



TOWN OF DOVER
126 East Duncan Hill Road
Dover Plains, NY 12522

LINDA FRENCH
Supervisor

KATIE PALMER-HOUSE, Ed.D.
Town Clerk

**TOWN OF DOVER TOWN BOARD REGULAR MEETING
WEDNESDAY, NOVEMBER 28, 2018**

The Town of Dover Town Board held a regular meeting at 6:30 pm on Wednesday, November 28, 2018 at the Dover Town Hall, 126 East Duncan Hill Road, Dover Plains, NY with the following members present:

Supervisor Linda French
Deputy Supervisor Andrew House
Councilman Richard Yeno
Councilwoman Jane Meunier
Councilman Redmond Abrams

RESOLUTION #2152018

AUTHORIZE THE TOWN TO SUBMIT AN APPLICATION TO THE DUTCHESS COUNTY PARTNERSHIP FOR MANAGEABLE GROWTH PROGRAM, AND FOR THE TOWN SUPERVISOR TO EXECUTE A LETTER OF INTENT FOR THE CRANE (SEVEN WELLS) PROPERTY

The following Resolution was offered by Deputy Supervisor House, seconded by Councilman Yeno, to wit:

BE IT RESOLVED, the Town of Dover hereby authorizes the Town to submit an application and for the Town Supervisor to prepare and submit a letter of intent for the Crane (Seven Wells) property to the Dutchess County Partnership for Manageable Growth Program for financial assistance in purchasing the property for open space protection.

The question of the adoption of the foregoing Resolution was duly put to a vote which resulted as follows:

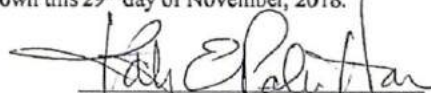
Supervisor French	Voting <u>Aye</u>
Deputy Supervisor House	Voting <u>Aye</u>
Councilman Yeno	Voting <u>Aye</u>
Councilwoman Meunier	Voting <u>Aye</u>
Councilman Abrams	Voting <u>Aye</u>

The Resolution was thereupon adopted on November 28, 2018.

CERTIFICATION

I, KATHRYN PALMER-HOUSE, hereby certify that I am the TOWN CLERK for the TOWN OF DOVER, in said County of DUTCHESS, and do hereby certify the above is a true copy of the **RESOLUTION TO AUTHORIZE THE TOWN TO SUBMIT AN APPLICATION TO THE DUTCHESS COUNTY PARTNERSHIP FOR MANAGEABLE BROWTH AND SUBMIT A LETTER OF INTENT FOR THE CRANE (SEVEN WELLS) PROPERTY**. I further certify the record is located at the Dover Town Hall, in the Town Clerk's Office located at 126 East Duncan Hill Road, Dover Plains, New York. I have hereunto set my hand and affixed the seal of said Town this 29th day of November, 2018.

(Seal)


Kathryn Palmer-House, Town Clerk

Dutchess County
Partnership for Manageable Growth Program (PMG)
Open Space and Farmland Protection
2019 Application Cover Sheet



Project Title:	Seven Wells (Crane) Property			
Category:	Open Space <input checked="" type="radio"/>		Farmland Protection <input type="radio"/>	
Project Location:	Seven Wells Brook Road, Town of Dover, Dutchess County			
Parcel(s):	7063-00-160349-0000, 7063-00-107214-0000, 7063-00-221240-0000, 7063-00-240111-0000, 7063-00-350090-0000			
Parcel(s) Acreage:	169.86 acre portion of 179.86			
Landowner:	Donald and Philippe Crane			
Sponsor(s)/Applicant(s):	Town of Dover			
Street:	4289 Route 82			
City:	Millbrook	State:	NY	Zip: 12545
Contact Person:	Karin Roux		Contact's Title:	Director of Land Projects
Contact's Phone:	(845) 677-3002			
Contact's Email Address:	karinr@dutchessland.org			
Estimated Project Cost:	\$1,028,500			
Primary Funding Source:	Private Funding anticipated			
Primary Funding Amount:	\$441,250.00			
Additional Funding Source(s):	Private Funding secured			
Additional Funding Amount(s):	\$73,000.00			
Amount of PMG Request:	\$514,250.00			

SUBMISSION CERTIFICATION: I hereby certify that all the information stated herein is true and accurate; I have read and understand the program guidelines; and I am authorized to submit this application on behalf of the organization. Check for Certification:

B. Project Summary

• Description of property and current use(s)

In 2004, with tremendous support from the community and Dutchess County via the Partnership for Manageable Growth Program, the DLC and the Town of Dover were able to purchase and preserve 58.5 acres of land known as the Dover Stone Church property. The Dover Stone Church Preserve, as it is now known, is located just outside the Village of Dover Plains. It is an ecologically sensitive, and geologically, culturally and historically significant stone cavern and waterfall that has captivated visitors for well over a century. Calls for its protection date back to 1925, when Franklin D. Roosevelt, who had visited the cavern, described the property at a 1925 Taconic State Park Commission meeting. Over the years, working together, the Town and the DLC have been able to add more land to this unique site, and the Preserve is now up to 174 acres in size. The Preserve is owned by the Town of Dover and the DLC holds perpetual conservation easements on the Preserve lands.

Wrapping around the southern and western boundaries of the Dover Stone Church Preserve are 180 acres of land known regionally as the "Seven Wells" property, the subject of this grant proposal. The Crane family has owned the Seven Wells property for close to a century, including back when the Seven Wells Brook served as the source of Dover Plains' public water supply. Brothers Donald and Phillippe Crane now own the property, with Donald living on site for the past 30 years. They have loved and stewarded the Seven Wells property all their lives, and are now ready to convey the property to its next owner; an entity and partnership they trust to keep this land in its natural state. The Town of Dover, in its partnership with the DLC, is best positioned to own, protect and care for the Seven Wells property, and to introduce the public to this new land in a manner that ensures sensitivity to its extraordinary ecological features, while the DLC is best positioned to hold a conservation easement on the land ensuring its forever protection.

Located on the eastern slope of West Mountain, the land is part of the uplands creating the beautiful Harlem Valley. Protection of Seven Wells has been a long-time high priority for the Town, the DLC, and the New York State Open Space Plan. The property contains 3,000 feet of frontage along the Seven Wells Brook, which is named for the series of deep geologic pools formed over time by the force of the stream's flow. These pools were deep enough to serve as natural reservoirs from which water was piped down to the residents of the Village of Dover Plains when it served as the public water supply between 1900 and the 1960s.

The Seven Wells Brook runs parallel to the south-western boundary of the property, running deep within a winding, rocky ravine with a series of beautiful waterfalls as the water flows from pool to pool. The Seven Wells Brook flows into the Stone Church Brook, which then feeds into the Ten Mile River, a large tributary of the Housatonic River. A small portion of the Stone Church Brook crosses through the Seven Wells property to the north. Just as one experiences a coolness in the air when walking alongside the Stone Church Brook on the path to the Stone Church, one experiences a noticeable drop in air temperature while hiking up alongside the Seven Wells Brook (much appreciated when hiking this hill in the summertime). Both streams support a niche habitat type known as a "cool ravine", characterized by a stream corridor of steep, rocky walls, shaded by a mix of conifer trees, which altogether creates an unusually cool and moist microclimate that supports rare species of plants and animals.

Topographically, the property has a mix of gentle slopes, steep hills, and open plateaus. It is mostly forested and there is a well-established network of woods roads and footpaths winding through the

property. The Cranes have periodically harvested wood, but always in a mindful and sustainable way, so the forest remains healthy. Hilltops are naturally clear with scraggy oak heath barren habitat, characterized by exposed bedrock and low growing pitch pine trees, shrubby vegetation and grassy patches. According to Hudsonia, a not-for-profit organization that conducts research, education, and technical assistance in the environmental sciences, "Although oak-heath barrens often appear quite inhospitable, they support a number of very rare species that are adapted to the dry, exposed conditions or require specialized habitat features typically associated with rocky outcrops." These hilltops also offer stunning views of the Harlem Valley, including Nellie Hill Preserve (owned by the US Fish and Wildlife Service as part of the Great Thicket National Wildlife Refuge) located in very close proximity just across NYS Route 22.

The range in habitat on the Seven Wells property, transitioning from a cool ravine to oak heath barrens, is indicative of the natural value of this property. In 2017, Scenic Hudson published *The Hudson Valley Conservation Strategy: Conservation in a Changing Climate* (HVCS). Described as a framework for landscape-scale conservation, rather than a plan, the HVCS ascribes numerical values to ten-acre units of land for their biodiversity, climate resilience ("the capacity of a site to adapt to climate change while still maintaining biodiversity."), and landscape connectivity, in effort to be most efficient and effective in protecting prioritized areas. The Seven Wells (and the Dover Stone Church) have the highest scores possible in all categories. It is also located within The Nature Conservancy's landscape resilience corridor with a very high resilience ranking.

Adding the Seven Wells property to the Dover Stone Church Preserve would double the size of the Dover Stone Church Preserve and forever preserve the forested hilltop that buffers the Village of Dover Plains. The addition of Seven Wells would also greatly enhance the trails system of Dover Stone Church Preserve. For example, one trail leading to the highest point on the Stone Church Preserve literally comes within 250 feet of a well-established footpath on the Seven Wells property (please see attached Aerial with Trails Map). Connecting these paths would provide an incredible trail extension connecting to the Wells Brook, leading hikers to viewpoints overlooking the Harlem Valley along the way.

Proposed Land Plan: The landowners propose to protect 170 of the 180 acre Seven Wells property. In 1980, Donald Crane built a small house in the southern portion of the property. Donald would like to retain a ten acre parcel around this house and continue living there in his retirement. The property has a 50-foot wide entrance off Seven Wells Brook Road, a small road off NYS Route 22, just south of the Village of Dover Plains. Donald would retain ownership of this entrance and grant a right-of-way to the Village of Dover for emergency and maintenance purposes. Donald will also work with the DLC and the Village to plan where hiking trails would cross the driveway in order to facilitate a loop trail that connects back to the Stone Church.

The DLC has worked closely with the Town of Dover on stewarding the Dover Stone Church Preserve since its original establishment. Trails were created in consideration of sensitive habitat on the property, with the guidance of ecological scientists of Hudsonia. The Cranes' desire to sell the land to the Town with the DLC holding a conservation easement on it, is a once in a lifetime opportunity that will likely never be presented to us again.

• Describe the Property's local and regional importance as an open space and /or agricultural resource:

a. How does it meet priorities established in the municipality's Comprehensive Plan?

The Town of Dover Master Plan (the "Master Plan"), adopted September 21, 1993 includes in its goals and objectives, preservation of the Town's scenic resources, open space, important wildlife habitats, natural resources, and the enhancement of the overall rural character and states that, "Retaining the Town's attractive open spaces and rural character is a paramount objective."

Policy 3.4 states that the Town should promote a land use pattern that protects surface and groundwater resources. A portion of the property overlies a Zone I and Zone II aquifer recharge area, areas of permeable deposits overlying the aquifer through which water can move downward with little natural filtration because the water is moving too quickly, as defined by the *Dutchess County Water Supply Protection Program Report*. Policy 3.10 states that the Town should identify and protect its scenic resources, including open space views and vistas. Located on the west side of Route 22, the wooded hillside is a key component of the viewshed from Route 22 and is characteristic of the Harlem Valley's rich ecology. Policy 3.11 states that conservation easements and similar approaches should be encouraged to help implement desired natural resource, open space, and prime agricultural soils protection.

The Dover Open Space Plan, which is incorporated into the Master Plan described above, specifically identifies the Seven Wells property as an important resource that should be afforded formal protection. Goals in the Dover Open Space Plan include: diversifying the range of recreational opportunities available on public lands and working with landowners to obtain easements and limited public access for the Seven Wells Property. Acquiring, protecting and making the Seven Wells property open to the public for passive recreation will nearly double the size of the neighboring Dover Stone Church Preserve (protected in 2004 with Dutchess County funding) and greatly expand the recreational opportunities for the residents of Dover and visiting tourists. The use of conservation easements on key parcels is cited as a technique for retaining the crucial rural character of Dover.

b. Is it identified in the NYS Open Space Plan?

Yes. Seven Wells is specifically identified in the NYS Open Space Plan within Region three and four Priority Conservation Project (43), Taconic Ridge/Harlem Valley, as a unique geologic segment of the Taconic Ridge, a buffer to the Stone Church, and a priority for protection. In addition the Plan describes the Taconic Ridge/Harlem Valley as "*a high priority due to the region's high biodiversity, presence of threatened and endangered species, scenic views, substantial recreational value, thousands of acres of intact/unfragmented forestland, steeply sloping hillsides, unique geologic segments, historic architecture, working farm landscapes, and multiple connection opportunities to land currently protected by State, federal government, counties, towns and private land conservation organizations.*" In addition, protection of the Route 22 corridor viewshed is also identified as a specific protection project within the Taconic Ridge/Harlem Valley Priority Area, and the Seven Wells property is a key component of this important viewshed.

c. Is it included in a municipal, county, or regional trail system?

The Seven Wells is private property and therefore not currently included in any trail system. However it abuts the Dover Stone Church Preserve which contains a system of approximately four miles of trails that allow thousands of visitors every year to access the unique geologic feature that is the Stone Church as well as scenic vistas overlooking the Town of Dover. Acquisition and protection of the Seven Wells property will allow for establishment of trails connecting to and expanding upon the four miles of this municipal trail system already thoroughly enjoyed at the Dover Stone Church Preserve. The Seven Wells property is also just across NYS Route 22 from Nellie Hill Preserve, originally purchased and

protected by The Nature Conservancy, which is now part of the Great Thicket National Wildlife Refuge, and is open to the public as a natural preserve and hiking area.

d. Is it designated a vista of a designated scenic road?

NYS Route 22 as it moves through the Town of Dover has not been designated as a Scenic Road, but the natural beauty of the property is widely appreciated locally, and loved as an iconic part of the viewshed as passengers drive along Route 22 north and south through the Village of Dover Plains. As described above, the NYS Open Space Plan identifies the Route 22 corridor viewshed as a specific target area for protection within the Taconic Ridge/Harlem Valley Priority Area (43).

e. Describe the soil quality of the property. (Please refer to Map 4 – Soils Map.)

Due to the steep and wooded nature of the property, the majority of the property is covered by Hollis Chatfield Rock Outcrop (HoD, HoE, HoF) soils which are generally deep, well drained to somewhat excessively well drained acidic soils that are formed in glacial till. These soils have a moderate to moderately rapid rate of permeability, low to very low available water capacity, rapid rate of surface runoff and a severe risk of erosion. There are however some prime soils and soils of statewide significance downslope from the Seven Wells property that would be impacted by mismanagement of the Seven Wells property, due to the risk of erosion of the Hollis Chatfield Rock Outcrop soils.

f. Describe the economic viability of the farm operation; does it qualify for Agricultural Value Assessment?

Not applicable

g. Is it located in or near a critical mass of production farmland? (Please see Map 1. Location Map of Seven Wells Property.)

Given this is an Open Space application, we provide an assessment of the Seven Wells property location within a critical mass of other protected lands with public access.

The Seven Wells property is located on the northern stretch of West Mountain where it converges closely with the neighboring East Mountain. Although it is not located in an area of farmland production due to the limiting factors of the natural landscape, it is positioned among other wooded and ecologically valuable lands that serve as public recreation areas for the Town of Dover (Dover Stone Church Preserve (180-acres), Nellie Hill Preserve (144-acres), Roger Perry Memorial Reserve (166-acres), and Ketcham Park owned by the Town of Dover (20-acres).

h. Is the property identified in an Agricultural Priority Area identified in the 2015 Agricultural and Farmland Protection Plan?

Although the Seven Wells Property is an open space proposal, not a farm, it is included within Dutchess County's Agricultural Priority Areas. Please see the map titled "Agricultural Priority Areas."

i. Does it provide continuity for a farm operation?

Not applicable

j. Is it included in an Agricultural District?

Yes, Agricultural District #23.

k. Is there agriculture-related business on site? Not applicable

I. Describe the steps taken to secure private and/or public funding.

To date, the Dutchess Land Conservancy has received \$73,000 in funding from a private foundation to cover a portion of the costs associated with acquiring the Seven Wells.

In addition, the DLC has applied for matching funds from two other private foundations in the amount of \$320,000, and should know by year-end if we will be awarded this funding. Finally, we have had discussions with one of our reliable conservation partners about helping us with any remaining gap funding (possibly in the amount of \$121,250) so that we can close the deal as soon as possible in the New Year. These groups have great interest in preserving the Seven Wells Property for its unique and wonderful historical and cultural amenities, landscape resiliency, water quality and riparian buffer protection, and providing public access so that people can enjoy and appreciate the Seven Wells land. One of the funders has helped significantly with the acquisition and protection of parcels making up the Dover Stone Church property and thus has a vested interest in the protection of the Seven Wells property.

If the majority of land acquisition funding can be secured through the Dutchess County PMG Program, and private foundations (which we should know about soon), the DLC is confident we can raise the remainder from partner organizations and/or private contributions. Community members were galvanized and contributed generously to the original Stone Church Preserve acquisition. There is great excitement about the potential of adding the Seven Wells to the Preserve, and we believe community members will be similarly motivated once again.

• Describe the Property's value towards resource protection:

a. Is it in a key gateway area?

While the Town of Dover has not designated gateway areas in the Town, the Seven Wells property is located at the northern end of Dover and the northern end of West Mountain where it nearly converges with East Mountain along Route 22, from which the property is highly visible. NYS Route 22 is a major thoroughfare for travelers from New York City north, and the Seven Wells provides a natural, scenic vista that is visible while driving into and out of the area that is characteristic of the beauty of the Town of Dover and the Harlem Valley.

b. Does it provide watershed or aquifer protection? (Please refer to Map 9 – Water Resources Map and Map 3 – Topographic Map.)

Yes, a portion of the property overlies Zone I and Zone II Aquifer Recharge Zones as defined by the *Dutchess County Water Supply Protection Program Report* prepared by Horsley, Witten, Inc., in 1993 for the Dutchess County Water and Wastewater Authority. Zone I is characterized as an area of permeable deposits directly overlying the aquifer through which water can move downward with little or no natural filtration because the water is moving too quickly. Zone II is an area of less permeable deposits located upgradient from an aquifer, contributing to recharge through both overland runoff and groundwater flow. Both zones are vulnerable to contamination and are priorities for protection.

The project area contains a small portion of the Stone Church Brook in its northern corner and has over 3,000 feet of frontage on the Seven Wells Brook. Both streams are regulated by the New York State Department of Environmental Conservation. The Stone Church Brook is classified as being best suited for fishing and trout spawning while the Wells Brook is classified as best suited as a source of drinking water, or for swimming and other recreation, and fishing. The property falls within the Ten Mile River Watershed which has a drainage basin of approximately 210 square miles and extends east into Connecticut, draining to the Housatonic River.

As described above, the property is covered by highly permeable soils vulnerable to erosion. Perpetual protection of this property and these soils has a two-pronged value to water resources. The Seven Wells property is upstream of the wellheads which serve as the current source of Dover Plains' public water supply. Contamination of the Seven Wells soils could permeate down to the wellhead zone of the public water supply via rapid drainage through these permeable soils. In addition, if the forestlands of the Seven Wells property were to be inappropriately logged, eroding soils would contaminate the Seven Wells Brook, which would lead to high sedimentation of the Stone Church Brook when it enters the Ten Mile River. Protection of the Seven Wells property has far reaching benefits to the public water supply and water resources.

c. Does it have wildlife habitat? (Please refer to Map 10 – Habitat Resources Map.)

Yes, the property contains some critical wildlife habitat. Per *Chapter 6, Biological Resources and Biodiversity of Dutchess County*, of the *Natural Resources Inventory of Dutchess County* (the "Dutchess NRI"), the property is located within the Glaciated Reading Prong/Hudson Highlands EcoRegion which is known for its hills and low mountains, steep narrow valleys and streams that are cool enough to support trout. These forested lands provide an important natural buffer zone and have long been recognized by conservation groups as important for wildlife habitat, tourism, and recreation. Priority habitats in the Glaciated Reading Prong/Hudson Highlands EcoRegion include contiguous forest, cliff habitats and streams, all of which are present on the Seven Wells property.

As mentioned earlier, the ecological research organization Hudsonia, has identified cool ravine, and oak heath barren habitats on the property. Additional habitat types identified include mixed hardwood and conifer forest, crest oak woodlands, scrub oak thickets, and an intermittent woodland pool which serves as breeding habitat for amphibians. Intermittent woodland pools are not connected to streams and are therefore free from predatory fish that would otherwise consume eggs and larvae. As previously described, the property has extraordinary habitat value, in large part due to the predominance of bedrock outcrops, cliff sections, ledges, and other rocky formations, all identified as "crest, ledge, talus" on the Habitat Resource Map. The contributory value of this surficial geology is well described in the "Habitat Fact Sheet" published by Hudsonia, which follows the Habitat Resources Map.

d. Historic resource?

The property is not identified as an historic resource with the New York State registry, but "The Seven Wells" is identified on the Historic Resource Survey compiled by the Dutchess County Historical Society in 1986. The survey classifies the natural wells as an historic architectural feature. In addition, the wells as a natural feature, have historic value in their use as the source for public water supply for the residents of the Town of Dover from 1900 to the 1960's. Remnants of the cast iron pipes used to transport the water are still visible in some sections of the streambanks of the Seven Wells Brook on the property.

e. Recreational value/public access?

Ownership of the Seven Wells property by the Town, and placement of a conservation easement to be held by the Dutchess Land Conservancy, will protect this sensitive natural landscape while making it available to the public as open space for passive recreation. Not only will the integrity of the wells and water of the Seven Wells Brook be protected, this acquisition also protects a section of the Stone Church Brook that runs into the Stone Church cave. As mentioned above, there is a four mile trail system existing and regularly enjoyed by the public on the adjacent Dover Stone Church Preserve which will be able to be expanded upon and connect to the Seven Wells land once trails are established on it. Opening

the Seven Wells as a public preserve will only enhance the cultural and natural experience of the thousands of visitors that visit to hike the trails at Stone Church every year.

• **Describe the development pressures or imminent threats to the resource:**

a. Importance to rural character of municipality

The Seven Wells property is located on Seven Wells Brook Road which runs parallel to Route 22 in the Town of Dover, in the mid-section of Dutchess County's Harlem Valley. While having no frontage on Route 22, the hillside is highly visible to those traveling along Route 22 through Dover Plains, and also runs parallel to the Metro North railway line. The sweeping wooded hillside of West Mountain serves as an iconic view of the Harlem Valley. The Harlem Valley contains a variety of natural areas that are open to the public, and is home to a network of calcareous wetlands that have been designated by the NYS DEC as Significant Biological Areas. Much of the Harlem Valley is underlain by a formation of calcareous bedrock geology that has greatly influenced the composition of the soils that formed in the valley, the character of its wetlands, and the nature of the habitats and biological communities that have developed there. The result is a pattern of especially good farming soils, and an extremely high level of plant and animal diversity. The entire valley also overlies the large Harlem Valley Aquifer recharge area, a critical source of water for residents of the area. Residents of Dover, Dutchess County and visitors to the area have long been enjoying the recreation opportunities of the neighboring Dover Stone Church Preserve. Due to the public's ability to connect with the land, there is a deep rooted sense of appreciation for these natural areas that the Seven Wells will only expand upon.

b. Accelerated residential growth

Between the years of 1980 and 2000, the population of Dover increased from 7,261 to 8,565, an overall increase of more than 17 percent, approximately 1% increase each year. Between 2000 and 2010 there was far less growth; population in Dover only increased by only 1.6 percent. However during the same 2000-2010 timeframe, the number of housing units in Dover grew from 3,266 to 3,637, an overall increase of 11 percent (11%) for the decade. Furthermore, a 1,200 unit mega-development was proposed in the Town of Dover and in all likelihood would have been approved and completed were it not for the 2008 housing recession.

Like other Towns in southern Dutchess County, the Town of Dover's convenient access to the New York metro area make it an attractive target for potential large-scale development. The Route 22/Route 55/Interstate 684/Interstate I-84 Corridor provides convenient auto access to both New York City and Westchester County. Dover residents also have convenient access to two Metro North Stations, Dover Plains and Wingdale, and are less than ten miles from the Pawling and Wassaic Stations. Based on these factors, Dover is likely to face new large and medium scaled residential development proposals in the future.

c. Commercial expansion on key roadways

Commercial and industrial expansion in Dover has been concentrated along the key roadway of NYS Route 22. For business purposes, Route 22 provides efficient access to Interstates 84 and 684 and therefore to points throughout the NY/NJ metro area. Route 22 also provides convenient access to the Mass Turnpike and Albany to the north. Existing commercial and industrial facilities in Pawling and Dover along Route 22 include restaurants, convenience stores, gas stations, a junk yard, warehouses and storage facilities, gravel mines, an auto dealership, and the approved Cricket Valley Natural Gas Electrical Generating Plant, which is located less than four miles to the south of the property.

d. Imminent threat

- **Compliance with municipal planning documents including comprehensive plans, open space or resource protection plans and Local Waterfront Revitalization Plans (LWRPs).**

As previously described above, protection of the Seven Wells property is consistent with priorities outlined in the Town of Dover's Master Plan which includes in its goals and objectives, preservation of the Town's scenic resources, open space, important wildlife habitats, natural resources, and the enhancement of the overall rural character.

As also previously noted, the Dover Open Space Plan, incorporated into the Master Plan, specifically identifies the Seven Wells property as an important resource that should be afforded formal protection. The Dover Open Space Plan includes in its goals and objectives to expand the range of recreational opportunities on public lands and to utilize conservation easements in order to achieve open space protection.

- **Compliance with County plans including Directions, the Agriculture and Farmland Protection Plan and the Greenway Compact Program.**

This proposal to purchase and protect the Seven Wells property fully complies with the objectives of the County Master Plan, *Directions* and the *Greenway Compact Program*. The project will preserve 180 acres of a natural and untouched forested landscape for recreation purposes, and in being added to the existing Dover Stone Church Preserve, creates a 354-acre wilderness with sustainably planned hiking trails for public access.

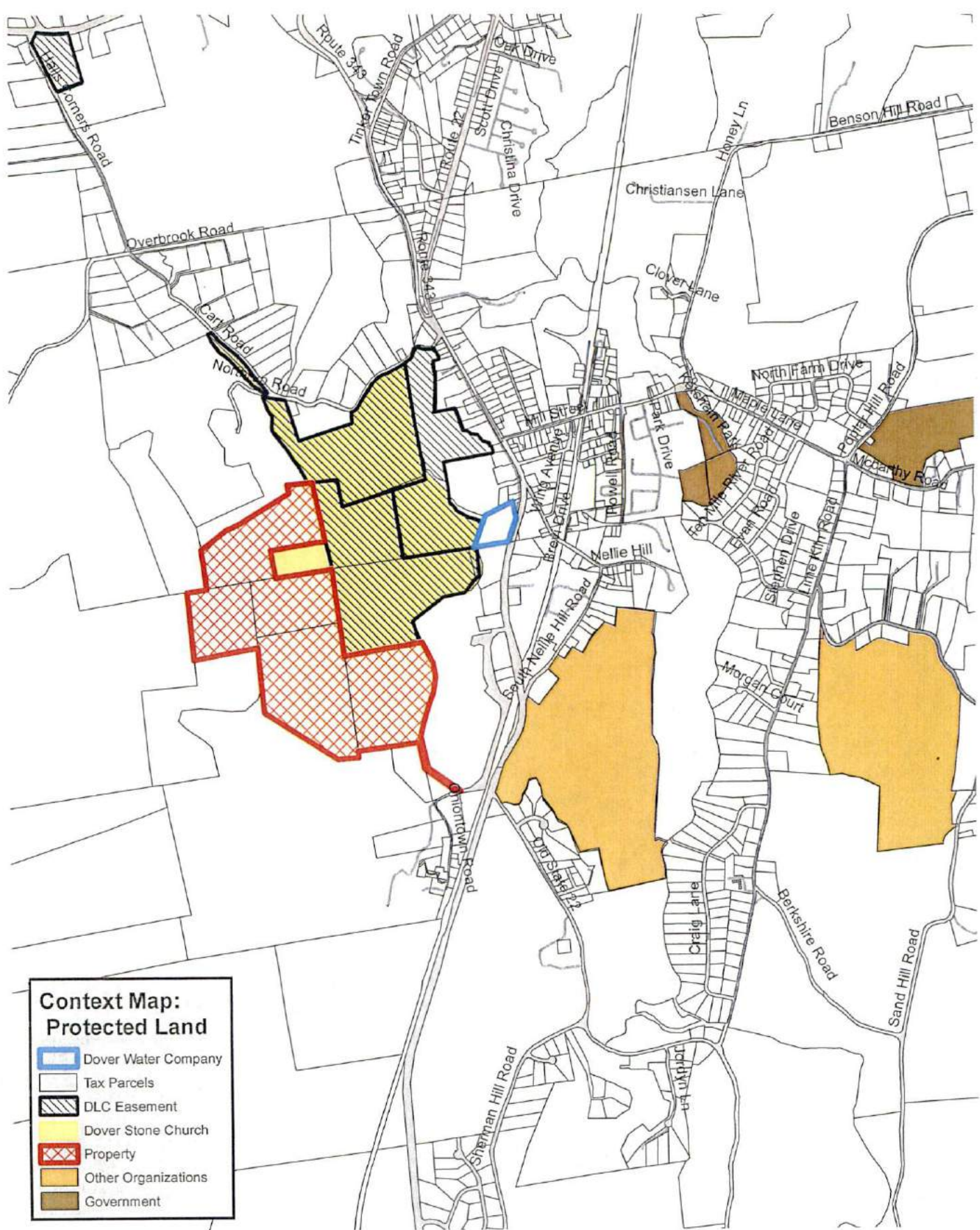
The County Master Plan, *Directions*, adopted by the Dutchess County Legislature in 1988, identifies the area in which Seven Wells is located as an area in which open space and steep slopes should be preserved. *Directions* emphasizes the preservation of steep slopes and encourages open space land uses and the protection of scenic resources. Policy 4.6 supports the development of tourism in ways that promote the county as it is, including its historic and visual environment. Policy 5.19 advocates the preservation of steep slopes and ridgelines. Policy 5.20 advocates for the preservation of the county's scenic resources and significant natural areas. Policy 5.24 encourages the preservation of woodland "greenbelt" corridors through communities, especially along streams...to provide recreational space, wildlife habitat and natural buffers. Policy 11.21 supports the use of conservation easements to preserve open space in rural areas.

The Dutchess County Greenway Compact Program's primary goal is to "increase the possibilities for public access." It stresses that, "Every community has the legal authority to protect its most important resources and determine the extent and location of new development." The Greenway Compact Program aims to identify opportunities for connections and identifies open space corridors "such as mountainous or forested areas, steep slopes and wetlands that when linked together provide wildlife habitat, recreational reserves, and scenic greenbelts." The Compact emphasizes preserving our natural heritage, wildlife corridors and water quality, and providing places for people of all ages to experience the outdoors close to home. The Compact program stresses the use of conservation easements as a tool to protect open space.

C. Maps and visual documentation (if these are included in an application submitted for primary funding, indicate application page #):

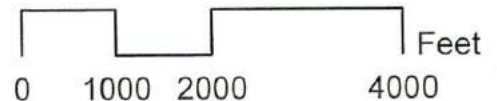
- Location map
- Tax parcel map
- Topographic map
- Soils map
- Photo-location map
- Photographs
- Aerial with Trails map
- Agricultural Priority Areas map
- Water Resources map
- Critical Mass of Public Lands
- Habitat map and Habitat Fact Sheets

Maps and photographs on following pages

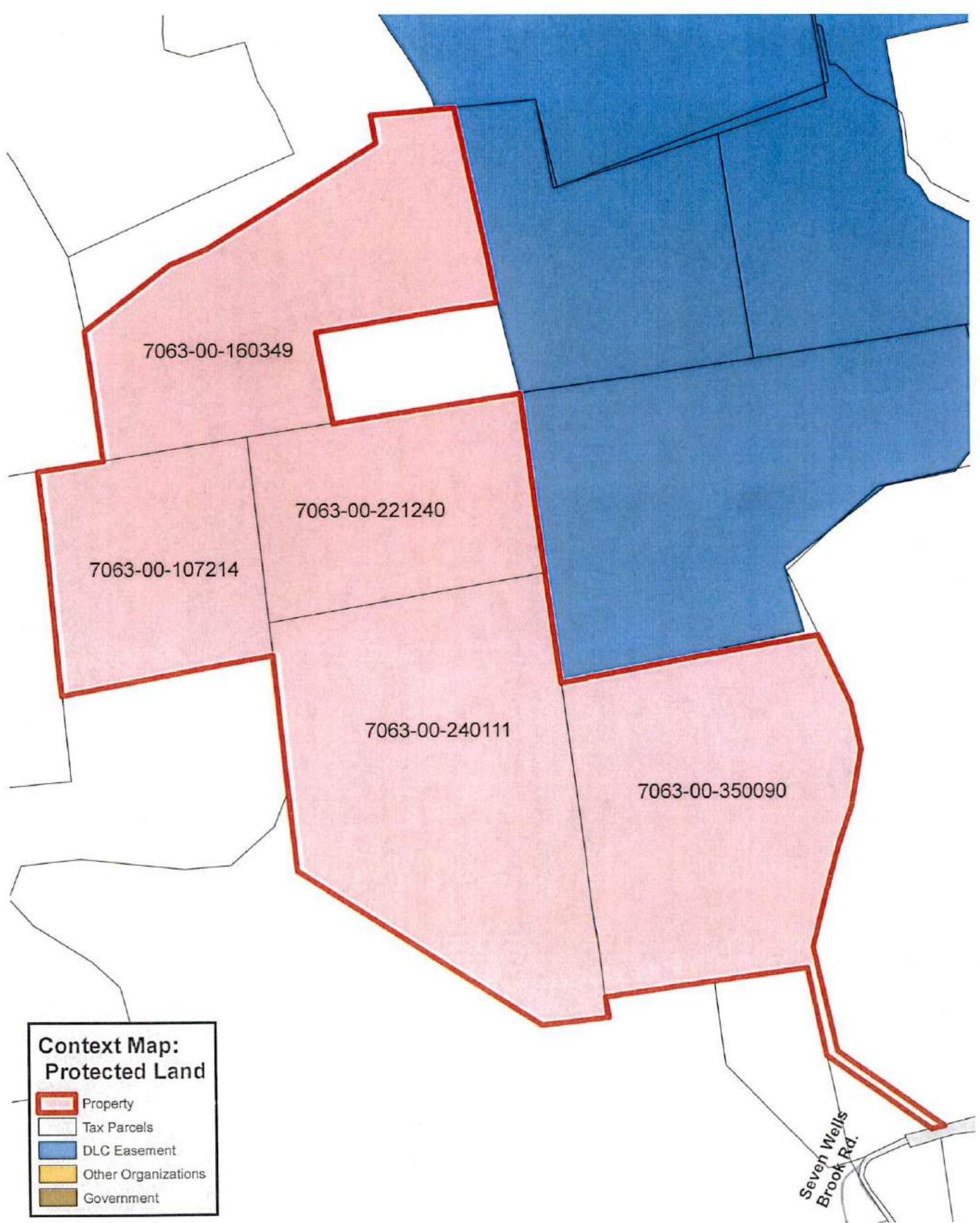


1. Location Map - Seven Wells (Crane) Property

Seven Wells Brook Road
 Town of Dover
 Dutchess County, NY
 December 5, 2018
 179.86 acres +/- (Per County Tax Parcel Data)



1 inch = 2,000 feet

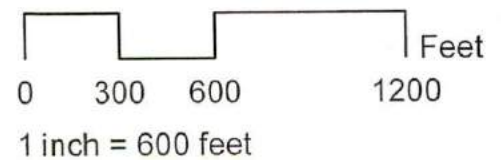


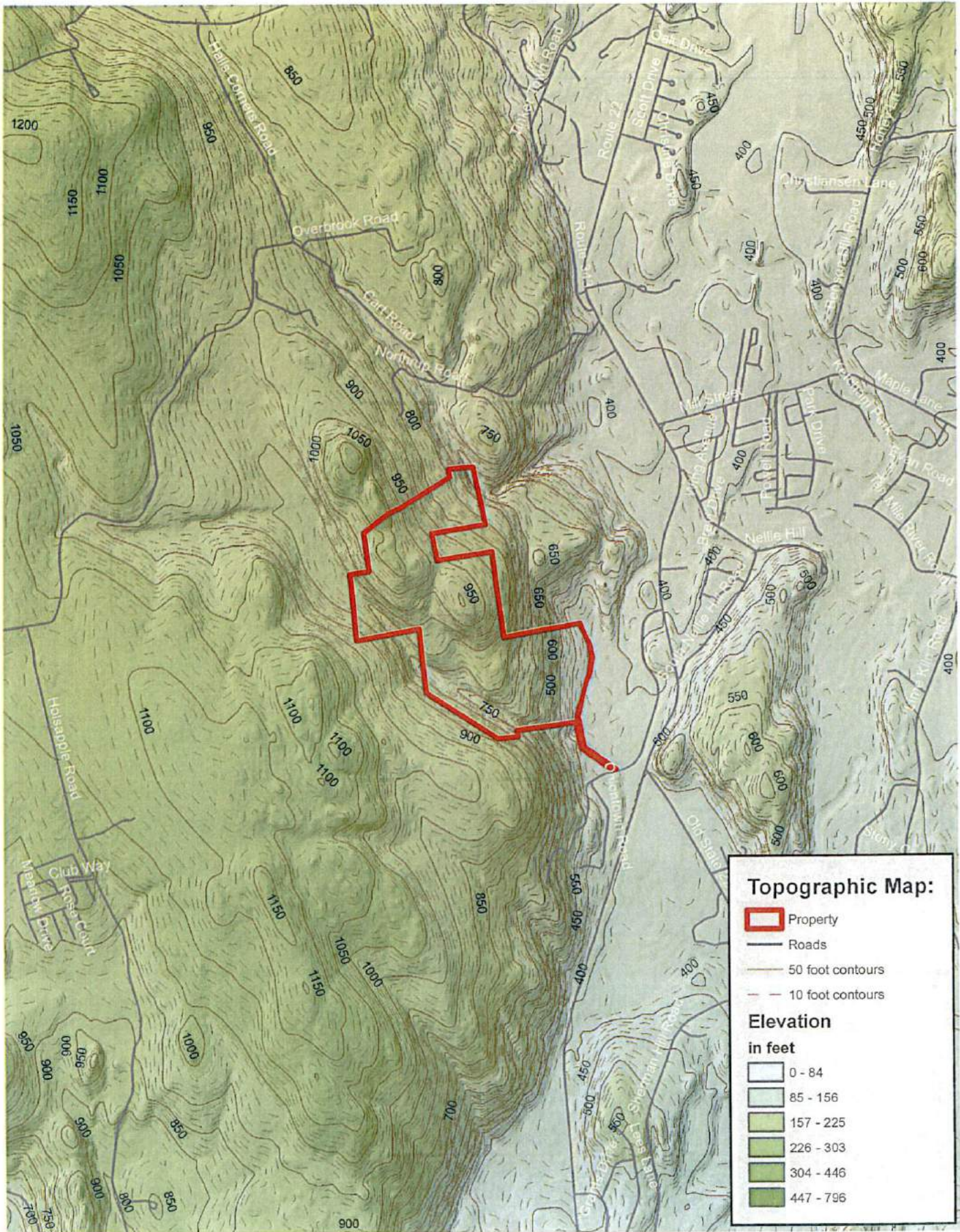
**Context Map:
Protected Land**

- Property
- Tax Parcels
- DLC Easement
- Other Organizations
- Government

2. Tax Parcel 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)





3. Topographic Map - Seven Wells (Crane) Property

Seven Wells Brook Road

Town of Dover

Dutchess County, NY

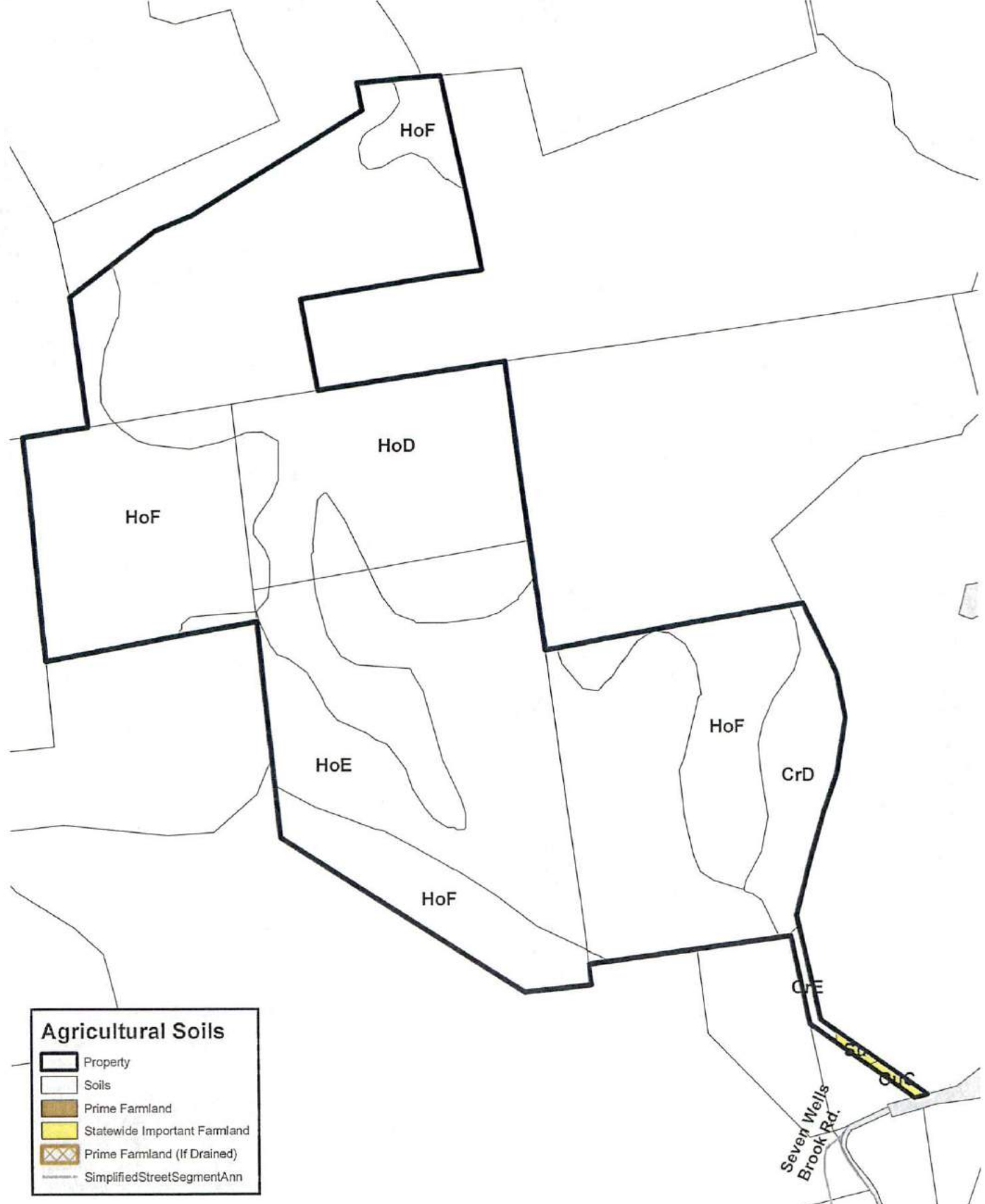
December 5, 2018

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



0 1000 2000 Feet

1 inch = 2,000 feet

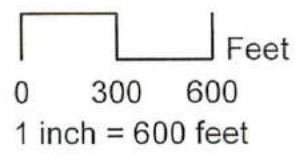


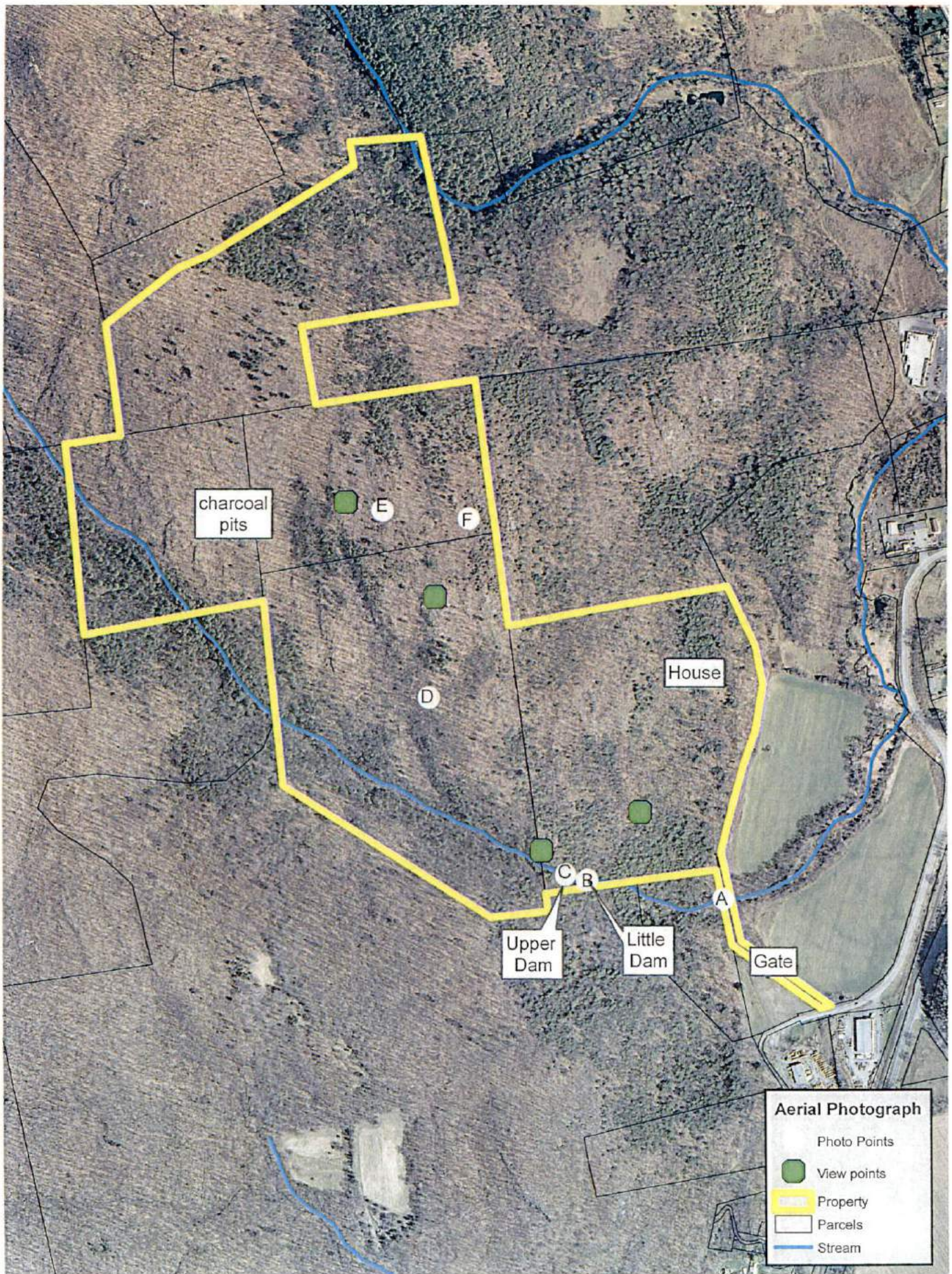
Agricultural Soils

- Property
- Soils
- Prime Farmland
- Statewide Important Farmland
- Prime Farmland (If Drained)
- SimplifiedStreetSegmentAnn

4. Soils 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)





5. Photolocation Map Seven Wells (Crane) Property

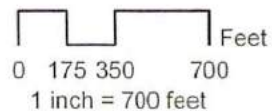
Route 22 (rear), Cart Road, and Seven Wells Brook Rd

Town of Dover

Dutchess County NY

December 19, 2018

179.86 +/- acres (per tax parcel database)



Aerial Photograph

2013 digital Ortho-imagery created by NYS Office of Information Technology Services, GIS Program Office. Image pixel size is 1' or 2' GSD. Image type is 4-band, RGB & NIR. Image horizontal accuracy is within 4' at the 95% confidence level (NSSDA).



Photo point A1 – Bridge over Seven Wells Brook at entrance to property – Village will be granted a right-of-way for maintenance and emergency access.

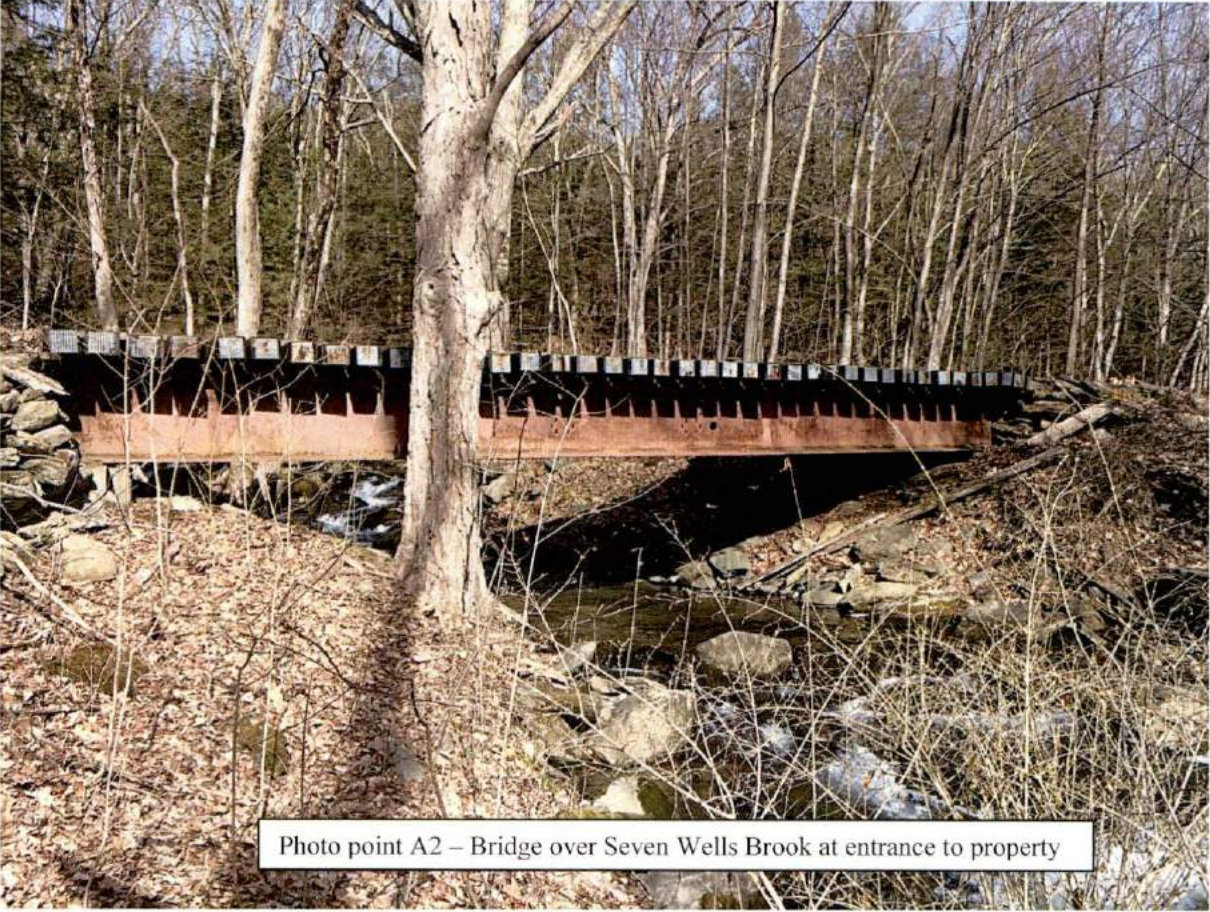


Photo point A2 – Bridge over Seven Wells Brook at entrance to property

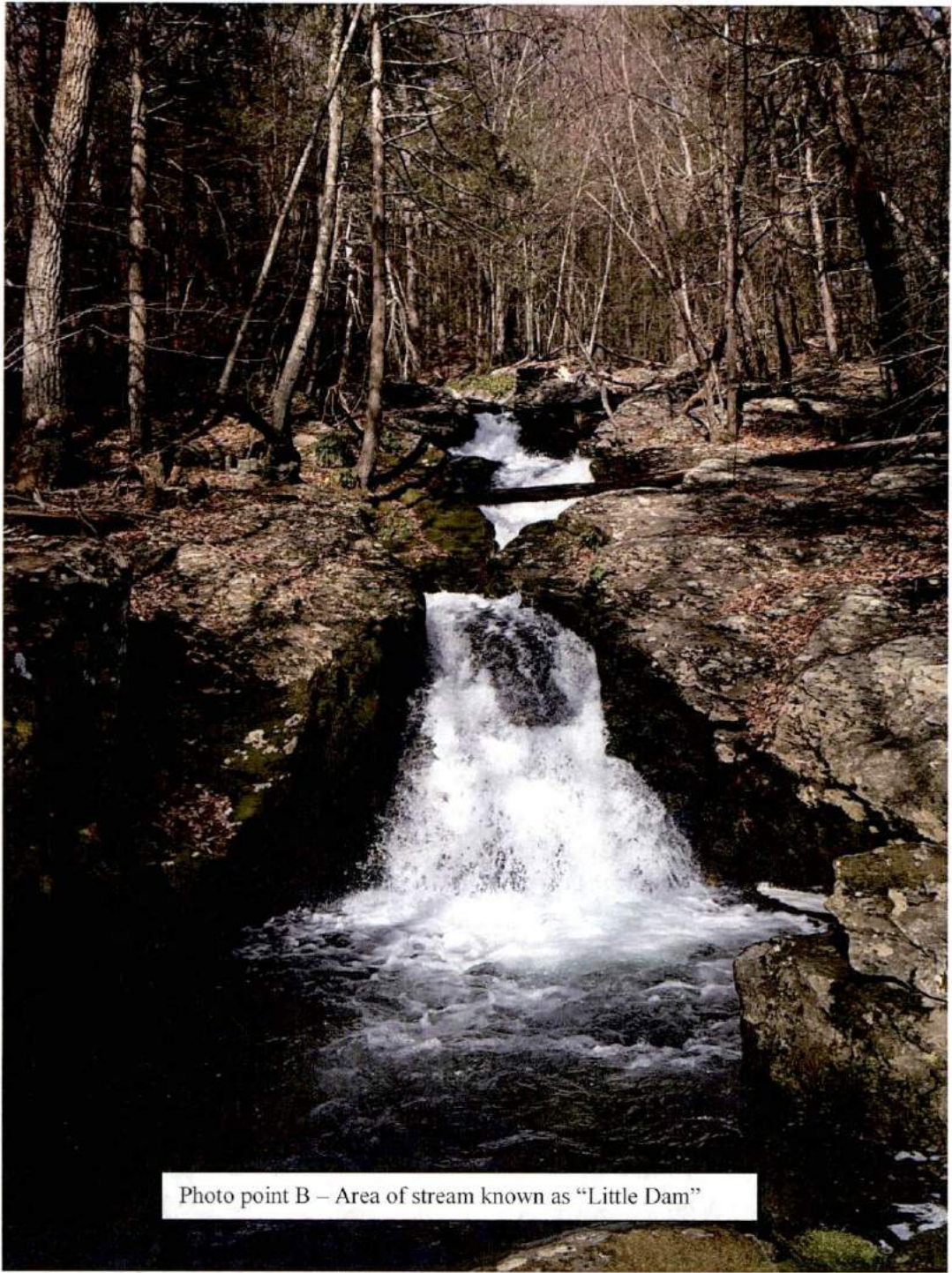


Photo point B – Area of stream known as “Little Dam”



Photo point C – Area of stream known as “Upper Dam”; remnants of stone dam visible



Looking Downstream



Remnants of cast iron water pipe visible

Wells along the stream:



Wells along the stream, continued...





Photo point D – View west over property, West Mountain

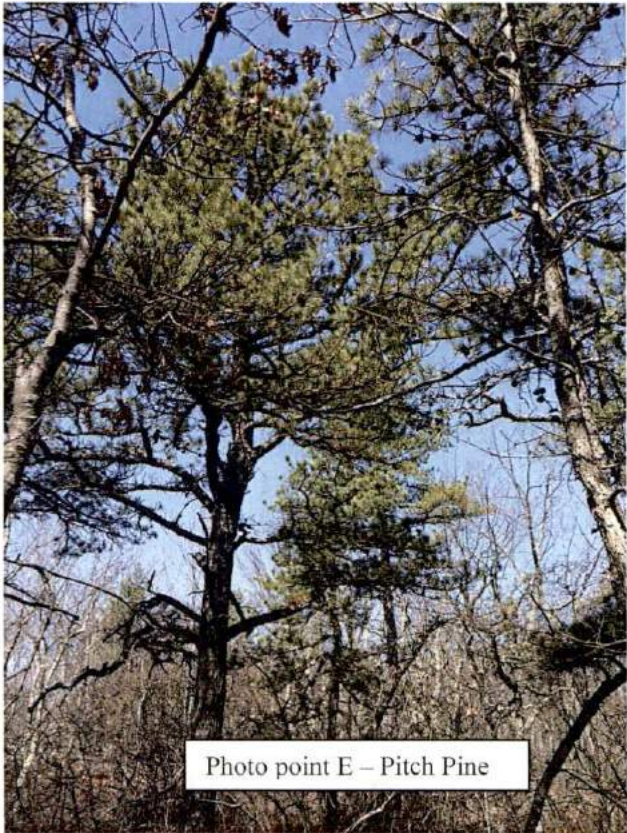


Photo point E – Pitch Pine

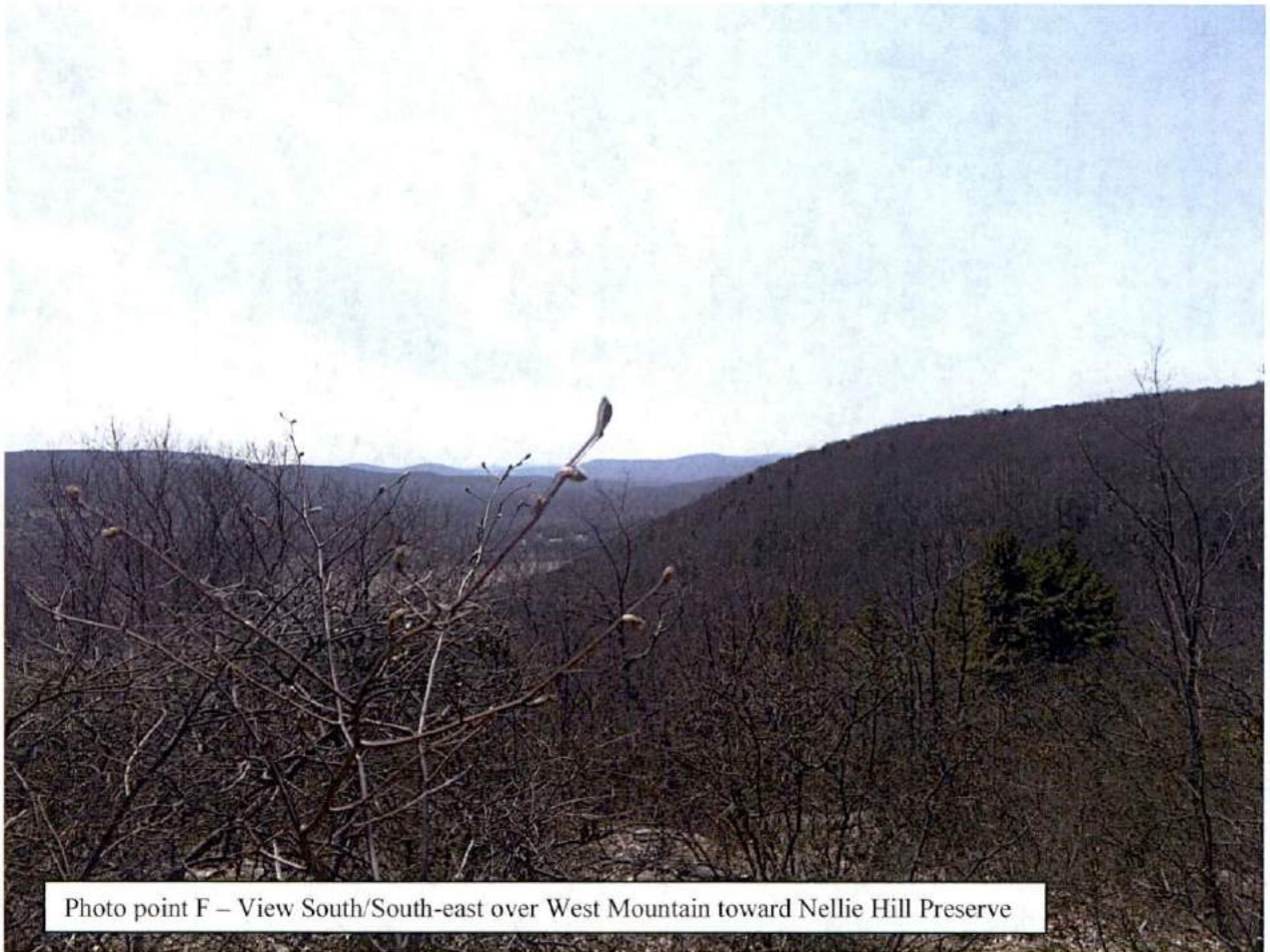


Photo point F – View South/South-east over West Mountain toward Nellie Hill Preserve

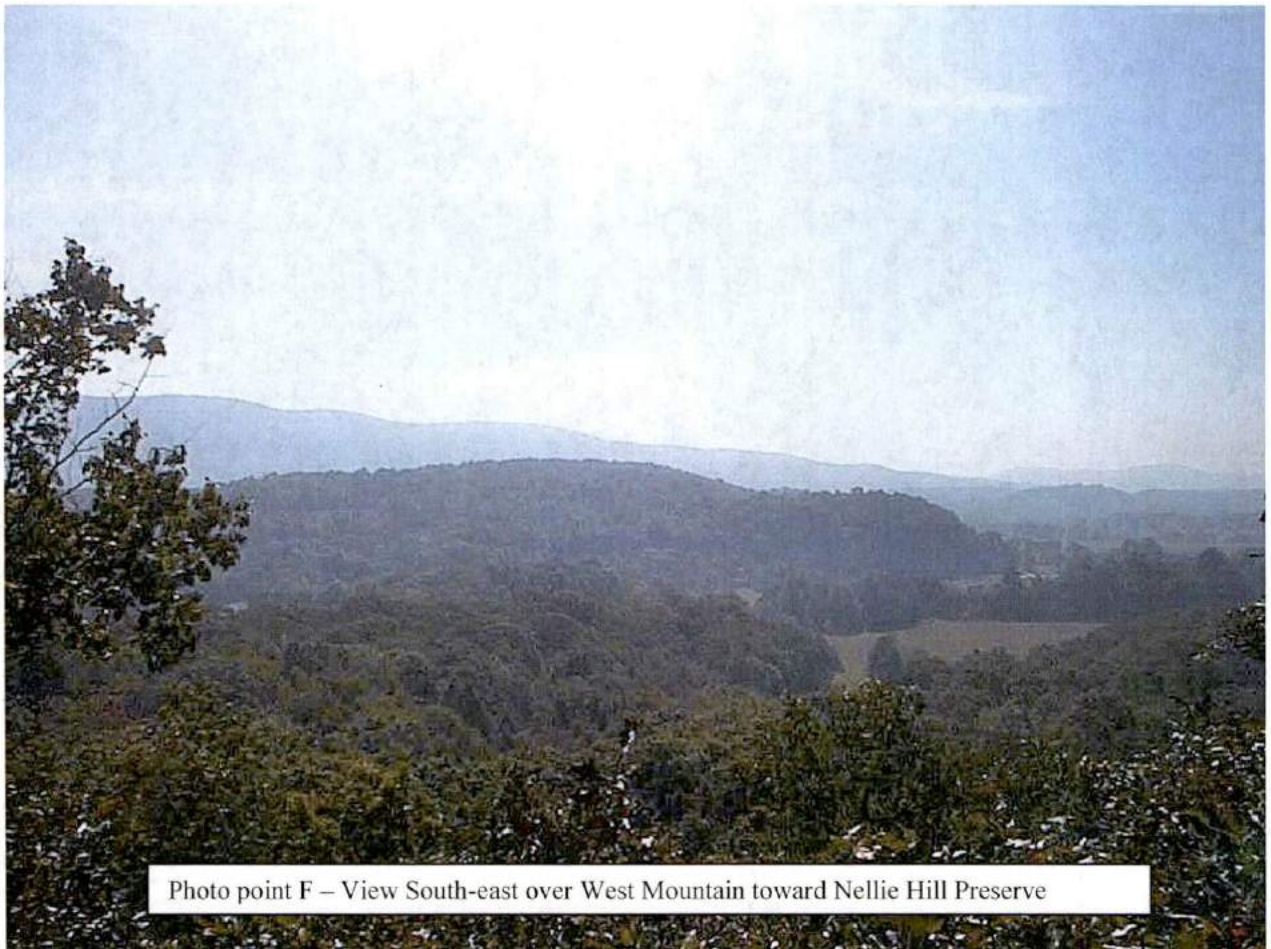
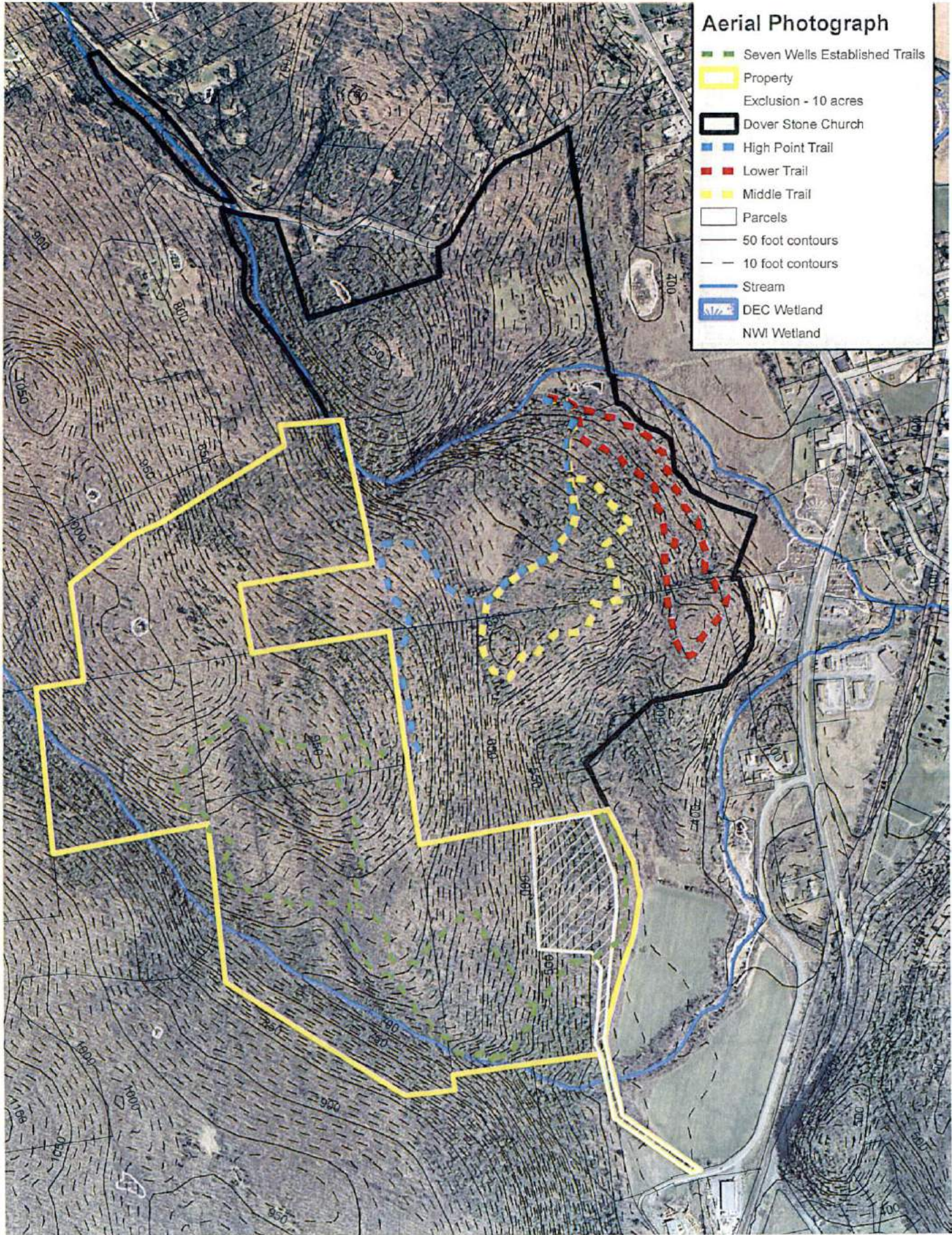


Photo point F – View South-east over West Mountain toward Nellie Hill Preserve



6. Aerial Map - Seven Wells (Crane) Property

Seven Wells Brook Road

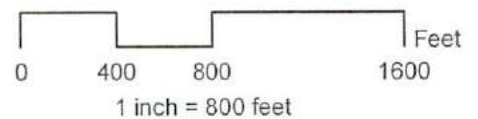
Town of Dover

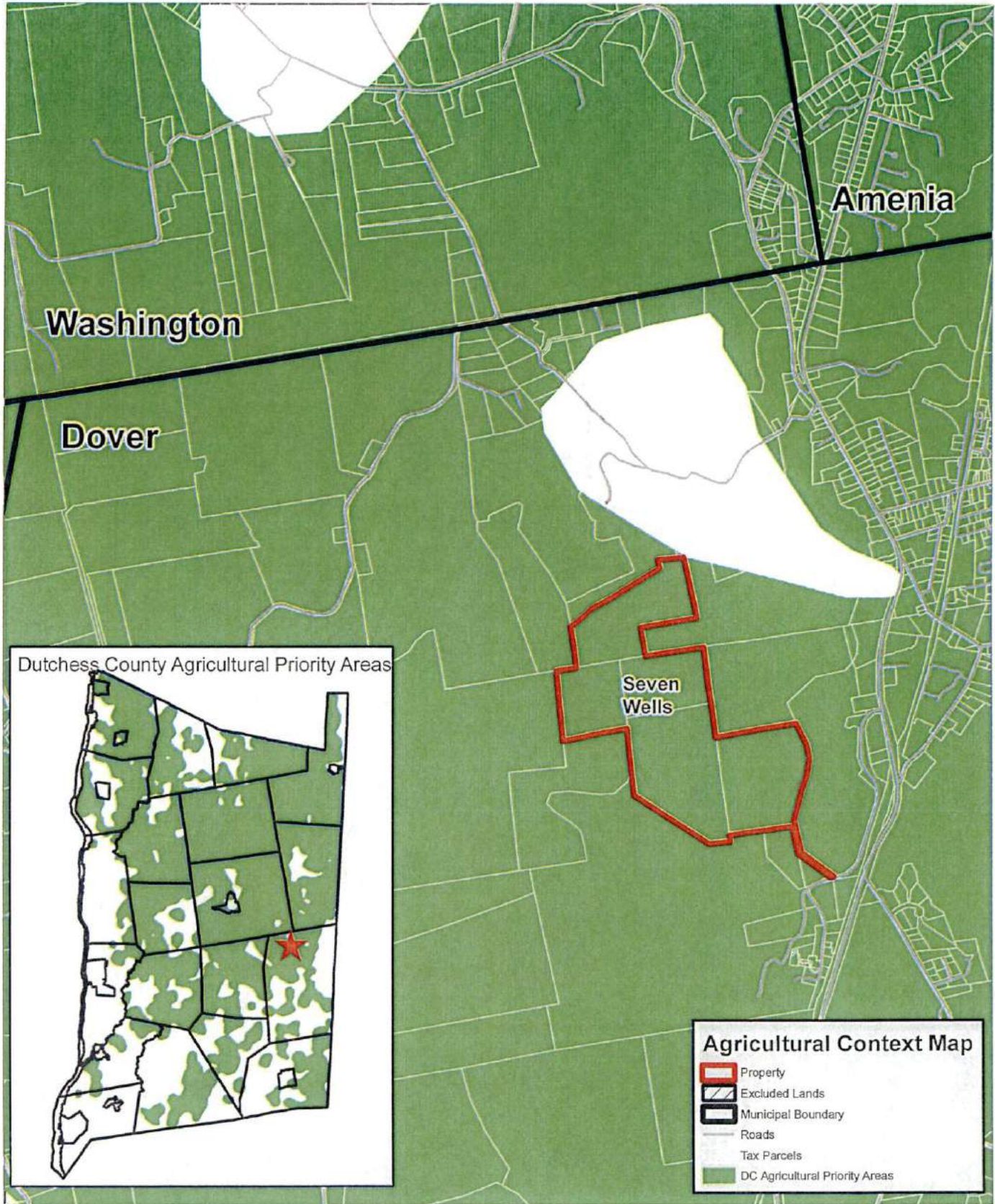
Dutchess County, NY

December 5, 2019

Project Area = 169.86 acres +/- (Per GIS calculations)

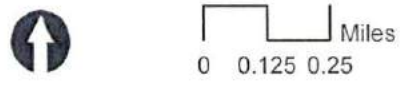
179.86 acres +/- (Per County Tax Parcel Data)

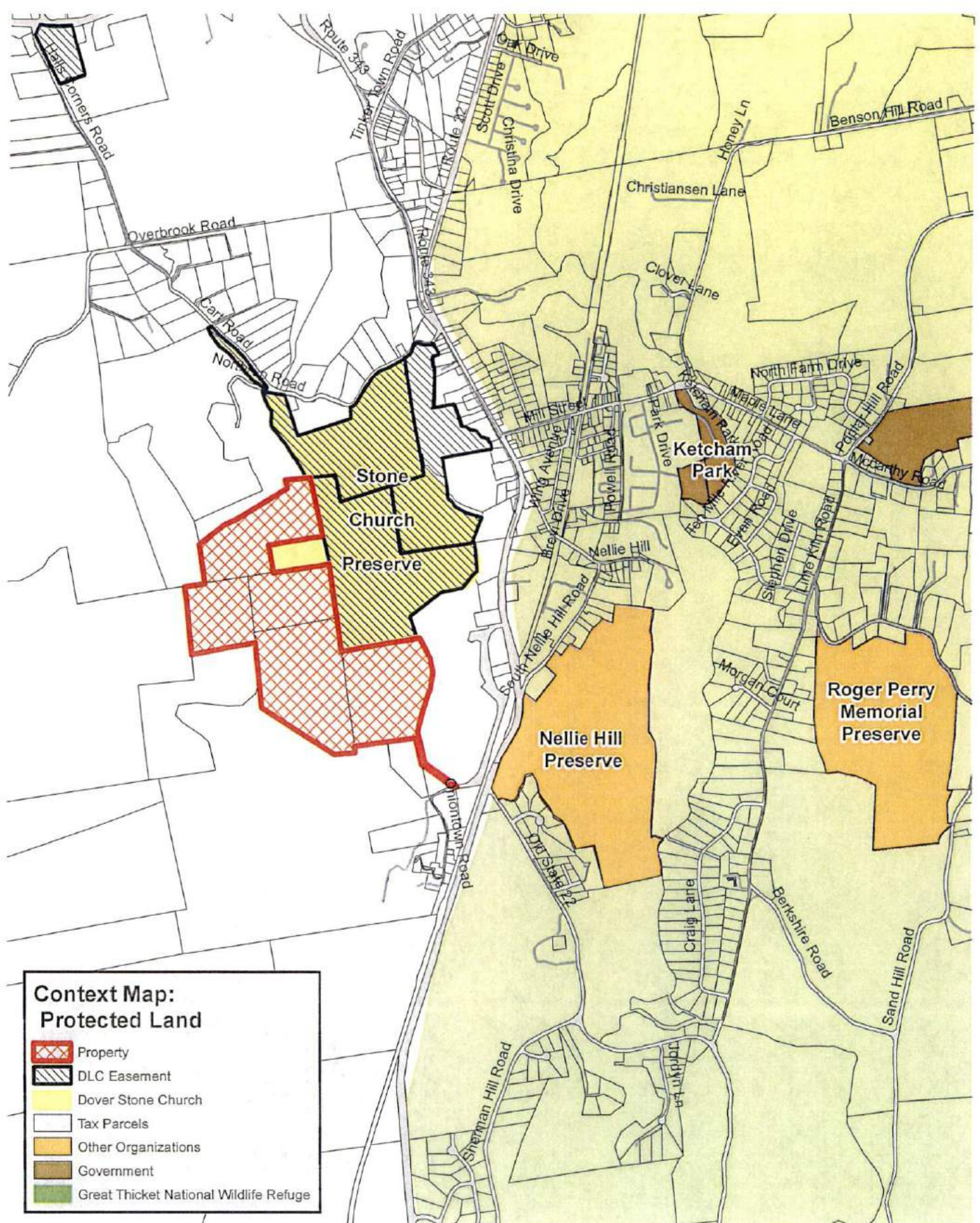




7. Agricultural Priority Areas - Dutchess County Agriculture & Farmland Protection Plan Seven Wells (Crane) Property

Seven Wells Brook Road
 Town of Dover
 Dutchess County, NY
 December 5, 2018
 179.86 acres +/- (Per County Tax Parcel Data)





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

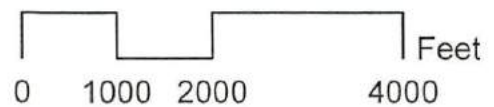
Seven Wells Brook Road

Town of Dover

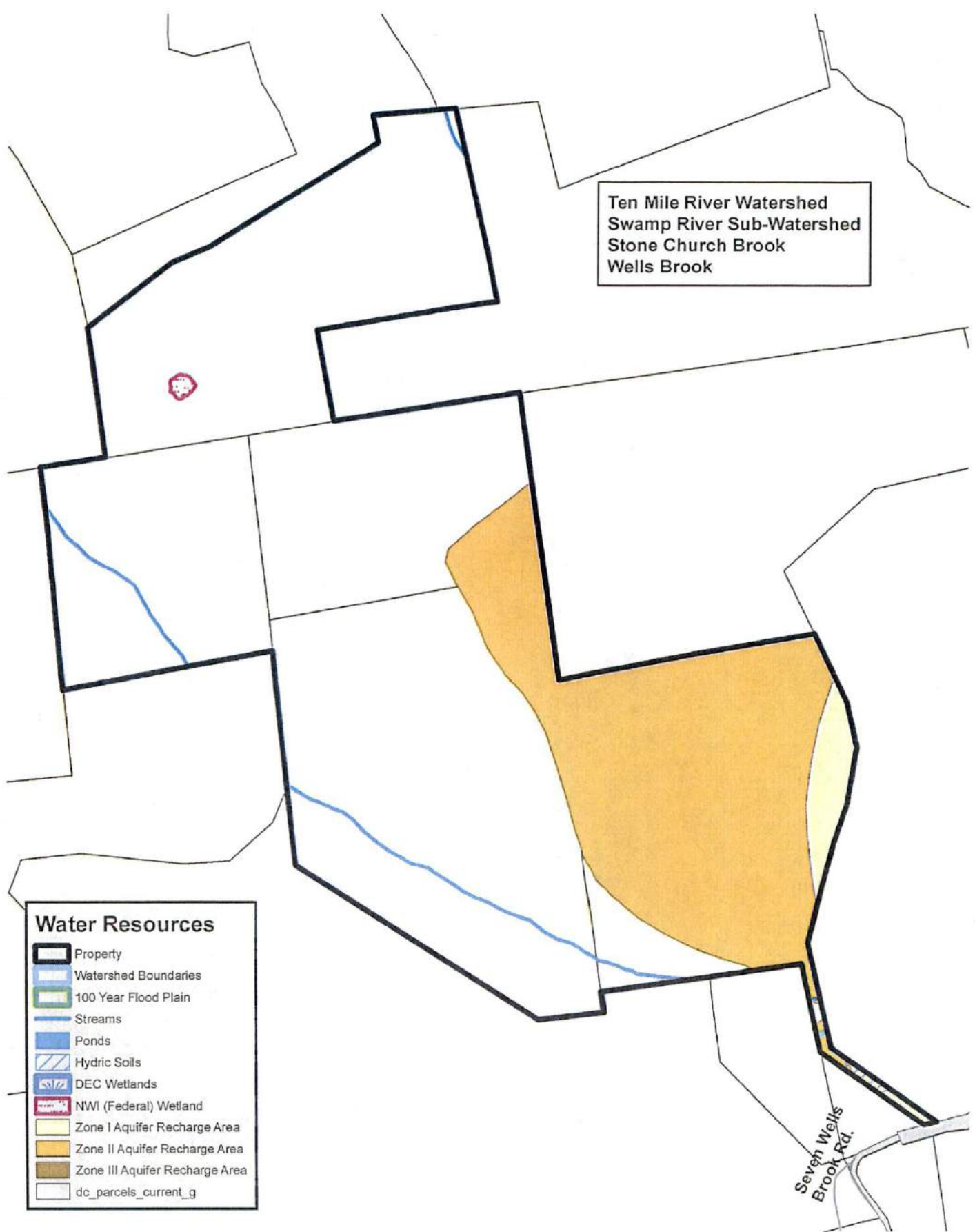
Dutchess County, NY

December 5, 2018

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



1 inch = 2,000 feet



9. Water Resources Map - Seven Wells (Crane) Property

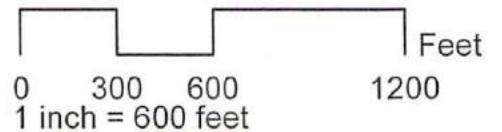
Seven Wells Brook Road

Town of Dover

Dutchess County, NY

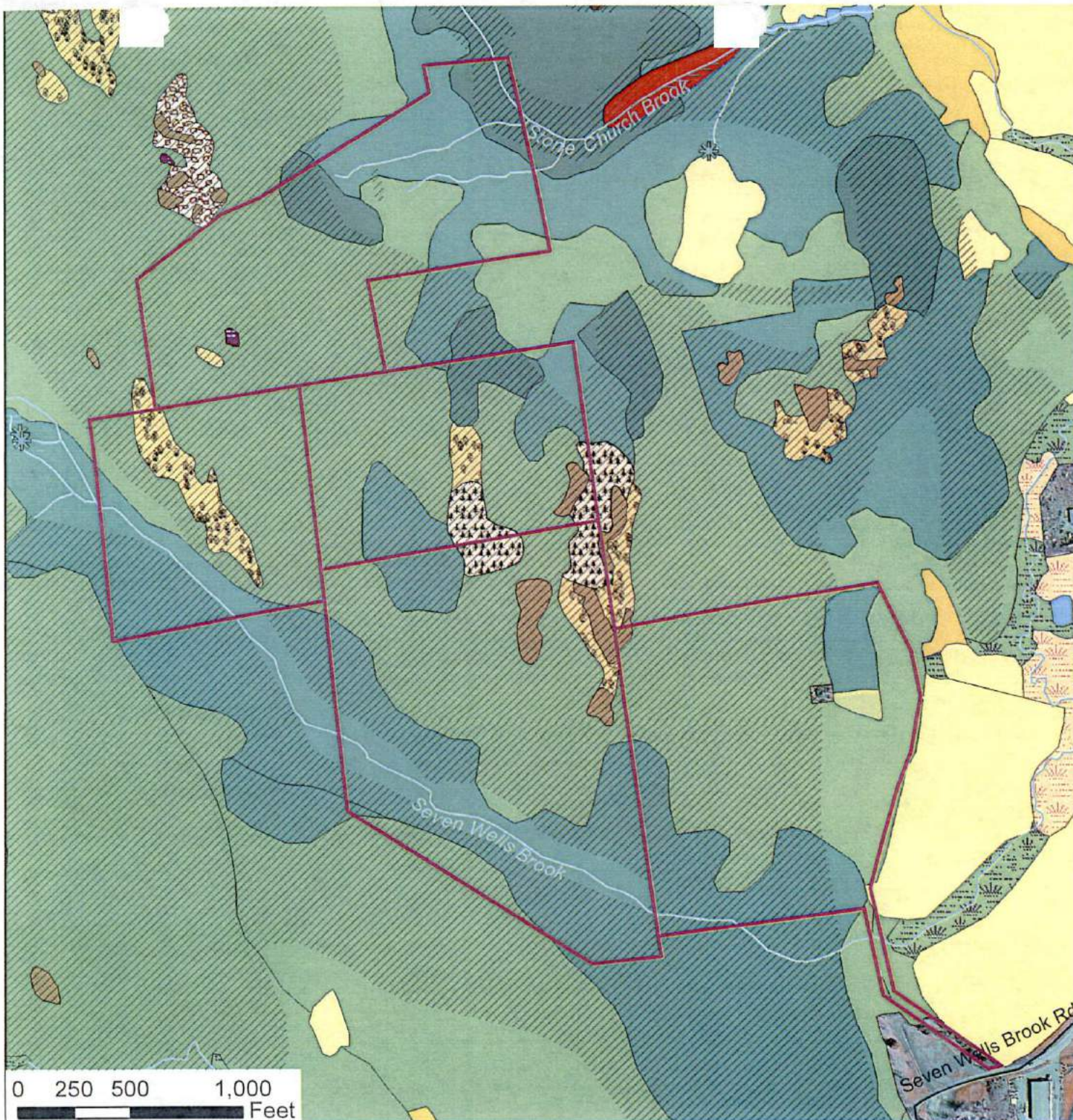
December 5, 2018

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



Crane F. 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.



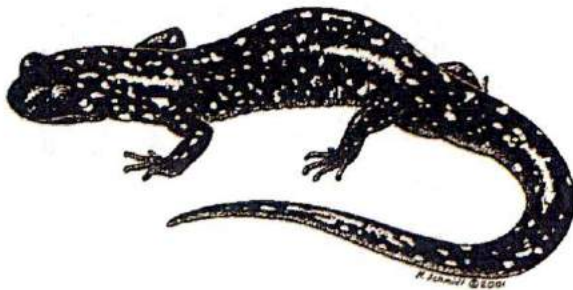
Habitat map by
Hudsonia Ltd.
December 2016

DRAFT



CREST, LEDGE, AND TALUS

These are areas of small or large bedrock outcrops, cliffs, ledges, talus (accumulation of rock fragments below a ledge), or erratics (isolated boulders). Soils are shallow, and vegetation is often stunted and sparse, but many areas are well-forested. An extraordinary array of rare plants and animals are associated with these habitats in the Hudson Valley.



Slimy salamander, © K. Schmidt 2001

TYPICAL PLANTS

- Red oak, chestnut oak, sugar maple, black birch
- Scrub oak, low blueberries, huckleberries
- Lichens, mosses, grasses, sedges

On calcareous (calcium-rich) bedrock:

- Red cedar, hackberry, basswood
- Bladdernut, American prickly-ash
- Wild columbine, ebony spleenwort, maidenhair spleenwort

SPECIES OF CONSERVATION CONCERN

- Rare sedges, ferns, and wildflowers
- Northern hairstreak (butterfly)
- Timber rattlesnake, worm snake, copperhead
- Southern red-backed vole, longtail shrew, porcupine, fisher, bobcat
- Blackburnian warbler, worm-eating warbler

These are just a few of the species of regional or statewide conservation concern that are known to occur in crest, ledge, and talus habitats. See Kiviat & Stevens (2001) for a more extensive list.



Purple-stemmed cliffbrake

THREATS TO CREST, LEDGE, AND TALUS HABITAT

Rocky crests are popular sites for recreational uses, communication towers, and even houses. Construction of trails, roads, and buildings destroys rocky habitats directly and causes fragmentation of these habitats and the forested areas of which they are a part. Rare plants of crests are vulnerable to **trampling** and **collecting**. Rare snakes are susceptible to road mortality, intentional killing, and collecting. Rare breeding birds of crests are easily disturbed by human activities nearby. The shallow soils of these habitats are vulnerable to **erosion** from construction and logging activities, and **compaction** from foot and ATV traffic.

CONSERVATION RECOMMENDATIONS

- ❖ Minimize construction of new roads and buildings on and near rocky ridges and hillsides.
- ❖ Protect crest, ledge, and talus areas from disturbances associated with high intensity human recreation, including soil compaction, trampling of sensitive plants, and disturbance of animals.
- ❖ Maintain intact habitats in the areas between crest, ledge, and talus locations to allow for dispersal of plant and animal populations.
- ❖ Avoid direct disturbance to dens of timber rattlesnake and other snakes of conservation concern, and restrict logging to the winter months when the snakes are hibernating.
- ❖ Consult with the Endangered Species Unit of the New York State Department of Environmental Conservation about any activity proposed in the vicinity of a timber rattlesnake habitat.



Walking fern

References

- Brown, W.S. 1993. Biology, status, and management of the timber rattlesnake (*Crotalus horridus*): A guide for conservation. Society for the Study of Amphibians and Reptiles, Herpetological Circular No. 22.
- Fitch, H.S. 1960. Autecology of the copperhead. University of Kansas publication. Museum of Natural History 13:85-288.
- Kiviat, E. and G. Stevens. 2001. Biodiversity assessment manual for the Hudson River estuary corridor. New York State Department of Environmental Conservation, Albany. 508 p.

D. Budget detailing the total estimated cost of completed project including the following items

- Land acquisition: estimated cost per acre and total.
- Property survey
- Baseline mapping and documentation
- Title search and insurance
- Administrative costs including negotiation of contracts
- Stewardship/Monitoring program costs

Budget

Land Acquisition:	\$962,500
Appraisal:	\$3,000
Property Survey:	\$20,000
Baseline Report:	\$4,000
Title Fees:	\$6,000
Administration, legal:	\$23,000
Stewardship:	\$10,000
Total Project Costs:	\$1,028,500

E. Documentation of funding awards/applications including amounts, program requirements, and anticipated timetable for receipt of funds.

Include copies of all successful and pending applications for primary funding with this application as well as documentation of confirmed awards.

F. Stewardship/Monitoring Plan

Describe plans and a corresponding budget to insure compliance with terms of the easement/purchase. Identify the organization or municipality responsible for ongoing monitoring.

Conservation Easement Stewardship/Monitoring **Summary of Easement Responsibilities**

By agreeing to accept a conservation easement, Dutchess Land Conservancy is agreeing to uphold all future stewardship responsibilities associated with the conservation easement in perpetuity. Dutchess Land Conservancy has been accredited by the Land Trust Accreditation Commission since 2009. The Accreditation Commission has determined that our stewardship practices comply with the standards and practices established for an accredited land trust.

By accepting this conservation easement, it is our intention and commitment to comply with the accreditation standards in all aspects of exercising the stewardship responsibilities on this easement. In essence, DLC will monitor of the conservation easement property at a minimum of once a year, keep detailed and secure records, and uphold our responsibilities to oversee compliance with the terms of the easement. Specific commitments of DLC include:

- Creating a Baseline Documentation Report that documents the initial conditions of the property at the time of the easement
- Monitoring the easement on a yearly basis (aerially, ground, or both)
- Maintaining an easement endowment fund to ensure our ability to uphold our stewardship commitment in the future
- (At our ongoing discretion) Continued participation in the TerraFirma Conservation Easement Insurance Program
- Communicating with easement owners and their representatives
- Communicating with Project Partners
- Reviewing and evaluating requests for approvals
- Keeping perpetual records
- Enforcing the terms of the conservation easement as needed

In addition, the stewardship of this conservation easement will be in accordance with a comprehensive Monitoring Agreement which will describe our stewardship responsibilities in detail. The Monitoring Agreement will be drafted from a template developed jointly between Dutchess County and Dutchess Land Conservancy on prior projects, most recently the Vincent (Brookby Farm) easement acquired with the assistance of the PMG in 2017.

Dutchess Land Conservancy
Conservation Easement Stewardship Endowment Cost Estimates

2019 Open Space Property

Stewardship of Dutchess Land Conservancy's Conservation Easements is vital to ensuring that we uphold our conservation easements in the future and uphold the promise we make to every conservation easement donor when we accept their easment.

1. Yearly Stewardship Cost Estimate

Item	Estimate
<i>Aerial Monitoring</i>	
Pilot fee, fuel cost, staff time in flight, staff time preparing and following up monitoring	\$35
<i>Routine Ground Montitoring (Yearly)</i>	
Site visit, preparation, and follow-up, report and letter Writing, mileage reimbursement.	\$300
<i>Prior Approvals (assuming one per 5 years)</i>	
Site visit, communication with landowners and project partners, presentations to Board of Director, letter writing, record keeping (\$350 per approval)	\$70
<i>Communication, Basic Record Keeping, and Database Adminstration</i>	
Communicating with easement landowners, record keeping, database maintenance, and off-site archival storage	\$50
<i>TerraFirma Conservation Easement Insurance (Yearly)</i>	
(Yearly Cost \$45/easement)	\$45
Total Yearly Cost	\$500

2. Endowment Request

The endowment request is calculated based on the amount of interest (based on a five percent annual return) necessary to sustain the yearly costs for stewardship.

Endowment Request: *Total Yearly Cost / five percent = \$500 / .05 =* **\$10,000**