

### Cobb Road House Named in Honor of Dorothy O'Brien Fund Raising Campaign Begins

By Judy Terlizzi

In 1998, long time Brewster resident and Putnam County Land Trust board member Dorothy O'Brien, passed away leaving her house and property on Cobb Road in Brewster to our organization. She was an avid advocate for the environment and it was her wish that her house and land would be preserved forever for the enjoyment of her community which she loved so much.

In honor of her donation, PCLT has officially named the house, the Dorrie O'Brien house. Her gift has given PCLT a much needed home!

The residence was built in the 1800's and is in need of considerable work. Renovations began in 2001. Foundation grading; extensive brush clearing, reconstruction of the rotted sill of the house, basement window replacement, new cellar hatchway, and partial electrical upgrade has been completed.

PCLT volunteers have scraped, sanded and painted the house and garage exterior. Foundation plants have been installed with the help of high school volunteers. The interior walls and abandoned chimney have been removed to prepare for heating, electrical and plumbing systems. Once these are completed, insulation will be installed and the walls will be sheet rocked, taped and prepared for painting.



*Cobb Road House  
Photo by Kitty Orth © 2004*

Happily, several of our friends and volunteers have made commitments to do much of the remaining work. To move the renovations along, PCLT has engaged the help of a construction manager, Andrew Chastant. We now look forward to bringing this long time project to completion in the very near future.

We find that we need to ask the community to help cover the cost of the remaining "big ticket" items including plumbing and electrical, heating, and interior finishes and trim work. We are seeking both large and small donations. For those who would like to sponsor one of the major rooms in the house, that room will be named in honor of their donation. The Meeting Room, Library, Kitchen and Office are being offered for these intentions for a donation of \$ 5,000. A plaque will be installed in these rooms bearing the name(s) the donor wishes.

Smaller contributions from our membership and the community at large are also being sought and are most welcomed. A mailing will be going out to our membership in early October. The goal is to raise \$ 25,000. Members of the community not on our mailing list may send their donations to PCLT, P O Box 36, Brewster, New York 10509

PCLT is counting on the support necessary to help us complete the remaining work so that our attention can return to what we do best, preserving open space and protecting sensitive habitats in Putnam County!

PUTNAM  
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Save Open Spaces, Inc.

Putnam County Land Trust  
PO Box 36  
Brewster, NY 10509

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(Clip and Mail with check payable to: Putnam County Land Trust, PO Box 36, Brewster, NY 10509)

Name: \_\_\_\_\_  
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 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone (day): (\_\_\_\_) \_\_\_\_\_ Telephone (eve): (\_\_\_\_) \_\_\_\_\_  
 Email Address: \_\_\_\_\_

**Membership Levels: (please check one)**

Individual: \$15 \_\_\_\_\_ Family: \$25 \_\_\_\_\_ Associate: \$100 \_\_\_\_\_  
 Benefactor: \$250 \_\_\_\_\_ Sponsor: \$500 \_\_\_\_\_ Blue Heron Club: \$1000 \_\_\_\_\_

Areas of Interest: (Fundraising, Preserve Stewardship, Newsletter, Land Acquisition, Etc.)  
 \_\_\_\_\_

*As an individual or family member you will receive a year's subscription to our newsletter and calendar of events, as well as occasional discounts to Special Events. Higher levels have additional benefits.*

Membership fees are tax deductible up to the limit allowed by law

# From the President's Desk

By Judy Terlizzi

This past year has been a time of significant change for the Putnam County Land Trust. (Our corporate year runs from May 1st to April 30th).

At this year's PCLT Annual Meeting, new officers were elected and four new board members added. We are grateful to Hunter

Pollock and to Robert K. Maddock for their years of service as President and Treasurer respectively. Hunter resigned earlier this year because of time constraints. Robert wished to serve in other capacities. Cindy Quinn was elected Vice President and Rosemarie Bruno was elected to fill Cindy's vacancy as Secretary. Kenneth Harper was elected Treasurer and Judith Terlizzi was elected to her first full term as President. New board members are: Bruce Bothwell, Rosemarie Bruno, Denis Castelli and Ed Rinde.

During the past year, Board members have attended non-profit workshops geared to keeping the Land Trust up to date with the latest organizational techniques and strategies and have been a presence at Land Trust Alliance workshops as well. With the cooperation of other area land trusts, a program on Conservation Easements was offered in Carmel and we were happy to have an audience of over 40 Putnam area residents attend.

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Submissions for publication may be emailed to [kenharper2002@aol.com](mailto:kenharper2002@aol.com)

The newsletter is published 3 times annually, Winter, Spring/Summer and Fall and is provided free of charge to our members.

Board Officers:  
Judith Terlizzi: President  
Lucinda Quinn: Vice President  
Kenneth Harper: Treasurer  
Rosemarie Bruno: Secretary

Board Members:  
Bruce K. Bothwell, Martin Brech, William Buck, Denis Castelli, Dod Chahroudi, Jamie Grossman, Robert Lund, Robert Maddock, Hunter Pollock, Ed Rinde, Laurie Wallace

Judith Terlizzi: Editor  
Jeff Green: Layout/Production

Protection of the Cornwall Hill Ridge from Turtle Pond to Couch Road is now complete. This protection began with the donation of the Sterling Farm preserve by Tom and Edie Keasbey in 1996 and continued with the donation of 18 acres by Mildred Luschinsky in 2002. The Mendel Pond (renamed Turtle Pond) acquisition from Bill and Sheila Hamilton this past February now completes the preservation of that ridge and will allow for the blazing of a foot path from Cornwall Hill Road to Couch Road.

Over one half mile of trail was blazed and marked on the Paul

Fitchen Preserve in Brewster this past year by Eagle Scout Joel Schwartz under the supervision of board member Bob Lund and land trust member Ed Mc Dowell. Another scout project is planned for this fall to continue the trail further.

With the support of Cathy Ermann and Bob Dumont, several programs and events were offered. Unfortunately, rain was a big factor forcing cancellation of most of our popular astronomy nights but we were able to offer insect and herps programs which drew youngsters and their parents. With the co sponsorship of the Brewster Library, a bird house building workshop was offered as well. We did have beautiful weather for our annual Great Swamp Canoe Trip and a record turn out to boot.

We continue to get the word out about PCLT by having displays at the 4 H Fair and by cooperating with Putnam County organizations focused on issues of land protection and conservation.

Land Trust volunteers continue to come through for us in numerous ways. Over the past two years, the exteriors of both the house and garage on Cobb Road were scraped, sanded and painted. Volunteers have manned the booth at the 4 H Fair and have worked on preserve construction, maintenance and invasive plant control. Our preserve stewards help keep our trails open to the public year round. We could not do what we do without their support. Everything we accomplish is because of our board members and our volunteers. They are what makes PCLT a success!

PCLT initiated the Friends of the Trails program to benefit trail construction and maintenance. This is an on going program and donors will be recognized on plaques at our headquarters. The annual benefit dinner/auction was the most successful ever.

We welcomed several new corporate sponsors and received over 150 donations of auction items. Thank you to our primary donor Irene Mele and to the members of the dinner committee who did all the foot work. A comprehensive fund raising plan is being developed to guide us in the next several years.

Three newsletters were issued. Ken Harper has turned over the role of newsletter editor to Jeff Green so that Ken may concentrate on PCLT fiscal matters. Newsletters are one of the primary ways we keep our members informed about our progress. Thanks to all who help with articles, with editing and with mailing. If you haven't yet done so, check out the PCLT website, [www.pclt.net](http://www.pclt.net). It is another way to keep up to date. Thanks to our Webmaster Bob Dumont, for his efforts there.

As we look forward to the coming year, we anticipate the completion of renovations to the Cobb Road house. We will continue to seek land donations with an expanded Acquisitions Committee. We will study with an eye to implementation new tools to achieve land protection. We will continue to create new trails and maintain those already constructed. And, we will work on and complete a Strategic Plan to guide us for the next three to five years.

We thank our members for their continuing support and welcome their help, thoughts and suggestions as we move forward.

## PCLT Dinner Update

In our last issue, we noted the area businesses who helped to make PCLT's Annual Benefit Dinner/Auction a success. This issue, PCLT wishes to thank the following individuals for their contributions.

### Program

Michelle Le Blanc and Al Hirschorm  
Ken Harper  
Bob Dumont  
The Reverend Kathleen Koran  
Ivan and Laura Cohen  
Steve Coghlan

### Auction Items

Irene Mele  
Edie and Tom Keasbey  
Cheyanne Alberti  
Victoria Raabin  
Jennifer Lund  
Steve Coghlan  
Sharyn Pratt  
Bruce Bothwell  
Jamie Grossman  
Jean Anthony  
The Wolf Conservation Center  
Kathlyn Freeman  
Jeanne Romeu  
Bob Lund  
Morris Mele  
Linda Lund  
Jeanette Mele  
Gwen Plaeger  
Bob Dumont

### Auction Items and Journal Ad

Bob and Stacey Dumont (The Bowl Company)  
Jim and Lorna Cook

### Journal Ads

State Senator Vincent Leibell, III  
State Assemblyman Willis Stephens, Jr  
Legislator Sam Oliverio  
Paul and Andrea Johnson  
Jeff Green, Save Mt. Nimham campaign

*Have you visited the PCLT website?  
It's filled with great information  
about our programs and preserves.  
[www.pclt.net](http://www.pclt.net)*

## Friends of the Trails

The Friends of the Trails program was initiated in December 2003 to support PCLT's trail maintenance and acquisitions programs. This is an on-going program and donations can be made at any time and/or on a yearly basis. Donations received to date will cover the cost of materials needed to further extend the trail on the Fitchen preserve this coming fall and will allow us to boardwalk a persistently wet road drainage section between the Fitchen and Birdwood Preserves to protect soils and vegetation there. We also were able to order additional border signs to clearly mark our preserve boundaries and our trails.

Thank you to the following who have helped the success of the Friends of the Trails program thus far. They are:

### White Pine Circle

The Richard Correll Family

### Wildflower Circle

Dr. William Buck  
Dr. Richard Harris

### Fern Circle

Tom & Edie Keasbey  
Steven Miller  
Eliot Sokolov  
The Quadra Foundation  
Elizabeth Ryder  
George C. Whipple, III

### Other Donations

Marie Ciaiola  
Michael Cmero, Sr.  
Marianne Collins  
Ed Scrivani

For more information about the Friends of the Trails program please check our website at [www.pclt.net](http://www.pclt.net)

## Special Thank You To:

Land Trust member, Tom Raffel of Brewster. Tom has been helpful in a number of PCLT projects not only securing needed materials but also making sure they get to the proper locations on site.  
Thanks Tom!

# Upcoming PCLT Events

## Saturday, September 18th, 1 p.m.

### *The Amazing World of Insects*

63 Cobb Road, Brewster. Join Dr. Mitch Wagener, Invertebrate Zoologist at Western Connecticut State University as he walks through the forest looking for our creepy-crawly friends under rocks, logs, and other places. You'll never know what we will find! Suitable for people of all ages. Parents should accompany young children. Contact Cathy Ermann at 278-8091 for more information.

## Friday, October 1st

### *Astronomy Night*

Let's hope for clear weather this time as Bob Dumont takes us on a galactic see through of the stars. Time and place to be announced on the PCLT website [www.pclt.net](http://www.pclt.net) or call Bob at 259 9817.

## Saturday, October 2nd, 1 p.m.

### *Pond Study*

Get your boots on a come along as Professor Kathy Ierace, Biologist at Western Connecticut State University takes us on a hands-on tour of our local aquatic species. We will be digging around in the pond, so wear old clothes! Suitable for people of all ages. Parents should accompany young children. Contact Cathy Ermann at 278-8091 for more information.

## Sunday, October 10th, 1 p.m.

### *Fall Family Hike to the Mount Nimham Fire Tower*

Kent Conversation Committee. Easy hike to the tower. Along the way, the natural and colonial history of the area will be discussed. There will also be a Native American theme. For information call George Baum at 225-3942 or Jim Baker at 225-7901. Rain date: October 17th at 1 p.m.

## Sunday, October 10th, 1 p.m.

### *FRoGS Hike*

FRoGS Sponsored hike led by Judy Kelley- Moberg into the Michael Ciaiola Conservation Area in Patterson to guide us on a geology tour of the rock formations in the park. Meet at the Patterson Library at 1 p.m. for car pool to trail head. Call Judy Kelley Moberg for more information at 878 7740.

## Friday, Saturday, Sunday, October 15th, 16th, 17th.

### *FRoGS Annual Art Show and Exhibition*

FRoGS Art Show at Christ Church, Quaker Hill, Pawling. Hours are Friday from 3 pm to 7 pm, Saturday from noon to 6 pm and Sunday from 1 pm to 5 pm. You won't want to miss this annual event.

## Saturday, October 16th, 10 a.m.

### *Photography Walk*

Join Bob Dumont for a photography walk beginning at the Town of Patterson's Clough Preserve on Farm to Market Road. The walk will start at Clough and go into a bit of PCLT's Twin Hill Preserve. Call Bob Dumont at 259 9817 for more information.

## Additional Events

Check out all the events this fall at the Wolf Conservation Center in South Salem at [www.nywolf.org/events.html](http://www.nywolf.org/events.html)

# A Primer on Conservation Easements

by Judy Terlizzi

In the past year, PCLT has taken part in two workshops on Conservation Easements to educate board members and the community about them. Conservation Easements are a relatively new tool to support land protection. They were legally established in 1984. They are legal agreements where some of the property rights are transferred from the landowner to an organization that is dedicated to protecting the land rights that are being transferred. They are a form of partial land ownership. This allows the landowner to continue to own and use the land and sell it or pass it on to heirs while permanently protecting the land. Future landowners are bound by the agreement and the conservation easement holder is responsible for making sure that the agreement is followed.

Easements are flexible documents. The landowner and conservation organization that hold the easement can write the document to address any concerns that they have.

Natural habitats for wildlife, lakeshores, rivers and streams and scenic landscapes and land that has local, cultural or historical significance qualify for conservation easements. Restrictions usually involve building construction, land subdivision, access and timber harvesting. A conservation easement can cover an entire property or only a portion based on the landowner's wishes. Easements must be held by a qualified agency that include government agencies, land trusts, or other non-profit organizations designed to hold them.

Easements require baseline documentation and yearly monitoring. Baseline documentation can include aerial photos (on very large parcels) in addition to ground photos of boundaries and the target elements of the easement for future reference and comparison. Land trusts who hold easements try to establish healthy, working partnerships with donors including them in the process of stewardship.

## LTA Regional Conference

By Judy Terlizzi, Land Trust President

On this past June 11th and 12th, I attended the Land Trust Alliance's Northeast Regional conference at Skidmore College in Saratoga Springs for two intense but energizing days of meetings and workshops. On Friday, I attended an all day session pertaining to raising operating funds given by Christine Graham from Vermont. Saturday offered several shorter workshops. I attended two: one that discussed illegal ATV use on trails and a longer afternoon session on conservation easements. I now look forward to four days of workshops in late October at the national Land Trust Alliance Rally in Providence, Rhode Island.

Based on the recommendation from the workshop on fund raising, PCLT voted in July to move all membership renewals to coincide with the calendar year. Members who normally renew in the fall will be offered three months of free membership and their renewals will come due again in January 2006. In addition and again based on recommendations presented at the workshop, a comprehensive fund raising/fund development plan is being drawn up for presentation to the PCLT board.

## Land Trust Trail Days

Staff Report

The Putnam County Land Trust invites all its friends and neighbors in Putnam County to come out and help us ready our trails for fall hiking and prepare them for the winter. There will also be on-going trail construction on the Paul Fitcher Preserve between Starr Ridge Road and Cobb Road in Brewster to extend the trail there.

Previous experience is not necessary. You will be working with a fun group of people for about three hours. Willing hands, work gloves and water are necessary. Long sleeve shirts and long pants are suggested.

Work Dates are:  
September 19th, and 25th and 26th

October 3rd, 16th and 17th.

Please call Judy Terlizzi at 228 - 4520 or visit the PCLT website at [www.pclt.net](http://www.pclt.net) for more information or to sign up.



Indian Brook Falls, Garrison, NY  
Photo by Jeff Green © 2004



Mount Taurus  
Photo by Jeff Green © 2004

# Meet the New PCLT 2004 Board of Directors

## *Judy Terlizzi, President*

Judy Terlizzi has been a member of the Putnam County Land Trust for the past nine years and board member seven years. Judy has served on several committees from Preserve and Volunteer Co-coordinator, events and fairs, canoe trips, to fund raising and the Dinner Committee. She is an avid and enthusiastic day hiker and has hiked most of the Appalachian Trail in Connecticut and New York. When not busy hiking and working on land trust projects, Judy has been a student at IES in Millbrook, New York where she earned a Certificate in Landscape Design and is completing work on a Certificate in Gardening with a focus on Native Plants. Judy has been a Lake Carmel (Kent) resident for ten years. She has an extensive background organizing, working with and leading non-profit organizations for over thirty years and looks forward to helping PCLT strengthen its organizational structure and expand its funding resources.

## *Bruce Bothwell*

Bruce Bothwell is a retired school administrator with experience as a superintendent, principal, and teacher in both New Jersey and New York. He subsequently became a superintendent of schools in North Salem, NY. Then, for 16 years, was asst. superintendent at the Putnam/Northern Westchester BOCES. He received his Doctorate from Columbia University. After retiring in 1986, he founded Focus Associates LLC, an educational consulting and superintendent recruiting firm, assisting many School Boards in the Lower Hudson Region in selecting their new leader. In addition, Focus, has served more than 150 local school districts in NJ, NY and Ct, providing enrollment forecasts, management studies, and team-building workshops. His activities include various environmental causes, perennial gardening, reading, & bike riding. He would like to assist the PCLT acquire additional open land. He and his wife have resided in Kent, NY since 1985.

## *Rosemarie Bruno*

Rosemarie Bruno has been active with PCLT since January 2004 when she began working on the Annual Benefit Dinner/Auction committee. In June 2004, she was elected to the board and to the position of Secretary. Her duties include recording the minutes of PCLT board meetings and maintaining the membership files. Rose earned a degree in marketing from Iona College in 1986. After working in the advertising industry for 10 years she decided to retire to raise a family. Being very productive in her endeavor she now has four children ages 2, 5, 7 and 9. She has lived in New Fairfield with her family for the past 5 years. Her hobbies include bicycling and gardening where she has a never-ending battle with weeds. Rose is an avid New York Mets fan.

## *Denis Castelli*

Denis was born in the Bronx, NY in 1946, worked in banking in 1966 and was drafted in 1967, serving as a combat infantryman with the Army's First Cavalry Division in Vietnam's Central

Highlands. He trained as a computer programmer in the early 1970's and in 1975, was Data Processing Manager with a division of Union Carbide Corporation. In 1978, Denis began a career of consulting Systems Analyst and programmer with the Connecticut based firm, DAPREX Inc., and retired from that company in December 1999. Since 1988, Denis and his wife, Athena Arvan, have been restoring a Victorian home located on the county line of Putnam and Westchester in Southeast. Denis collects postcards, historical artifacts, and genealogical data from the local area. He is a board member of the Southeast Museum and the North Salem Historical Society and a co-founder and board member of the Concerned Residents of Southeast (CRSE), and the Putnam Smart Growth Alliance (PSGA).

## *Ken Harper*

Ken Harper is currently a partner with Insight Financial Strategies, a wealth and risk management firm affiliated with New England Financial and MetLife. He has 20 years experience as a home improvement contractor/construction project manager. Ken was the PCLT Newsletter editor until this year. He served on the Grant Committee of the Putnam Arts Council from 2000-2002, is currently a Board Member of the American Red Cross, is a member of FrOGS, CRSE, Patterson Land Watch, ACLU, Amnesty International, USGA, and is a former member of the Putnam Environmental Management Council. Ken is a frequent contributor to the NY Journal News, Brewster10509, CRSE and PlanPutnam community websites. Ken and his wife Lauren have a three year old daughter named Samantha Lee and is a 16 year resident of Patterson. He has been playing keyboards for 38 years and was formerly in a semi-professional capacity as a musical director/accompanist/solo lounge act, specializing in blues, ragtime, jazz standards, contemporary and classical music styles.

## *Lucinda Hicks-Beach Quinn*

Lucinda Hicks-Beach Quinn is originally from Bedford, NY . She graduated from Fox Lane High School, and was active in the Bedford Republican Club, the Bedford Riding Lanes Association, and St. Matthews Church. In 1967 after graduating from Berkeley Secretarial College, she was employed full time by IBM in White Plains and Armonk. After completing 10 years at IBM, Lucinda took a leave of absence to raise two terrific daughters, Holly & Tressan. During that time she acquired a NYS real estate license and also incorporated her own property management company, managing several local condominium sites in Brewster and Carmel. When Lucinda moved to Southeast in 1974 she wished to continue her community involvement and became active with St. James Episcopal Church, Southeast Landmarks Society, and the North Salem Nursery School. In 1982, at the urging of Paul Fitchen, she joined Save Open Spaces and was immediately appointed a trustee, which she considered an honor. After her daughters left for college and began their own lives, Lucinda rejoined IBM where she remains today as a program manager for IBM's professions assets department, IBM Global Services, in Somers, NY. Lucinda Quinn has become an avid golfer, which 'links' her love of the outdoors together with a very challenging sport! She also enjoys camping, canoeing, kayaking, hiking, and writing. She is fortunate to be managing editor for

2 newsletters at IBM, and occasionally finds the time to write articles for the PCLT newsletter and her church's newsletter. She now resides on the west side of Danbury, Connecticut, and has become a Westchester County landlord, renting properties which enable her to maintain contacts in her family's home town, and also remain active in North Salem on Peach Lake environmental issues. Lucinda is proud to be one of the contributing leaders for the Putnam County Land Trust, especially having seen it grow from a small dedicated organization of local Southeast residents when she first joined in 1982, to a county-wide well-known and respected land trust.

## *Ed Rinde*

Ed Rinde has been an active member of PCLT for several years. He was elected to the Board at the annual meeting in June. Ed has also recently become the Preserve Steward for the Field Farmstead preserve. Ed Worked for KLM airlines for 17 years, but has been an independent IT consultant since KLM moved operations to Minnesota in 1998. Working for an International Airline gave him a taste for travel, but his focus is now much more local, hence his involvement with PCLT, as well as the Putnam County chapter of Habitat for Humanity, where he is also a Board member and committee chair. Ed's recreational interests are centered on Skiing and Scuba diving, although he has recently found the pleasure of kayaking. Ed and Maureen have lived in Brewster, near the Field Farmstead preserve, since 1989. They have no children, but are interested in preserving open spaces for the benefit of future generations, as well as the enjoyment of the present.