



The Upland Journal

A PUBLICATION OF THE CAZENOVIA PRESERVATION FOUNDATION

FALL 2008

CPF's sale of the former Ambrose property on Route 20 East—together with a right of first refusal on the Willow Patch and the former Eleanor Hancock property on Willow Place—to Cazenovia Restoration Corporation closed on September 2nd. The purchase price was \$476,000.

Most of the 108-acre Route 20 East property was sold subject to a Deed of Conservation Easement, which has been recorded in the Madison County Clerk's Office, and will run with that portion of the land it covers (the "protected property"). The portion of the land not subject to the easement consists of the awkward "flag lot" piece to the northeast of the body of the property, located far from Route 20.

The specific terms of the easement are numerous and detailed, but seek to accomplish the following purposes:

- Assure that the protected property will be kept forever free from commercial and industrial uses and residential overdevelopment;
- Preserve and promote agricultural and residential use;
- Enable the protected property to be available for agricultural use for production of food, livestock, and livestock products by protecting its agricultural values, use, and utility;

- Conserve and protect the open space resources and associated unique and special natural features; and
- Restrict the use to limited residential use, open fields, and agricultural use, thereby keeping the area north of Route 20 forever green.

The foregoing is a very general summary of the purposes of the conservation easement. CPF purchased the property in October 2000 to prevent big-box development on the site.

From the purchase price, the Oneida Savings Bank mortgage has been satisfied, as have the remaining no-interest loans made by loyal members to enable CPF to purchase the property. To date, we do not have specific figures on attorney's fees or other expenses of closing. In addition, CPF is awaiting a final appraisal on the value of the property transferred, subject to the conservation easement. When these numbers are available, the membership will be provided with a full report.

SOLD!



Are we there yet?

Easy footing in a flat meadow was an encouraging start for the May 31st Cazenovia Trail Walk: Burlingame Road to Chittenango Falls. Four stages allowed hikers to participate in one, two, or all four sections of the approximately seven miles to Chittenango Falls. The route crossed three CPF properties: Sherman's Gulch, Fairchild Hill, and the Gorge Trail.

Whew! It was all smiles for the stalwarts who made it to the Falls. In addition to the hike, summer educational programs featured farms, song birds, spring flowers, and habitat gardening. (See related story page 2)

President's Message



CPF is indebted to Jim Evans for his years of service on the board. He stepped down as president in June after many years, but generously agreed to remain on the board. We are fortunate that his insights, perspective, and good sense will continue to be available. His tenacious, inspired leadership left CPF in a good place and CPF is ready to move forward.

CPF recently completed the sale of 108 acres on Route 20 East to Cazenovia Restoration Corporation. The story on page 1 of this issue outlines how the property will continue to be protected.

CPF is now able to direct its attention to strengthening its financial systems and committee structure, its expanding role as a land trust, meeting increasing stewardship demands, strengthening its trail system, and other important projects on the horizon.

These activities could not be successfully accomplished without the help of many people in many roles.

The CPF board of directors includes men and women with a wide array of experience and expertise. Each contributes significantly to CPF's work and mission. The commitment and energy needed to conduct CPF's many activities can be likened to several part-time jobs.

CPF volunteers, who are acknowledged elsewhere in this newsletter, are at the core of our activities. Our volunteers serve in various capacities. Without their help and commitment, we would not be able to function as effectively.

In her short tenure as CPF's Environmental Project Manager, Judy Gianforte has produced significant results. She has initiated several grant applications, compiled a complete list of CPF-protected properties, organized a summer walk series, created baseline documentation for the easements CPF holds, and is currently working on four new easements. Each new easement increases the need for monitoring and regulation, which she oversees. Her energy and talents have been invaluable.

CPF also appreciates the creativity and commitment of designer Kevin Mann who designed our summer walks poster and our newsletters. Thanks also to our administrative assistant, Susie Johnson. Susie's experience as a former board member and CPF president gives her an important and valued perspective that would be difficult to duplicate.

We are grateful for the support of so many people. We salute them! CPF's mission is important and we take our responsibility to the community seriously. We hope you will join our efforts.

— Barbara Clarke

Walks Connect People to “Place”

Which butterfly species needs plants from the carrot family for its caterpillars?

How many pounds of milk does a dairy cow give each day?

What do the ravines along the trail north of Bingley Road look like?

What are the names of the most common spring flowers, and where can you find them?

Seventy-some local residents have the answers. They joined group leaders on Saturday mornings to gather answers to these and many other facts of nature and farming. The summer series of six walks sponsored by CPF were promoted in a “Get Out There” poster.

Three walks focused on what we see and hear in our natural environment: wildflowers, bird songs, and butterflies. The interaction of man with the land was explored in walks on a dairy farm and through a residential landscape

designed to provide wildlife habitat. Finally, a hardy group braved rain and blisters to follow public trails that link about seven miles of open spaces and protected woodlands across the northern part of the Town of Cazenovia.

CPF's mission is to protect the lands and waters of the Cazenovia area as well as provide a public benefit to residents and visitors. The goal of the summer walk series was to connect people to “place” through a better understanding of and access to the landscape we cherish and protect—and to have fun doing it. Thanks to our talented group of leaders and enthusiastic attendees, the goal was realized.



Gas Leases: Proceed With Caution!

by Judy Gianforte

“Landmen” who work for gas exploration companies have been visiting large landowners in Madison County to acquire leases of mineral rights to land with potential reserves of natural gas. The standard lease offered by the landman, often on their first visit, gives the gas exploration company exclusive rights to drill sample wells; collect on-site data; install roads, pipelines and other necessary structures; and develop a well and use water resources from the site. The initial term is five years, continued automatically as long as continuous operations are pursued.

Although the lease agreement does not mean a well will be drilled on the property, the lease may be ‘pooled’ with other leases to form a ‘unit’ for a producing well. The geological formation sought after in Madison County is the Marcellus Shale, a shallow source of gas in which a well’s anticipated life span is 10 to 15 years. In the Marcellus Shale, drilling can be done horizontally, allowing the gas company to use one well to extract gas from under an area as large as 640 acres through a process called ‘fracking’ where a fluid and a propping agent such as sand is pumped down the well under high pressure to fracture the shale to allow gas flow into the well. Although a financially tempting standard lease may be offered to landowners initially, gas leases are complicated legal documents.

The desirable financial benefits must be weighed against the long-term encumbrances on the property and any potential negative effect on the conservation and other values of the property. If approached by a Landman, solicit experienced legal counsel, talk with other landowners who have already had exploration or drilling activities, and thoroughly research the issue.

CPF concerns

As the Holder of conservation easements on 15 large land parcels in the Cazenovia area, CPF has researched the effect of gas exploration and drilling activities on conservation

values. Each easement for which CPF is the Holder is unique, the reserved rights and restrictions crafted for each are based on the specific conservation values to be protected. These values could be architectural, historic, agricultural, open space, scenic/aesthetic, hydrology, or natural habitat.

Lease activities of concern for CPF easement properties include:

- a. Land disturbance from an access road, pipeline or well site that can disrupt agricultural activity, modify land contours or drainage, destroy natural habitat or corridors
- b. Damage to personal property including fences, buildings and trails
- c. Contamination or depletion of property resources such as water (each drilling site can use 1 million gallons of water or more and aquifer contamination has been documented), soil (topsoil is removed on up to 7 acres during construction phase for well pad and drilling fluids ponds), trees (pipeline corridors are 70 feet wide and must be cleared))
- d. Wear and tear on local roads from heavy equipment
- e. Visual impact of construction phase (up to 6 months), and post-construction structures

For more information on gas leasing and the Marcellus Shale, visit:

NYS DEC
www.dec.ny.gov/energy/46288

New York Farm Bureau
www.nyfb.org/Gas&OilLeasing.htm

Gas well guru
www.gaswellguru.com

Landowners forum
www.pagaslease.com

Landmen
www.landmen.net

Cornell Cooperative Extension
www.gasleasing.cce.cornell.edu

Binghamton Press and Sun Bulletin
www.pressconnects.com/gaslease

You're welcome to contact Judy with questions: judyzg1@verizon.net or 315877.1742

Membership year revised

Change is a popular theme lately and CPF is keeping up with the times. In 2009, the CPF membership year will begin June 1 and end May 31. The revision will make the membership calendar consistent with the annual meeting and board elections. Currently, the CPF board and membership committee are working to improve systems for organizing membership campaigns, tracking membership contributions, and keeping our members better informed.

CPF membership categories are reasonable and are intended to encourage participation of everyone in the community. Take a look at the membership coupon on the back page of this newsletter.

Join us, be a part of important new projects, and be included in all CPF events and activities!

Meet four new board members



Carlos Gavilondo moved to Cazenovia just three years ago but, after living in five different states in ten years, he is thrilled to call Cazenovia home. Carlos is counsel to Hiscock & Barclay, LLP, where he focuses on energy and environmental issues. He is on the CPF Land Use Committee, has been

active on farmland protection projects, and is pursuing a Ph.D. in environmental policy at SUNY-ESF. Carlos and his wife, Jennifer, live in the Village and have two children at Burton Street school.



Ted Northrup is a long-time native of Central New York, “summered” in Cazenovia since 1953 and became a full-time resident in 2003. Both Ted and Mary-Pat are deeply interested in and care for the Cazenovia community, its architecture, the lake and the responsible preservation of all of the unique aspects of the community.

They have three grown daughters living in New York City and Los Angeles who “will hopefully return to Cazenovia sometime in the future.”



Don Stehle is a retired engineer and recently assumed the duties of CPF Treasurer. He’s a familiar face at the bank, also serving as treasurer of Saint Peter’s Episcopal Church. Don—president of Old Farms Homeowners Association—also is former treasurer of other local organizations such as the Cazenovia

Golf Club, Willow Bank Yacht Club, and The Friends of Lorenzo. Don and his wife Dot have lived in Cazenovia since 1981 and enjoy having their son’s family, which includes three grandchildren, here.



Marjorie W. Tormey’s interest in land preservation and CPF, she said, goes back to her family’s Glenwood Farm on East Lake Road in the Town of Cazenovia. For the past 20 years, farms have played an important part in her ongoing work as a real estate paralegal. Marjorie’s also involved with conservation work and

activities with Lorenzo, Cazenovia College, League of Women Voters, Limestone Creek Hunt Club, and Burton Street School. Marjorie says she’s worked to expose her four sons to farm operations, animals, and conservation, and tried to impress on them the importance of preserving the land and using it wisely.



Farmer’s Q&A

So, how many pounds of milk does a dairy cow give each day? These folks know because they attended a June 28th session at the Holmes Farm in New Woodstock—Understanding Agriculture. Pete Holmes hosted the session, the fourth in a series of six “Get Out There” educational programs this summer. Other topics ranged from wildlife habitat gardening and establishing a butterfly garden to spring flowers and bird songs. (See related story page 2.)

Thank you!

Thank you!

THANK YOU!

Trails— Bill Hall, Jeremy Winston, Keith Comfort, Luke and Lauren Lines, Paul Manion, Sandy Palmer, Simon Hurley, Thad Yorks, Tim McCall, Becky Walters, Tim McCay **Land Use**—Kathleen Gara, Ed Green, Dorothy Reister, CACDA liaison Barbara Henderson, Tom Anderson, Mary Selden Evans, Dudley Johnson, Bee Tolman, Doris Webster • **Fundraising**—Kathleen Hoak, Hanni Kmetz, Sarah Sack, Dianna Slodowitz • **Guess Who's Coming to Dinner**—Katherine & Rich Huftalen, Tom Anderson, Mark Schappell, Bob & Kathy Okoniewski, Maria & Paul Badami, Maggie & Joe Borio, Lisa & Russ Brownback, Mary & Rob Connor, Jenny & Brian Coughlin, Jana & Rod McDonald Betty & Gene Gissin, Jeanie Truitt, Joan & Ed Green, Nancy & Tony Marschall, Kathleen & Nate Hoak, Dixie & George Conway, Elizabeth & Fritz Koenneke, Camilla Knapp, Jane O'Connell & Dave Boucher, Heidi Ravven & Alan Manning, Sarah & Paul Sack, Lisa & Jim Sasser, Dianna & Bob Slodowitz • **Summer Walk Series**—Kevin Mann, Bettina Frisse, Polly Monz, Jeanne Ryan, Pete Holmes, Judy Gianforte • **Membership**—Wendy Taylor, Elizabeth Aronson • **Miscellaneous Essentials**—Harris Lindenfeld and his office staff for donating office space for CPF summer projects; Kevin Williams, a Colgate University intern who worked 400+ hours to update property maps and Baseline Documentation Reports on CPF easement properties; John Druke; Fritz Koenneke; Marylyn Paul, St. Peter's Church for current office space • **Volunteers Needed**—1. Person to work 10 hours to organize monitoring file for properties on which CPF holds an easement. 2. Person to sort through archived CPF written materials and catalog archival material. Work a few hours a week through the winter.

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Cazenovia Preservation Foundation
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Cazenovia, NY 13035

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Join us, be a part of important new projects, and be included in all CPF events and activities!

We welcome you as a new, or renewing, member of CPF! Your contribution is tax deductible.

Make your contribution payable to Cazenovia Preservation Foundation and mail to:
CPF, P.O. Box 627, Cazenovia, NY 13035-0627.

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| <input type="checkbox"/> Conservator membership — \$1,000+ | <input type="checkbox"/> Sponsor membership — \$50 - \$99 |
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Membership donation

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Please enclose your employer's matching gift form, if applicable.
I'd like to get more involved in CPF. I have circled my area of interest.
Trail Work Easement Stewardship Educational Programs
Architectural Review Special Events Fundraising