

PRESERVED IN GARDINER DATABASE.

Prepared by Laura Rose for the
Gardiner Open Space
Commission, 2019.

WHO IS CURRENTLY PRESERVING LAND IN GARDINER?

PRESERVATION ENTITIES IN GARDINER INCLUDE: (note that #s are rounded on this chart.)

Permanent Preservation:

The Walkkill Valley Land Trust (WVLT) - 575 Acres

Minnewaska State Park (owned by NYS and Palisades Interstate Park) - 2,799 Acres

The Mohonk Preserve – 2000 Acres

The Open Space Institute – 88.3 Acres (plus!)

New York State - 58 Acres (in addition to Minnewaska)

Historic Preservation: The Young-Morris Preservation Site (Locust Lawn) – 42 Acres

Community Preservation: Riverpark Homeowner’s Association – 24 Acres

Private Preservation: LaCouette/ Vadrachnick – 9 acres and

The Town of Gardiner – 611 Acres.

Total Gardiner Acreage: 28,736 (44.9 square miles.)

Of this, 6,206 acres are permanently preserved.

PERMANENT PRESERVATION:

5 GARDINER FARMS WITH CONSERVATION EASEMENTS

HELD AND MONITORED BY THE WALLKILL VALLEY LAND TRUST.

Name of Easement	Property Owner	Easement Holder/ Agreement Grantee	Monitored By	Section, Block and Lot #	Number of Acres	Type of Property
Phillies Bridge Farm	P. B. Farm Project I	WVLT	WVLT	94.1-4-28.100	65.7	Farm (CSA)
Rossetter	Ron & Jennifer Bezoza	WVLT	WVLT	94.1-1-43	51.3	Farm
Osbourne-North	Vals Osbourne	WVLT	WVLT	93.2-1-25.111	50	Farm
				93.2-1-26.100	21.7	
				93.2-1-26.110		
Seven Meadows Farm	Abels	WVLT	WVLT	94.3-4-44	64	Farm
Kiernan Farm	Kiernan	WVLT	WVLT	93.3-3-4.110	140	Farm

PRIVATE PROPERTY WITH CONSERVATION EASEMENTS HELD AND MONITORED BY WVLT

Name of Easement	Property Owner	Easement Holder/ Agreement Grantee	Monitored By	Section, Block and Lot #	Number of Acres	Type of Property
Finn	Gayle Young	WVLT	WVLT	93.4-5.61	8.4	Private property
Greene	Hughes and Waxlax	WVLT	WVLT	86.3-2-18	7.3	Private property
	Jean and Michael Allen					
Katz-Hollander	Katz-Hollander	WVLT	WVLT	93.1-2-13.300	65	Private property
Smith	Robert	WVLT	WVLT	94.1-4-3.110	23.8	Private property
	Fabricant and Jill Herzig	WVLT	WVLT	94.1-4-1.100	33.189	(Newest.)

WALLKILL VALLEY LAND TRUST: THE RAIL TRAIL, AND TRAPPS GATEWAY.

Name of Property	Owned By	Easement Holder	Monitors the Easement	Section Block and Lot Number	# Acres	Type of Property	
Wallkill Valley Rail Trail	Town of Gardiner	WVLT	WVLT and TOG	100.2-2-59	5	Public Use	4 parcels total.
Rail Trail	TOG	WVLT	"	93.4-4-60	6.2		43.2 acres, total.
Rail Trail	TOG	WVLT	"	93.68-1-9	1.7		(Counted
Rail Trail	TOG	WVLT	"	93.4-2-37	30.3		In TOG)
WVLT			Gardiner:	sub total acres:	531.089		Length: 5.5 miles.
Trapps Gateway	Mohonk Preserve	WVLT				See Mohonk Preserve section.	
Shiever	Mohonk Preserve	WVLT				"	

OPEN SPACE CONSERVANCY, OPEN SPACE INSTITUTE

Land owned or recently preserved by the Open Space Conservancy (parent org.) / Open Space Institute.

Property Description	Property Owner	Easement Holder/ Agreement Grantee	Monitors	SBL	# Acres	Type of Property
Hess Farm	Albert Hess	OSI and Town of Gardiner	Unclear at this time.	100.2-2-58.120	75.05	Farm, Sand Hill Road.
On Rte. 44/55 at 299	Sugar Bowl LLC	OSI		85.3-2-31	2.4	
Off Clove Road	OSC	Per Mohonk Preserve: will be given to Minnewaska		85.1-1-4	19.6	Part of a series of parcels being bundled; borders Rochester and Mohonk Preserve
Formerly owned by Studley	OSC/OSI	OSI		93.1-1-14	66.3	Private woods leading to tallus off North Mountain Rd.

Mohonk Preserve Tax Parcels: Town of Gardiner



MINNEWASKA STATE PARK (SOUTHWEST AND WEST GARDINER)

Property Name	Owner	Location	Monitored By	SBL #	# Acres
Minnewaska	Palisades Interstate	50 Beecher Hill Rd.	Minnewaska	92.4-1-1.100	256.11
Minnewaska	Park (PIP)	“No Road” (W of 50 Beecher Hill Rd.)	Minnewaska	92.2-1-29	17.17
Minnewaska	PIP	Aumick Road	Minnewaska	92.4-1-58	134.74
Minnewaska	PIP	Off Aumick Road (1)	Minnewaska	92.4-1-59	2.3
Minnewaska	PIP	Off Aumick Road (2)	Minnewaska	92.4-1-60	2.48
Minnewaska	PIP	Off Aumick Road (3)	Minnewaska	92.4-1-61	1.94
Minnewaska	PIP	Off Aumick Road (4)	Minnewaska	92.4-1-62	1.91
	PIP	157/159 Aumick Road (single family residence)	Minnewaska	92.4-1-63	13.1
Minnewaska	PIP	“Mountain Top” (near Lake Awosting)	Minnewaska	92.1-1-1	1148.86
Minnewaska	PIP	Campfire Road	Minnewaska	92.3-1-22.100	135.3
Minnewaska	PIP	Campfire Road	Minnewaska	92.3-1-22.200	118.49
Minnewaska	PIP	Upper Mountain Road	Minnewaska	92.3-1-21	100
				SW subtotal acres:	1932.4

MINNEWASKA STATE PARK CONTINUES (NW AND W GARDINER)

Property Name	Owner	Location	Monitored By	SBL #	# Acres
Minnewaska	NYS and PIP	Rte. 44/55	Minnewaska	92.2-1-1	49
Minnewaska	NYS and PIP	Rte. 44/55	Minnewaska	92.2-1-2	390.5
Minnewaska	NYS and PIP	Trapps Road	Minnewaska	85.3-1-50	10.83
Minnewaska	NYS and PIP	Trapps Road	Minnewaska	85.1-1-10.100	135.83
Minnewaska	PIP	Lyons Road	Minnewaska	85.3-1-19	4.22
Minnewaska	NYS and PIP	Lyons Road	Minnewaska	85.3-1-25	17.37
Minnewaska	NYS and PIP	Clove Road	Minnewaska	85.1-1-11	1
Minnewsaka	PIP	Clove Road	Minnewaska	85.1-1-9	78.1
				NW subtotal acres:	686.85

MINNEWASKA STATE PARK/ TILLSON LAKE PARCELS

Name of Property	Property Owner	Location	SBL #	Number of Acres	Property Description in U.C. Information Services
Tillson Lake	Palisades Interstate Park	Beecher Hill Road	92.4-3-8	142.74	
Tillson Lake	PIP	62 Lake Road	92.20-1-11.300	27.7	
	PIP	73-79 S Mtn. Road	92.4-3-9	4.26	Multi-family residential
	PIP	85 S Mountain Road	92.4-3-7	2	@ end of Cottage Way, single family residential
	PIP	51 Beecher Hill Rd	92.4-1-3	3.45	Single family res.
		Minnewaska Total:		2,799.4	

NEW YORK STATE.

OWNED BY NYS		SBL#	Number of Acres	
Multiple Use Area on 299		85.2-1-63	58.4	

HISTORIC PRESERVATION: LOCUST LAWN

Land owned and preserved by a Historical Society:							as described in UCIS	
Name of Property	Owned and Maintained By			Section Block and Lot #				
Locust Lawn	The Young-Morse Historic Site, Inc.			94.1-3-5	9		One family residence	
	(A not-for-profit founded w. bequest of			94.1-3-6	1		One family residence	
	Annette Innis Young.)			94.1-3-7	6.9		Rural vacant	
				94.1-3-8	2		Rural vacant	
				94.1-3-9	4.29		Rural vacant	
				94.2-1-13	18.91		Wild land	
				94.1-3.16	3.8		Rural vacant	
				total acres:	45.9			

COMMUNITY PRESERVATION: RIVERPARK HOMEOWNER'S ASSOCIATION

LAND WITH A CONSERVATION EASEMENT HELD BY THE HOMEOWNER'S ASSOCIATION.
PROPERTY IS ALSO OWNED BY THE HOA. IN USE FOR RECREATION BY OWNERS IN THE COMMUNITY.

Name of Easement	Property Owner	Monitored by	SBL	# Acres	Type of Property
Riverpark	Riverpark Homeowner's Assn.	owner.	86.3-4-23	7.7	Community park land for the exclusive use of Riverpark residents.
			86.3-4-24	12.7	
			86.3-4-13	3.8	
			total acres	24.2	
PRIVATE PRESERVATION: A DEEDED CONSERV. EASEMENT.					
Lacouette Lane	Pascal Vahdradnick	Seller's deed restriction, no outside parties.	92.4-1-6	9	Private Property.

THE TOWN OF GARDINER. OWNED AND IN USE.

Properties Owned and in Use by Town of Gardiner.				
Property		Monitored By	SBL	# Acres
Transfer Station on			93.2-2-7	86.66
Steve's Lane			93.2-2-9	17.64
Majestic Park			93.4-4-59	26.2
Sewer Dept			93.4-4-1.200	25.75
Wallkill Valley Rail Trail		WVLT and TOG	100.2-2-59	5
			93.4-4-60	6.2
			93.68-1-9	1.7
			93.4-2-37	30.3
Highway Dept		Hwy. Dept	93.3-1-27	19.35
Town Hall			93.4-4-26.100	8.16
Library			93.4-4-19	1.96
Fire House in Hamlet			93.4-3-12.100	0.9
Fire Dept near N. Mtn.	on 44/55		85.3-3-13	0.2
			Total Acres:	230.54

PROPERTIES OWNED BY TOWN OF GARDINER: UNDER 1 ACRE.

Additional properties owned by the TOG, under 1 acre.					
Property	Why deeded to Town?		Monitored By	SBL	# Acres
Route 208	"why" is not in the deed.			94.1-2-34.200	0.62
Dunsinberre	Sewer Pump Station			93.4-2-14.200	0.04
Cliff View Lane	Sewer District 1			93.68-3-20	0.02
Guilford Schoolhouse	"why" is not in the deed.			85.4-2-44	0.7

OWNED BY TOWN; GIVEN FOR CONSERVATION.

Property	Why Deeded to Town (per deed.)		SBL	# Acres	Type of Property (Incl. UCIS)
Hasbrouck Road	Calumet Park. 2 parcels given to be	a park.	85.4-1-61.200	3.5	Green space/ PARK
Hasbrouck Road	Part of Spellman subdivision.		85.4-1-61.300	5.3	Green space/ PARK
	Homeowner's association supposed to be formed: per	deed.			
Guilford/ G. Schoolhouse Rd	Given by Guilford Acres, part of sub	division. County says: on Guilford. Map and deed on G. S.	85.4-2-14	8	Municipal Park
Bruynswick Road	"why" not in deed.		93.1-2-20.300	4.20	Lot B
		This parcel is contiguous to the	Halcyon parcel &	Katz easement.	
Halcyon Road	Given as part of a subdivision.		93.1-2-46.200	10	Green space
Sand Hill Road	part of Montview River Farms subdivision.		100.2-2-43	6	Green space/ WATER ACCESS
Rose Lane	Given as park.		101.1-2-60.100	7.7	Lot #60 lot#1 map#06-1239
Old Ford Road	community park and rec. site.		94.1-1-44	1.25	Green space/ WATER ACCESS
	Deed cites expectation that it be maintained for this purpose or revert to descendants.				
	Town mows this parcel; it's used mostly for fishing.		Total acres:	45.95	

THE TOWN HOLDS CONSERVATION EASEMENTS ON THESE PROPERTIES.

(RAIL TRAIL, SEWAGE, ROAD AND OTHER EASEMENTS DEEDED TO THE TOG NOT INCLUDED.)

TOG Conservation Easements.					
C Easement Location	Property Owner	Easement Holder	Other Info	SBL	# Acres
On 44/55, W of A. Post, near Tuthilltown	Acree & White From SDC Realty	TOG	In Meadow Subdivision	93.4-1-42.243	6.2
On 44/55, E of 208. Before Deyo Dr.	Judy & Steven Clarke	TOG & Lefevre Patent Homeowner's Assoc.		94.3-3-16.119 94.3-3-16.120	8.6 28.6
On Albany Post Road at the entrance to Outlook Farms.	Sifre and Mazucca. Originally: Outlook Farm Assoc. (1985)	TOG	Original lots 2, 9 and 10. Liber: 1728 Page 0210	Map not an exact match to deed: 86.3-3-6 and 86.3.3-8.	*7.62+/- or –
On Sand Hill Road, Hess Farm	Albert Hess	Open Space Institute and TOG		100.2-2-58.120	75.07
On Yankee Folly Road	Flaharty owns now. Greenvale Partners LP in 1996	TOG	*not mapped as SBL leads to 108 acre parcel. Need more info	Missing SBL 85.4-3-28.110	4.74 18.53
Aumick Road	George Gatch	TOG	One c. easement	92.4-1-57.111	14.3
Aumick Road	Michael Dorf and Sarah Connors	TOG, on map #05-388	for both properties.	92.4-1-57.112	24.4
Total Acres:					187.67

MANAGING CONSERVATION EASEMENTS

Gardiner has powerful conservation partners. Their Gardiner assets are itemized in this database. The Gardiner Open Space Commission has reached out to each one.

We have learned that there are standard protocols, widely in use, for taking on and managing conservation easements. These include:

Choosing easements wisely, based on thorough analysis of their conservation values.

Making a determination as to whether an agricultural, or non-farmed conservation easement, is appropriate to the proposal.

Offering a template for the design of any easement agreement proposed, rather than allowing developers' lawyers draft them.

Making sure there is money in place, prior to acceptance, to cover the costs of developing and maintaining the easement.

Boundaries need to be visibly and permanently marked soon after a survey has been completed.

A baseline assessment then documents the conditions of the land at the time the easement is accepted.

Annual monitoring, at minimum, helps to ensure that all is well.

And if it is not, there needs to be a protocol in place for the enforcement of the original conservation easement terms.

The Town might consider including a conservation partner in developing and monitoring at least some of our new conservation easements, as we move forward.

BEYOND THE SCOPE

Town owned properties, plus properties for which the Town is the conservation easement holder, are included in this database.

Work such as monitoring for invasive species, or other maintenance, is not part of the scope of any of these recommendations.

It is also important to note that there is a difference between preserved land used for recreation and land that is preserved solely for animals, plant habitats and watercourse protection.

Human use alters a landscape.

SOURCES OF INFORMATION:

Maureen Gallagher, Town of Gardiner Assessor

Eric Humphries, Park Superintendent, Minnewaska State Park Preserve

Dawn Haight, Director of Stewardship, Open Space Institute

Ed Pestone, Land Projects Manager, Mohonk Preserve

Tracey Williams, Director, Ulster County Real Property Tax Service Agency

Christie DeBoer, Executive Director, Wallkill Valley Land Trust

Julia Solomon, Director of Land Protection, Mohonk Preserve

Suzanne Salend, Member, Riverpark Homeowner's Assn.

Tom Hynes, GIS Programmer Analyst, Ulster County Information Services

Nick Hockler, Quinn Realty (for info on Jacqueline Estates)

Alice Lawlis, Chief Deputy County Clerk, Ulster County. She recommended: www.searchiqs.com to find Ulster County deeds.

Ulster County's Property Information database and Parcel Viewer, <https://ulstercountyny.gov/maps/parcel-viewer> and

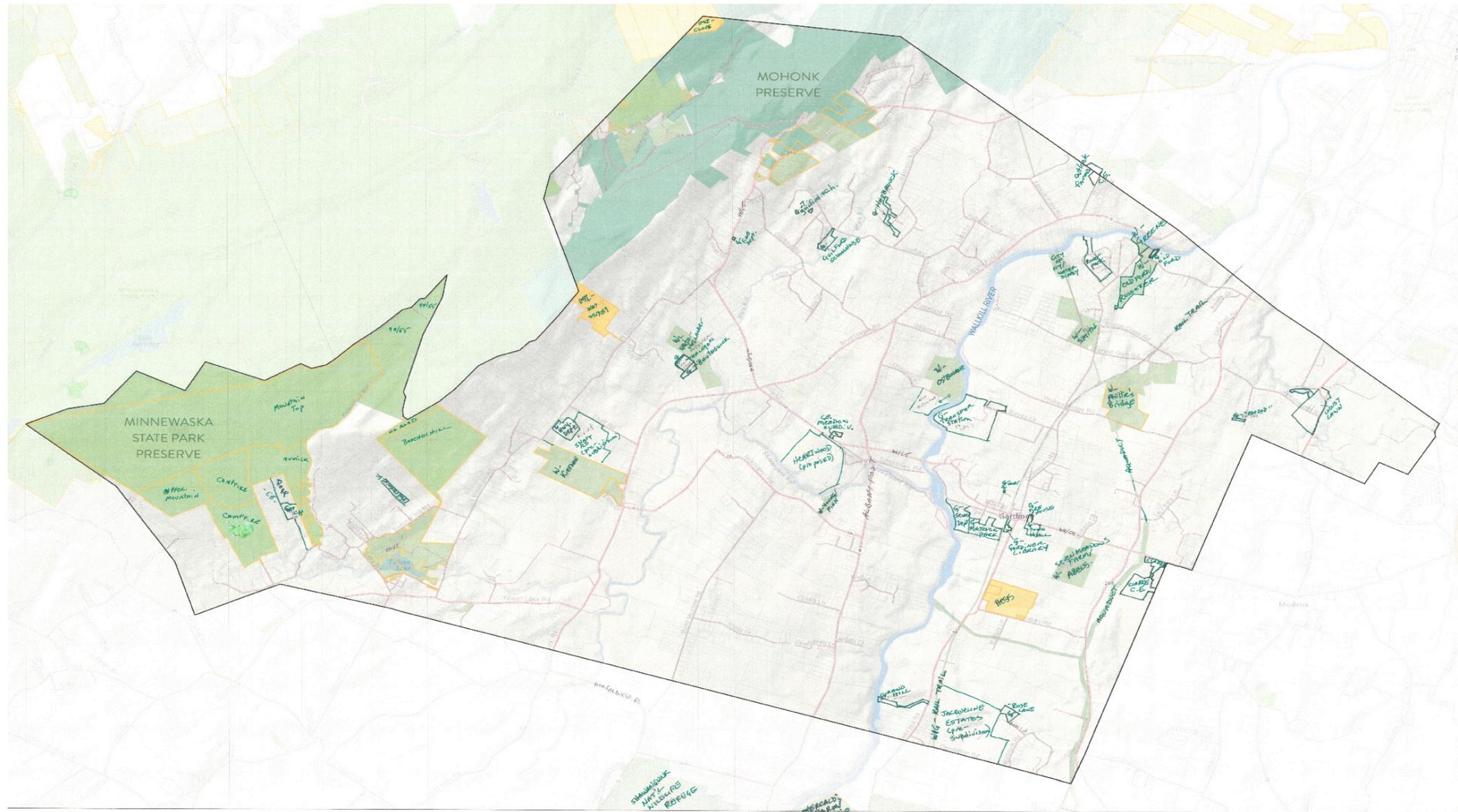
<https://imo.ulstercountyny.gov/>

The Gardiner Open Space Plan, 2006.

Kenneth F. Snodgrass, Executive Director, the Locust Grove Estate and Locust Lawn Farm

George Sifre, Seakill Builders (re Outlook Farm)

CORRESPONDING MAP OF GARDINER PROPERTIES



1 Mile

■ Protected Land ■ Previous OSI Project ■ Current OSI Interests ■ Mohonk Preserve

CE = CONSERVATION EASEMENT, G = OWNED BY TOWN OF GARDINER W=C.E. HELD BY W.L.T.

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