

ALA News Notes



The Essex Chain of Lakes

State acquires more of the Finch Pruyn lands from The Nature Conservancy

On March 14, 2014 The Associated Press reported: New York state has purchased an additional 8,451 acres of former timber company lands on 14 parcels in Fulton, Warren, Essex and Hamilton counties.

Gov. Andrew Cuomo announced today the state will pay \$5.7 million to acquire the former Finch, Pruyn (PRINE) tracts from The Nature Conservancy, using money from the Environmental Protection Fund.

The state and Nature Conservancy will also provide \$875,000 in grants to communities around the acquired parcels to fund tourism programs, parking, shuttle services, signs, brochures, special events and other recreation support projects.

This acquisition is in addition to the state's purchase of 65,000 acres of former Finch lands in 2011.

In 2007, The Nature Conservancy (TNC) purchased the entire 161,000 acre property from Finch Pruyn. The State has since acquired 73,451 acres of this property with intention of also acquiring the Boreas Ponds and McIntyre tracts. The TNC also sold, 89,000 acres of the former Finch Pruyn lands as working forest with a conservation easement to a private entity.

Legislature passes budget bill with tax impacts. The 2014-15 budget passed by the legislature on March 31 includes a number of provisions affecting taxes of property owners, these include:

A new property tax freeze credit that provides a refundable personal income tax credit to qualifying taxpayers if their local government and school district stay within the property tax cap. To benefit for a second year, schools and localities would have to propose a cost-cutting plan.

The budget bill keeps the top estate tax rate at 16 percent, but the exclusion threshold is raised from \$1 million to \$5.25 million over four years and the exclusion threshold is indexed to inflation, effective January 1, 2019.

Adirondack Club and Resort still on hold. In January, 2012 the Adirondack Park Agency approved a permit for the Adirondack Club and Resort in Tupper Lake, NY. When finished this would be the largest development ever built in the Adirondacks. It includes several "great camp" lots, over 600 dwelling units, a hotel, ski area and marina. In March, 2012 Protect the Adirondacks, the Sierra Club and three individuals brought suit challenging the park agency's process and ruling.

Oral arguments on behalf of the Adirondack Park Agency and the litigants will be heard by the Appellate Division in late April, 2014...the judges will likely rule within 60 days thereafter.



North Country Regional Economic Development Council. In 2011, Governor Cuomo created 10 Regional Councils to develop long-term strategic plans for economic growth for their regions. The Councils also make recommendations for state funding for local projects in their region. The North Country Region was awarded \$81.3 million dollars in 2013. The approved projects reflected the region's diversity with priorities including helping farmers and small business owners improve productivity, addressing the need for more hotel rooms in the region to help with the tourism economy, and growing jobs and investing in high-tech industries.

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Examples of projects approved in the Adirondack region include:

\$6,000,000 for infrastructure improvements to components of broadband to expand high speed, affordable service across the North Country region.

\$5,000,000 to revitalize the Hotel Saranac, creating a full-service hotel to spur year-round tourism.

\$2,000,000 to construct a new resort and waterfront restaurant at the former Lake Flower Hotel, and leverage private investment to diversify the region's tourism/recreation based communities.

\$250,000 to support Phase 2 of the Wild Walk at the Wild Center located in Tupper Lake, which includes the construction of activities and permanent outdoor exhibits.



NYS Senator Betty Little



Presentation of Funding Award

Adirondack LANDOWNERS ASSOCIATION

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Adirondack LANDOWNERS ASSOCIATION

www.adklandowners.org

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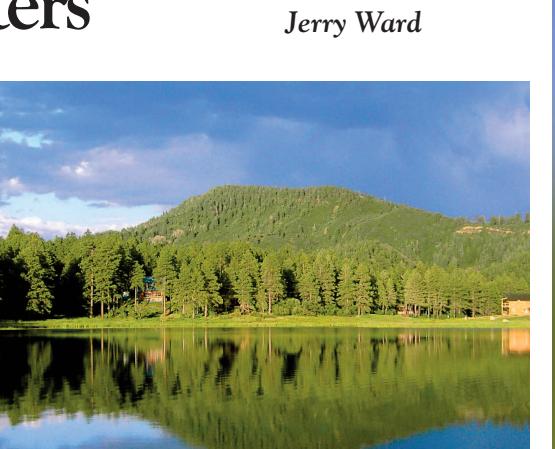
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Join The ALA...Your Voice Matters

Jerry Ward

Ownership of land in the Adirondacks involves significant financial and emotional investments. As any enduring investment it needs to be supported and sustained in meaningful ways, and protected from a range of threats.

ALA Monitoring and Support: The ALA supports and protects private landowners by serving as their "eyes and ears" on current and emerging issues impacting private lands. We have developed on-going relationships with NYS legislators, local government leaders and NYS agencies that are active in the Park, particularly the Department of Environmental Conservation and the Adirondack Park Agency. ALA does not work alone...we collaborate with the Adirondack Association of Towns and Villages, the environmental and economic development organizations and the forest products industry to mention a few. In addition, we maintain active involvement with the Common Ground Alliance, the Council of Forest Resource Organizations, the Adirondack Partnership, the Forest Preserve Advisory Committee, and the Region 5 & 6 Open Space Committee.

It is ALA's goal to identify both existing issues and those beginning to emerge that are most important to private landowners. We strive to engage the issue early enough in the process to influence its outcome to the best possible advantage of our members.

Estate Planning: The ALA hosted a symposium in 2004 at which experts explained the tax and estate planning techniques available to insulate the passage of property across generations from severely adverse taxation. The ALA is once again exploring the problems of taxation and land transfers between generations.

Invasive Species: Most recently, the ALA has been instrumental in a program to educate the public on the dangers of introducing invasive species into our waters by boats and fishing gear that move from lake to lake and stream to stream.

Stewardship: Over the years the ALA has periodically recognized landowners, researchers and community groups for their exceptional stewardship contributions.

We Learn from Each Other: In addition to the benefits that our members receive from the activities of the Senior Advisor, the Legal Affairs Committee and a very active Board of Directors, they learn from each other. Many of our members have owned their land for well over a hundred years...their experience is invaluable and is shared willingly with other members.

Membership in the ALA provides support and value by providing members: "Eyes and Ears" in Albany...Strength of a Collective Voice...Access to Public Officials and Influential Organizations...and frequent contact with Other Members.

son proposed a cap on New York's payment of taxes on the Forest Preserve....ALA worked with local governments and environmental organizations in convincing the governor to remove that proposal from the budget.

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Today, about 50 percent of the land in the Park is privately owned, making this Park unique amongst parks in the United States. And whether a historical accident or not, I would make the case that these lands are a distinct asset to the Adirondack Park, and if a mistake, a fortunate one indeed.

The private lands are quite diverse in ownership and purpose, ranging from small to so small individually owned tracts...some are family estates, some clubs, some devoted to education and research, and much of the rest is owned by timber management companies. But, while these lands are privately owned they also serve a public purpose. For example, some of the wildest places in the Park where the biodiversity is the richest are on private lands.

Because of their intact ecosystems, these lands are well suited for research. They are as well loved, well cared for, home to 130,000 plus permanent residents, visited annually by millions more; and just might be a model for sustainable development for rural wild lands where ever they are found in the United States.

Oral arguments on this case and a ruling by the Appellate Division will most likely not occur until next fall.

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Proud to be celebrating our 24th year of Stewardship, Leadership & Fellowship



Adirondack LANDOWNERS ASSOCIATION

Who We Are

ALA Officers & Directors

President
Thomas E. Williams
West Canada Preserve

Vice President
Wilbur Rice
Adirondack League Club

Treasurer
Robert E. Friedman
Kildare Club

Secretary
John G. Fritzinger, Jr.
Adk. Mountain Reserve

Directors
Kevin Arquit
David Skovron
Jerry B. Ward
William Hutchens, Jr.
Colin Bradford
John Ernst
Sally Hart
Jackie Rudolph
Neil Skotarczak
William Clegg

Theodore S. Wickersham
ex-officio

Senior Advisor
Dr. Ross S. Whaley

ALA Members
Adirondack League Club
Adirondack Mountain Reserve
Ampersand Pond
Arquit Property
Asgard Farm
Bay Pond Park
Big Wolf Lake Association
Borean River Farm
Brandreth Park Association
Camp Otterbrook
Dug Mountain Ponds
Elk Lake Lodge
Finch Paper, LLC
Fisher Forestry, LLC
Grasse River Club
Heart Bay Environment
Hollywood Club
Johanson Family Property
Kildare Club
Livingston Lake Club
Matamek Corporation
McCavanaugh Pond Club
McClelland Family Property
Meenahga
Miller Park Association
North Woods Club
Paine Family Estate
Putnam Camp
Skye Notch
Thisse Family Properties
Watch Rock Point Property
West Canada Preserve
Wilmurt Club



www.adklandowners.org

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Time to Invest in Private Stewardship

Tom Williams, ALA President



The Adirondack Park is blessed with unmatched scenic beauty. There are seemingly endless tracts of forest land, thousands of pristine lakes and ponds, miles of rivers and streams and an incredible diversity of wildlife. Still, with all that natural wonder, the one thing that makes the Adirondack Park truly unique is the blend of public and private lands. These private lands have proven an invaluable public resource for scientific research, improvements in forestry management, and they play an integral role in supporting the fragile economy of the north-country. So, what is missing from this picture?....Some type of meaningful public investment in support of private forestry stewardship and habitat conservation...not only in the Adirondacks, but throughout New York State.

The costs related to the public lands of the Forest Preserve are born by all of the taxpayers in New York. Why?...because they are considered to be an asset and an investment for the people...these state owned lands have benefits for all New Yorkers. Well, I maintain that private forest lands also provide benefits to all citizens of NYS, but perhaps many folks just don't realize it. Ask anyone who is well versed in open space conservation/protection and they will tell you that it can't happen without well managed private lands as part of the equation. These private forest lands provide watershed protection, promote wildlife habitat, grow trees for bio-mass energy and lumber and perhaps most importantly, offer all these benefits with little expense to the public.

It is time that NYS adopts legislation that will offer a "public investment" in the stewardship value of well managed private forest land. This public investment should come in the form of a tax credit to private landowners, for lands that meet acceptable criteria. This will be an investment that will pay benefits to all New Yorkers!

The ALA will be looking to elected leaders from throughout NYS to help create this legislation and make it a reality. Additionally, we will look for support from local government, economic organizations and the various stakeholder groups and non-profits, all of whom are well versed in the public benefits of private land stewardship.

The Adirondack Landowners Association will soon be celebrating its 25 year anniversary. The ALA was founded on the principles of private stewardship and now, almost 25 years later, there is no doubt we picked the right foundation to build on. Our members can be proud of the role we have played during that time and can be equally excited about our future success as we look forward to the next 25 years.

Tom Williams

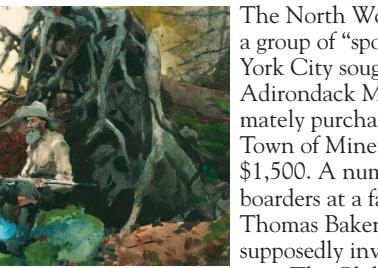
ALA Statement of Purpose

The Adirondack Landowners Association is a group of private landowners, who collectively own over 200,000 acres of land in the Adirondack Park. Our membership, which totals over 3500 individuals, is made up of clubs, family groups and private preserves, some with ownership dating back to the mid 1800's. We are significant employers, taxpayers, and contributors to the economic and environmental health of the Adirondack Park. The ALA has been a leader in the prevention of the spread of invasive species through education and advocacy.

It was founded to encourage continued stewardship and sound resource management of the land; to promote public awareness of the valuable role played by private landowners in the Park; to advocate laws, regulations and governmental policies that promote and facilitate good stewardship by private landowners and recognize and preserve their rights in the land.

The North Woods Club: One Member's Story

(excerpts from a piece written by Theodore S. Wickersham)



The North Woods Club was incorporated in 1886 when a group of "sports" from the Century Association in New York City sought to acquire a suitable tract in the Adirondack Mountains for fishing and hunting, ultimately purchasing approximately 5,000 acres in the Town of Minerva in two transactions for a reputed \$1,500. A number of these gentlemen had been previous boarders at a farmhouse on the property erected by Rev. Thomas Baker, a disciple of John Brown and a person supposedly involved with the underground railway.

The Club's charter states that its purpose is to provide for the "the encouragement of social recreation, boating, fishing, athletic and all lawful manly sports and pastimes and preservation of game and forests." It has continued as such to this day, and despite the phrase "manly sports and pastimes", there have been women members for most of the Club's 123 year history.

The Club is situated nine miles from the nearest paved road. Access was difficult at best until a road was built at the turn of the last century. While today's road is more convenient, many members long for the old days when a narrow rock studded path restricted all but the most determined from accessing our bit of heaven.

The remoteness of the clearing meant that Baker's farm and later the Club had to be self sufficient. On the clearing were cattle, horses, chickens, pigs and other domesticated animals in addition to the bountiful deer and trout that was the lure for the sports. Sugaring was done on the premises. Logging is now certified by the Forest Stewardship Council and we are a designated tree farm. A sawmill was erected in the 1890s and operated until around 1950 along with a blacksmith's shop during the same time. Electricity was introduced in 1961...but, telephones did not arrive until the 1980's, though some members refused to install a phone in their cottage lest the sense of remoteness be destroyed.

For most of the Club's history, everyone ate all meals in the communal dining room. With the advent of electricity members began to install their own kitchens and today the dining room is open only five nights a week in the summer season. Electricity has also enabled the Club to evolve to more of a year-round operation with over half the cottages now "winterized."

We like to think that we are good stewards of our property. We retain our own limnologist and fishing on our six lakes (historically called ponds) is more restrictedly regulated than state regulations would permit. One of our ponds was reclaimed by the DEC so they could introduce and preserve a native strain of brook trout, something that couldn't be done on public water. Moreover, to maintain the remoteness of the ponds, Club rules prohibit building a cottage where it can be seen from the water.

The Club maintains two emergency escape trails from the Hudson River, along with a host of other trails. The emergency trails have been proven to be literal life savers to the occasional canoeist or rafter with a medical emergency...another example of private stewardship.

The Club has always attracted artists including my great-great-great uncle, Eliphilet Terry. As long as I can remember there has been at least one professional or active amateur painter who has been a Club resident. Clearly, the most noted painter was Winslow Homer, whom Terry introduced to Baker's Clearing in 1870 and who was a member until 1910. It was on this property that Homer painted the vast majority of his Adirondack pictures. One of Homer's favorite painting spots was on the shore of our largest pond beside a spring which flowed into the pond. Homer was known to leave each morning with his easel and paints and a brown jug supposedly for his "tea" which he would place in the spring. In the 1950's a couple of our members took it upon themselves to clear out the various springs on the property. When "Homer's Spring" was subjected to this treatment, low and behold, along with the expected muck, up came bits of a brown jug!



Two Men in a Canoe by Winslow Homer 1895

ALA Reaches Out to the Adirondack Community

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ALA Launches Invasive Species Education Initiative

In the spring of 2013 the ALA initiated a three part education program to help reduce the spread of aquatic invasive species. Working in collaboration with the Department of Environmental Conservation and the Department of Motor Vehicles we were instrumental in creating an educational insert to be included in all mailed renewals for boat registrations.

In addition, local DMV offices, operated by the County Clerks throughout up-state New York have partnered with ALA to help with the education effort. The County Clerks agreed to provide space for signage and educational brochures on aquatic invasive species. The ALA supplied the signage and brochures to approximately 40 County Clerks. The County Clerks are deserving of high praise for their enthusiasm and the way they have embraced ALA's request to assist in its invasive species education program.

Going forward we hope to continue this educational effort about the serious

problem of aquatic invasive species with the cooperation of private sector businesses and local government. The ALA plans to work with North Country business owners and town government officials to have posters and handouts about preventing the spread of invasive species displayed throughout the Adirondacks.



Be a Good Steward

STOP AQUATIC HITCHHIKERS!

Aquatic invasive species are a serious threat to all lakes, ponds, rivers and streams. Please be a good steward and help protect New York's waters. Here is some helpful information:

STOP AQUATIC HITCHHIKERS!

Prevent the transport of nuisance species. Clean all recreational equipment. www.ProtectYourWaters.net

Aquatic Invaders to Look Out For:

- Water Chestnut
- Tadpoles leaves with toothed edges
- Sharp-edged shells with pointed spines
- Can form dense mats

Zebra/Quagga Mussels

- Tiny, see-through mussels of different sizes
- Can cover hard surfaces
- Sharp shells can cut flesh

Asian Clams

- Light green to brown shells with vertical stripes
- Typically live in 1/2 inch to 1 inch of water
- May outcompete native clams

Eurasian Watermilfoil

- Feathery leaves in whorls of 4
- Forms dense beds
- Threatens native plants and animals, and destroy habitat
- Once aquatic invasive species are established, eradication is almost impossible

Spiny Waterflea

- Tiny crustacean with long, hair-like appendages
- Competes with small fish for food
- Millions can clog gills of fishing lures

Hydrilla

- Four to 8 blade-like, slightly rounded leaves
- Can form dense mats
- Thrives in a variety of environments

WATERCRAFT CHECK POINTS

Live or Ballast Water

Transom/Bilge Area

Hull

Lower Unit/Propeller

Check for and remove any visible plants or debris

Clean and drain your boat and equipment

Dry everything that came into contact with water

To learn more about how you can help stop the spread of aquatic invasive species, scan this QR code with your smartphone or go to www.adklandowners.org/48221.html

STOP AQUATIC HITCHHIKERS!

Adirondack Landowners Association, Invasive Species information provided by the NYS Department of Environmental Conservation, www.dec.ny.gov

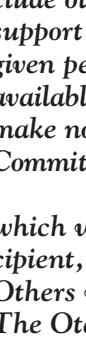
ALA Recognizes Outstanding Stewardship

In May of 1996, the Adirondack Landowners Association joined with the Adirondack Nature Conservancy/Adirondack Land Trust to sponsor a Stewardship Award recognizing sound conservation and management of private lands within the Adirondack Park. In 2006, the ALA assumed the role of sole sponsor of this award.

In December 2013 another meeting was held between local government leaders, state officials, the North Country Chamber of Commerce and a wood pellet manufacturer from Vermont interested in expanding into New York. The manufacturer left the conversation with an understanding of potential locations, available wood supplies, the regulatory climate and names of individuals willing to help him further explore North Country opportunities for his business.

Though originally, the award was conceived as an annual award honoring a landowner who demonstrated a commitment to good stewardship of their property, the ALA board decided to widen the scope of the award to include other organizations who have demonstrated their support of the ideal of stewardship. The award is now given periodically when a sufficiently notable candidate is available. Members of ALA are strongly encouraged to make nominations to ALA's President or the Stewardship Committee.

This is only a sample of the efforts of ALA to work with local communities in improving the business and natural environment in the Park.



ALA Economic Forum July 2013



Common Ground Alliance 2013

League Club (1997), Finch & Pruyn (1998), Erwin and Polly Fullerton (2000), Town of Westport (2001), Highline Forest, LLC (2002), Paul Smith's College (2003), Bill Polihronakis, P&T Timber Sales (2004), Timothy L. Barnett, Adirondack Nature Conservancy/Adirondack Land Trust (2006), Peter R. Stein, The Lyme Timber Company (2007), Cornell Fisheries Program (2012)

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