

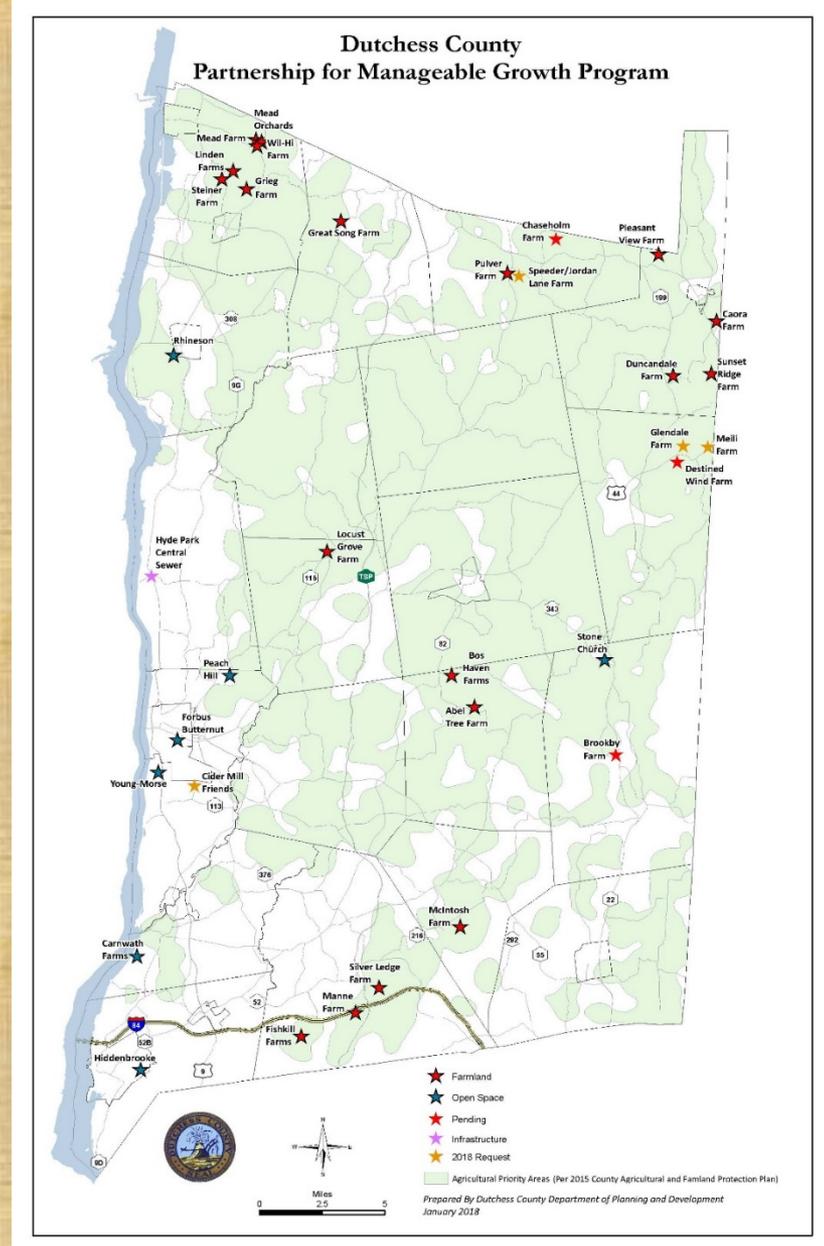
Farmland Protection Funding

DLC protected 37 farms
via Purchase of Development Rights (PDR)
between 2001 and 2018:

Total of 4,789 acres, \$30,616,692

Dutchess County Partnerships with the DLC

- 46% of DLC-farmland protection projects (17 of 37) were funded with Dutchess County participation
- 17 farms and over 2,800 acres protected
- Total County Funding: \$4,561,400
- Total Funding Leveraged for DLC/County farmland projects: \$13,000,000



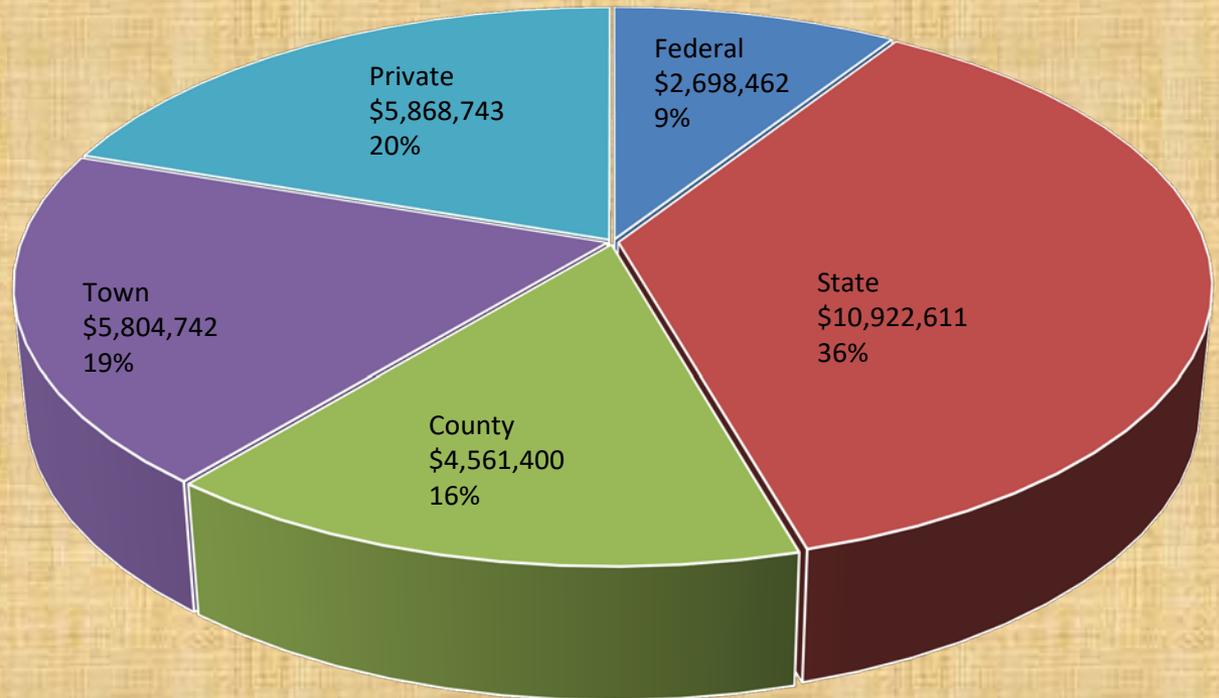
Farmland Protection Funding Overview of PDR Projects of the DLC

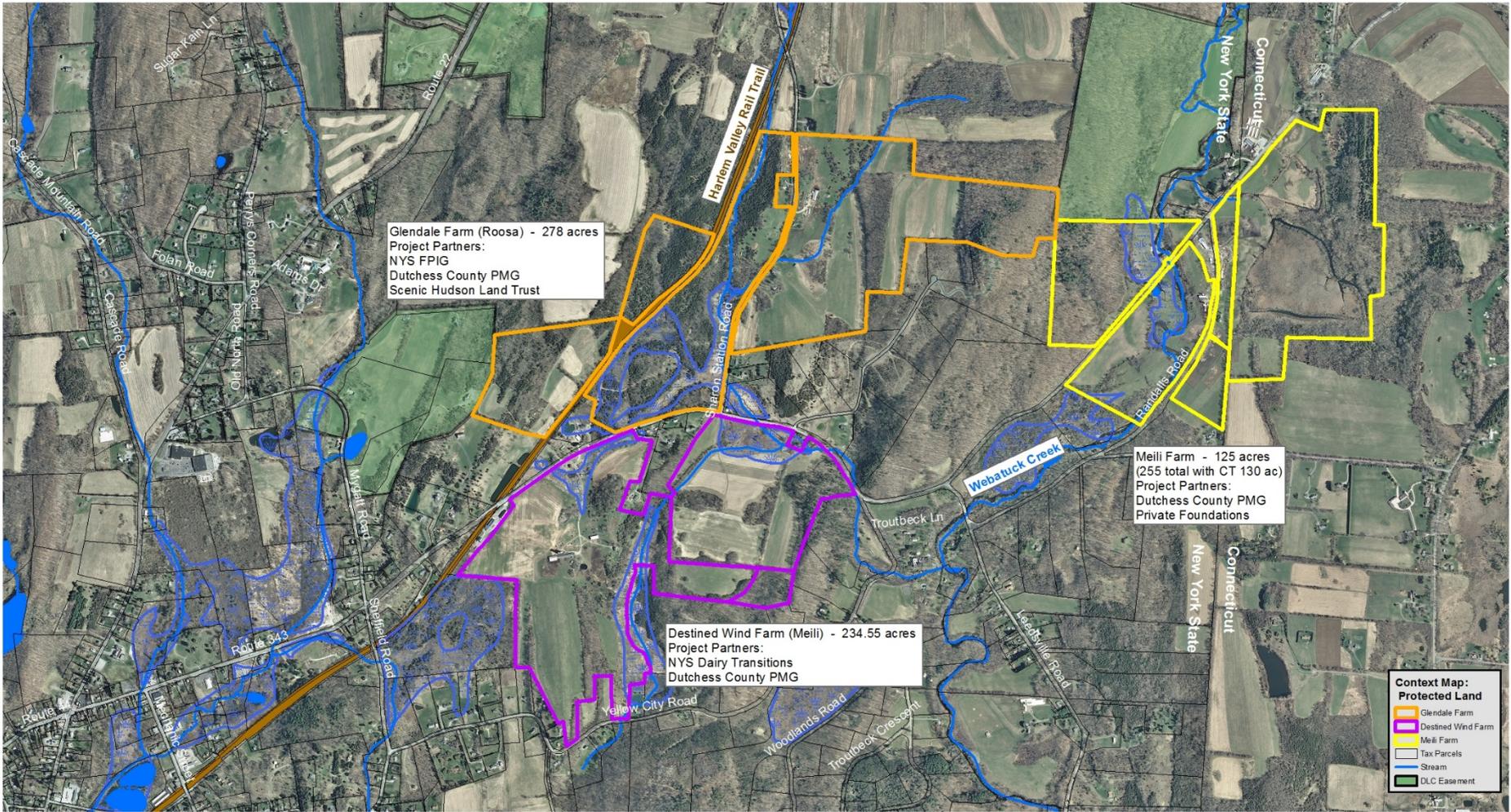
Funding sources for DLC farmland protection projects

\$1,520,885 of Dutchess County PMG Funding (PMG rounds 2016 – 2018) is committed for projects projected to close in 2019.

- Destined Wind Farm (2016)
- Jordan Lane Farm (2017)
- Meili Farm (2017)
- Glendale Farm (2018)

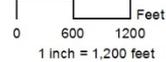
793 acres!





Critical Mass of Farmland and Habitat: Destined Wind Farm; Glendale Farm (Roosa - Deere Haven Dairy); Meili Farm
Total 767.55 Acres - goal to close Summer, 2019

Harlem Valley Rail Trail; Route 343 Sharon Station Road, and Randalls Road
 Town of Amenia, Dutchess County, NY
 January 8, 2019
 Total: +/- 767.55 Acres (Acreage per County Tax Parcel Data)



Aerial Photograph

2009 Digital Ortho Imagery, created by the NYS Office of Cyber Security and Critical Infrastructure Coordination. Image type is 4-band, RGB & NIR. Image horizontal accuracy is within 2" at the 95% confidence level (NSSDA). Image pixel size is 0.5' GSD.

Glenmore Farm

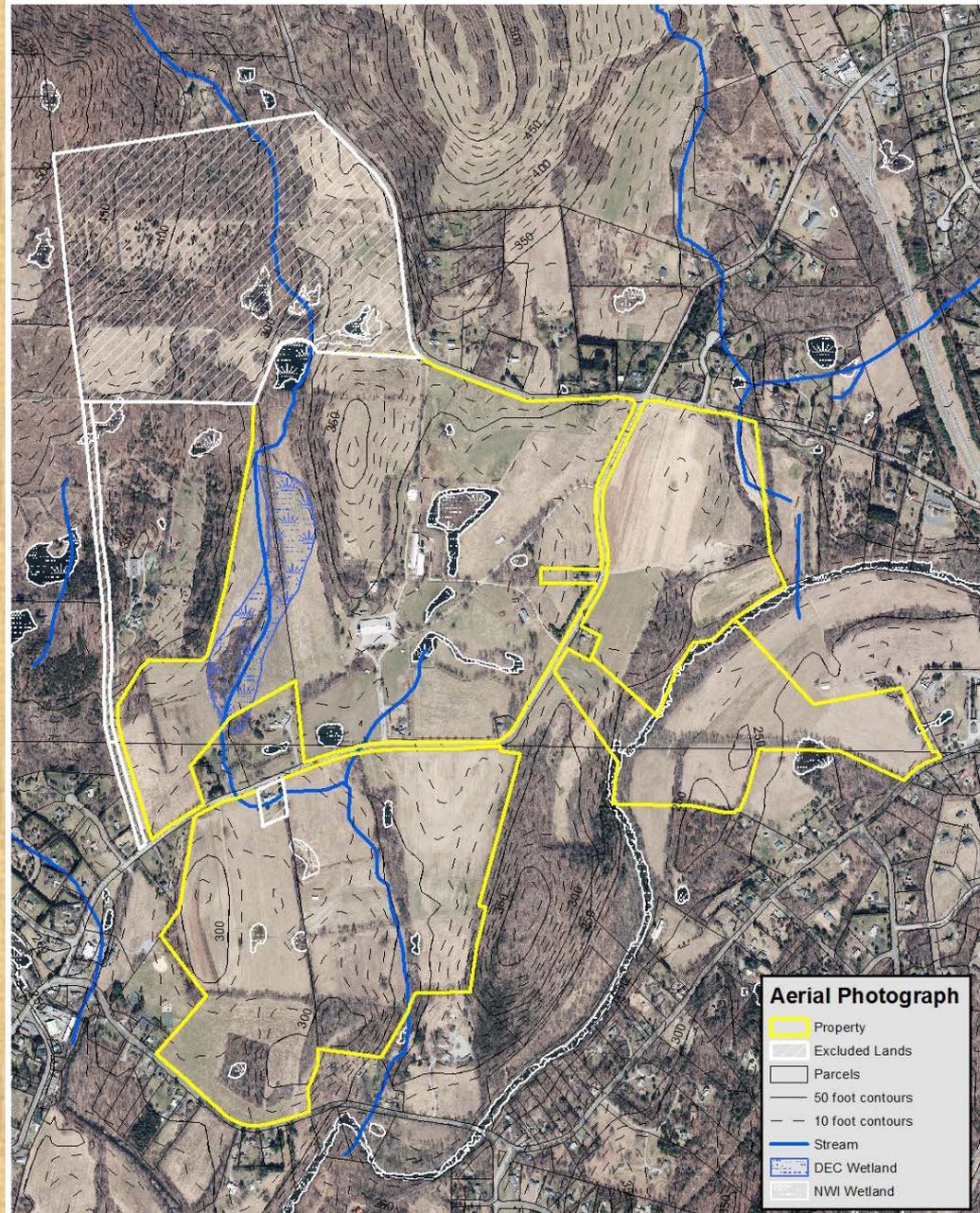
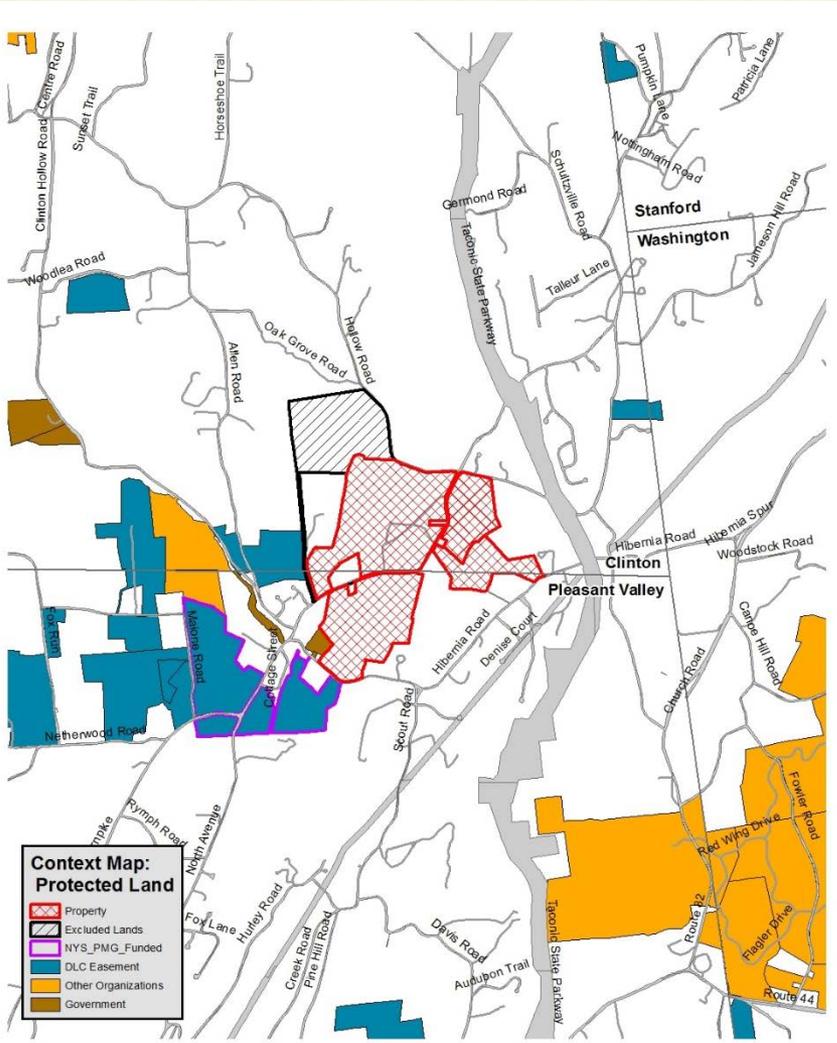
Dutchess County Partnership

For Manageable Growth (PMG) Program



Glenmore Farm (408 acres)

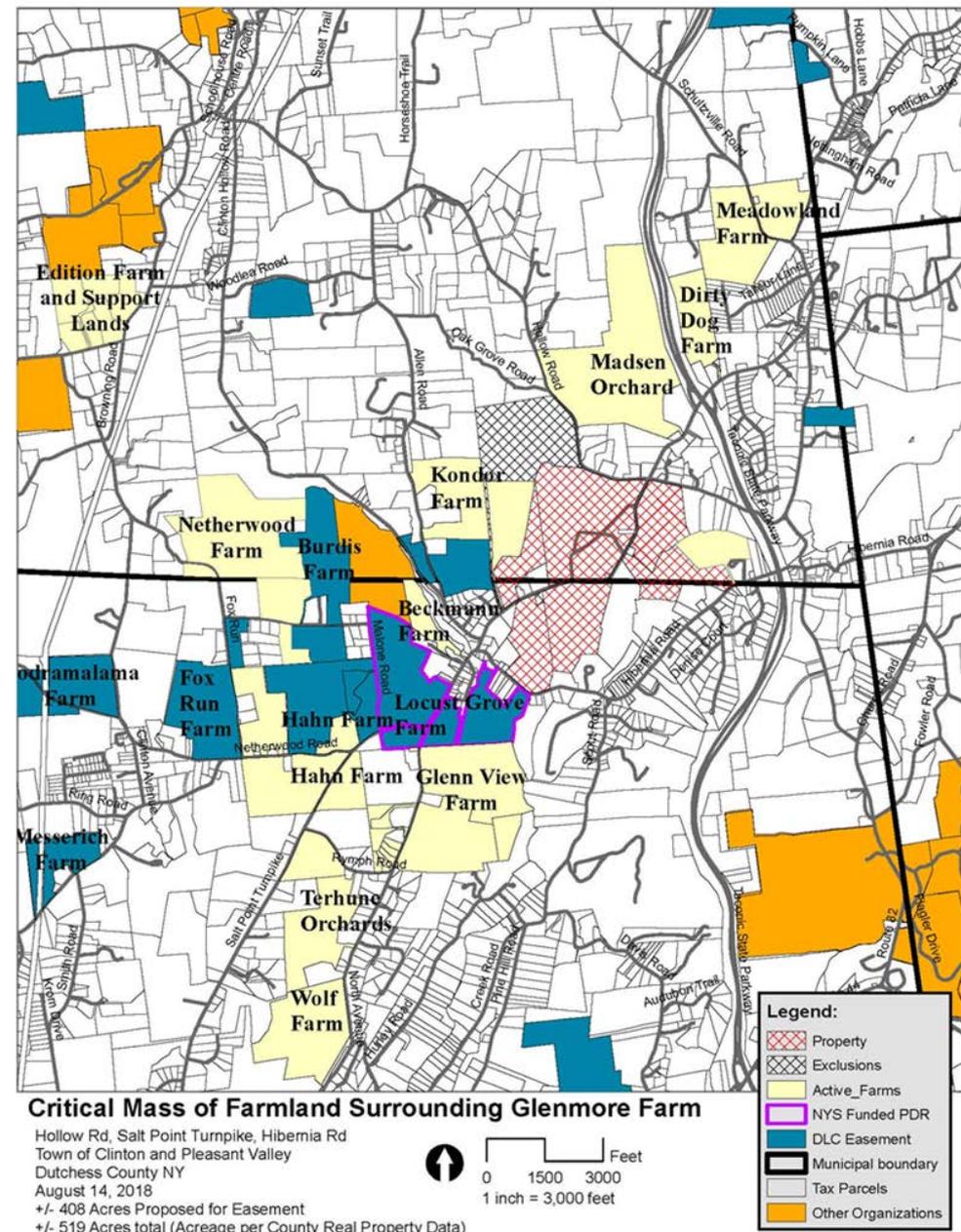
Patrick O'Leary
Town of Amenia





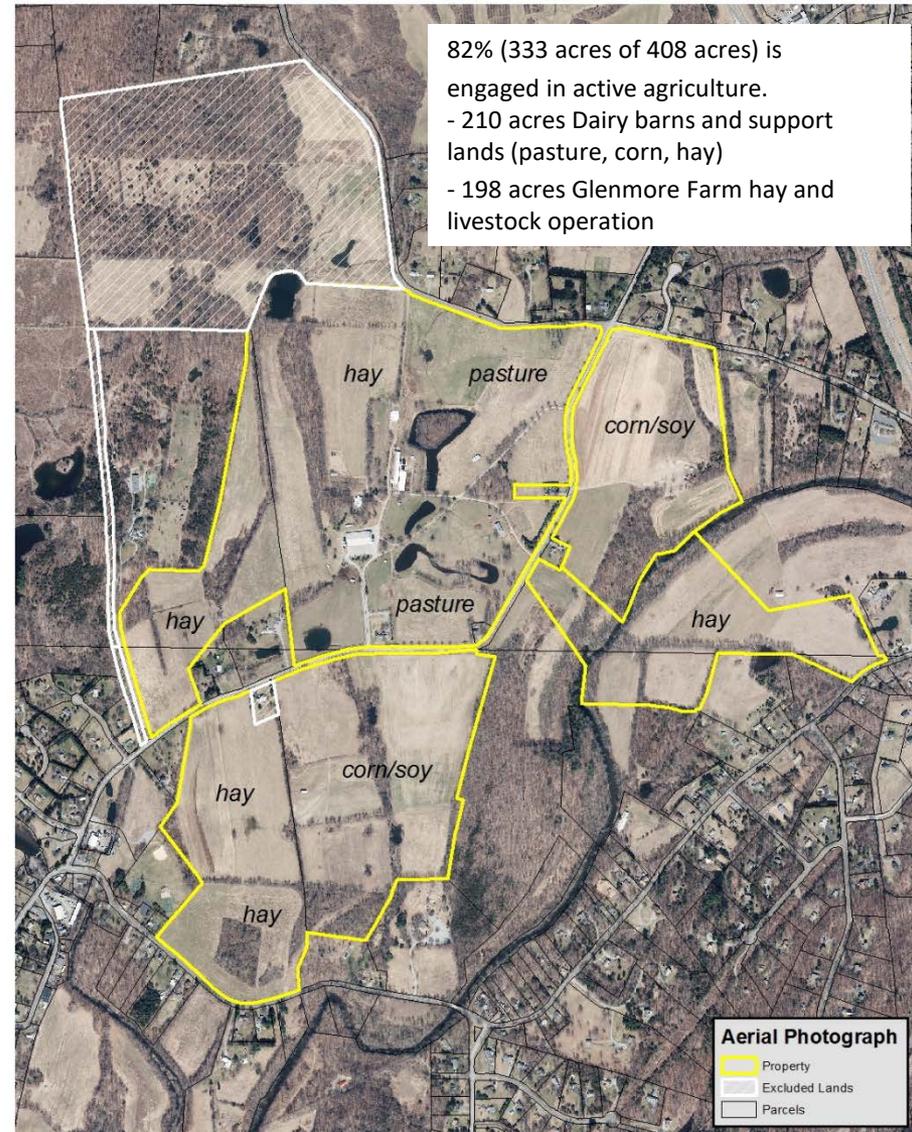
Local & Regional Importance

- NYS Open Space Plan
 - Hudson River tributary: Wappinger Creek
 - 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 Pleasant Valley and Clinton
 - Located on designated Scenic and Historic roads
 - Prioritized in Municipal Open Space Plans
 - Pleasant Valley – Located in Wappinger Creek Priority Area
 - Clinton - located in an “Important Farmland Area” and in highest ranked category for agricultural resources
- Surrounded by 3,000 acres of active farms
 - 720 acres protected by DLC
 - Adding this 408 acre property would increase total protected farmland in this core to 1,128 acres and create a contiguous chain of 840 acres under easement.



Current Uses

- “Glenmore Farm” Livestock and hay operation
 - Operated by Adrian O’Leary since 1981
 - 30 pastured Angus cattle
 - sell +/- six steers and a few cows each year to area farms for breeding stock or finishing.
 - Hay operation: +/- 2,300 square bales, 350 round bales, and 30 units of balilage each year
 - One part-time farm hand
- “Sugar Loaf Jerseys” Dairy leases 210 acres
 - Operated by Rebecca Osborn since 2009
 - Milk sold to Dairy Farmers of America (DFA)
 - 1.276 million pounds (148,400 Gal) in 2017
 - Sells two to three beef steers, male calves at local fairs and to other area farms.
 - One full-time, one-part time farm hands.



6. Aerial Map - Glenmore Farms (O’Leary) Property

Hollow Rd, Salt Point Turnpike, and Hibernia Rd.

Towns of Clinton and Pleasant Valley

Dutchess County NY

December 3, 2018

+/- 407.65 acres (Acreage per County Real Property data and GIS calculations)

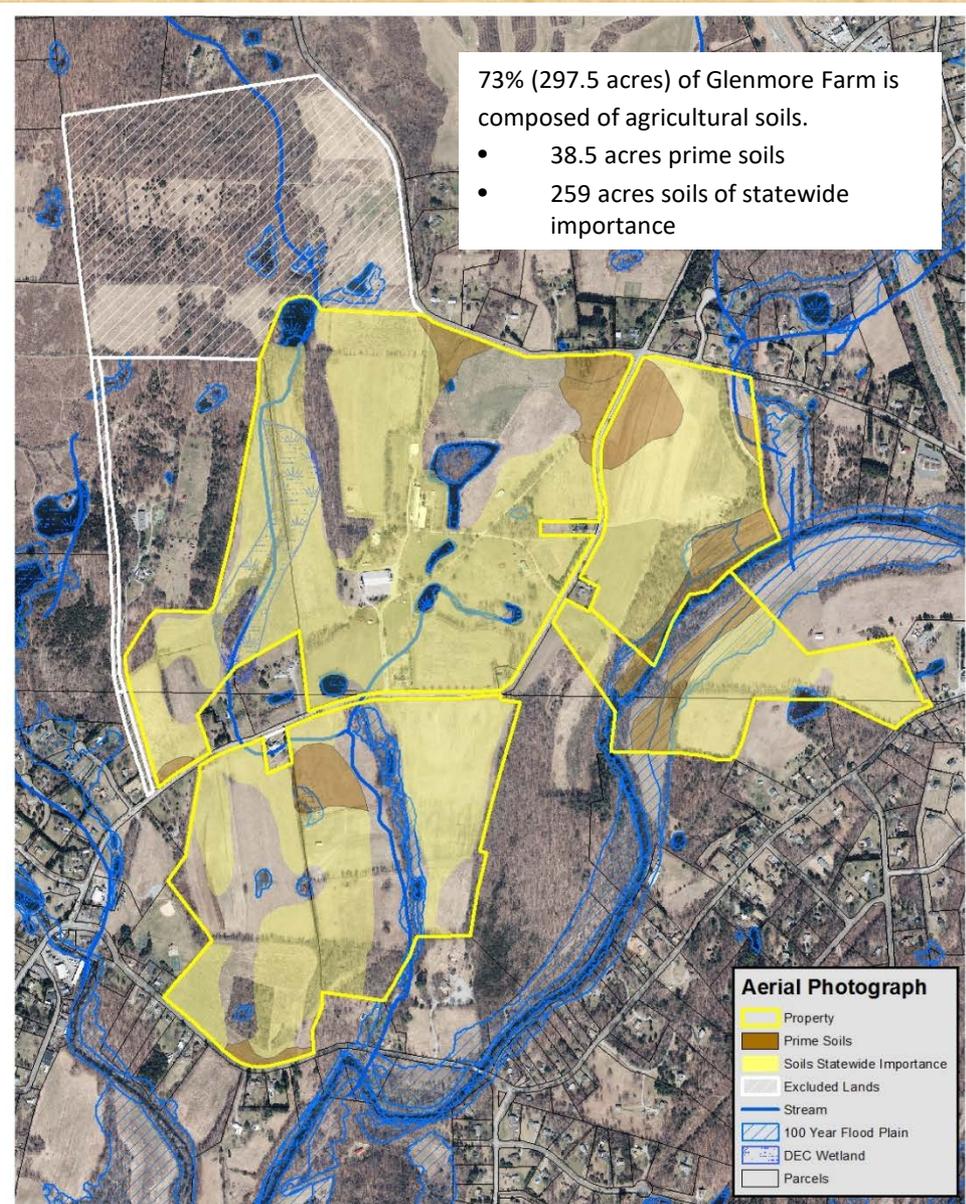


0 500 1000 Feet

1 inch = 1,000 feet

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 (N/SSDA).

Agricultural Soils



6. Aerial Map - Glenmore Farms (O'Leary) Property

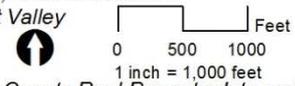
Hollow Rd, Salt Point Turnpike, and Hibernia Rd.

Towns of Clinton and Pleasant Valley

Dutchess County NY

December 3, 2018

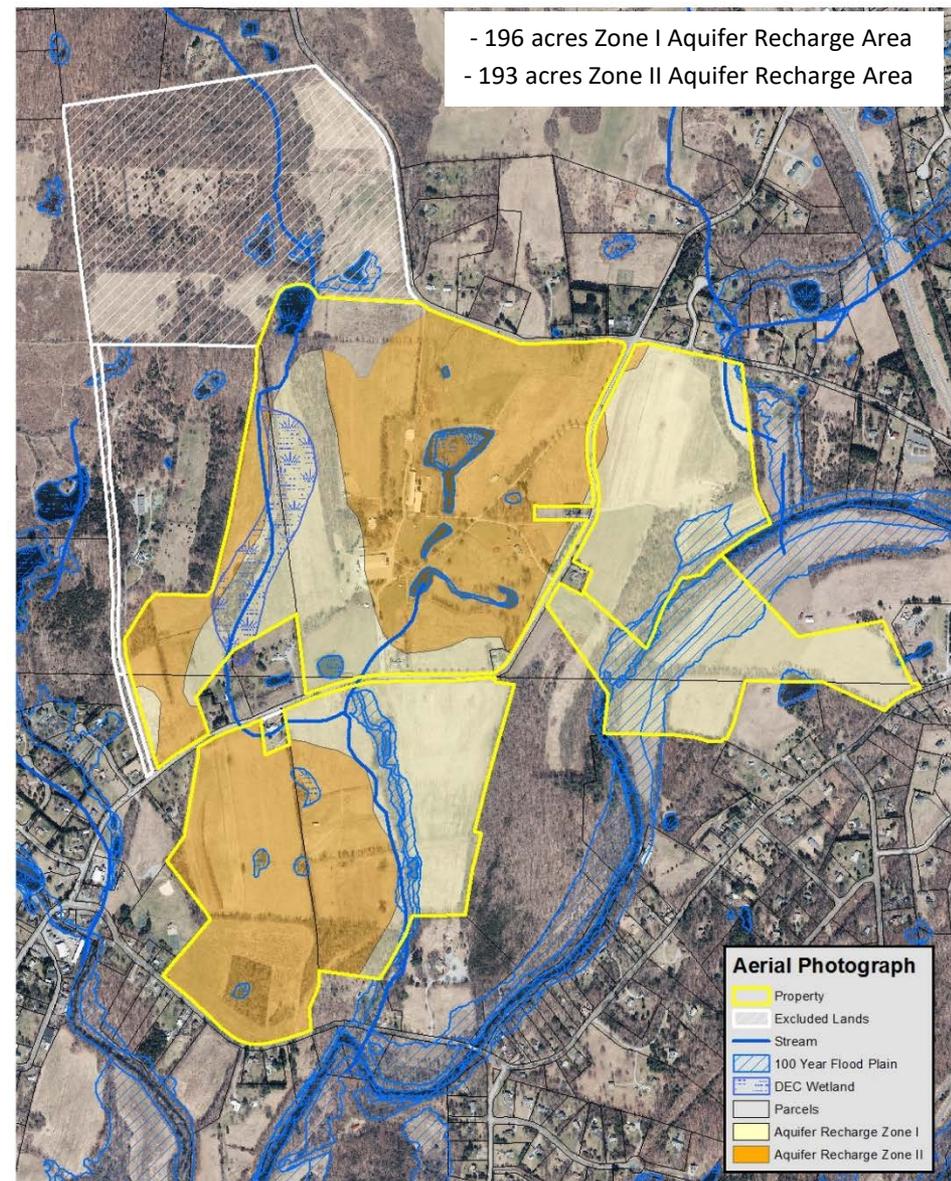
+/- 407.65 acres (Acreage per County Real Property data and GIS calculations)



Aerial Photograph
2018 digital *Orthro*-imagery created by NYS Office of Information Technology Services, GIS Program Office. Image pixel size is 0.3 GSD. Image type is 4-band, RGB & NIR. Image horizontal accuracy is within 4' at the 95% confidence level (NSSDA).

Water, Habitat Resources

- Almost entirely Zone I & Zone II Aquifer Recharge Areas.
- Contains main Stem of the Wappinger Creek.
- Contains portions of an unnamed tributary and unnamed sub-tributary to the Wappinger Creek.
- Contains portion of the Clinton Corners Brook, a tributary to the Wappinger Creek.
- Contains combined 15 acres of NWI & DEC wetlands.



6. Aerial Map - Glenmore Farms (O'Leary) Property

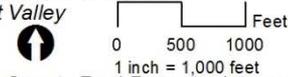
Hollow Rd, Salt Point Turnpike, and Hibernia Rd.

Towns of Clinton and Pleasant Valley

Dutchess County NY

December 3, 2018

+/- 407.65 acres (Acreage per County Real Property data and GIS calculations)



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).



Development Pressures

Importance to Rural Character

- Extensive frontage along main roads leading into Clinton Corners and Salt Point.
- Both Town Comp plans prioritize the property, describe importance of agriculture for communities and encourage land conservation.



Accelerated Residential Growth

- Close to two major thoroughfares in Dutchess County – Taconic Parkway and Route 44.
- Population of PV increased faster than overall County 2000 – 2010; Clinton remained almost stable.

Imminent Threat

- Conversion of farmland to second home estate lots and small lot subdivision 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:

- Located in an Agricultural District and receives Agricultural Assessment.
- Stable with solid base in two successful businesses
- Patrick and his family are deeply invested in maintaining a meaningful agricultural operation that thrives and contributes to the local economy.
- Rebecca Osborne's membership in Dairy Farmers of America (DFA) cooperative reduces vulnerability to milk market. The DFA markets milk products to national companies including Chobani, HP Hood, Kraft Foods, and Great Lakes Cheese.



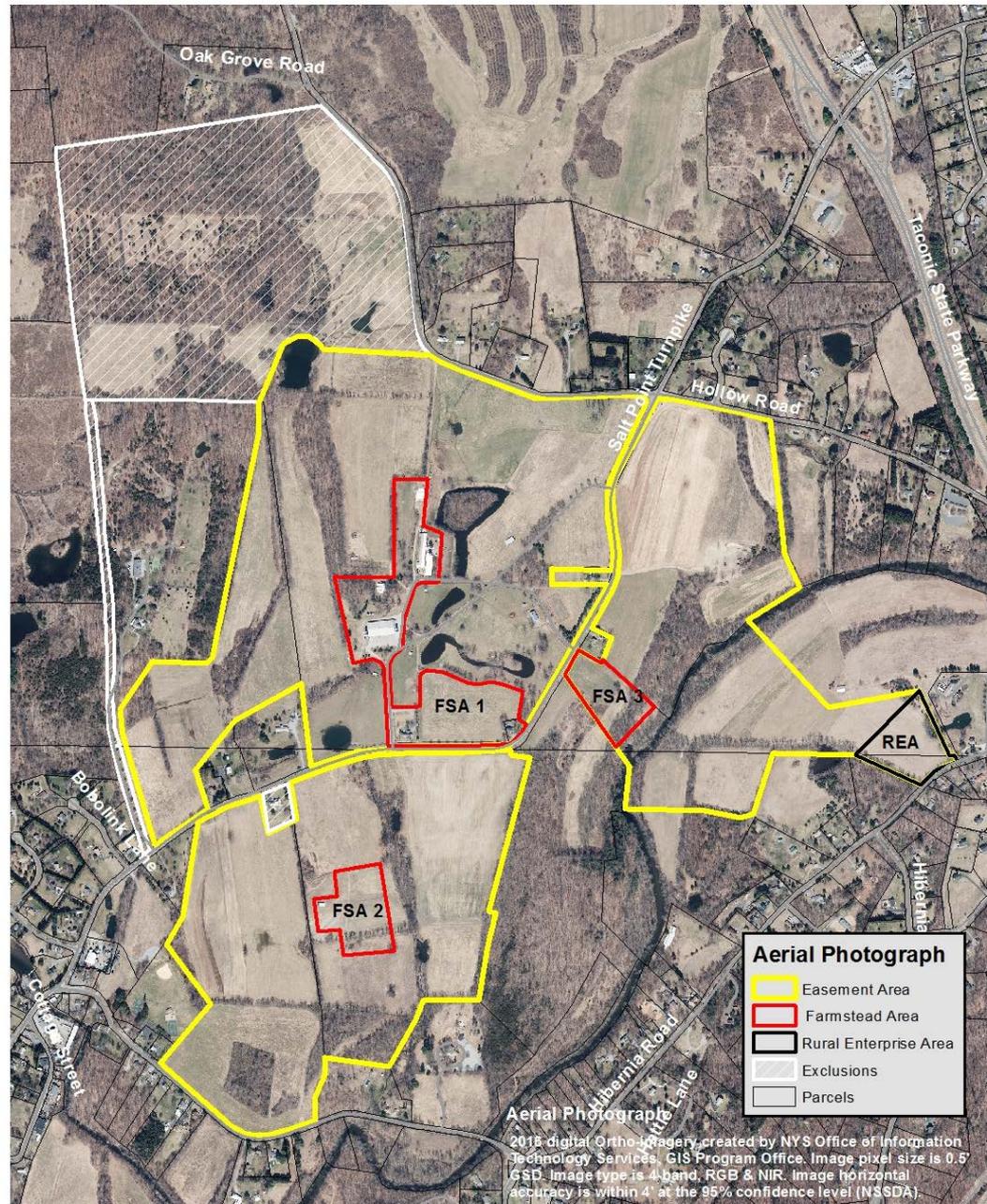
Proposed Conservation Easement

- Subdivision permitted to three separate ownerships
- Three Farmstead Areas
- One Rural Enterprise Area

Budget

Easement Acquisition Cost:	\$2,432,798
Transaction Costs:	\$73,895
Property Survey:	\$25,000
Baseline Report:	\$3,500
Appraisal:	\$4,000
Title Search and insurance	\$10,000
Administration, legal	\$21,395
Stewardship/monitoring	\$10,000
Total Project Costs:	\$2,506,693
NYS FPIG Award:	\$1,880,020
PMG Request (20%):	\$500,000

Anticipate remaining \$126,673 from private funding sources

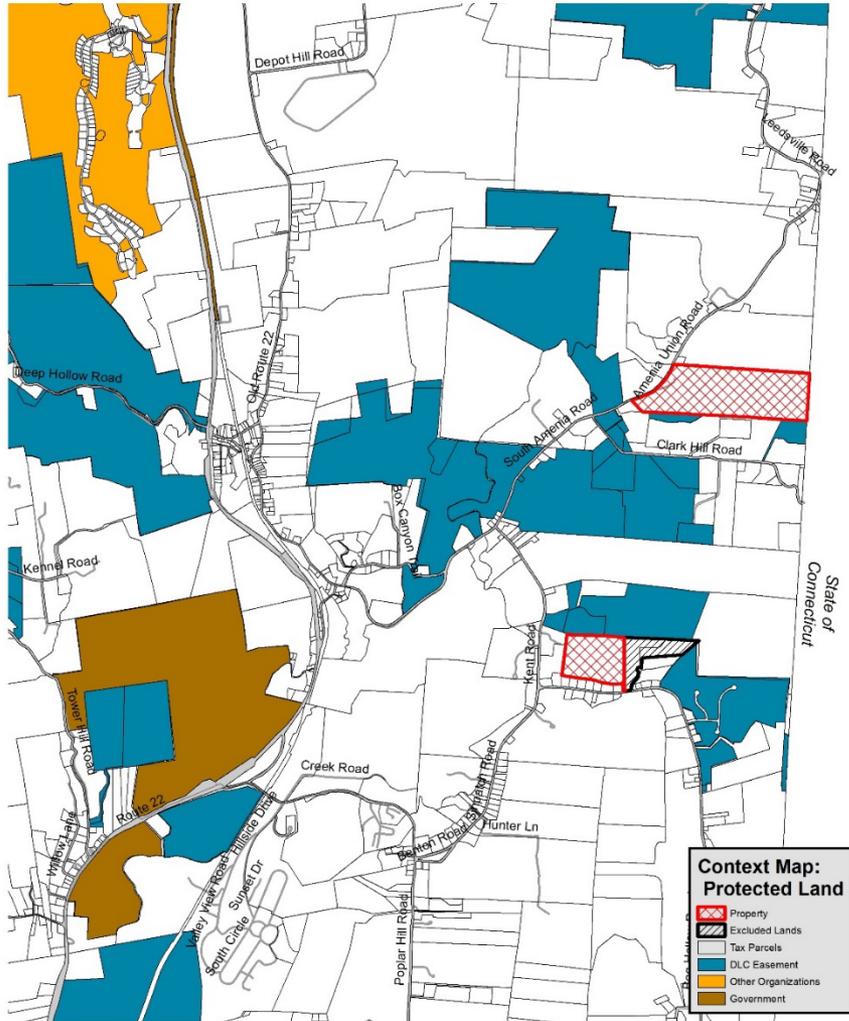


Lopane Farms

Dutchess County Partnership For
Manageable Growth Program



Lopane Farms (153.3 acres) Town of Amenia



1. Location Map - Lopane Farms Properties

Route 2/ Amenia Union Road - 112.16 acres

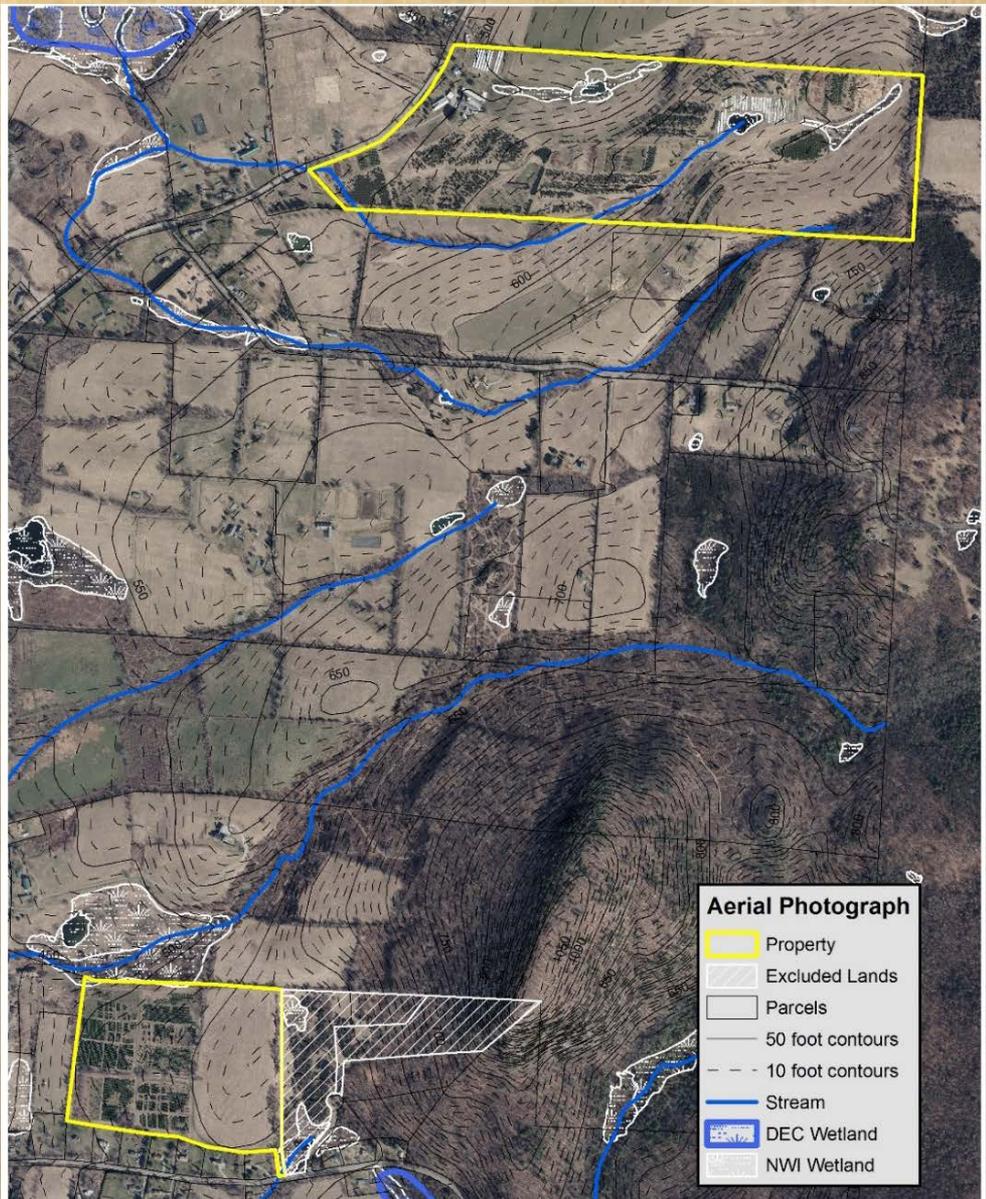
Bog Hollow Road - 41.14 acres

Town of Amenia

Dutchess County NY

August 21, 2018

+/- 153.3 acres Total (all acreage per Survey)



6. Aerial Map - Lopane Farms Properties

Route 2/ Amenia Union Road - 112.16 acres

Bog Hollow Road - 41.14 acres

Town of Amenia

Dutchess County NY

December 18, 2018

+/- 153.3 acres Total (all acreage per Survey)

Aerial Photograph

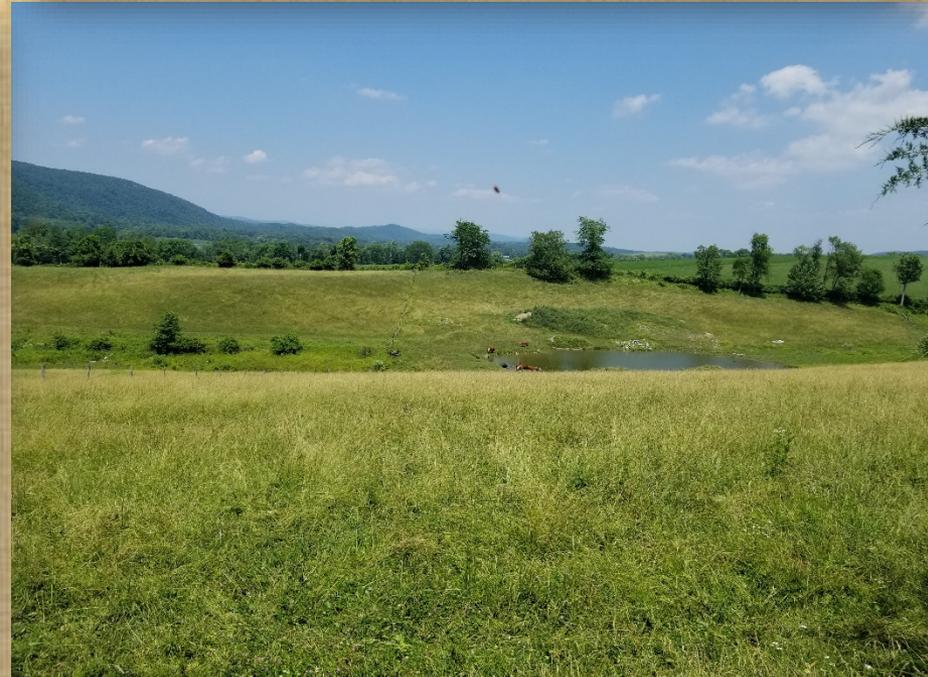
2016 digital Ortho-imagery created by NYS Office of Information Technology Services, GIS Program Office. Image pixel size is 0.5' GSD. Image type is 4-band, RGB & NIR. Image horizontal accuracy is within 4' at the 95% confidence level (NSSDA).

Current Uses

Katonah Nursery Operation

Percent of agriculturally available land engaged in active agriculture

- 96% of 112 acre parcel
- 100% of 41 acre parcel
- Properties provide 65% of nursery stock
- Goats and cattle are pastured on a portion of the 112 acre property and their manure is used as fertilizer.



Structures: Barns, Silos, Residence, High Tunnels (112 Acre Property)



112 Acre Property

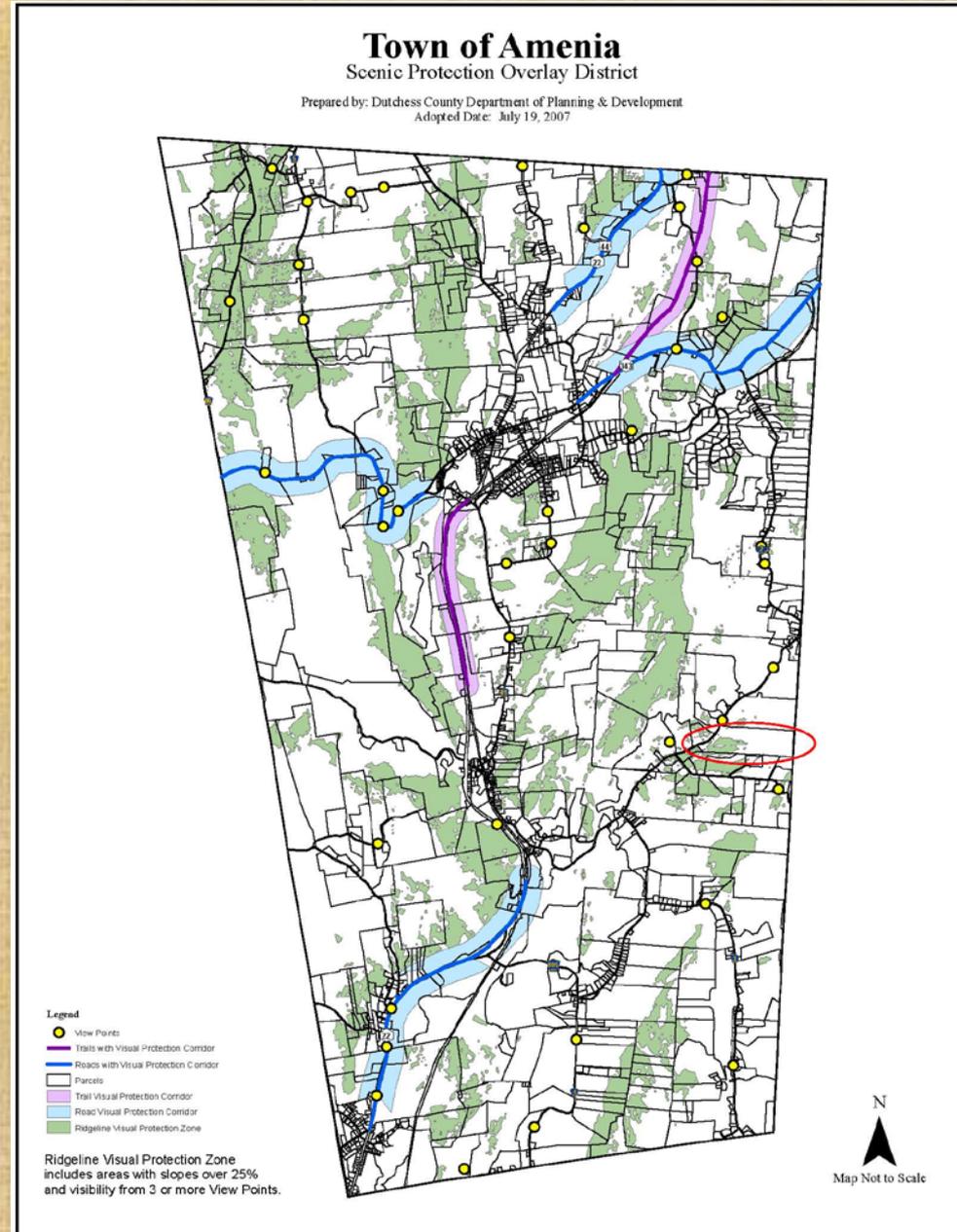


41 Acre Property



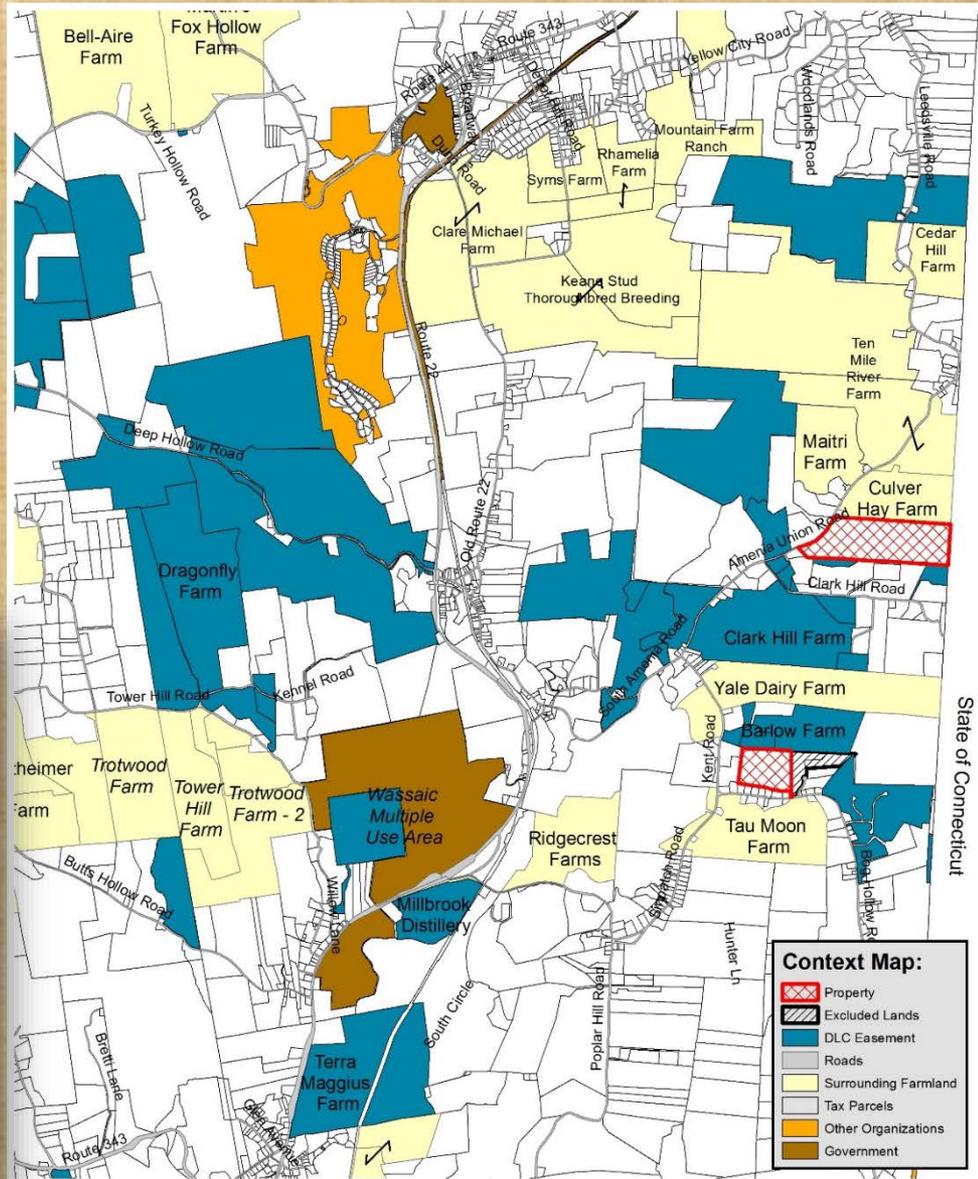
Local & Regional Importance

- NYS Open Space Plan
 - Taconic Ridge/Harlem Valley
 - 2015 Dutchess County Agriculture and Farmland Protection Plan: Located in Agricultural Priority Areas
- Dutchess NRI – Western New England Marble Valleys EcoRegion
 - prioritizes stream, wetland, and grasslands habitat
- Town of Amenia Comprehensive Plan Update
 - Protect scenic corridors in Scenic Protection Overlay
 - Ridgeline View Zone



Critical Mass of Active Farmland

- Surrounded by 7,000 acres of active farms in the Harlem Valley
- 1,000 acres of 7,000 protected with DLC-held conservation easement



8. Critical Mass of Farmland Surrounding Lopane Farms Properties

Route 2/ Amenia Union Road - 112.16 acres

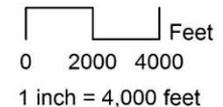
Bog Hollow Road - 41.14 acres

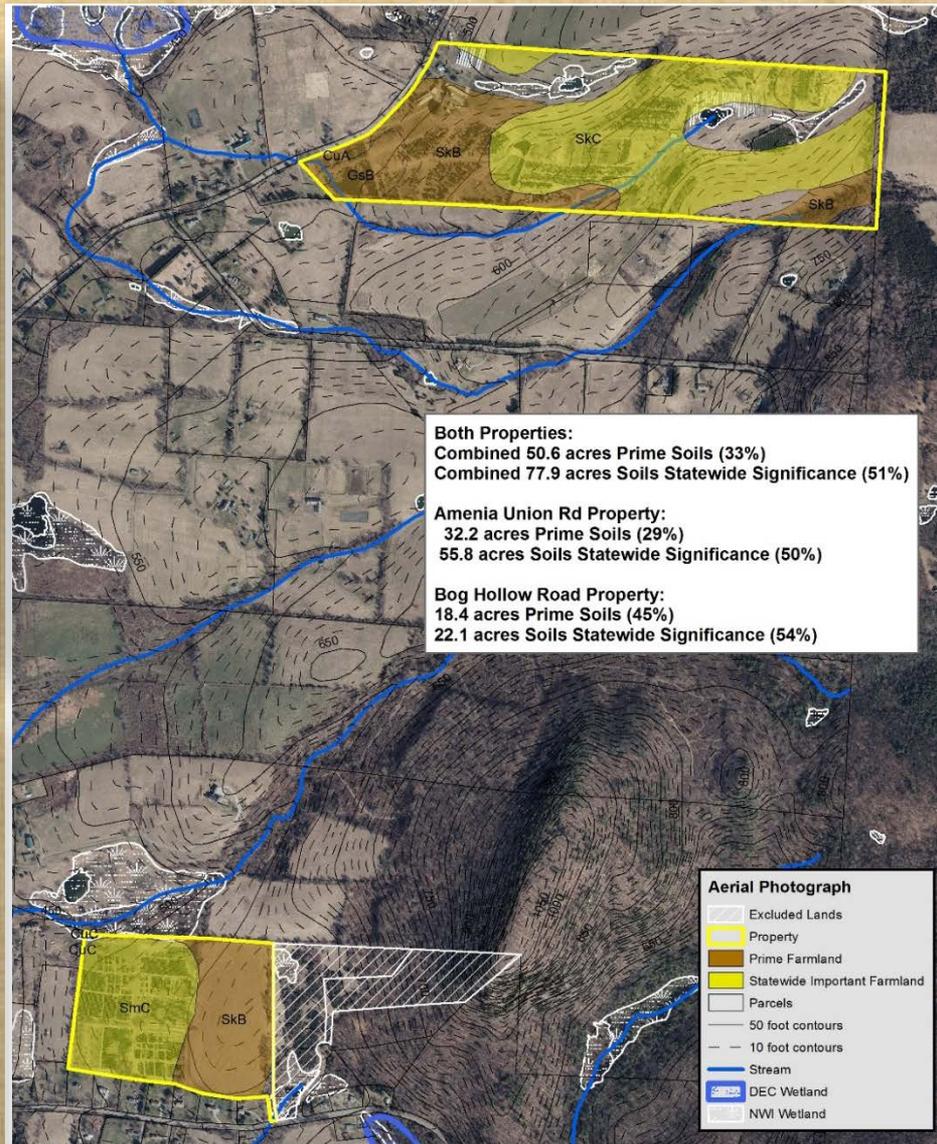
Town of Amenia

Dutchess County NY

December 12, 2018

+/- 153.3 acres Total (all acreage per Survey)





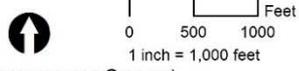
Both Properties:
 Combined 50.6 acres Prime Soils (33%)
 Combined 77.9 acres Soils Statewide Significance (51%)

Amenia Union Rd Property:
 32.2 acres Prime Soils (29%)
 55.8 acres Soils Statewide Significance (50%)

Bog Hollow Road Property:
 18.4 acres Prime Soils (45%)
 22.1 acres Soils Statewide Significance (54%)

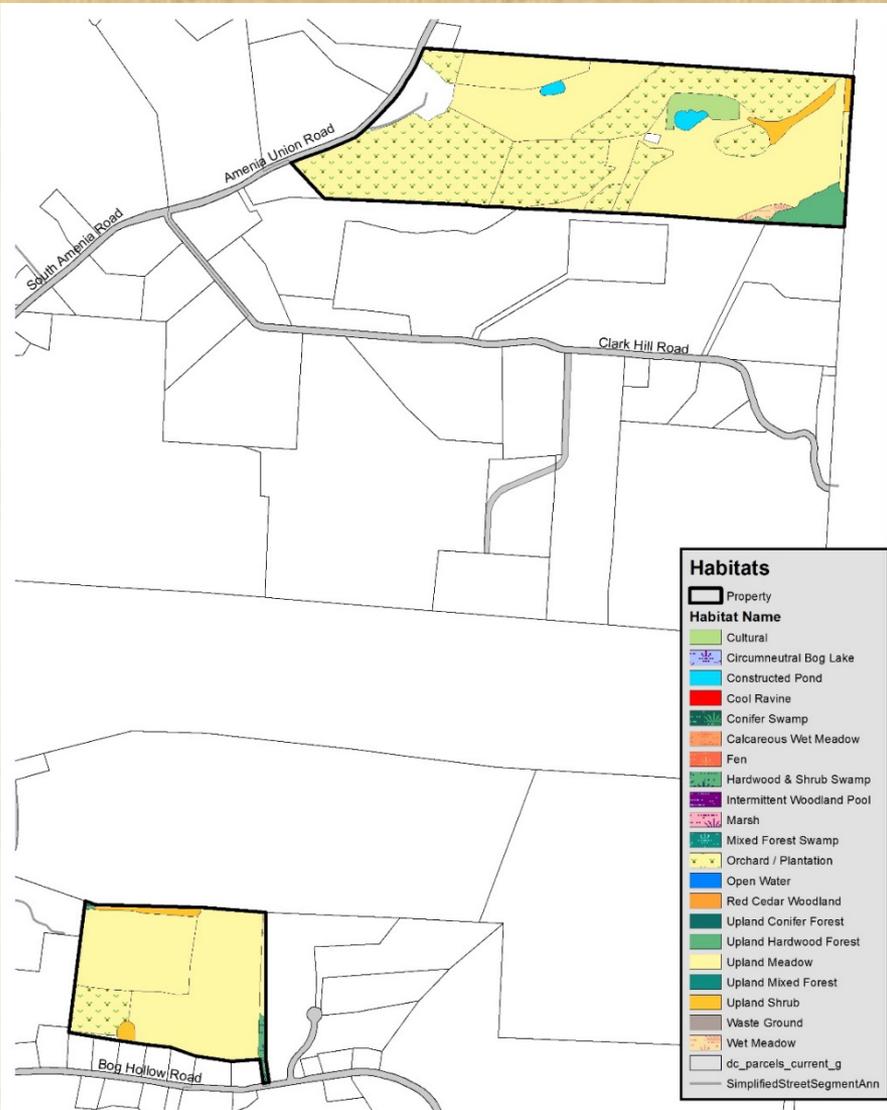
6. Aerial Map - Lopane Farms Properties

Route 2/ Amenia Union Road - 112.16 acres
 Bog Hollow Road - 41.14 acres
 Town of Amenia
 Dutchess County NY
 December 18, 2018
 +/- 153.3 acres Total (all acreage per Survey)



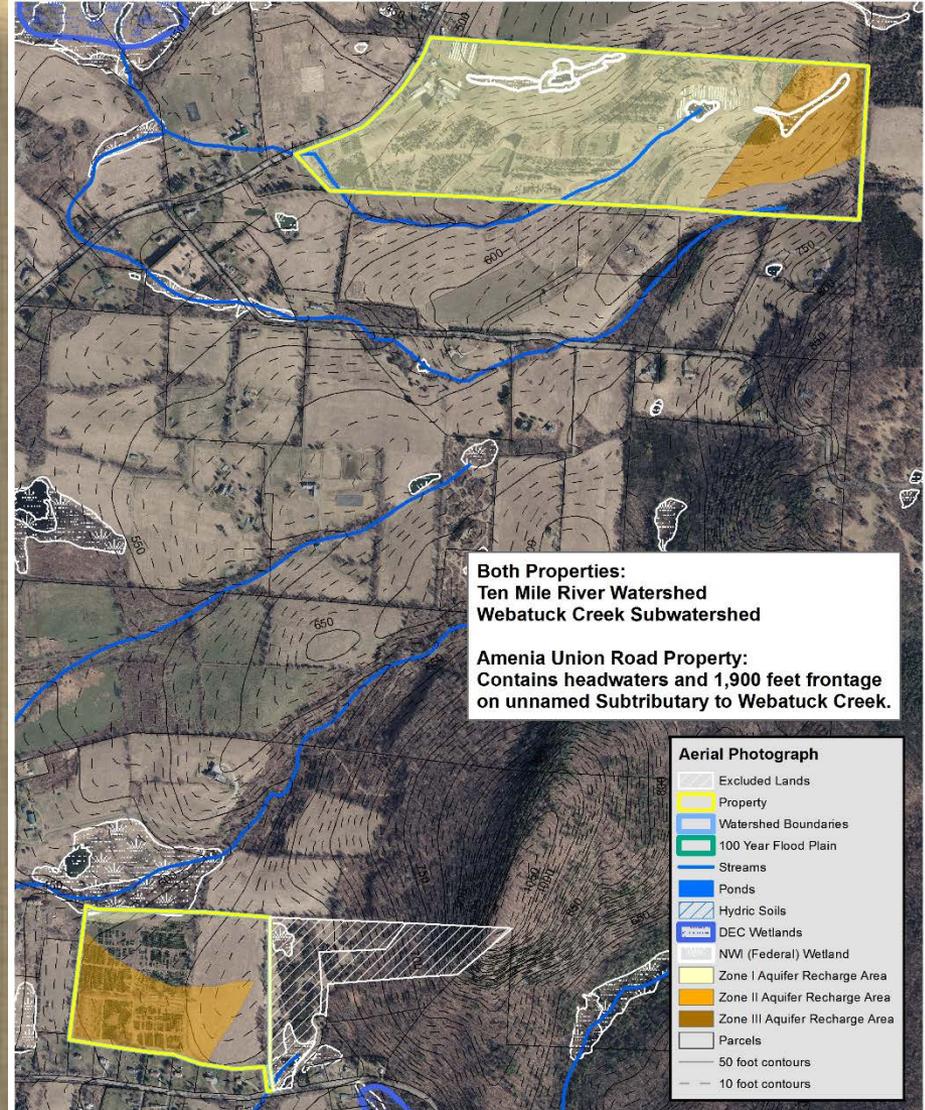
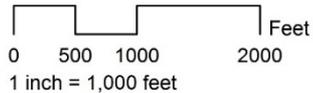
Aerial Photograph
 2016 digital Ortho-imagery created by NYS Office of Information Technology Services, GIS Program Office. Image pixel size is 0.5' GSD. Image type is 4-band, RGB & NIR. Image horizontal accuracy is within 4' at the 95% confidence level (NSSDA).

Resource Protection



10. Habitat Map - Lopane Farms Properties

Route 2/ Amenia Union Road - 112.16 acres
 Bog Hollow Road - 41.14 acres
 Town of Amenia
 Dutchess County NY
 December 18, 2018
 +/- 153.3 acres Total (all acreage per Survey)

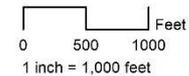


Both Properties:
 Ten Mile River Watershed
 Webatuck Creek Subwatershed

Amenia Union Road Property:
 Contains headwaters and 1,900 feet frontage
 on unnamed Subtributary to Webatuck Creek.

6. Aerial Map - Lopane Farms Properties

Route 2/ Amenia Union Road - 112.16 acres
 Bog Hollow Road - 41.14 acres
 Town of Amenia
 Dutchess County NY
 December 18, 2018
 +/- 153.3 acres Total (all acreage per Survey)



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).

Development Pressures

Importance to Rural Character

- Frontage along Amenia Union Road
- Town Comp plan describes agriculture as “...single most important and easily lost feature...”

Accelerated Residential Growth

- Silo Ridge development and golf course
- Close proximity to Metro North Harlem Valley Line
- Conversion of farmland to second home estate lots

Imminent Threat

- Large estate-type lots, low density developments
- Small scale, piecemeal residential development
- Multiple sites on buildable hilltop with views of Harlem Valley



Continuity of Farm Operation – Future Plans

- Economic Viability:
 - Receive Agricultural Assessment
 - Diversification of Katonah Nursery to include both wholesale and retail as well as a landscaping business
- Future Plans:
 - Maintain current successful Katonah Nursery business operation
 - Pay down mortgage
 - Repair barn



Proposed Conservation Easement

Established 112 Acre:

- Extinguish Subdivision Rights
- One Farmstead Complex

Established 41 Acre:

- Extinguish Subdivision Rights
- One Farmstead Complex

Easement Acquisition Cost: \$1,280,950

Transaction Costs: \$72,676

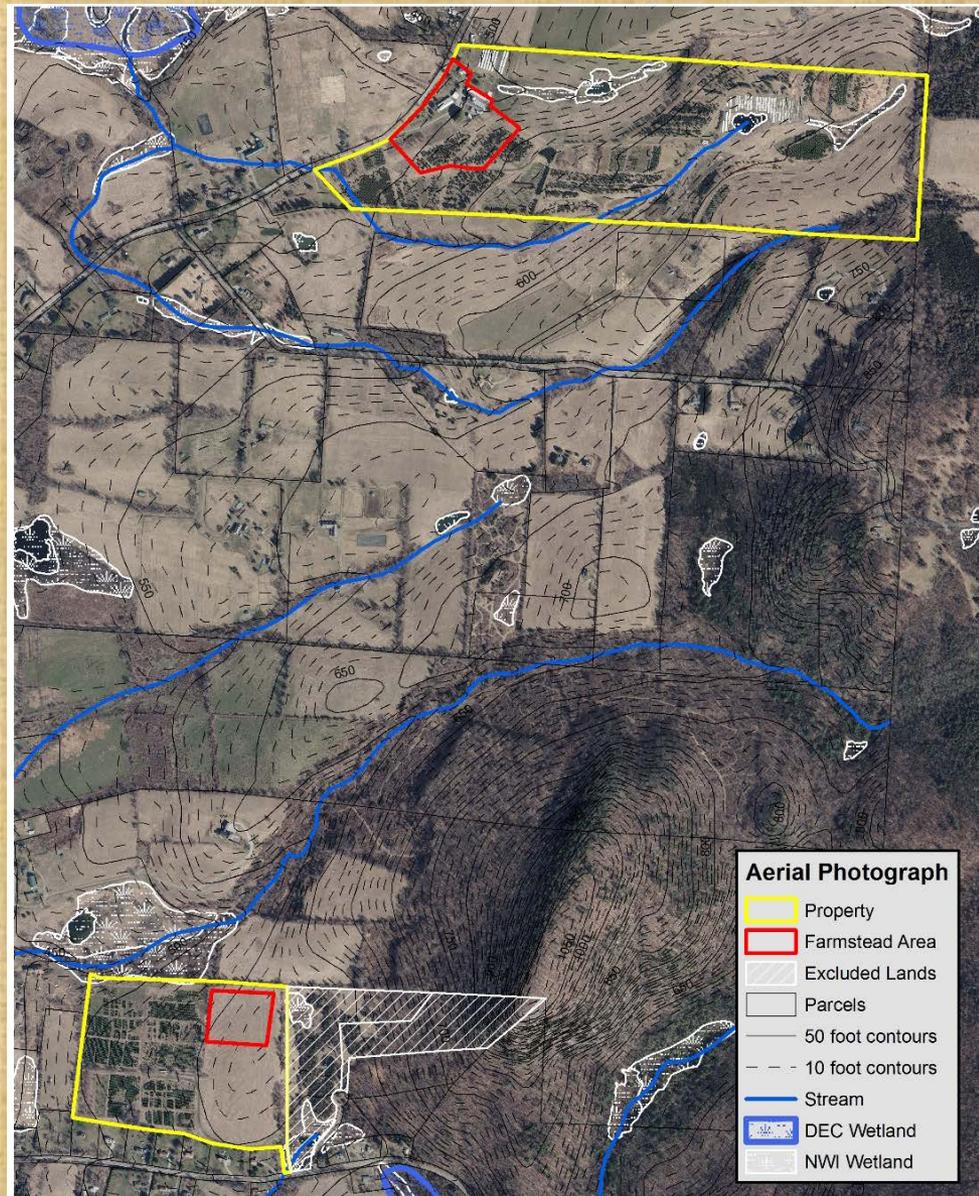
- Property Survey: \$16,500
- Baseline Report: \$6,000
- Appraisal: \$4,000
- Title search and insurance: \$7,500
- Administration (staff time), legal: \$18,676
- Stewardship/monitoring: \$20,000

Total Project Costs: \$1,353,626

NYS FPIG Award: \$1,015,220

Requesting 25%: \$338,406

This budget breakdown represents the combined costs for both the 112 and 41 acre properties.



11. Site Plan Map - Lopane Farms Properties

Route 2/ Amenia Union Road - 112.16 acres

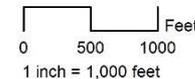
Bog Hollow Road - 41.14 acres

Town of Amenia

Dutchess County NY

December 18, 2018

+/- 153.3 acres Total (all acreage per Survey)



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).

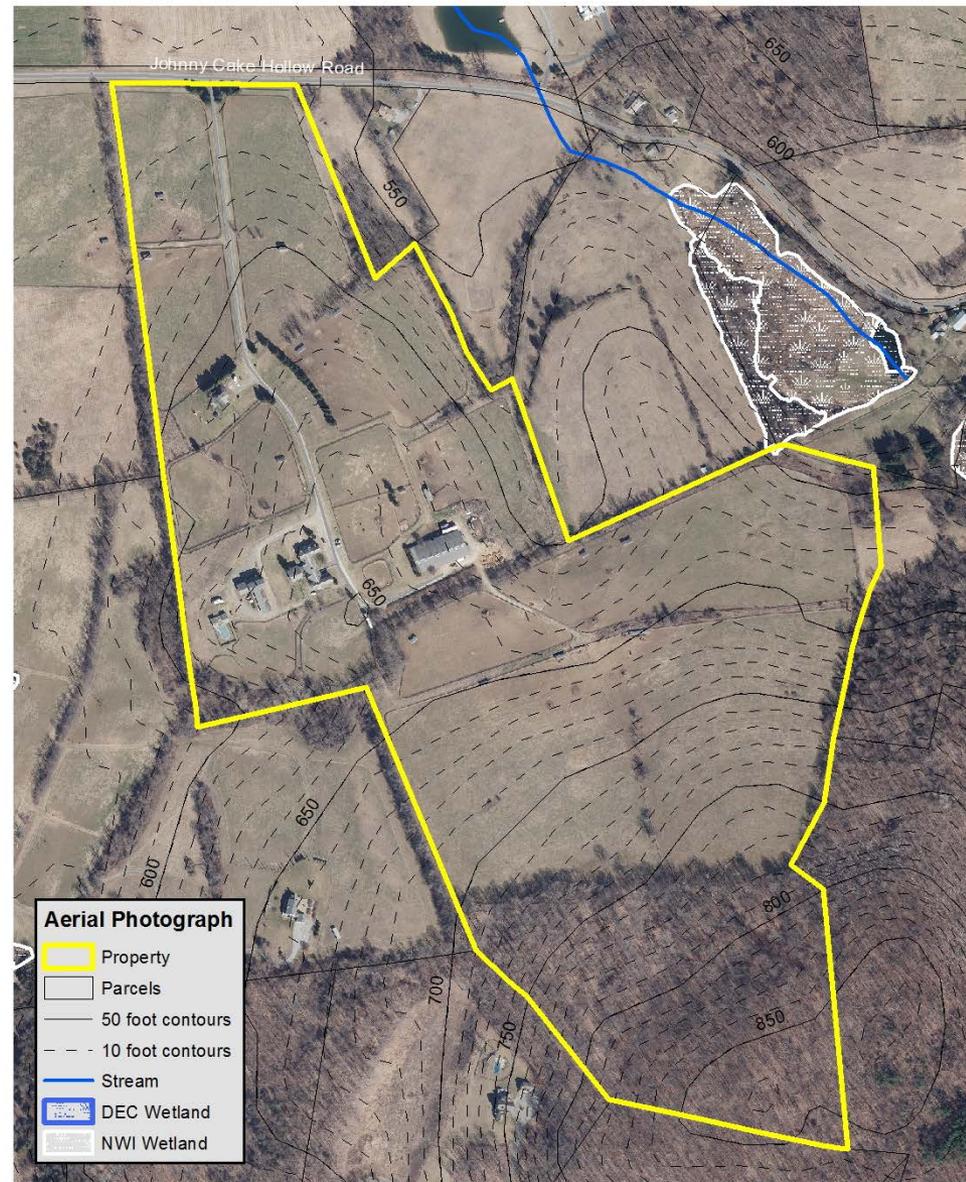
Dutchess Views Farm

Dutchess County Partnership

For Manageable Growth (PMG) Program



**Dutchess Views Farm (79.82 acres)
Michael Lischin & Anya Sheckley
Town of Pine Plains**



- Aerial Photograph**
- Property
 - Parcels
 - 50 foot contours
 - 10 foot contours
 - Stream
 - DEC Wetland
 - NWI Wetland

6. Aerial Map - Dutchess Views Farm, Inc. Property

Johnny Cake Hollow Road
Town of Pine Plains
Dutchess County NY
79.82 acres +/- (per tax parcel database)
December 21, 2018



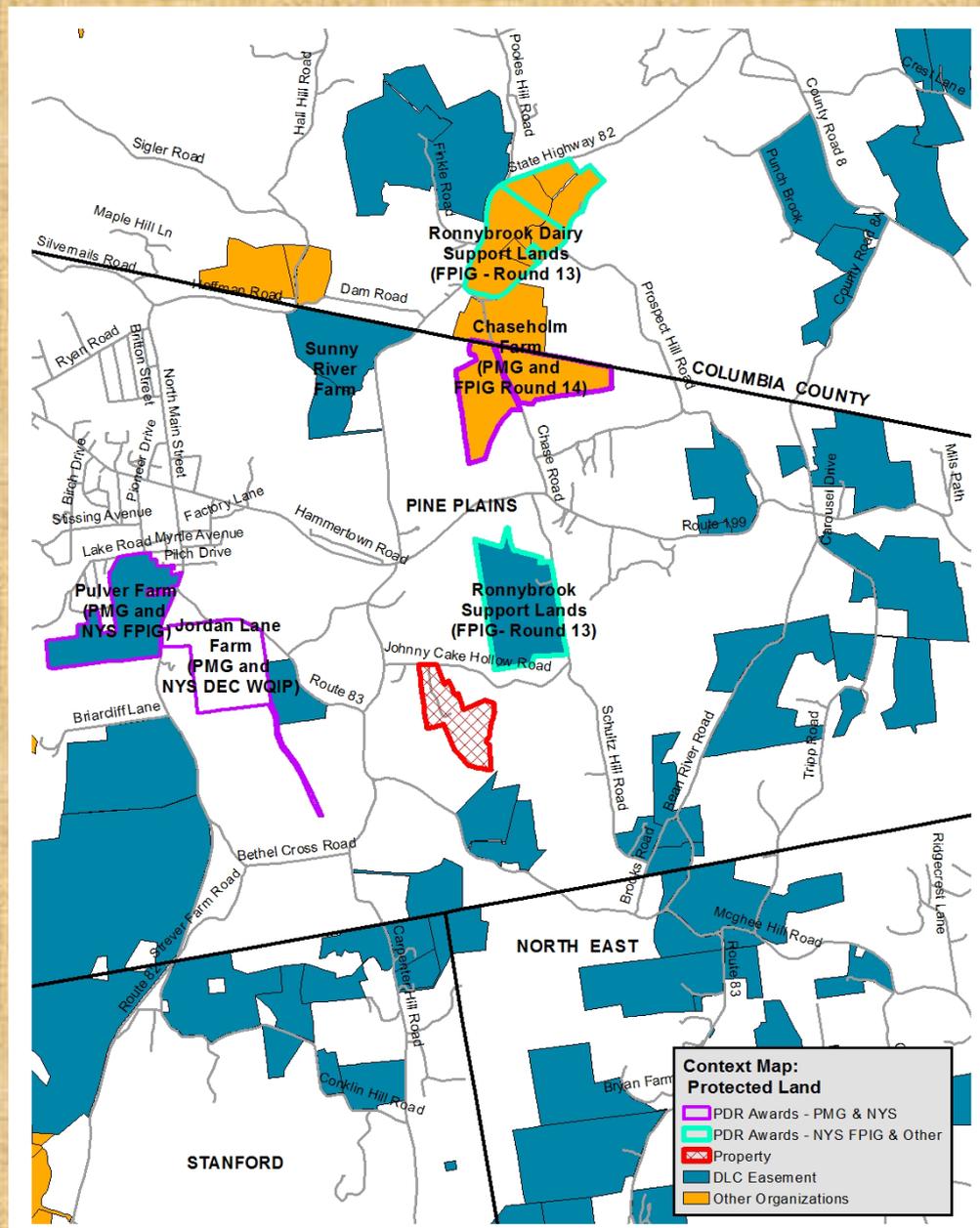
0 100 200 400 Feet
1 inch = 400 feet

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).

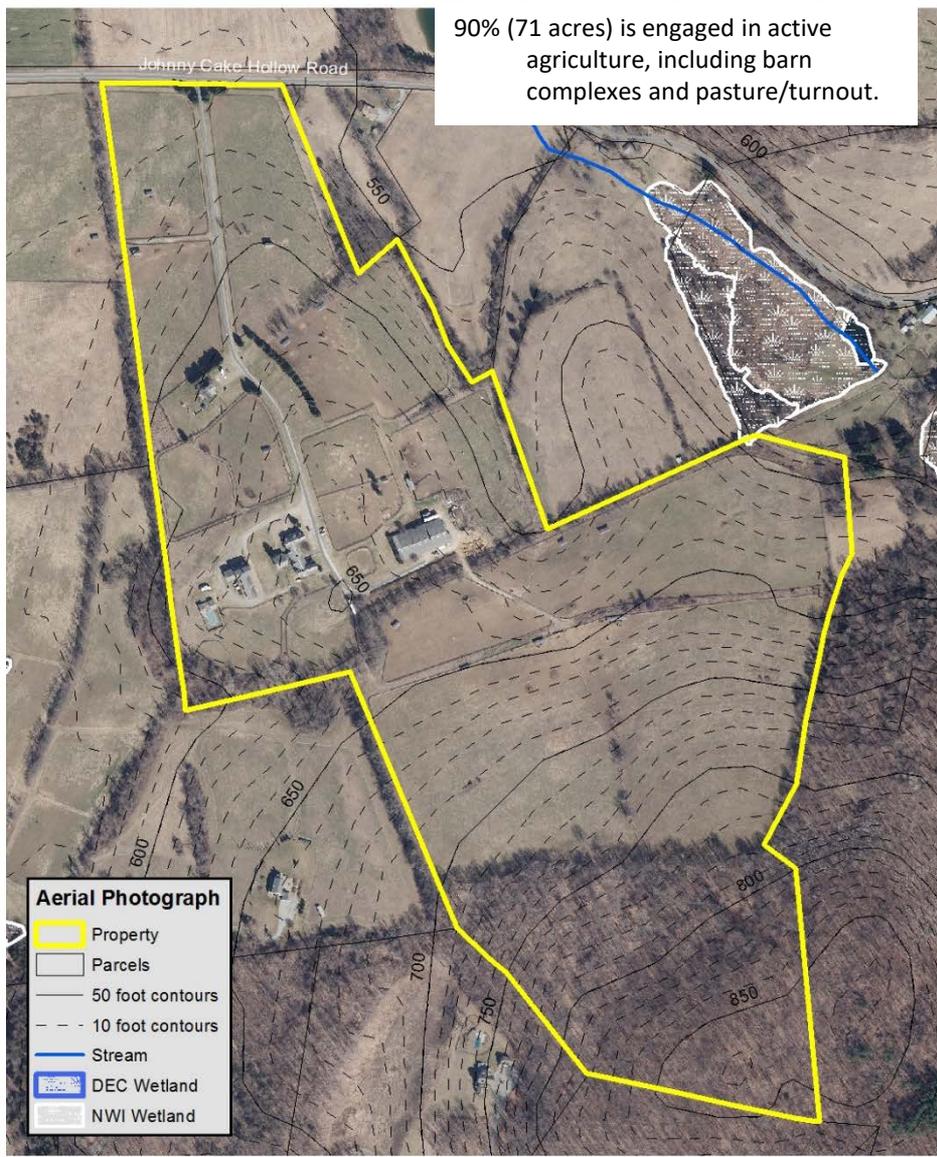
Local & Regional Importance

- NYS Open Space Plan
 - Located in Agricultural Priority Areas of 2015 Dutchess County Agriculture and Farmland Protection Plan.
- Dutchess County Master Plan, Directions
 - located in an area where “agricultural lands” should be preserved.
- Dutchess NRI – Western New England Marble Valleys EcoRegion
 - prioritizes contiguous forest and grasslands habitat
- The Pine Plains Comprehensive Plan
 - Promotes use of conservation easements to preserve agricultural lands
 - Included in town’s Agricultural Overlay District
- Surrounded by 12,000 acres of active farms in three mile radius
 - 3,960 acres protected by DLC



Current Uses, Farm Operation

- Operating since 1998 as a breeding and boarding facility for New York State bred racing thoroughbreds.
 - 70 to 80 broodmares (most short-term).
 - 45 foals in 2018
 - 20 to 30 yearlings
- Manage five NYS Stallions
 - 2017 joint venture with Irish Hill Century Farm (Saratoga Springs)
 - managing three of the top five “Leading New York Sires” (per the New York Thoroughbred Breeders, Inc.)
- Employ six non-family permanent full-time staff, and one additional full-time staff in foaling season, January through June.



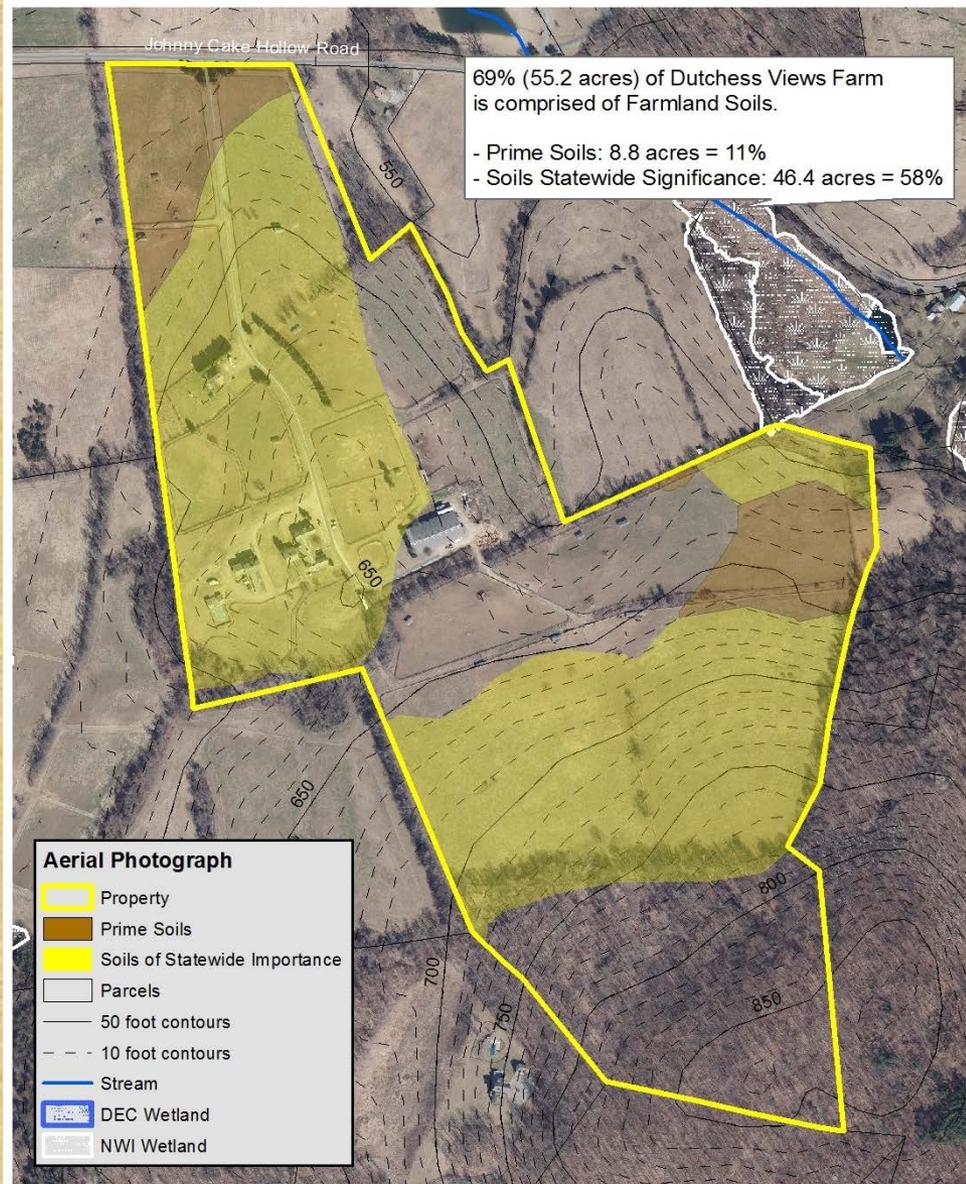
6. Aerial Map - Dutchess Views Farm, Inc. Property

Johnny Cake Hollow Road
 Town of Pine Plains
 Dutchess County NY
 79.82 acres +/- (per tax parcel database)
 December 21, 2018

0 100 200 400 Feet
 1 inch = 400 feet

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).

Agricultural Soils



69% (55.2 acres) of Dutchess Views Farm is comprised of Farmland Soils.

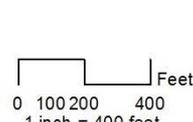
- Prime Soils: 8.8 acres = 11%
- Soils Statewide Significance: 46.4 acres = 58%

Aerial Photograph

- Property
- Prime Soils
- Soils of Statewide Importance
- Parcels
- 50 foot contours
- 10 foot contours
- Stream
- DEC Wetland
- NWI Wetland

6. Aerial Map - Dutchess Views Farm, Inc. Property

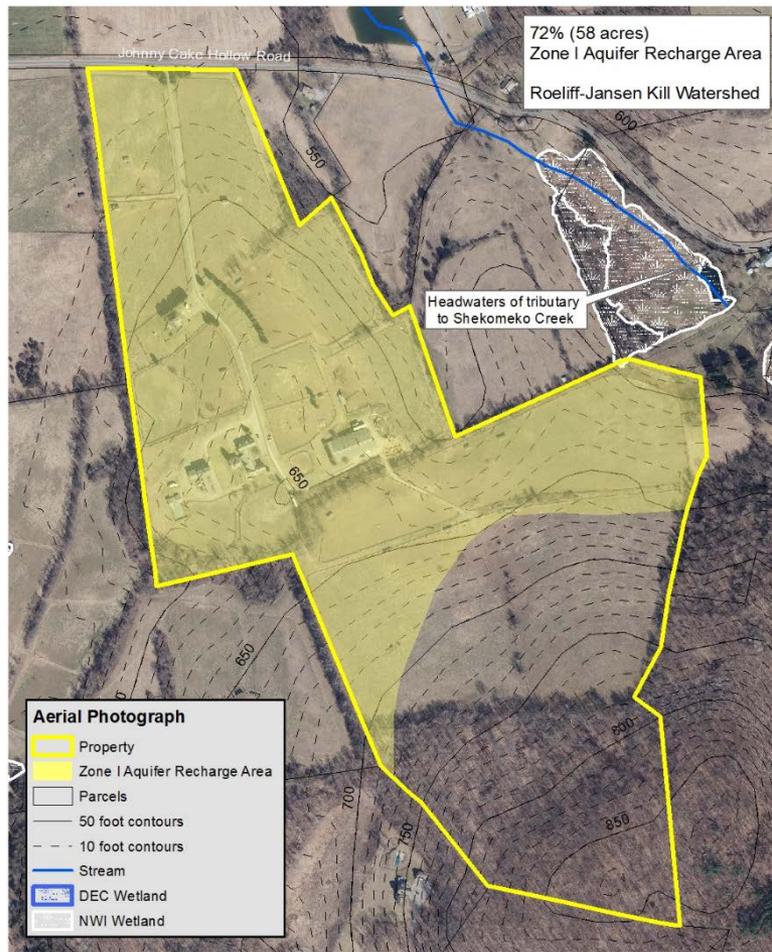
Johnny Cake Hollow Road
 Town of Pine Plains
 Dutchess County NY
 79.82 acres +/- (per tax parcel database)
 December 21, 2018



Aerial Photograph

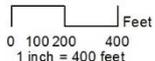
2016 digital Ortho-imagery created by NYS Office of Information Technology Services, GIS Program Office. Image pixel size is 0.5' GSD. Image type is 4-band, RGB & NIR. Image horizontal accuracy is within 4' at the 95% confidence level (NSSDA).

Water and Habitat Resources



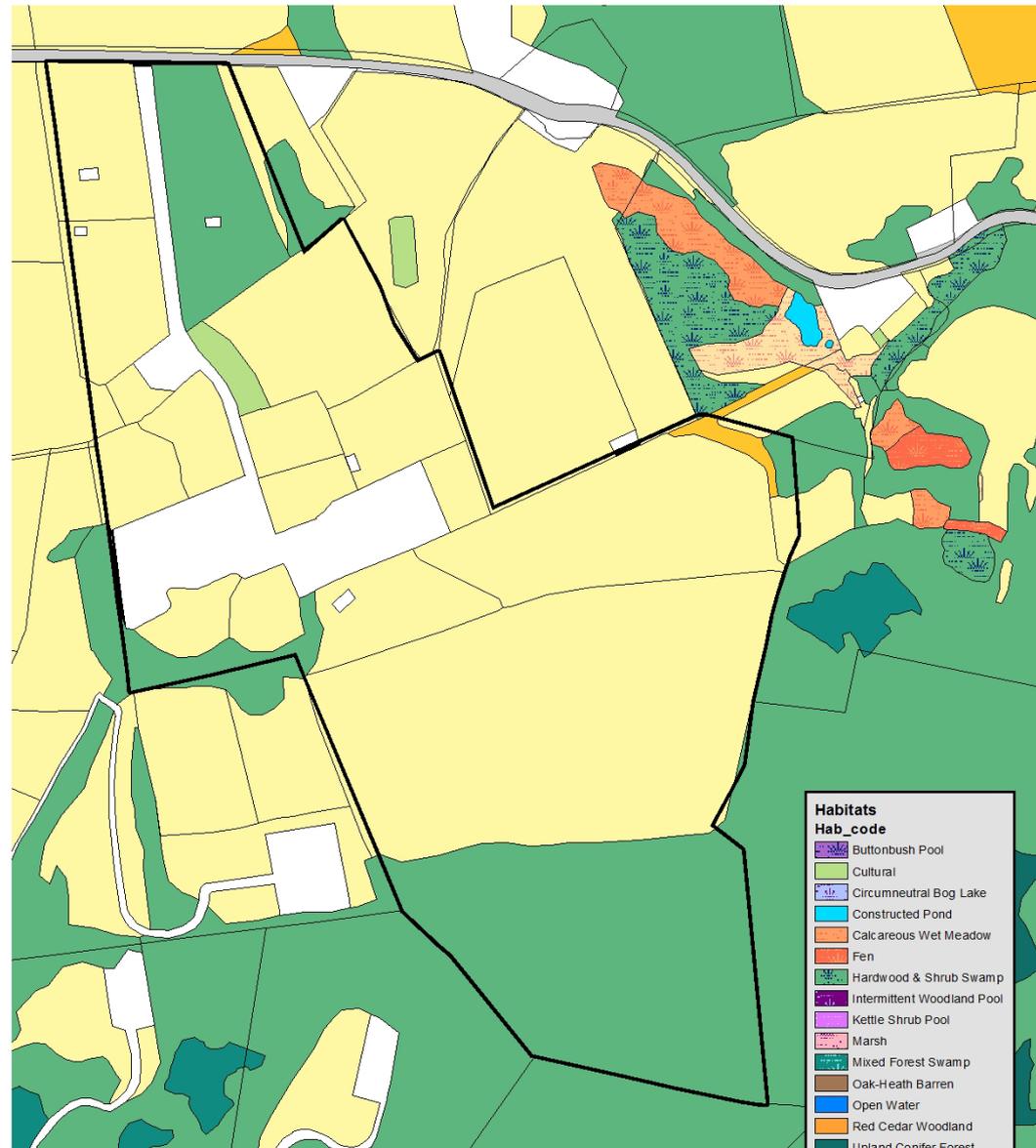
6. Aerial Map - Dutchess Views Farm, Inc. Property

Johnny Cake Hollow Road
Town of Pine Plains
Dutchess County NY
79.82 acres +/- (per tax parcel database)
December 21, 2018



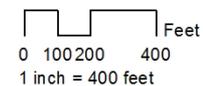
Aerial Photograph

2016 digital Ortho-imagery created by NYS Office of Information Technology Services, GIS Program Office. Image pixel size is 0.8' GSD. Image type is 4-band, RGB & NIR. Image horizontal accuracy is within 4' at the 95% confidence level (N5SDA).



Dutchess Views Farm, Inc. Property

Johnny Cake Hollow Road
Town of Pine Plains
Dutchess County NY
79.82 acres +/- (per tax parcel database)
April 9, 2018



Development Pressures

Importance to Rural Character

- High meadow and forested hilltop visible from main road (Route 199).
- Town Comp Plan prioritizes agriculture as “most positive attribute of Pine Plains”.
- Particular farm business type relies on other local farms – in 2017 spent more than half-million dollars with local farms and related businesses.

Accelerated Residential Growth

- Vulnerability to conversion to estate-type second home residential properties
- 11% housing unit increase in Pine Plains between 2000-2010
- Ongoing threat to farming through conversion of agricultural land into building lots

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.
- Increased second-home buyers due to climate change effects on Long Island.



Continuity of Farm Operation – Future Plans

Economic Viability:

- Located in an Agricultural District and receives Agricultural Assessment.
- Stable business and new joint venture with Irish Hill Century Farm expands capabilities to enhance business.
- Michael and Anya are deeply invested in maintaining a meaningful agricultural operation that thrives and contributes to the local economy.

Future Plans:

- Improve broodmare stock
- Build new stall barns
- Use indoor arena for layups

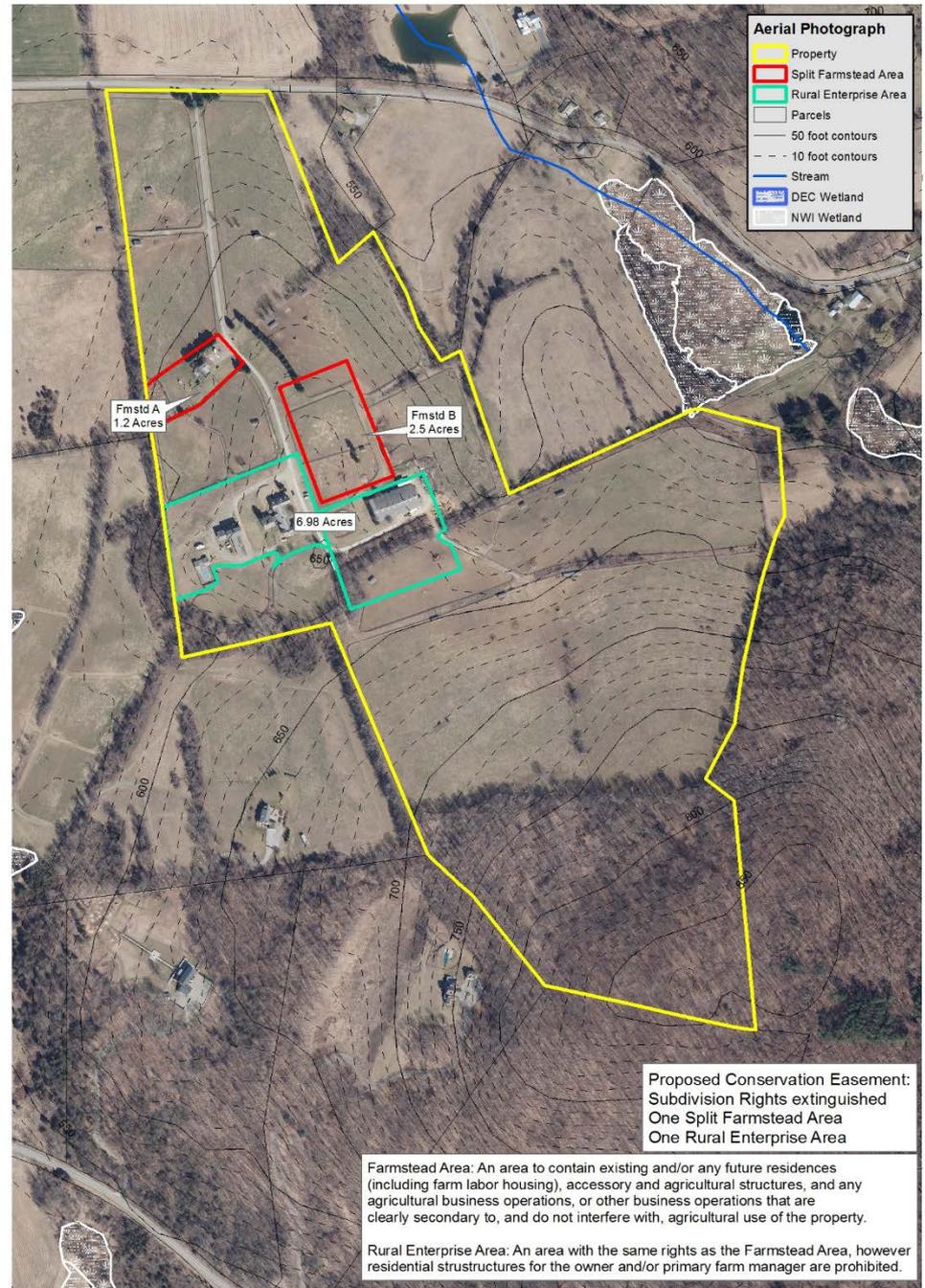


Proposed Conservation Easement

- No Subdivision permitted
- Split Farmstead Area
- One Rural Enterprise Area

Budget

Easement Acquisition Cost:	\$838,110
Transaction Costs:	\$51,295
Property Survey:	\$15,000
Baseline Report:	\$2,500
Appraisal:	\$2,000
Title Search and insurance	\$6,400
Administration, legal	\$15,395
Stewardship/monitoring	\$10,000
Total Project Costs:	\$889,405
NYS FPIG Award:	\$667,377
DLC Match (cash and in-kind):	\$13,500
PMG Request (23.5%):	\$209,528

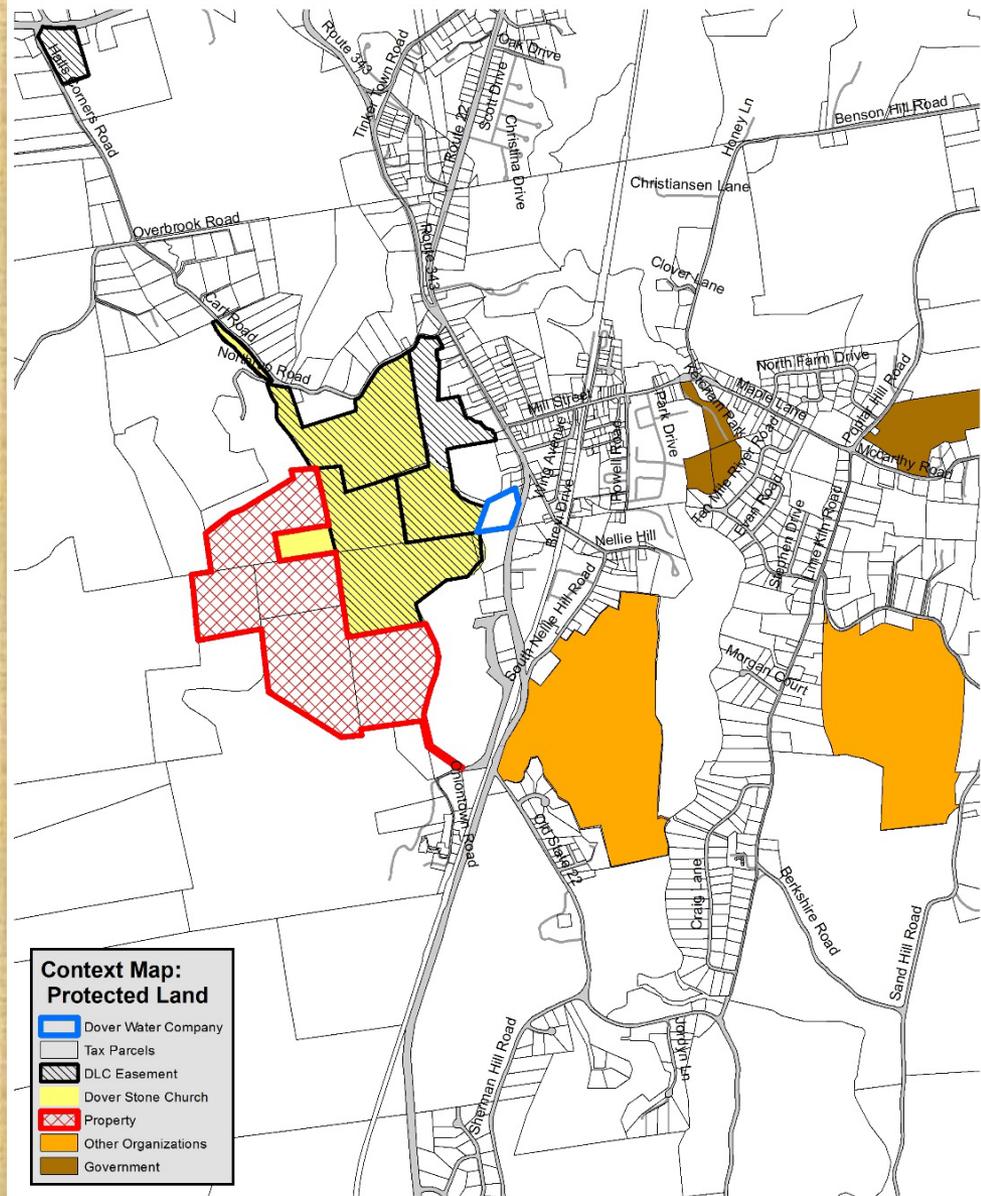
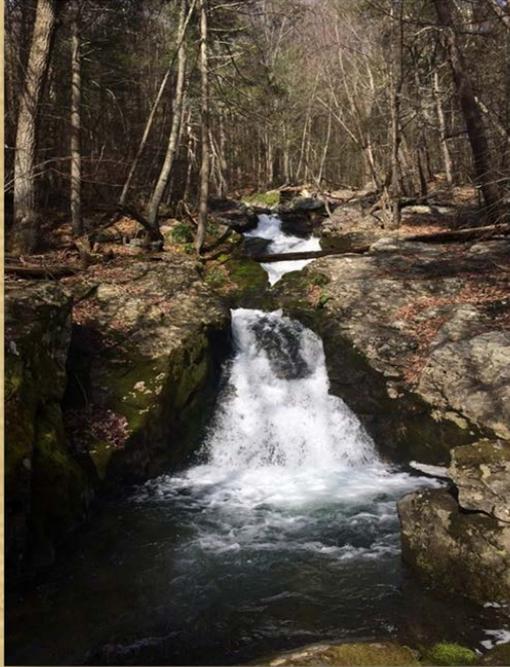


Seven Wells (Crane) Property

Dutchess County Partnership For
Manageable Growth Program

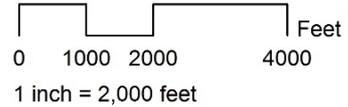


Seven Wells (179.86 acres) Town of Dover Plains



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.



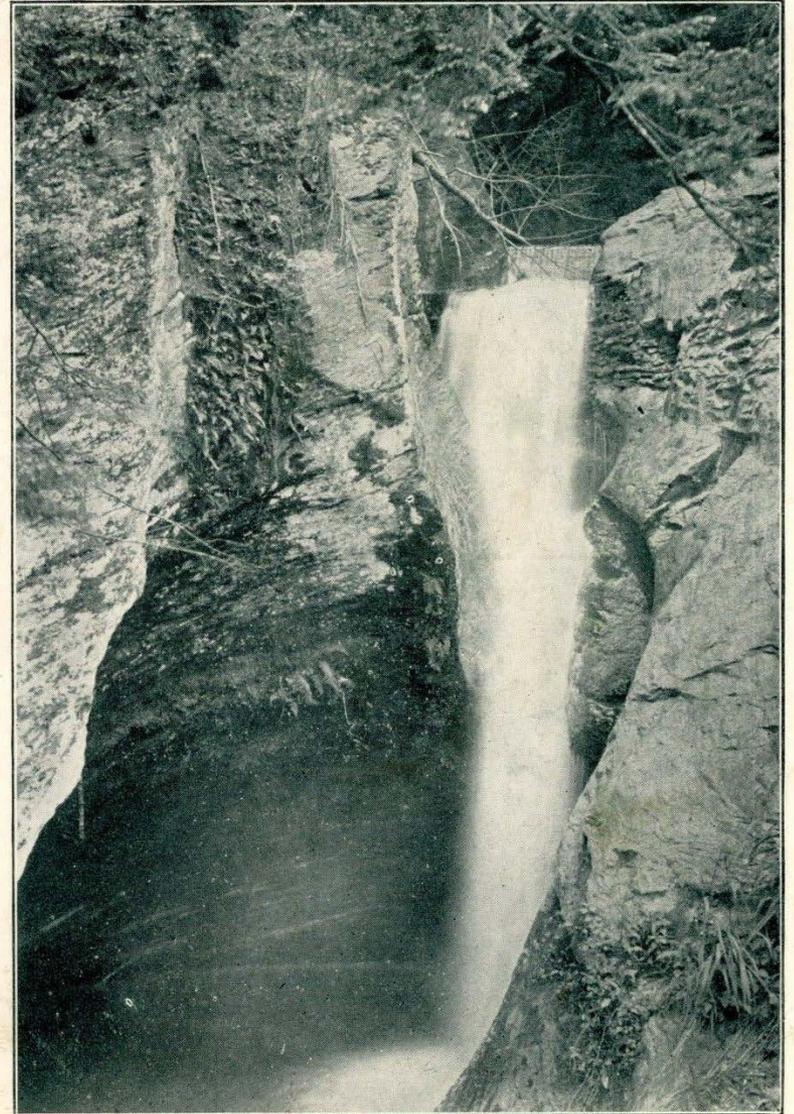
Local & Regional Importance

- **2016 NYS Open Space Plan**
 - Taconic Ridge/Harlem ValleySpecific projects: Protection of Route 22 Corridor; Unique geologic segments of Taconic Ridge: West Mountain, Seven Wells, and buffers to Nellie Hill & Stone Church.
- **Dutchess Natural Resource Inventory**
 - Glaciated Reading Prong/Hudson Highlands EcoregionPrioritizes stream, cliff, contiguous forest habitat
- **Town of Dover Master Plan**

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

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

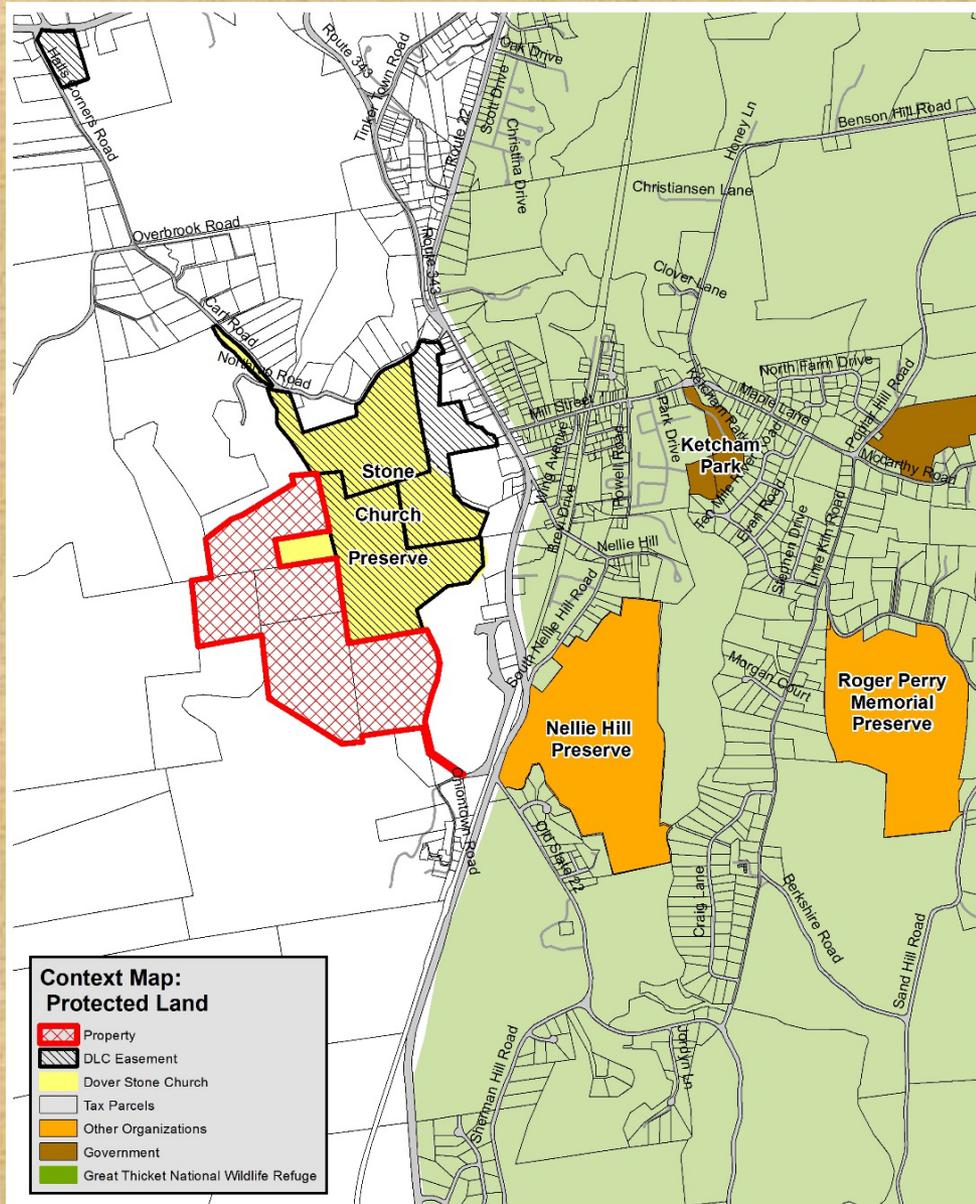
Highest possible score in “Multiple Objectives Conservation Network” **Goal:** Ensure the climate resilience, landscape connectivity, and ecological complexity and function of the Hudson Valley.
- The Seven Wells served as a water supply to the Town of Dover residents from 1900 into the 1960s



SEVEN WELLS, DOVER PLAINS, N. Y.

Critical Mass of Public Lands

- Close proximity to over 500 acres of public lands used for passive recreation
- 180 acres of protected with DLC-held conservation easement
- Potential to double Dover Stone Church Preserve



8. Critical Mass of Public Lands - Seven Wells (Crane) Property

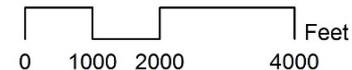
Seven Wells Brook Road

Town of Dover

Dutchess County, NY

December 5, 2018

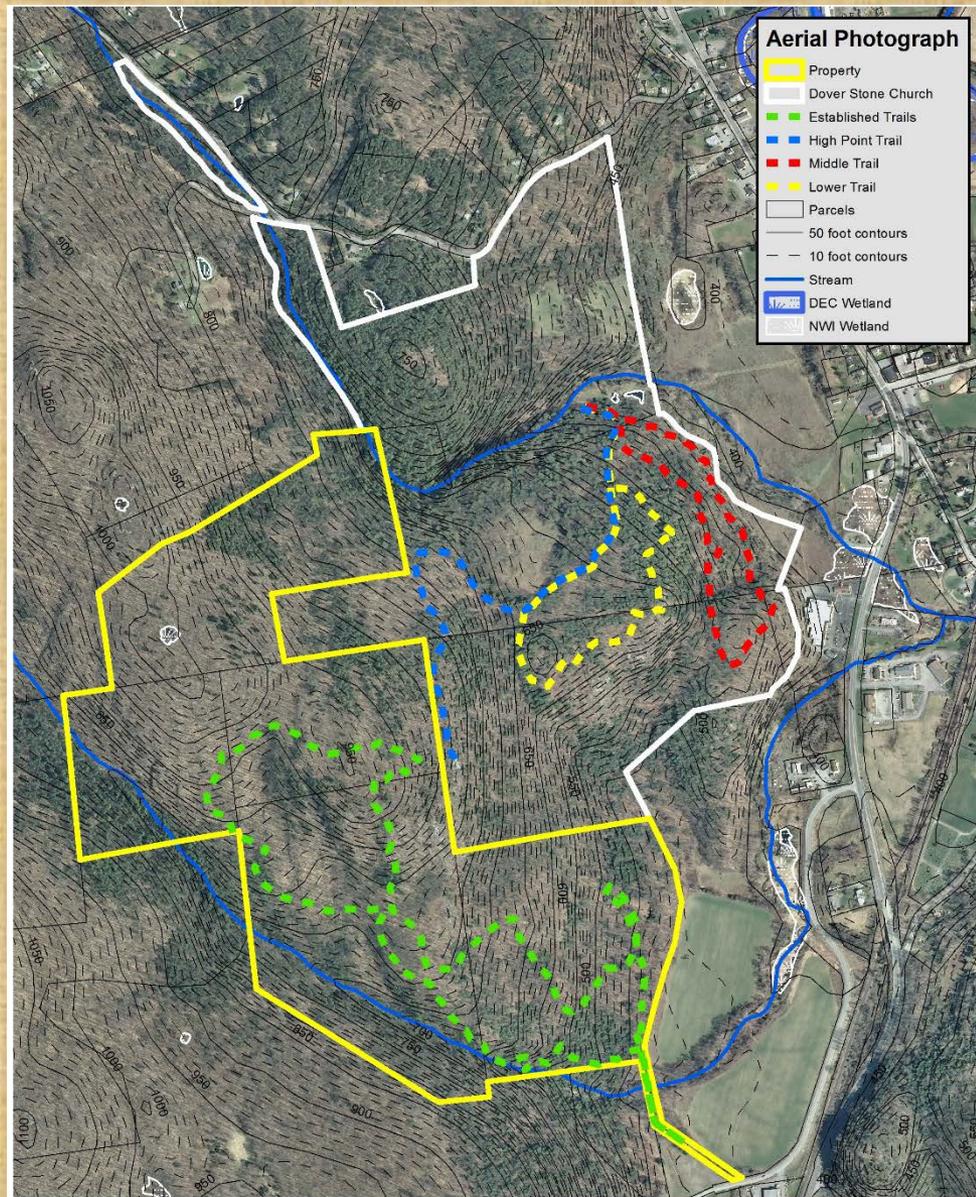
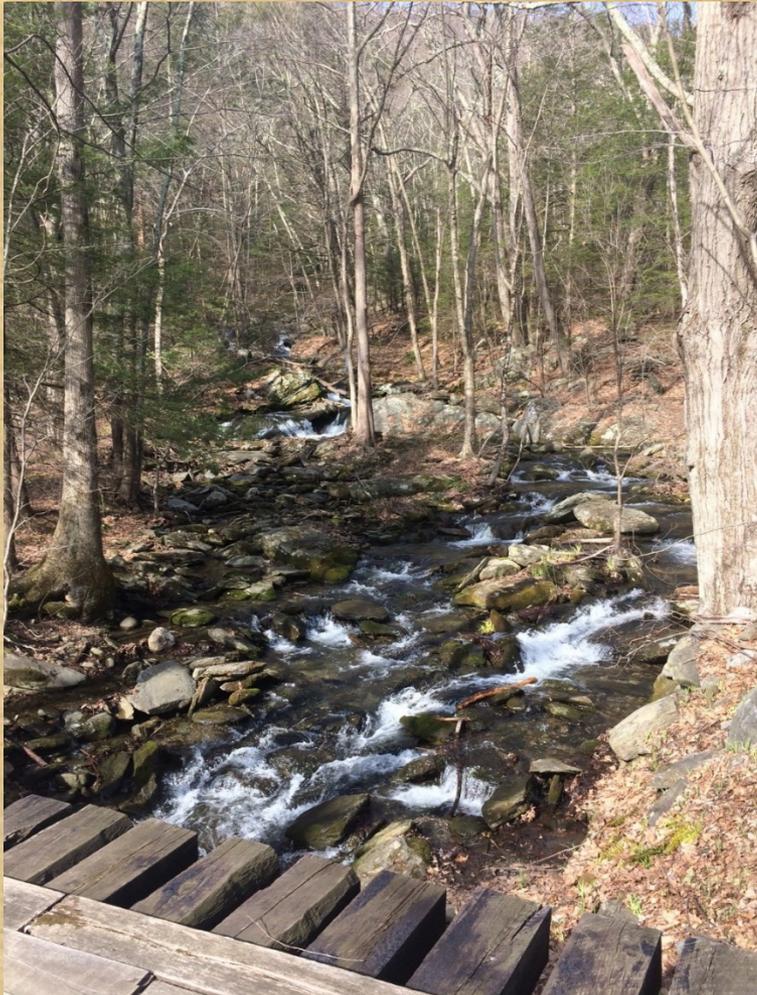
179.86 acres +/- (Per County Tax Parcel Data)



1 inch = 2,000 feet

Recreational Value

- Town ownership & DLC easement
- Connection to 4 miles trail network of Dover Stone Church
- Double acreage and enhance the cultural and natural experience of visitors



6. Aerial Map - Seven Wells (Crane) Property

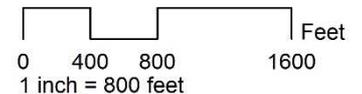
Seven Wells Brook Road

Town of Dover

Dutchess County, NY

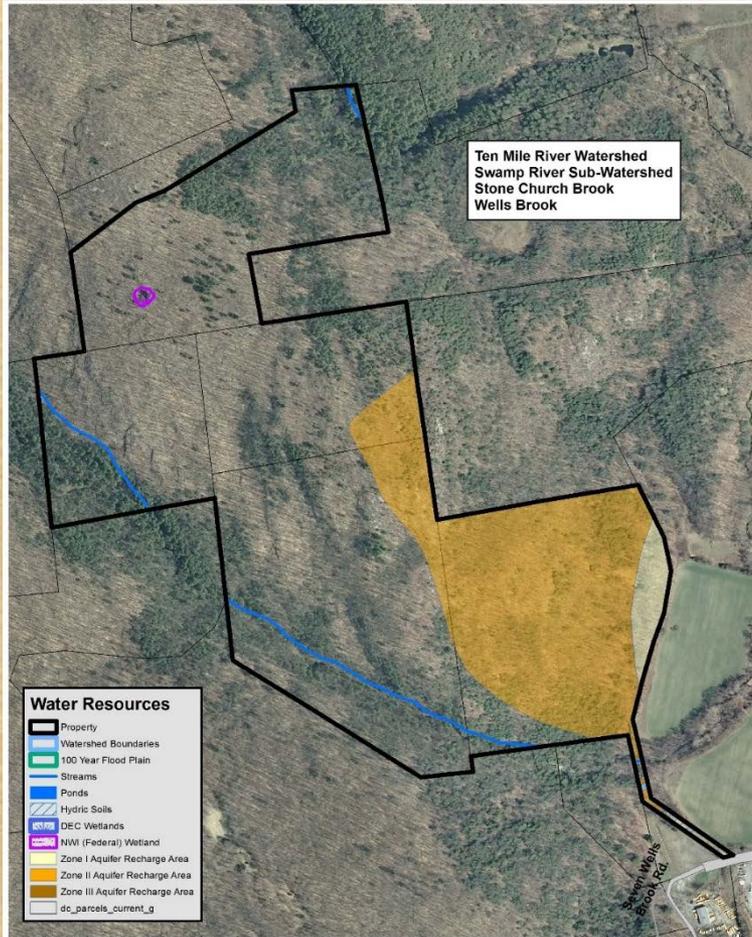
December 5, 2018

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

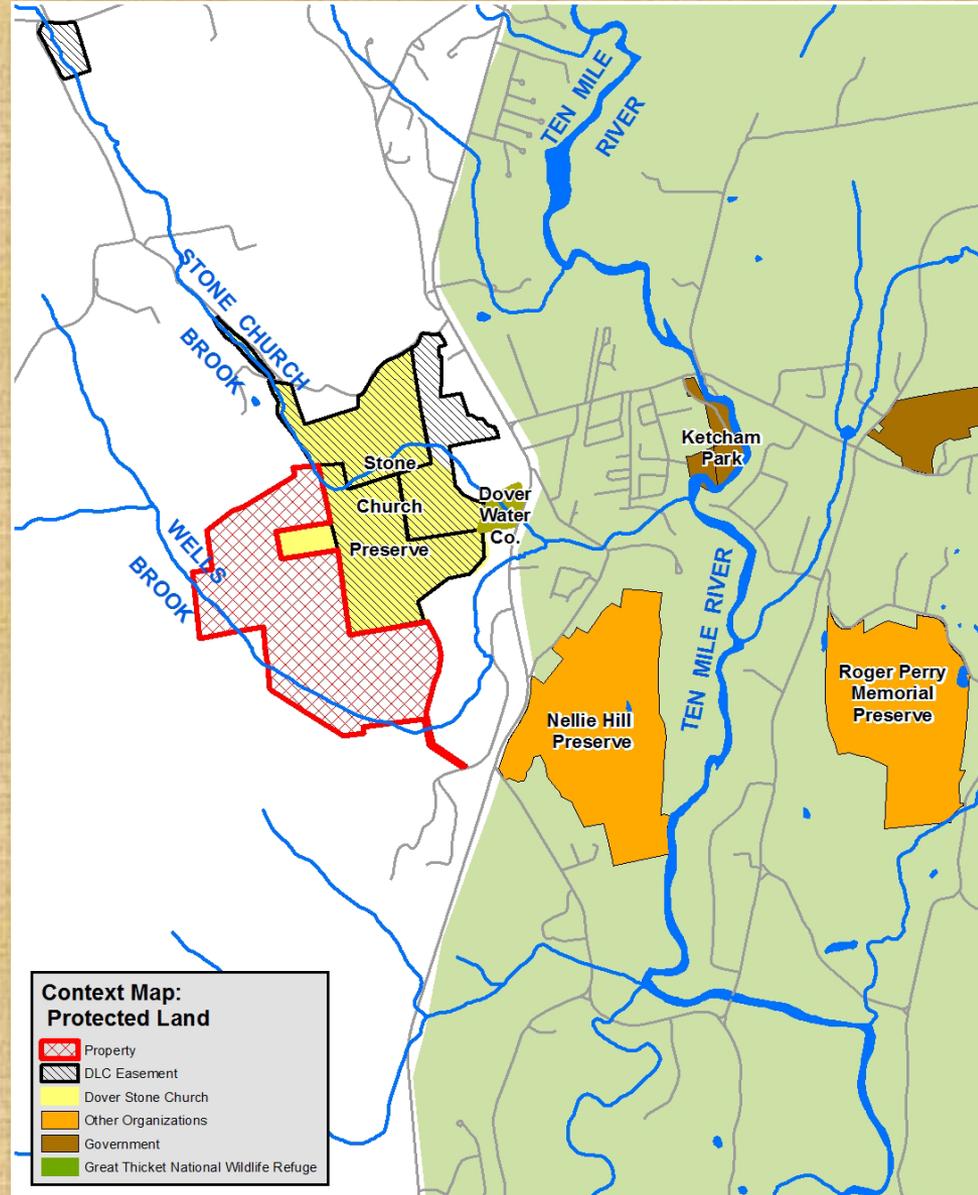
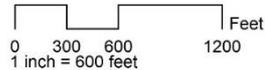
Seven Wells Brook Road

Town of Dover

Dutchess County, NY

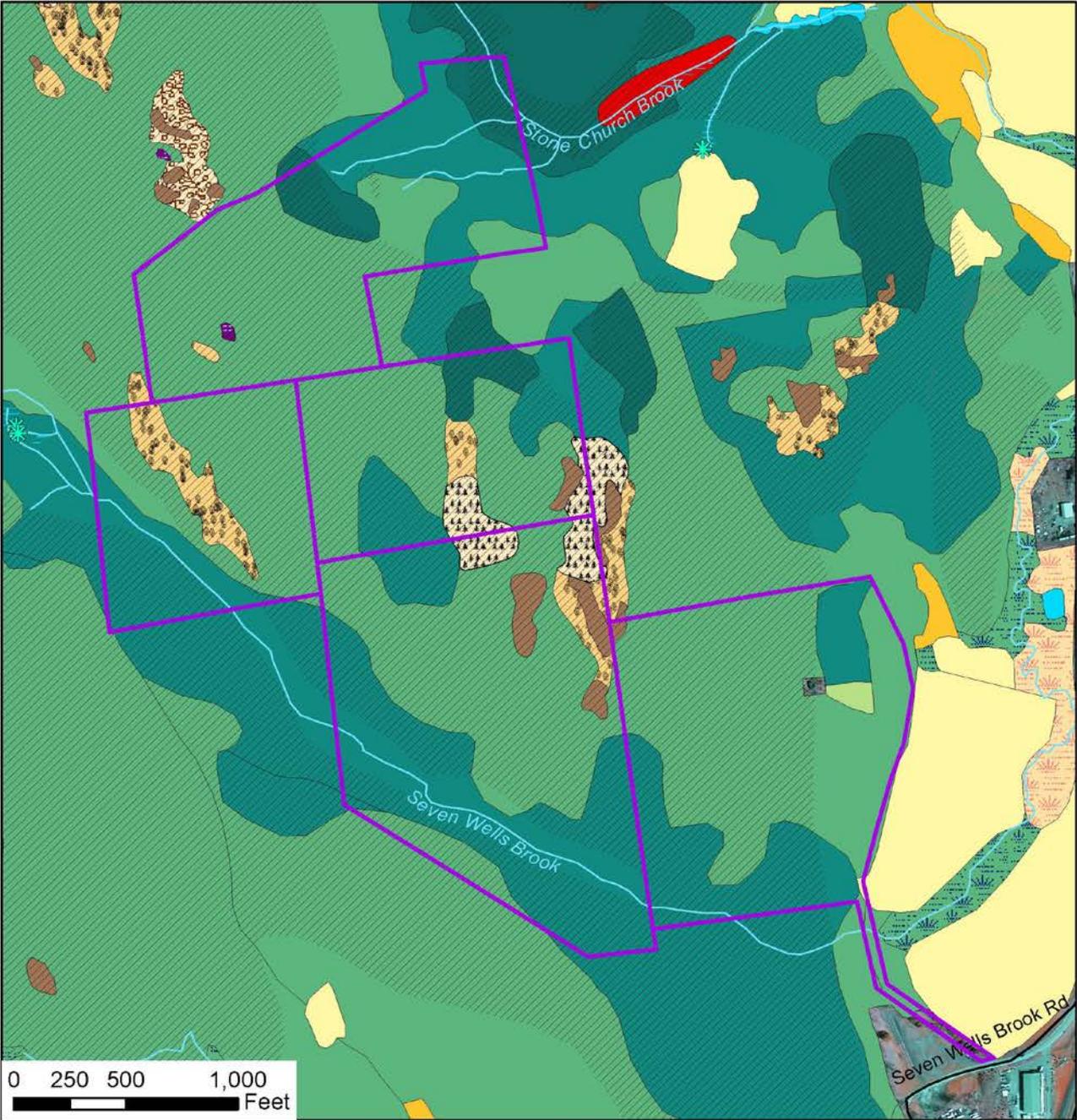
December 5, 2018

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: \$1,073,000

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: \$1,139,000

PMG Request (50%): \$569,500

Private Foundation Award: \$73,000

Remaining funds: \$496,500

Anticipated through various funding sources.

