

STRAIGHT TALK

Latest News from the Pleasant Valley Quarry

peckhammaterialspleasantvalleyquarry.com

What is a Land Conservation Easement?

A conservation easement is a voluntary, legal agreement between a landowner and a land conservation organization, like the **Dutchess Land Conservancy (DLC)**, that is *permanently binding on the land*, no matter who owns the property into the future. Conservation easements restrict the use and development of a property to protect specific conservation resources.

The landowner retains all rights to own, sell, lease and use the land according to the provisions of the easement. Easements allow future development to occur but on a very limited basis, which helps to contain suburban sprawl. The land conservation organization is responsible for monitoring protected properties, ensuring that the landowner is in compliance with the easement.

The most popular and widely used tool for protecting private land across the United States is the Conservation Easement. Thanks to the foresight, care, and generosity of local landowners, communities, and government agencies working together in Dutchess County, the DLC has protected more than 43,500 acres.

What is the Dutchess Land Conservancy?

Dutchess Land Conservancy (DLC) is a non-profit conservation organization dedicated to preserving rural character, important resources and open lands of Dutchess County, NY. The DLC encourages responsible, strategic growth, balanced with the conservation of our important natural resources and working landscapes, to ensure healthy and vibrant communities for the benefit of all generations. For more information and to watch their newly released feature film, go to <https://dutchessland.org>



DLC Partners with Peckham Materials

Peckham is presenting to the Town of Pleasant Valley a proposal providing a comprehensive approach to future use of Peckham's properties in the Town. This proposal assists in the implementation of the Greenspaces Plan, calling for three conservation easements to be entered into with the Dutchess Land Conservancy on approximately 295 acres of Peckham-owned land.

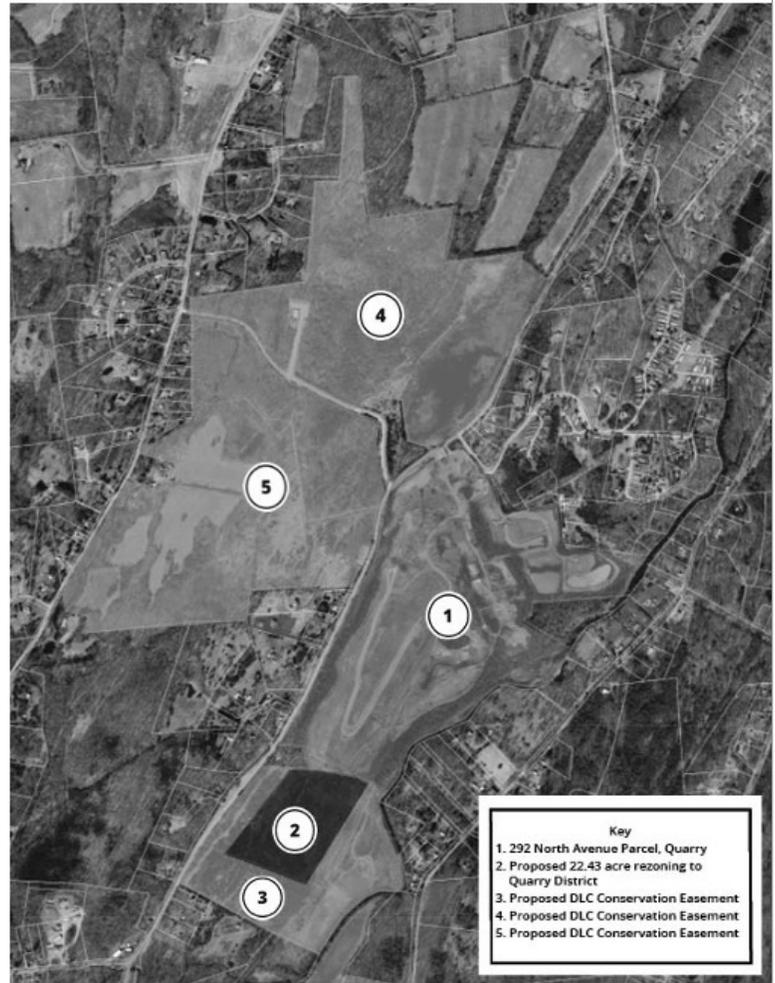
This will limit future activities that are currently allowable, such as sand and gravel mining, as well as limit future development and the possibility of suburban sprawl.

Because this will significantly impact Peckham Materials, the company is requesting a rezoning of 22.3 acres into the quarry district. Peckham also proposes to buffer this 22.3 acres with an additional Conservation Easement as well, ensuring no future increase in the size of the operations.

Map of Proposed

Shaded areas on the map depict the landholdings of the Peckham Materials Pleasant Valley Quarry. As one of the larger landowners in the Pleasant Valley community, Peckham collaborated with the Dutchess Land Conservancy (DLC) to create conservation easements that would protect large portions of the property and limit future development. These DLC easements will assure the property will meet the conservation objectives of the DLC, as well as the goals and objectives of the Town of Pleasant Valley's Comprehensive Plan and Town Open Space Plan.

Parcels 3., 4. and 5. make up the 295 acres proposed to be put into conservation easements. To offset the loss of development rights and mineral resources in these conservation easements, Peckham is asking the Town to rezone approximately 22.3 adjoining acres south of the current active operations into the Quarry District. Parcel 3. is the proposed conservation easement that will surround this rezoned property to ensure the Quarry District can never further expand.



Parcels 3., 4. and 5. represent 295 acres of conservation easements.

Peckham Materials launched this newsletter to inform the residents of Pleasant Valley. Please visit the Peckham Pleasant Valley website, peckhammaterialspleasantvalleyquarry.com. To **unsubscribe**, please use the contact form on the website or mail us.

Peckham Industries, Inc
410 North Ave.
Pleasant Valley NY, 12569