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**HIGHLANDS JOURNAL**  
newsletter of the Delaware Highlands Conservancy

Dedicated to conserving the natural and cultural heritage of the Upper Delaware River region in New York and Pennsylvania

## PROTECTED LAND IN SOUTH CANAAN DOUBLED



Two couples who never knew each other succeeded in protecting two adjacent properties with conservation easements with the Delaware Highlands Conservancy. Helen and Walter Hauck protected their 38-acre farm in South Canaan Township in Wayne

County in 2004. **When Earl and Susan Lory bought their 53-acre property next door three and a half years ago, they didn't know that the adjoining property was already protected.**

What they did know was that they had found their dream property. "We had written a list of characteristics we were looking for, then rated each one on a scale, and this place got a '99'" says Susan. "It had EVERYTHING we wanted, except a pond, which we can add." Everything, according to Susan and her husband Earl, includes a wonderful vista across undeveloped fields, acres and acres for their dogs to run, a small stream, and plenty of habitat for wildlife to thrive. The other part of **their dream was to protect their land from ever being subdivided or developed and that's where the Delaware Highlands Conservancy came in.**

When the Lorys had been living in Wayne County about a year, they went to a craft fair sponsored by the Audubon Society, where the conservancy had a display set up.

Perusing a map that was part of the display, the Lorys noticed that the parcel of land contiguous to their property had recently been protected with the Delaware Highlands Conservancy. Their interest was immediately piqued, and they asked for more information on how they could protect their land.

When the Lorys had lived outside of Princeton, New Jersey, they had been aware of land conservation efforts there to help minimize the effect of the tremendously fast rate of real estate development. They had been supportive of such efforts, but because of burgeoning taxes and increasing real estate values, they had decided that the best way for them to become conservationists would be to sell their farmhouse and nine acres there, and to move to Northeastern Pennsylvania, where the more affordable real estate prices and lower taxes would allow them to buy a larger plot of land in a sparsely populated rural district and protect it from future development. When the Lorys found the Delaware Highlands Conservancy, the one missing piece of the puzzle fell into place.

In 2007 Earl and Susan Lory placed 51 acres of their property into a conservation easement, which assures that their land can never be subdivided or developed, whether it stays in their family or is sold to an outside party.

**What makes their easement even more special is that their land adjoins the 38-acre farm that was already protected by Helen and Walter Hauck three years before.**



Earl and Susan Lory

*(Continued on page 4)*

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### Upcoming Meetings:

Board Meeting April 26  
Land Protection May 17

## MIKE URETSKY JOINS BOARD OF DIRECTORS

We welcome Mike to our busy Conservancy Board. His impressive resume lists extensive accomplishments in both the academic and public service areas as well as in humanitarian affairs. Prior to his retirement, Professor Uretsky was Director of the New York University Center for Advanced Technology and Professor of Information Systems at NYU's Stern School of Business.



His academic associations include leading universities. Mike has developed and run seminars dealing with the digital economy and the impact of information-related technologies on company and industry performance. Most recently he was Co-Chair of the prestigious World Wide Web Conference. Major corporations have called upon him for strategic planning assistance; he assisted IBM's movement into the personal computer market. He is one of the founders of Technology Developers LLC.

At the request of Margaret Mead, he served on the board of the Scientists Institute for Public Information. The Ford Foundation and USAID asked Mike to help guide industrial and educational development in numerous countries. He has worked with such international organizations as CARE, ICRC, UNICEF, and UNHCR and helped establish the Finnish Hospital Clowns Association (ask him about this).

Mike originally came to this area as a weekender, but now that he has retired he is here most of the time. As a result of discussions leading to protecting property with a conservation easement, he became very interested in the Conservancy and became an active volunteer. Mike has four children and several grandchildren. **A "Grandchildren Orchard" is being established on the protected property to introduce the grandchildren to the wisdom of preserving the environment.**

While balancing his academic and business activities, he also serves as a Director for the NY Fulbright Alumni Association, the International Opera Alliance and the Delaware Valley Opera. Mike is a valuable and involved addition to our Board of Directors. Thanks Mike.



*Delaware Highlands Conservancy Board of Directors*

# LOOKING FORWARD

By Barbara Lewis

At the turn of the 21<sup>st</sup> century, the 6-year old Delaware Highlands Conservancy had protected only 1,000 acres from subdivision or development with conservation easements. By the end of 2007, the Conservancy had achieved its ambitious goal of 10,000 acres protected. That remarkable achievement can be attributed to the farsightedness and generosity of both landowners who protected their land and financial supporters who made donations to this local land trust.

With the addition of eight new easements in 2007, the Conservancy now has a total of 47 different properties protected.

**The number of landowners actively interested in land protection has actually increased to the point where the demand for service currently surpasses the Conservancy's ability to respond.** That is a very positive sign, for it means that more and more people are becoming aware that they have the option of seeing that what they love most can be preserved for posterity. It means that the outreach of the Conservancy through education and publicity is striking a resounding chord in many landowners who value what they own so much that they want to see it preserved for future generations.

Even though the Conservancy is reactive to more and more inquiries from landowners, it also continues to take a pro-active role by working with municipalities, towns and villages on both sides of the Delaware to identify critical areas that need to be protected. It then contacts landowners with holdings in these "special places" to make them aware that they have the option of protecting their land, if they wish. Even as the pressure of development increases, so does the awareness among landowners that they have the power to take action to exclude their land from development or to effect the manner in which that development goes forward. They understand that even though their land may be assessed at a somewhat lower value when they place it in a conservation easement, the offsetting tax benefits and the knowledge that they have made an invaluable gift to future genera-

tions and the environment more than makes up for any financial decrease.

**To help make land conservation services more available to landowners New York, the Conservancy has opened an office in the Government Center at 100 North Street in Monticello, NY.** The space is contributed by the Sullivan County Legislature and is co-located with the Sullivan County Division of Planning & Environmental Management. The office is currently staffed one day a week (Wednesday), with plans for full-time staffing by later this year.

## Offices in Hawley, PA and now in Monticello, NY



Visit us: at the Sullivan County Government Center  
100 North Street, Monticello, NY  
Office on the second floor, co-located with the  
Division of Planning & Environmental Management  
Mailing Address: P.O. Box 219 Narrowsburg, NY 12764  
Call us: at 845-794-3000 ext 3228

## RECYCLE YOUR INK CARTRIDGES / CELL PHONES

Recycle your ink cartridges and cell phones with us — and win twice. Your cartridges will be recycled and we earn money to help us continue our land conservation efforts. Call the office at 570-226-3164 to find out where you can drop off your cartridges or arrange for pick up.

*(Continued from page 1)*

Helen Hauck loved birds and wanted to keep the forest, stream and pond on their property intact for those birds and other wildlife. She saw her wish fulfilled, but died before ever meeting the couple who would see to it that the habitat preserved would more than double in size.

The Lorys met Walter Hauck on only one or two occasions, but the subject of land protection never came up. It was not until the Lorys met the Conservancy representatives at the Audubon fair that they knew that the Haucks had protected their land. After the Lorys signed their conservation easement, they contacted Walter in New York City, where he had moved after selling his property, to tell him that they had protected their parcel. He was very pleased. "Helen would have been thrilled," said Walter.

**Thanks to the Haucks and the Lorys of South Canaan Meadows, who, without knowing each other, had a common dream, almost 90 acres of scenic Wayne County farmland has been protected forever from subdivision or development.**

*Article by Barbara Lewis*

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## NEW EASEMENTS BUILD GREENWAYS

**Significantly, six of the eight new easements in 2007 protect parcels of land that adjoin or are close to other tracts of land which were already protected by easements in the past.** In some instances, landowners who had already protected part of their land in easements added more acreage to those easements. In other cases, property owners who had never protected any land before were inspired to follow the example of a conservationist relative or neighbor. The protection of so many contiguous areas of land is particularly important to birds and other wildlife because it creates green corridors and large tracts of undeveloped land where they can thrive. **It also demonstrates that when people see their neighbors protecting land, it gives them the incentive to protect their land also.**

**More land in Damascus:** Martin and Hedy Kunstmann of Damascus Township in Wayne County, PA, have placed an additional 23-acre parcel into a conservation easement with the Delaware Highlands Conservancy. The land, which has a cabin and a stream running through it, adjoins another 112-acre parcel previously protected by the Kunstmanns, making a total of 135 acres of farmland and forest excluded forever from subdivision or development by this conservation-minded couple. This parcel is also the fourth of five protected tracts in the Baldwin Hill area of Damascus.



**And more land in Southern Pike County:** An attractive 40-acre parcel of prime development land along Route 191 in La Anna, PA was also protected at the end of 2007 with a conservation easement with the Delaware Highlands Conservancy. This primarily wooded land, attractive and level, and with significant road frontage, is owned by Mary Phipps, sister of George Stone, and is adjacent to the 1200-acre parcel that Stone has already protected for perpetuity. Bordered on the east by Taylor Creek and a section of Taylor Pond, a reservoir where eagles can sometimes be seen fishing, this land can never be developed, and adds to the total protected land area in the Pike/Monroe County border in Northeastern PA.

*Article by Barbara Lewis*

**Donations received in honor of Barbara Yeaman. Thank you to William Yeaman.**



## HMMMMMM ....TO DO THE MOST GOOD — THINK CONSERVANCY

Starting in May, the Treasury will begin sending **Economic Stimulus Payments** to more than 130 million individuals. The vast majority of Americans who qualify for the payment will not have to do anything other than file their 2007 individual income tax return.

**A recent survey indicated that 4% of Americans who qualify for the stimulus package plan to donate this windfall check to charity or to a non-profit.** Conservancy members can do better than that 4%. Think what 100 checks endorsed over to the Delaware Highlands could do: Protect more wildlife habitat, save more working farms, hire much needed office staff, and much, much more.

## UPCOMING EVENTS

### **March 25 Return of the Barn Owl 7 – 9:00 PM**

Get the facts on attracting Barn Owls to your property or farm from Game Commission Biologist Kevin Wenner. *Co-sponsored in partnership with the Audubon.* Call Barbara at 570-253-2364 for additional details.

### **March 28 Rural Life in Sullivan County 8 – Noon**

Learn how some groups are helping foresters and farmers and protecting that which makes life in the Catskills special – our local produce, clean water and productive forests. Discussion will focus on the efforts underway to market local products for maximize profitability; and sustainable conservation. Location: Cornell Cooperative Extension in Liberty.

### **March 29 Emily's Garden 1:30 – 3:00 PM**

The great poet Emily Dickinson loved wildflowers, especially the delicate blooms of March and April. Join naturalist Ed Wesely for a virtual tour of the fields and streams that Emily Dickinson knew around Amherst, and of the spring wildflowers that inspired some of her most memorable poems. Location: PPL Environmental Learning Center on Route 6 in Hawley, PA

### **April 17 Buy the Best. Zone the Rest 6 - 9:00 PM**

Ann Hutchinson (Natural Lands Trust) and Michael Frank (Heritage Conservancy) will present two tried and true methods for critical land protection. In combination, these techniques help municipalities to better balance growth and property rights with conservation and good design. Both techniques provide important options for landowners in the use of their ground. Location: PPL Lake Wallenpaupack Environmental Learning Center, Route 6, Hawley, PA

### **April 19 Pike/Wayne Earth Day 10 AM – 4:00 PM**

Join the Conservancy and other local conservation groups for activities, entertainment and educational programs for kids and adults to celebrate Earth Day! For more information visit [www.pikewayneearthday.org](http://www.pikewayneearthday.org) Location: PPL Lake Wallenpaupack Environmental Learning Center, Rt. 6, Hawley, PA

### **April 26 Volunteer Training 2:00 – 3:30 PM**

Volunteers, learn how you can help the Conservancy with field work and more. This program will include an overview of the Delaware Highlands Conservancy along with an introduction to Conservation Easements, Baseline Documentation, and Annual monitoring. At the Conservancy Office, Hawley PA

### **May 3 Wildflower Walk, Butterfly Barn 10:00 AM**

Join us for this perfect opportunity to find and photograph local spring wildflowers. Meet Ed Wesely at the Butterfly Barn.

### **May 9 Spring Star Watch, Butterfly Barn, 8:30 PM**

Local astronomers will share their telescopes and sky charts. Observe deep sky objects and how to locate the constellations. This program will last about two hours. Bring binoculars and folding chairs if you have them.

### **May 17 Spring Bird Walk, Butterfly Barn 7:00 AM**

Join us for a two hour early morning walk. Bring your binoculars and learn to identify birds and their songs. Walk will start from the Butterfly Barn.

# PRESERVING FAMILY LANDS

## Exploring the Financial Benefits of Land Conservation

### **Discussion with Landowners: 5:30 pm**

**Tuesday May 27, PPL Lake Wallenpaupack Environmental Learning Center, Hawley, PA**

**Wednesday May 28, CVI Building, Ferndale, NY**

This is an excellent opportunity for landowners to learn about the value of land conservation in estate and tax planning, and learn what local resources are available.

Sign in, collect information in the exhibit hall, and visit with land trusts and sponsor organizations. Presentation by Stephen Small begins promptly at 6:30 pm.

Attendees will receive a copy of "Preserving Family Lands" by Stephen Small. Cost for attendees is \$10 for Conservancy members, \$15 for non-members.



**Stephen J. Small, J.D., LL.M.**, is recognized as the nation's leading authority on private land protection options and strategies. Steve wrote the Federal income tax regulations on conservation easements as attorney-advisor in the Office of Chief counsel of the IRS.

Steve currently represents and advises numerous corporate, individual, and family owners on complex land planning for their properties. He also directs project teams on extensive and complex planning for maximum income tax benefits in connection with conservation easements. Steve advises government agencies and non-profits on leveraging land acquisition dollars.

In addition to representing clients and writing books, Steve Small also tours the United States delivering speeches and leading workshops on the importance of income tax and estate tax planning and land preservation.



### **Workshop for Professionals: 8:30 – noon**

**Wednesday May 28, PPL Lake Wallenpaupack Environmental Learning Center, Hawley, PA**

**Thursday May 29, The Carrus Institute at the Center for Discovery, Harris, NY**

This workshop is designed for professionals who deal with complex tax and estate planning issues. Learn how to help clients minimize estate taxes, keep cherished lands in the family, and protect the landscape in perpetuity. If you are an Attorney, CPA, Estate Planner, Tax Advisor, Real Estate Professional, Financial Planner or just want to know more, this session is for you.

CLE, CPE and CEU credits have been requested. Cost for attendees will be \$50 without credit, \$100 with credits.

#### **"Excellent class, excellent presenter"**

100% of landowners rated Stephen's knowledge of the subject matter excellent, 2004, Hawley PA.

#### **"As good as it gets"**

100% of professionals rated the program as good or excellent, 2004, Hawley PA.

**SPACE IS LIMITED.** Avoid disappointment by registering today. To register please contact the Conservancy office at [info@delawarehighlands.org](mailto:info@delawarehighlands.org) or call 570-226-3164.

# CELEBRATE THE PROTECTION OF 10,000 ACRES AT

## *Foods of the Delaware Highlands*

Help the Delaware Highlands Conservancy celebrate the protection of 10,000 acres and look forward to 10,000 more on April 26.

*Foods of the Delaware Highlands*—a 5-course dinner and wine tasting—will be held on Saturday, April 26 at The Settlers Inn, in downtown Hawley. Wine Tasting with the Inn's sommelier begins at 6:30 PM, followed by dinner at



*Foods of the Delaware Highlands on April 26 will celebrate the Conservancy's protection of 10,000 acres. Pictured are event planners: Sue Currier, Sigrid Wilshinsky, Krista Gromalski, Barbara Yeaman, Cindy Wildermuth, and Grant Genzlinger.*

7 PM.

Tickets for *Foods of the Delaware Highlands* are \$100 per person, which includes a \$50 tax deductible charitable gift to the Delaware Highlands Conservancy.

Since its founding in 1994 by Barbara Yeaman and a dedicated, small group of volunteers, the Delaware Highlands Conservancy has made tremendous progress in conserving the forests, farms and waters of the Upper Delaware River region. Yeaman and her volunteers set high goals for the young Conservancy, the most formidable of which was to protect 10,000 acres by 2007.

**"I am delighted to report that with the help and support of many people in our community we exceeded our goal and protected more than 10,000 acres by the end of last year,"** says Yeaman. "But there is much more to be accomplished as our area continues to grow at a rapid pace. The Conservancy has set a new goal of protecting another 10,000 acres by 2010!"

The April 26 celebration at The Settlers Inn will feature delicious cuisine made with locally grown and produced organic ingredients, paired with appropriate fine wines. Highlights of the menu include smoked Blooming Grove trout mouse; Fallsdale Farm tri-colored goat cheese and pine nuts on crostini with Liberty greens salad; Forks Farm chicken roulade stuffed with parsley and garlic; and grilled Shaffer Farms venison with red wine game reduction. Vegetarian selections include roasted eggplant and bucatini roulade and Pennsylvania mushroom pate en croute.

The evening will feature music by cellist Wesley Tudor of Hawley Black Bear Conservatory of Music, and will culminate with the raffle of a case of fine wines hand-selected by The Settlers Inn sommelier with a total retail value of more than \$500.

A live auction of a bottle of 1988 Krug Brut, Champagne, France will follow the raffle.

\$100 sponsorship slots for *Foods of the Delaware Highlands* are available.

**For tickets or sponsorship information contact the Conservancy at [info@delawarehighlands.org](mailto:info@delawarehighlands.org) or 570-226-3164.** Reservations for *Foods of the Delaware Highlands* are requested by April 11.

Don't miss out, send in your RSVP today.

*Celebrate with the Delaware Highlands Conservancy  
Ten Thousand Acres of Land Protected Today  
with a Goal of Ten Thousand More by 2012!*

Yes, I/We want to join the Celebration      Number attending \_\_\_\_\_

Sorry, unable to attend       But, I want to make a donation \$ \_\_\_\_\_

Names \_\_\_\_\_

Please indicate your choice of entree: Vegetarian  or Non-Vegetarian

My check payable to Delaware Highlands Conservancy is enclosed

I will pay by credit card  Mastercard  Visa      Amount \$ \_\_\_\_\_

Account # \_\_\_\_\_      Exp. Date \_\_\_\_\_

Signature \_\_\_\_\_      Phone # \_\_\_\_\_

## DELAWARE HIGHLANDS CONSERVANCY MEMBERSHIP FORM

**YES!** I want to conserve natural open space and support the Conservancy with my tax-deductible membership donation of:

\$35-\$59 Friend;  \$60-\$99 Supporter;  \$100-\$249 Protector;  \$250-\$499 Sustainer;  \$500 Conservator;  Other

**NAME:** \_\_\_\_\_

(PLEASE PRINT)

**ADDRESS:** \_\_\_\_\_

**CITY:** \_\_\_\_\_ **STATE:** \_\_\_\_\_ **ZIP:** \_\_\_\_\_

**PHONE:** \_\_\_\_\_ **EMAIL:** \_\_\_\_\_

My check made payable to Delaware Highlands Conservancy is enclosed

I prefer to pay by credit card:  Mastercard  Visa Amount: \$ \_\_\_\_\_

Account #: \_\_\_\_\_ Exp. Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Phone #: \_\_\_\_\_

Mail this form and donation payment to: **Delaware Highlands Conservancy, P.O. Box 218, Hawley, PA 18428-0218**

Delaware Highlands Conservancy is a tax-exempt organization as provided by IRS regulations. The official registration and financial information of the Delaware Highlands Conservancy may be obtained from the PA Department of State by calling toll-free, within PA, 1-800-732-0999. Registration does not imply endorsement.

## WE WELCOME NEW MEMBERS

Gail Bending, Ronnie Diaz, Mark Dodson, Edward and Sue Erb, Steven Fleissig, John and Meg Menke, Mr. and Mrs. Roland Metz, Travis Moore, Ethel Moore, Patricia Quinn, Dana Simonds, Eric Sprague, and Mike Vreeland

## IN MEMORIAM

Memorial donations have been received in memory of:

**Dorothy Schulpeltz** from Gail and Bob Lowden

**William Forbes** from Gail and Bob Lowden

## DELAWARE HIGHLANDS CONSERVANCY

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**Sullivan County Office  
Now Open  
In Monticello Government Center**

**Celebrate with us on April 26**