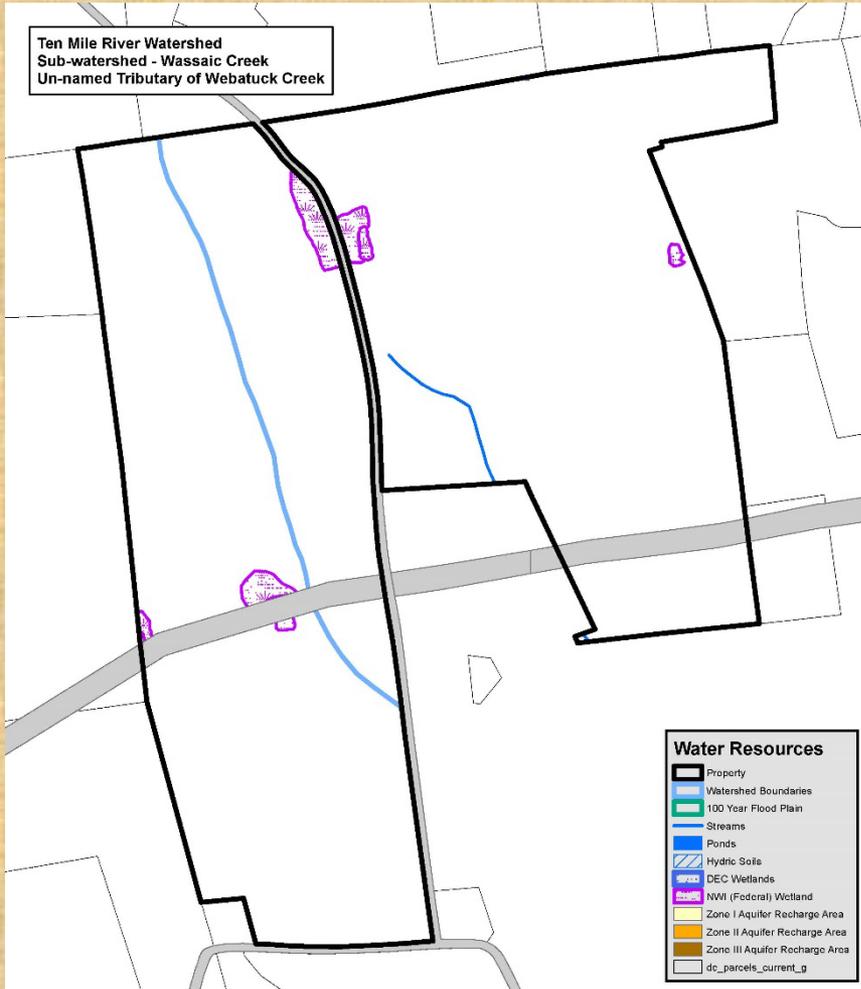
Perotti Road and Morse Hill Road  
Town of North East  
Dutchess County NY  
May 17, 2019

Proposed Project Area = 276 Acres +/- (Per GIS calculations)  
Total Property = 348 Acres +/- (Per County Tax Parcel Data)



# Water and Habitat Resources

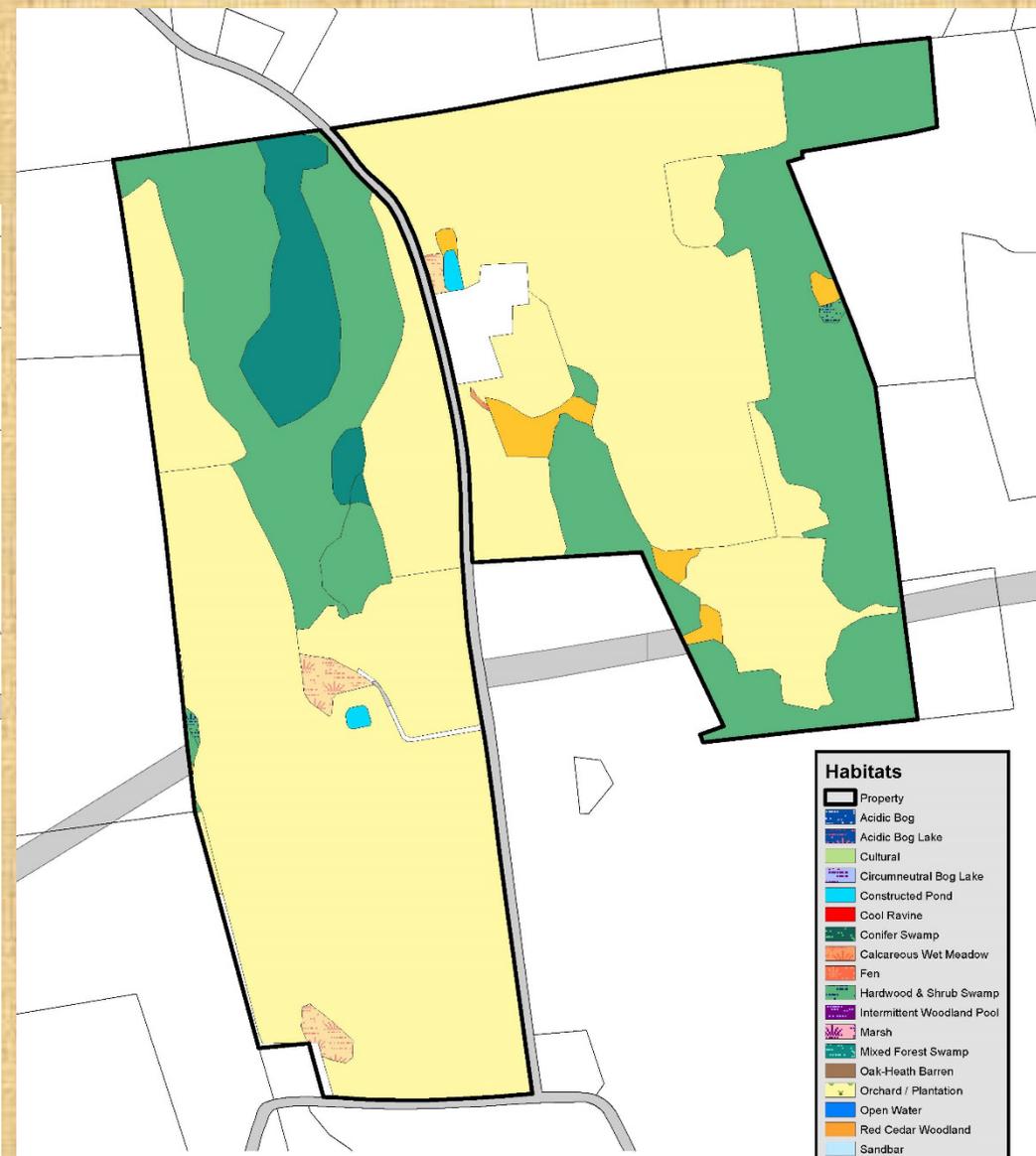
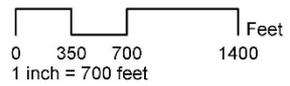
Ten Mile River Watershed  
Sub-watershed - Wassaic Creek  
Un-named Tributary of Webatuck Creek



- Water Resources**
- Property
  - Watershed Boundaries
  - 100 Year Flood Plain
  - Streams
  - Ponds
  - Hydric Soils
  - DEC Wetlands
  - NWI (Federal) Wetland
  - Zone I Aquifer Recharge Area
  - Zone II Aquifer Recharge Area
  - Zone III Aquifer Recharge Area
  - dc\_parcels\_current\_g

## Perotti Homestead Farm LLC Property

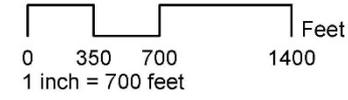
Perotti Road  
Town of North East  
Dutchess County NY  
July 31, 2018  
348 Acres +/- (Per County Tax Parcel Data)



- Habitats**
- Property
  - Acidic Bog
  - Acidic Bog Lake
  - Cultural
  - Circumneutral Bog Lake
  - Constructed Pond
  - Cool Ravine
  - Conifer Swamp
  - Calcareous Wet Meadow
  - Fen
  - Hardwood & Shrub Swamp
  - Intermittent Woodland Pool
  - Marsh
  - Mixed Forest Swamp
  - Oak-Heath Barren
  - Orchard / Plantation
  - Open Water
  - Red Cedar Woodland
  - Sandbar
  - Stream
  - Upland Conifer Forest
  - Upland Hardwood Forest
  - Upland Meadow
  - Upland Mixed Forest
  - Upland Shrub
  - Waste Ground
  - Wet Meadow
  - dc\_parcels\_current\_g

## Perotti Homestead Farm LLC Property

Perotti Road  
Town of North East  
Dutchess County NY  
July 31, 2018  
348 Acres +/- (Per County Tax Parcel Data)



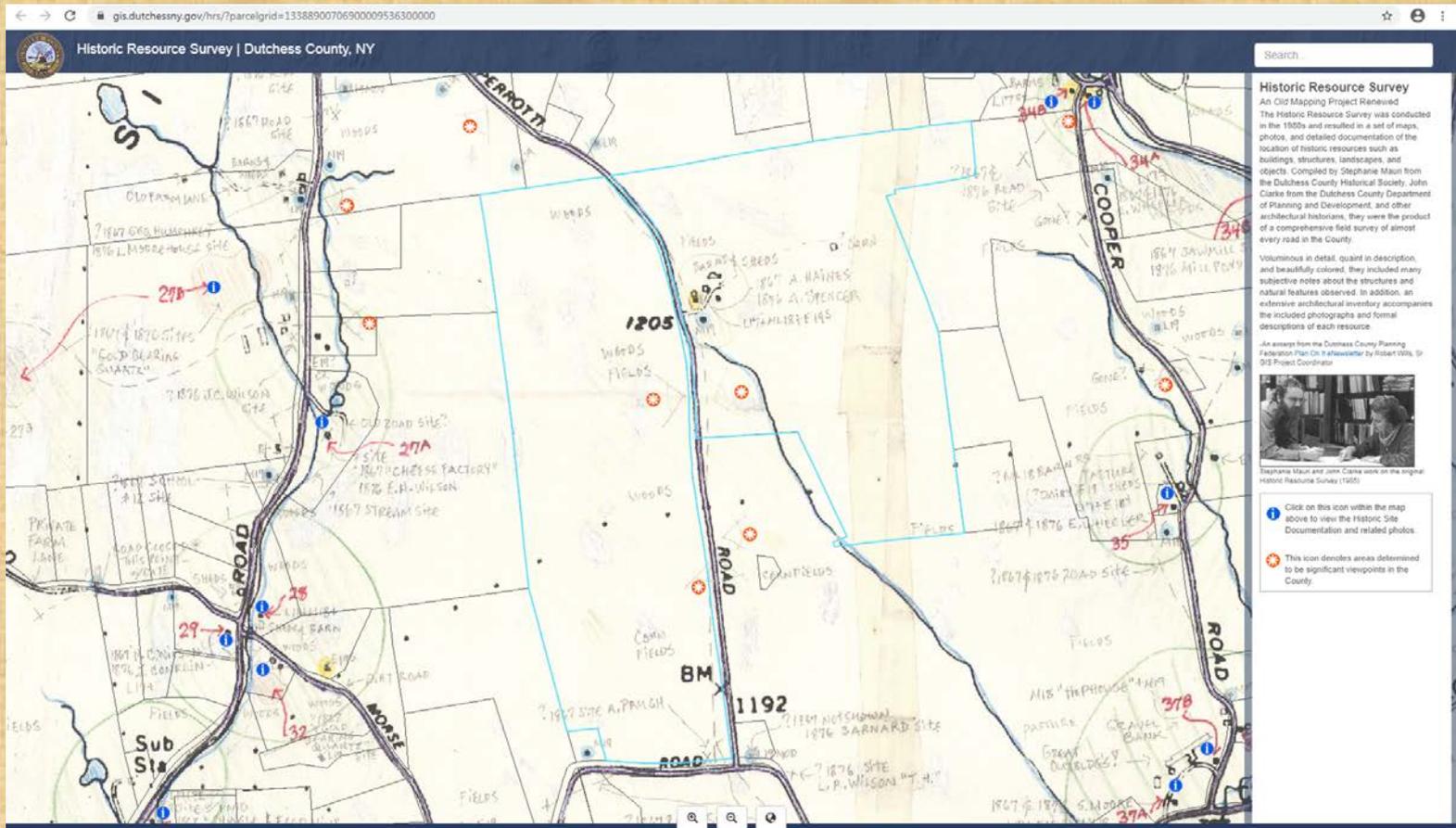
# Development Pressures

## Importance to Rural Character

- Town of North East – Village of Millerton Comprehensive Plan identifies, “maintain the rural character and scenic resources of the community” as a primary goal.
- Dutchess County Historic Resource Survey shows Perotti Homestead Farm containing significant viewpoints from public roads. (Perotti, Smithfield, Morse Hill Roads)

## Threat of Conversion to Non-agricultural Use

- Current Example: Proposed Five-lot subdivision of 88-acre property in North East
- Current Example: Proposed two-lot subdivision of a 41-acre property in North East
- Silo Ridge (2016) in Amenia includes 245 residential units, a golf course, improvements.



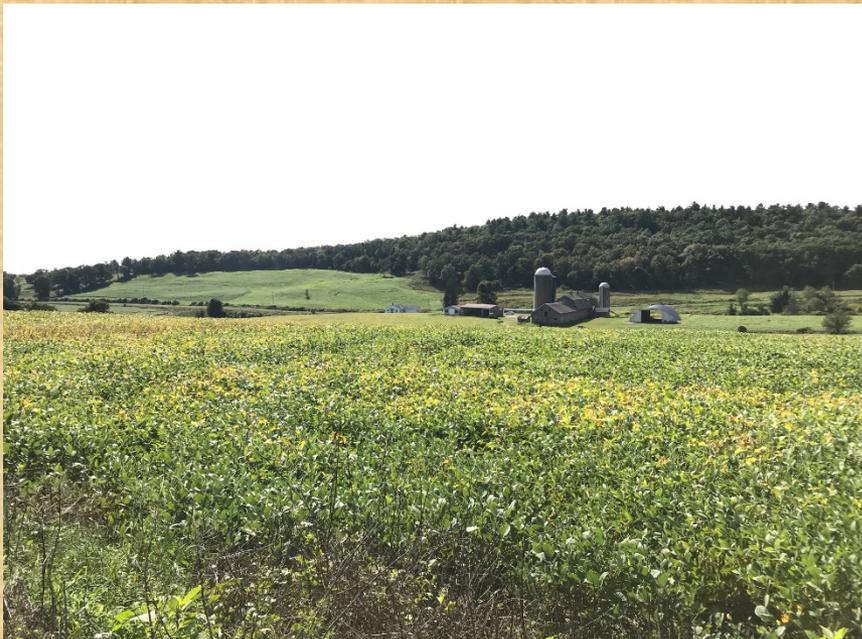
## Continuity of Farm Operation – Future Plans

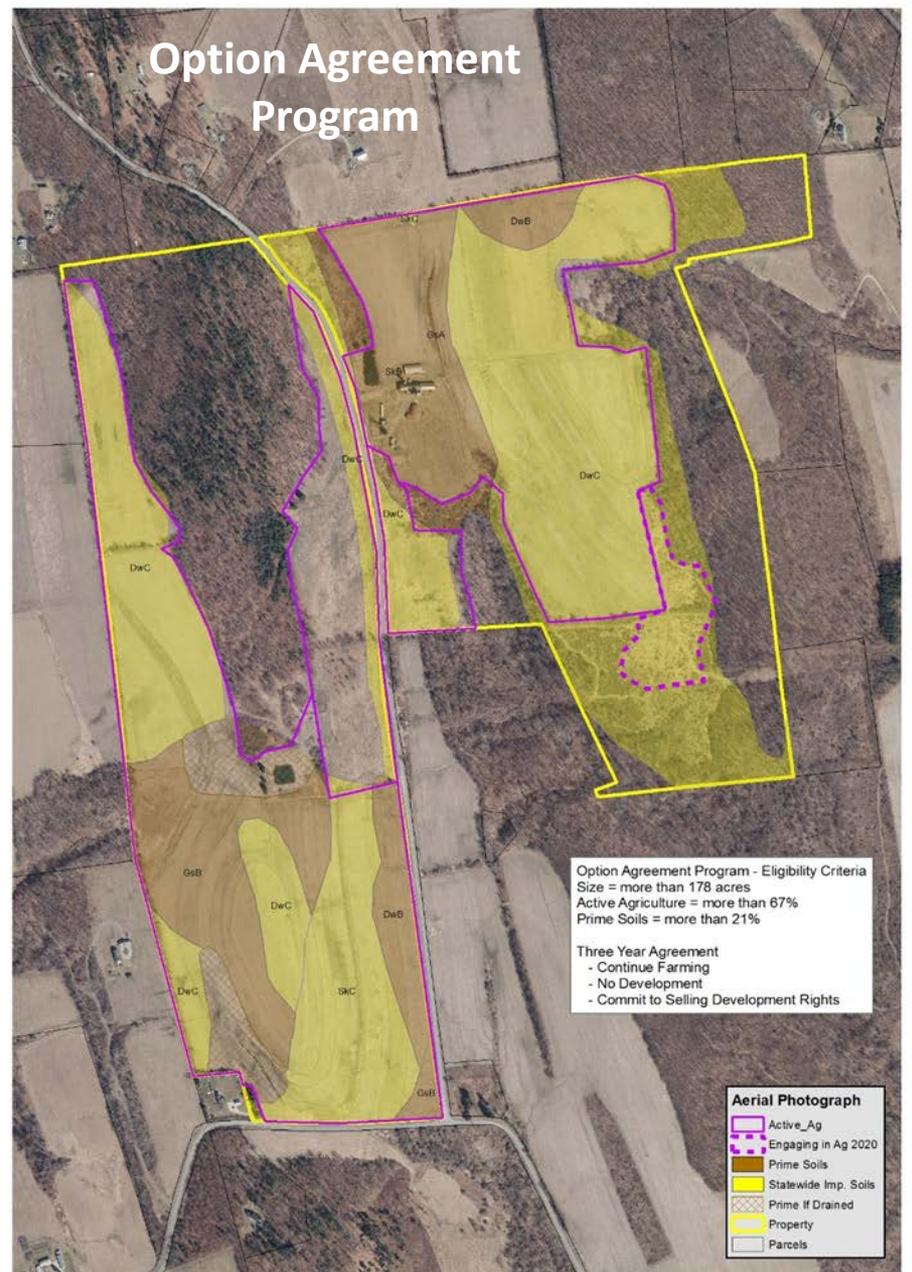
### Economic Viability:

- Located in an Agricultural District and receives Agricultural Assessment.
- Stable business and long-standing arrangement with Lo-Nan Dairy

### Future Plans:

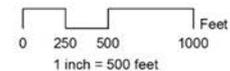
- Continue as currently operating;
- Keep in the family for next generation.





**Perotti Homestead Farm LLC Property**

Perotti Road  
 Town of North East  
 Dutchess County NY  
 July 31, 2018  
 348 Acres +/- (Per County Tax Parcel Data)



**Aerial Photograph**

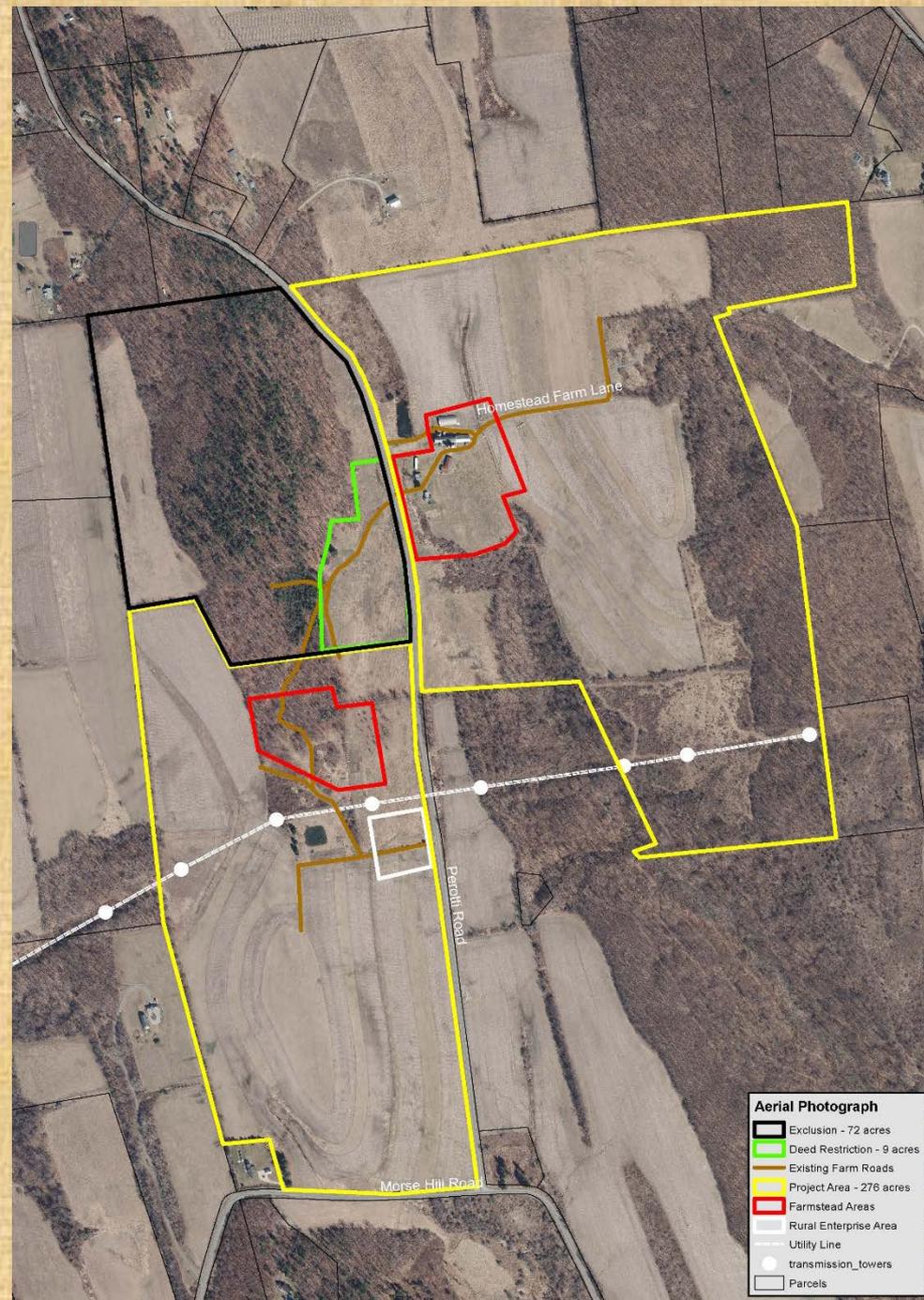
2016 digital Ortho imagery created by NYS Office of Information Technology Services, GIS Program Office. Image pixel size is 0.5' GSD. Image type is 4-band, RGB & NIR. Image horizontal accuracy is within 4' at the 95% confidence level (NSSDA)

# Proposed Conservation Easement

- Subdivision to two farms permitted
- Two Farmstead Areas
- One Rural Enterprise Area
- Nine acre Deed Restriction

## Budget

<b>Easement Acquisition Cost:</b>	<b>\$1,564,920</b>
<b>Transaction Costs:</b>	<b>\$71,800</b>
Appraisal:	\$4,000
Property Survey:	\$25,000
Baseline Report:	\$4,000
Title Fees:	\$8,800
Administration, legal:	\$20,000
Stewardship:	\$10,000
<b><u>Total Project Costs:</u></b>	<b><u>\$1,636,720</u></b>
<b>2020 NYS FPIG Proposal:</b>	<b>\$1,140,720</b>
<b>DLC Match (cash):</b>	<b>\$5,000</b>
<b>PMG Request (30%):</b>	<b>\$491,000</b>

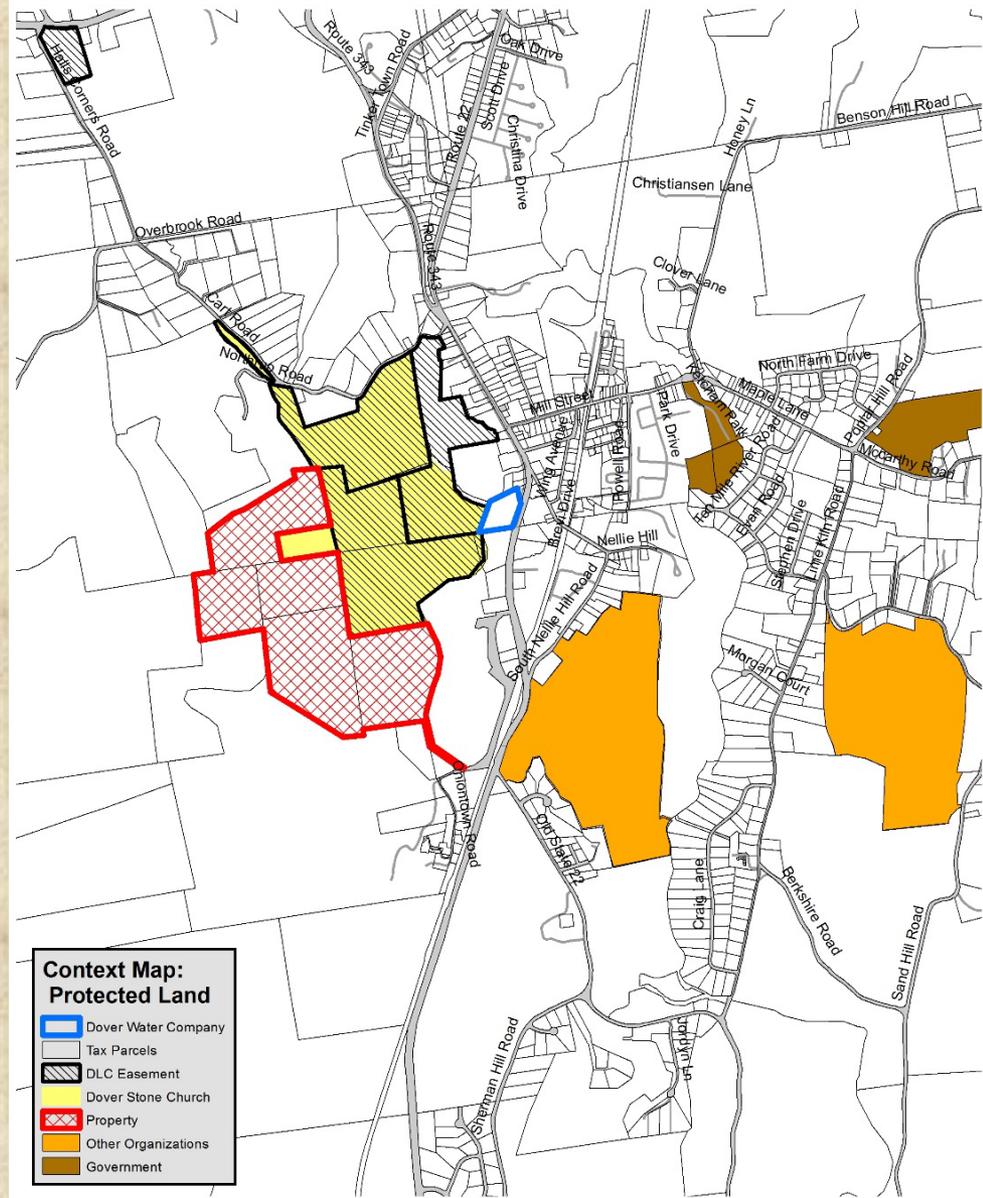
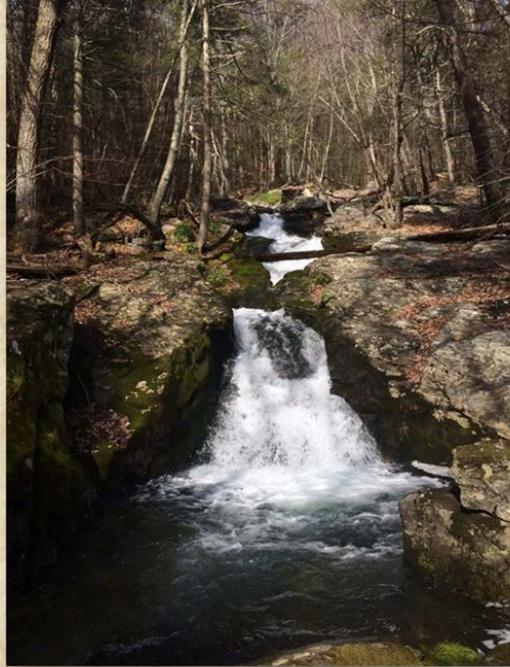


# Seven Wells (Crane) Property

Dutchess County Partnership For  
Manageable Growth Program



**Seven Wells  
(170 acre portion of 180 acres)  
Town of Dover Plains**



**1. Location Map - Seven Wells (Crane) Property**

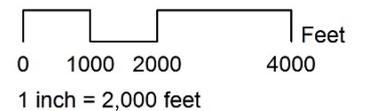
Seven Wells Brook Road

Town of Dover

Dutchess County, NY

December 5, 2018

179.86 acres +/- (Per County Tax Parcel Data)



## Current Uses

- Privately owned
- Serves as buffer to the adjacent Dover Stone Church
- Home to unique geologic pools (wells) carved out over time by the Wells Brook, waterfalls and ecologically sensitive habitat.



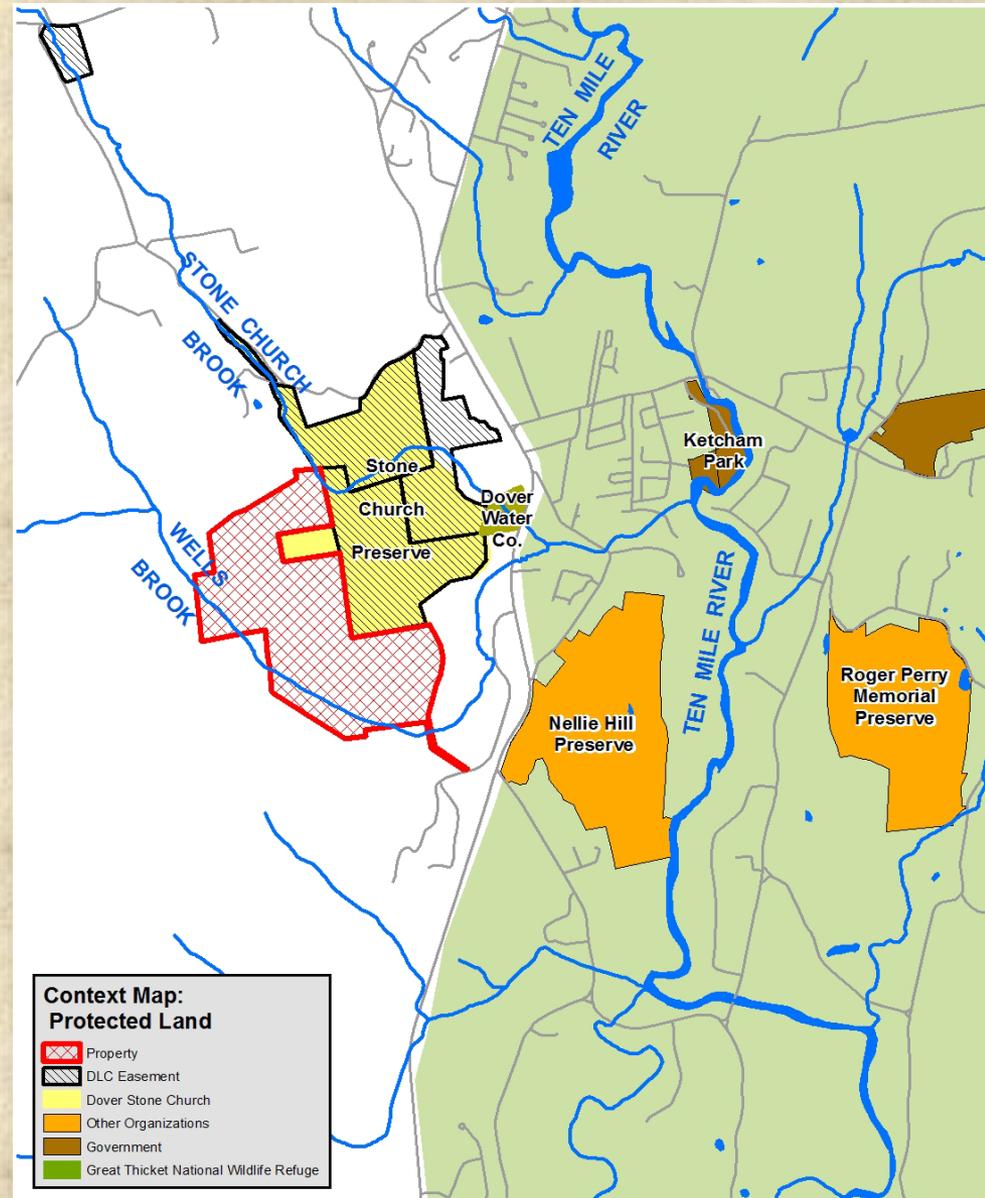
# Local & Regional Importance

- **2016 NYS Open Space Plan**
  - Taconic Ridge/Harlem ValleySpecific projects: Protection of Route 22 Corridor; Unique geologic segments of Taconic Ridge: Seven Wells, and buffers to Nellie Hill & Stone Church.
- **Town of Dover – Climate Smart Community Application**
  - Action Item: Conservation of Natural Habitats
- **Town of Dover Master Plan**

Prioritizes protection of surface water resources and scenic, open space resources.
- **Town of Dover Open Space Plan**

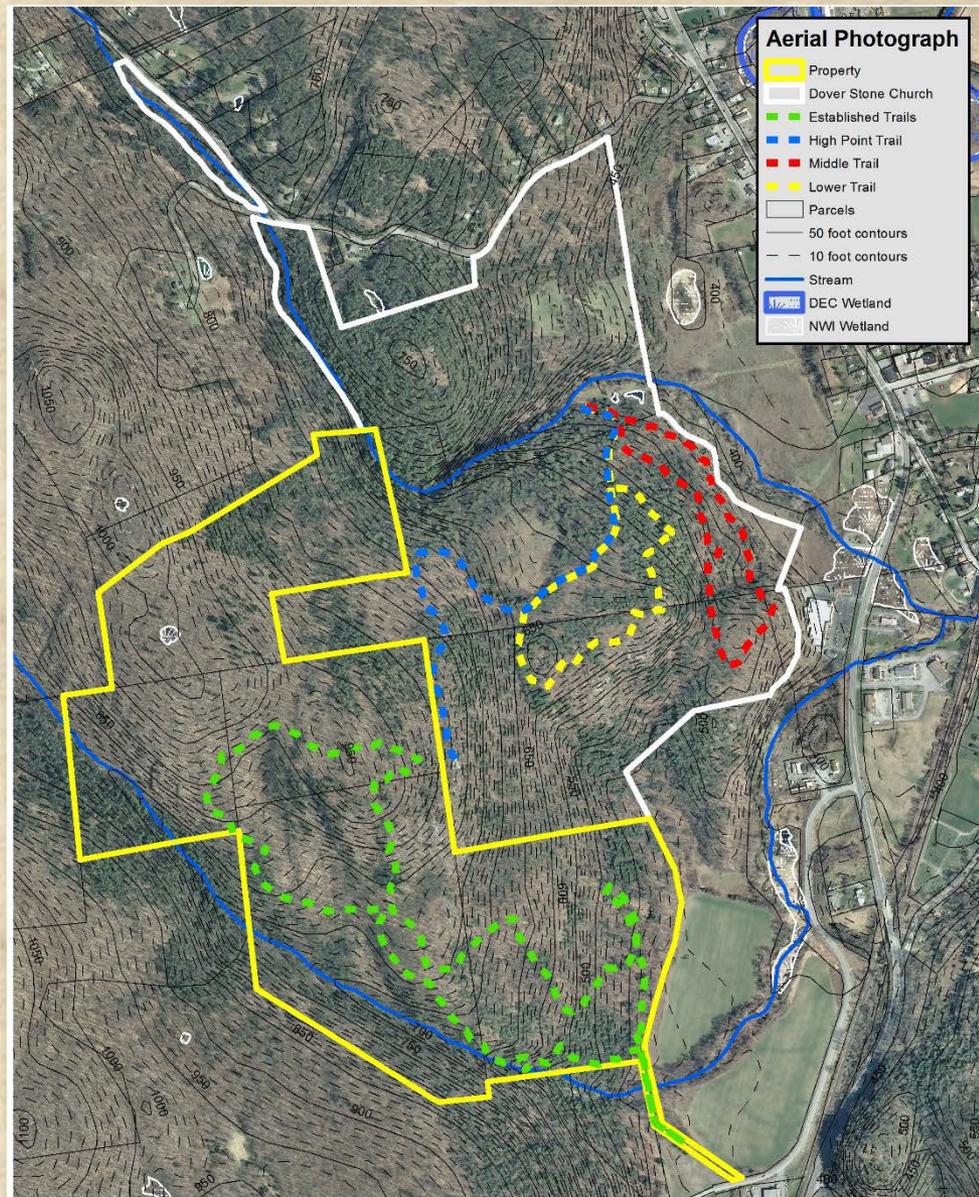
Identifies Seven Wells as protection priority.
- **Scenic Hudson - Hudson Valley Conservation Strategy**

**Goal:** Ensure climate resilience, landscape connectivity, ecological complexity and function of the Hudson Valley.
- The Seven Wells served as a water supply to the Town of Dover residents from 1900 into the 1960s



# Recreational Value

- Town ownership & DLC easement
- Doubles size of Dover Stone Church and connects to 4 miles of trail network
- Enhanced experience for visitors



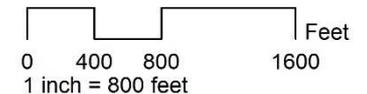
**Aerial Photograph**

- Property
- Dover Stone Church
- Established Trails
- High Point Trail
- Middle Trail
- Lower Trail
- Parcels
- 50 foot contours
- 10 foot contours
- Stream
- DEC Wetland
- NWI Wetland

## 6. Aerial Map - Seven Wells (Crane) Property

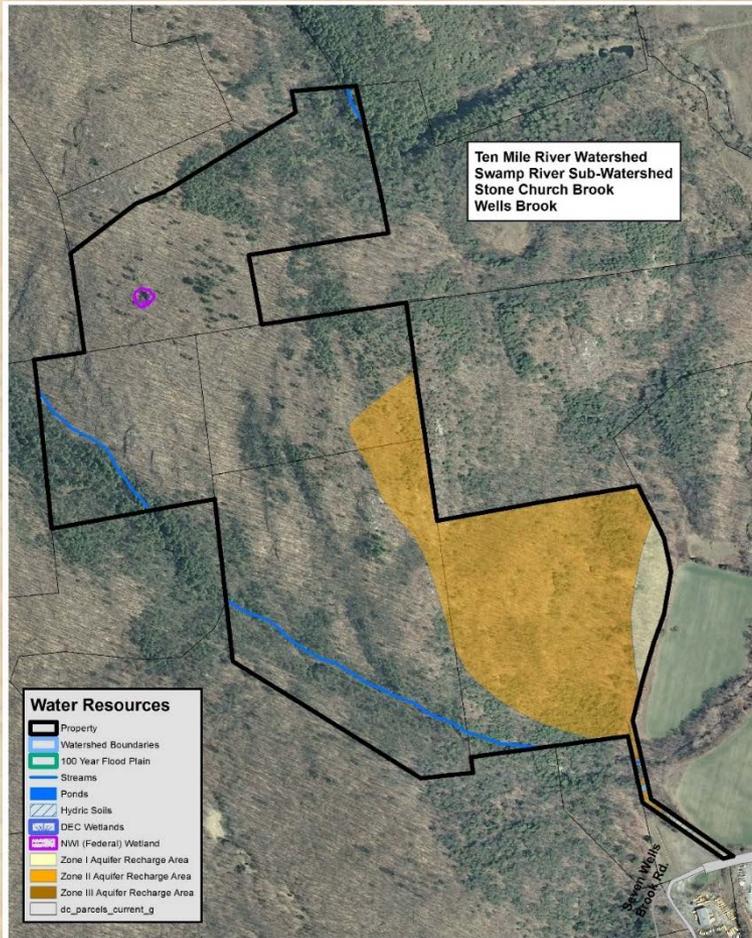
Seven Wells Brook Road  
 Town of Dover  
 Dutchess County, NY  
 December 5, 2018

179.86 acres +/- (Per County Tax Parcel Data)



# Water Resource Protection

- Zone I and II Aquifer Recharge Areas
- Frontage on Stone Church Brook and Wells Brook
- Highly permeable soils
- Close to municipal water supply wellheads



## 9. Water Resources Map - Seven Wells (Crane) Property

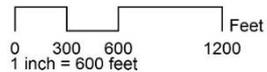
Seven Wells Brook Road

Town of Dover

Dutchess County, NY

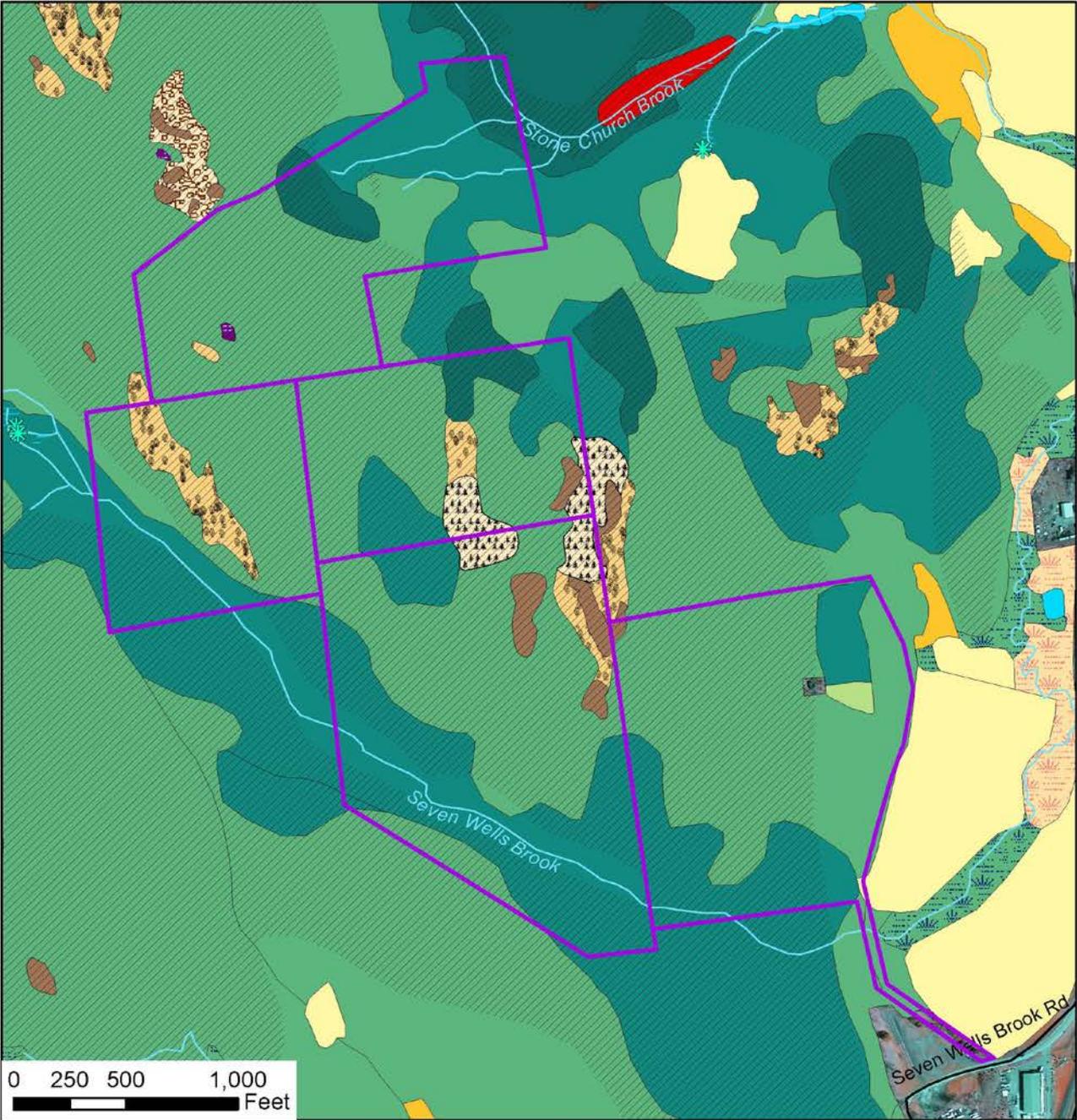
December 5, 2018

179.86 acres +/- (Per County Tax Parcel Data)



# Crane Property

Seven Wells Brook Rd,  
Town of Dover, NY



- Crane property
- Road
- Developed area or non-significant habitat

**Habitats**

- Spring
- Stream
- Seep
- Calcareous crest, ledge, talus
- Crest, ledge, talus
- Cultural
- Crest oak woodland
- Constructed pond
- Cool ravine
- Hardwood & shrub swamp
- Intermittent woodland pool
- Oak-heath barren
- Pine-oak woodland
- Scrub oak thicket
- Upland conifer forest
- Upland hardwood forest
- Upland meadow
- Upland mixed forest
- Upland shrubland
- Wet meadow

Aerial photographs (2013) shown in developed areas.



Habitat map by  
Hudsonia Ltd.  
December 2016

**DRAFT**

0 250 500 1,000  
Feet

# Development Pressures

## Importance to Rural Character

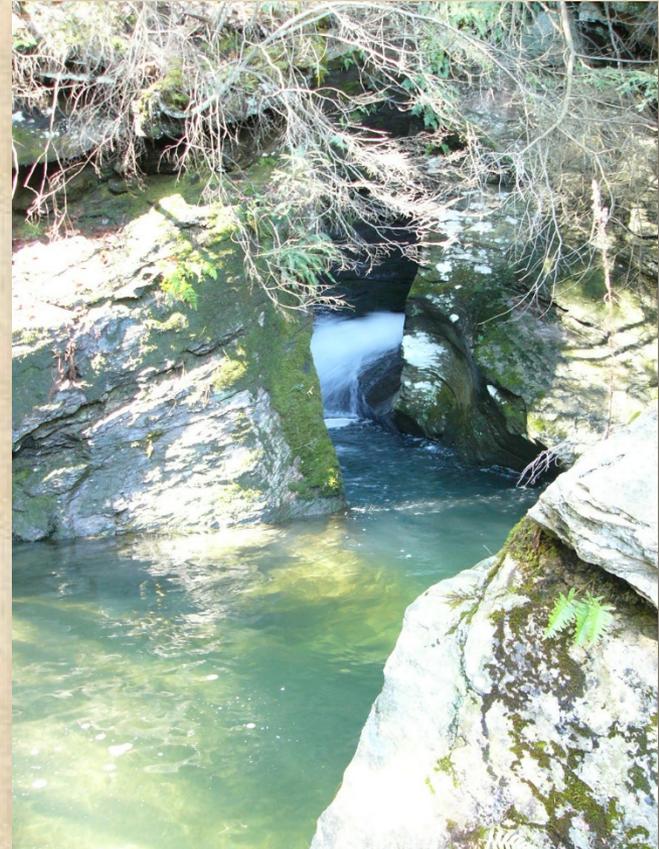
- Highly visible hillside from Route 22
- Expand upon the recreational opportunities of Dover & the Harlem Valley
- Add to an area of over 500 acres of public lands
- Property historically appreciated by community for its natural beauty and ecological uniqueness

## Imminent Threat

- Large estate-type lots, low density developments
- Small scale, piecemeal residential development
- Desirable hilltops with views of Harlem Valley

## Accelerated Residential Growth

- Southern Dutchess location & close proximity to Metro North Harlem Valley Line
- Attractive for second home estate lots & large scale development



# Budget

**Land Acquisition Cost: \$962,500**

**Transaction Costs: \$66,000**

- Property Survey: \$20,000
- Baseline Report: \$4,000
- Appraisal: \$3,000
- Title search and insurance: \$6,000
- Administration (staff time), legal: \$23,000
- Stewardship/monitoring: \$10,000

---

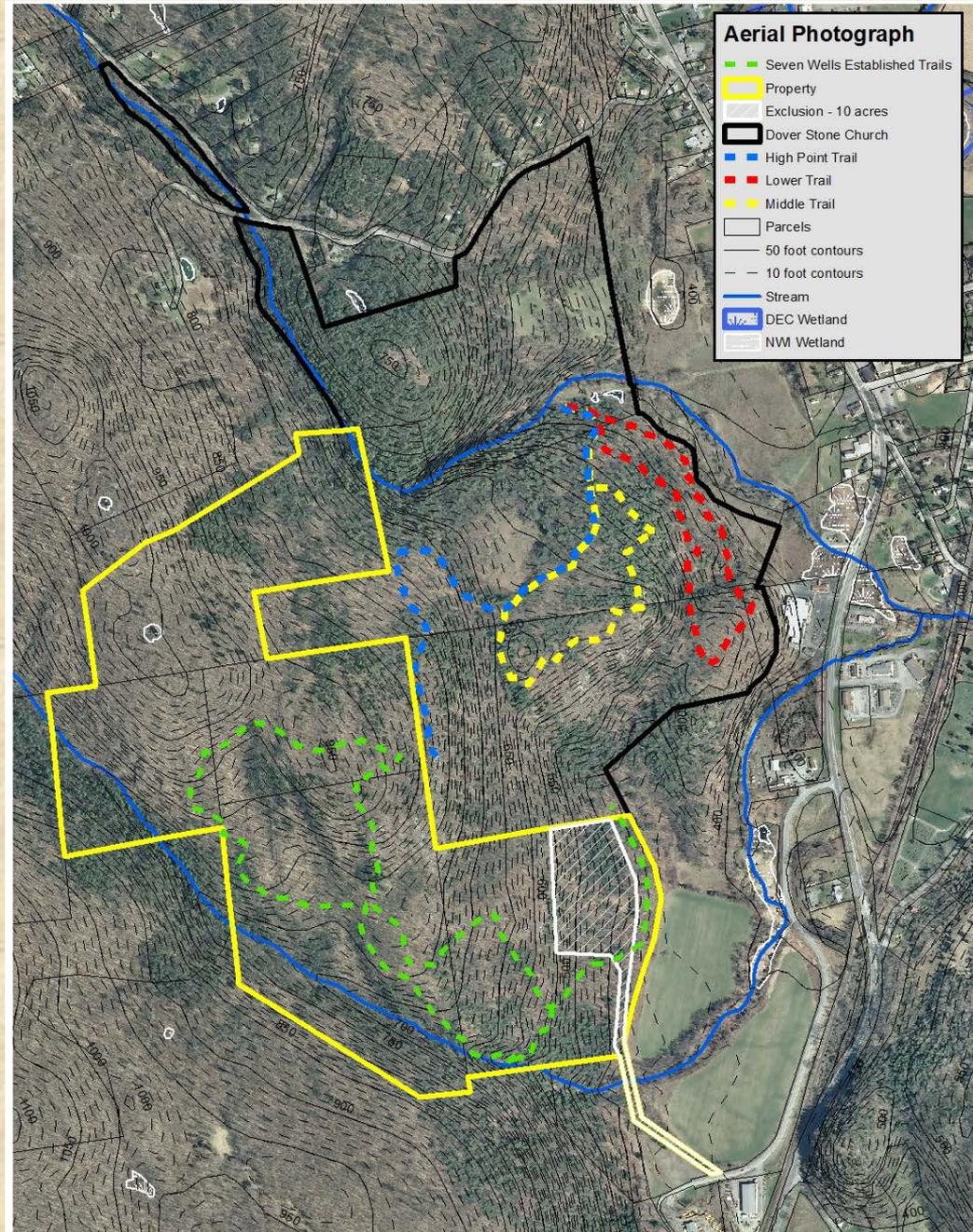
**Total Project Costs: \$1,028,500**

**PMG Request (50%): \$514,250**

**Foundation Awards = \$393,000**

**Remaining funds: \$121,250**

**Anticipated through various funding sources.**



Thank you!

