

# GREENE LAND TRUST

protecting the many places that make  
Greene County special

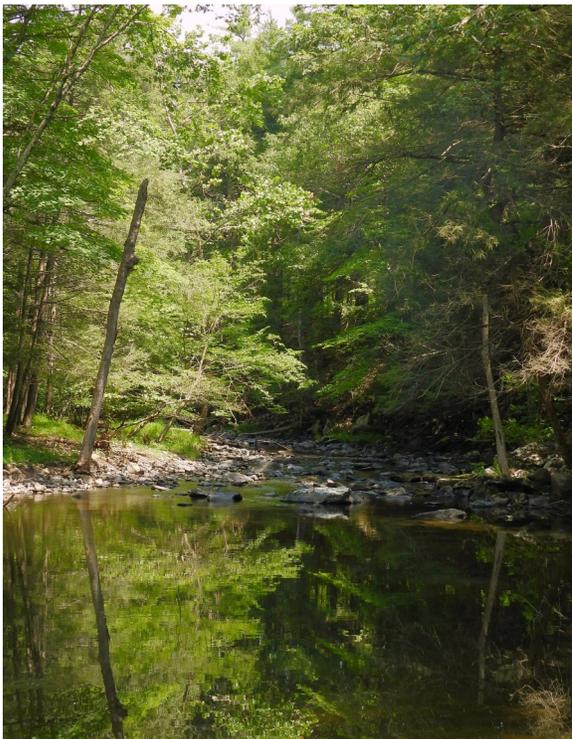


Fall/Winter 2025

## GLT Acquires 221 Acres Along the Potic Creek

This December, the Greene Land Trust completed a year-long process to acquire and permanently protect a unique 221-acre property in the Town of Athens. GLT plans to convert the property into a publicly accessible park to be known as the **Potic Creek Preserve**, with miles of trails that will be open year-round for hiking, snowshoeing and enjoying the beautiful natural landscape.

The property includes the lower reaches of Potic Creek, one of the most significant tributary streams of the Catskill Creek watershed that in turn flows into the Hudson. Nearly all of the land is forested with diverse habitats including mature floodplain forest, mature oak-hickory forest, and hemlock forest with healthy trees. Trails along the creek will lead up a hill looking out to the northern Catskill Mountain Escarpment.



A summertime view of Potic Creek at the new Potic Creek Preserve. (Photo Credit: James Coe)

This exciting purchase is the first of its kind for GLT and we are grateful to the PCLB Foundation, which provided \$1,025,000 toward the purchase, and to Scenic Hudson and neighboring landowners who provided additional support.

We will keep you all informed of our progress on this property and look forward to announcing the opening of the new trails next spring!



The Potic Creek property acquisition has been a year-long process! Pictured above (L to R) are GLT board members and staff: Annemarie Gundel, Frank Plattner, Leslie Albright, James Coe, Hal Brodie, and Bob Knighton walking along the creek in early March 2025.

## Over 50 Acres Protected Along the Kaaterskill Creek

Greene Land Trust is pleased to announce another important conservation easement with local landowners Micaela and Jimmy Bulich. Nearly 53 acres of forested property on the high banks of Kaaterskill Creek will be preserved in perpetuity. This critical, beautiful habitat includes calcareous clay soils, calcareous talus slope, limestone ridges, and includes rare calcicole species that thrive in these soils.

This parcel adds to an existing conservation easement in this same area that GLT and the Buliches agreed to earlier this year, bringing the total amount of protected land in this area to about 110 acres.



Fall leaves along the Kaaterskill Creek on the new conservation and stewardship easement.

"The Kaaterskill Creek watershed is a vital wildlife corridor from the Hudson River to the Catskill Mountains. Conserving lands along the creek protects forested streambanks and hillsides, deep farmland soils, and the rich biodiversity of Greene County," remarked Bulich.

If you are interested in talking with Greene Land Trust about how you can protect and conserve your land, please email [steward@greenelandtrust.org](mailto:steward@greenelandtrust.org) and [visit our website](#) to learn more.

## Another Successful Seasons of Greene Art Show

The sixth annual *Seasons of Greene* Art Show had one of its best years to date, finding new homes for 27 beautiful works of art just ahead of the holiday season. Thirteen regional artists portrayed GLT-protected properties, or others deemed worthy of protection, ranging from the familiar dark red facade of the historic William Brandow House to a tranquil pool along Potic Creek on land soon to be protected in perpetuity by GLT.

The event raised key funds to support GLT's conservation work, more than doubling 2024's output, while also directly supporting the regional artists. This wonderful community event highlighted the importance of art in connecting people with special places, and sparked countless conversations about GLT's increasing impact in and around Greene County. Special thanks to the Athens Cultural Center for hosting, and to our sponsors, volunteers, and talented artists for making this event a success.

### Conservation Q&A:

#### What are Voluntary Land Protection Agreements?

Voluntary land protection agreements, sometimes referred to as conservation easements, are legal tools through which landowners intentionally limit certain types of development on their property to protect natural, agricultural, or cultural resources for future generations.

Unlike government-imposed restrictions, these agreements are entered into willingly by private landowners, often in partnership with conservation organizations, land trusts, or government entities.

Under the agreement, the landowner retains ownership and traditional uses of the land—such as sustainable agriculture, forestry, or recreation—while agreeing not to subdivide, clear, or develop the land in ways that would compromise its natural values.

### 2025 Raffle Winners

GLT's fundraising raffle coincides with the art show and winners were drawn at the closing ceremony. Congrats to our three lucky prize winners:

1st Prize —  
Barbara  
Caldara

2nd Prize —  
Susan  
McCuen

3rd Prize —  
Hailee  
Dickson



1st Prize: *The Grove of Woven Light* by K. Cook

## New Strategic Plan for 2025 - 2030

**G**LT is excited to have a new Strategic Plan that will guide our work for the next five years as we support clean water, wildlife habitat, working farms, vibrant communities, and meaningful connection to nature.

The Plan will help GLT focus on four key goals:

**Stewardship** — Continuing to take excellent care of the 1,500+ acres of land we currently help protect, assuring the land is protected for the benefit of current and future generations.

**Conservation** — Work to protect more land. We will carefully select land protection projects to optimize conservation impact, including providing opportunities for public access.

**Community** — Improve our outreach to the community so more people know about work we do and the special places we steward to support clean water, wildlife habitat, open space for recreation, and more.

**Growth** — Assure that we have the human, organizational and financial capacity to take on more land protection projects and prepare for a secure future.

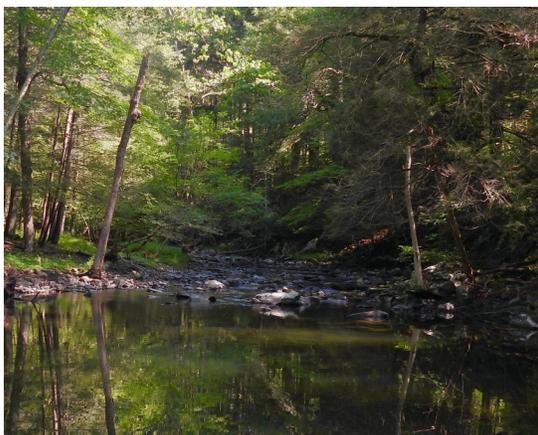
The Strategic Plan was developed over the spring and summer. It included a public outreach survey that had more than 225 responses, interviews with community and conservation leaders. Over several meetings and retreats board members and staff reviewed all the input from the community and discussed how we should use what we learned to guide our work for the next five years.

We appreciate critical support from Shadbush Consulting and Strong Solutions who guided us through the process. The strategic planning process was made possible by support from our members and NYS Conservation Partnership Program grant supported by the NYS Environmental Protection Fund.

You can learn more about our Plan [here](#).



A sunny day at the Octaparagon Wildlife Refuge. (Photo credit: Ryan Jewett)



Sunlight streams through the trees at the new Potic Creek Preserve. (Photo Credit: James Coe)

## New Board Member

**G**reene Land Trust is pleased to welcome Rebecca Pinder, PhD, to our board of directors. Rebecca is an Associate Professor of Biological Sciences at Columbia Greene Community College where she is the environmental biology program coordinator and co-advisor to the Outdoor Wellness Club. She is also a SUNY Sustainability Faculty Fellow and is working to make the research station at Cohotate Preserve, next door to the Willows, more active again. We look forward to working with her in the coming months and years.



P.O. Box 387  
Coxsackie, NY 12051  
518-731-5544

### Board of Directors

Bob Knighton  
*President*

Hal Brodie  
*Vice President*

James Coe  
*Secretary*

Janet Angelis  
*Treasurer*

Leslie Albright  
Jennie Allen  
John Cameron  
Charlotte Carter  
Joel DuBois  
Ryan Jewett  
Rebecca Pinder  
Frank Plattner  
Mark Vian

### Staff

Colleen Gerwitz  
*Admin & Program Director*

Justin Wexler  
*Stewardship & Acquisition Manager*

Annemarie Gundel  
*Development & Admin Manager*



## Steward's Corner

Over this past autumn, there were a number of indications of an impending cold winter. The foraging behavior of the gray and flying squirrels of Greene Land Trust's conservation areas seemed much more hectic than usual. And according to traditional weather lore, this year's bumper crop of blackcaps, blackberries, and gooseberries – along with various other wild fruit crops – also predicted wintery weather.

The frigid snowy days are indeed here! If this weather holds and the Hudson River freezes over, make sure to visit the river's banks on the trails at Brandow Point at some point. Sit quietly and listen: the movement of ice on the tidal Hudson



A winter view of the Hudson along the trails at Brandow Point.  
(Photo credit: Annemarie Gundel)

River occasionally produces unearthly sounds.

Now that Greene County's human residents have settled in for the long winter season (as have, hypothetically, our black bears), many birdfeeders have made their appearance. As Greene Land Trust's steward, I thought that this might be a good time to make recommendations on best practices for feeding our wild bird populations.

First, it is important to remember that wild birds do not technically need birdfeeders or suet – they have survived millennia of winters without human help. However, if you enjoy getting to see our resident winter bird species (and occasional northern visitors) up close at a feeder, providing supplemental feed is not harmful – as long as it is done properly.

With that said, not all bird seed is created equal. To avoid poisoning birds with potential mold toxins, bad bacteria, or rancid seeds, it is best to avoid providing already-shelled sunflower seeds, cracked corn, or peanuts.

Unshelled (especially black oil) sunflower seeds, safflower seeds, and nyjer seeds are much better options for most of our perching winter songbird species. These options have the added benefit of being much less appealing to invasive species like house sparrows and starlings. And for birds that prefer to feed on the ground or on a tray feeder – like morning doves, cardinals and various sparrows – an occasional sprinkle of white millet is a better option than cracked corn.

- Justin Wexler, GLT Steward

## Stakeholder Notification & Public Notice

The land trust accreditation program recognizes land conservation organizations that meet national quality standards for protecting important natural places and working lands forever. Greene Land Trust is pleased to announce it is applying for its renewal of accreditation. A public comment period is now open.

The Land Trust Accreditation Commission, an independent program of the Land Trust Alliance, conducts an extensive review of each applicant's policies and programs.

The Commission invites public input and accepts signed, written comments on pending applications. Comments must relate to how Greene Land Trust complies with national

quality standards. These standards address the ethical and technical operation of a land trust.

To learn more about the accreditation program and to submit a comment, visit [www.landtrustaccreditation.org](http://www.landtrustaccreditation.org), or email your comment to [info@landtrustaccreditation.org](mailto:info@landtrustaccreditation.org). Comments may also be mailed to the Land Trust Accreditation Commission, Attn: Public Comments, 36 Phila Street, Suite 2, Saratoga Springs, NY 12866.

Comments on Greene Land Trust's application will be most useful by March 22, 2026.

