

**Ulster County
Agricultural and Farmland Protection Board**

**AGRICULTURAL DISTRICT INCLUSION APPLICATION
2015**

This form is to be completed by agricultural landowners who would like their lands to be proposed for inclusion within a New York State (NYS) Certified Agricultural District. This form must be received no later than 5:00 PM on March 30, 2015. Mail to Burt Samuelson, Ulster County Planning Dept. 244 Fair St. PO Box 1800, Kingston, NY 12402-1800.

LANDOWNER INFORMATION

PART I

Name Maxwell Stratton Telephone # [REDACTED]
 Email Address [REDACTED] Cell Phone # [REDACTED]
 Location Address 231 Cherry Hill Rd. City Accord State NY Zip 12404
 Mailing Address 231 Cherry Hill Rd. City Accord State NY Zip 12404
 (if different)

CHECK ALL THAT APPLY:

- Farmer
- Renting to Farmer
Provide name / address / phone #

ASSIGNMENT TO AGRICULTURAL DISTRICT
 To be completed by Ulster County
 Planning Dept. Staff

1 2 3 4

FARM DESCRIPTION

PART II

No. of Acres Owned	No. Acres Cropped	No Acres Rented to Farmers
25.7	0	0

Farm Enterprise (Check all that apply)	Estimated Annual Gross Farm Sales (Check one)	Capital Investments Over Past 7 Years (Check one)
Dairy <input type="checkbox"/>	Below \$10,000 <input checked="" type="checkbox"/>	Below \$10,000 <input type="checkbox"/>
Field Crops (hay/corn) <input checked="" type="checkbox"/>	\$10,000 to \$39,999 <input type="checkbox"/>	\$10,000 to \$39,999 <input checked="" type="checkbox"/>
Vegetables <input checked="" type="checkbox"/>	\$40,000 to \$99,999 <input type="checkbox"/>	\$40,000 to \$99,999 <input type="checkbox"/>
Orchard <input type="checkbox"/>	\$100,000 to \$199,999 <input type="checkbox"/>	\$100,000 to \$199,999 <input type="checkbox"/>
Vineyard <input type="checkbox"/>	\$200,000 to \$499,999 <input type="checkbox"/>	Over \$200,000 <input type="checkbox"/>
Livestock (specify below) <input checked="" type="checkbox"/>	Over \$500,000 <input type="checkbox"/>	
Poultry <input checked="" type="checkbox"/>		
Horticulture Specialties <input type="checkbox"/>		
Maple Sap <input checked="" type="checkbox"/>		
Christmas Tree <input type="checkbox"/>		
Aquaculture <input type="checkbox"/>		
Other (specify) <input checked="" type="checkbox"/>		
<u>Pigs, Sheep/Goat, Hops</u>		

RECEIVED

MAR 19 2015

**ULSTER COUNTY
PLANNING DEPARTMENT**

Ulster County Agricultural and Farmland Protection Board

BOUNDARY DESCRIPTION

PART III

List tax ID numbers (SBL- Section Block Lot) for parcels that you wish to be in an Agricultural District.

A. List all parcels that you farm:

<u>SBL</u>	<u>Town/Village</u>	<u>Name(s) of Owner</u>	<u>Receives Ag. Tax Exemption Assessment?</u> (check box)	
61.3-2-62	Marbletown	Maxwell Stratton	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
61.3-2-49	Marbletown	Maxwell Stratton	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
_____	_____	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
_____	_____	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No

B. List all parcels that you rent or partially rent to a farmer:

<u>SBL</u>	<u>Town/Village</u>	<u>Name(s) of Owner</u>	<u>Receives Ag. Tax Exemption Assessment?</u> (check box)	
_____	_____	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
_____	_____	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
_____	_____	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
_____	_____	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No

I / we request the inclusion of the above identified land into a NYS Certified Agricultural District.

(ALL PROPERTY OWNERS MUST SIGN. ATTACH ADDITIONAL SHEETS IF NECESSARY.)

Landowner Signature(s): *Maxwell Stratton* Date: 3/17/15

_____ Date: _____

_____ Date: _____

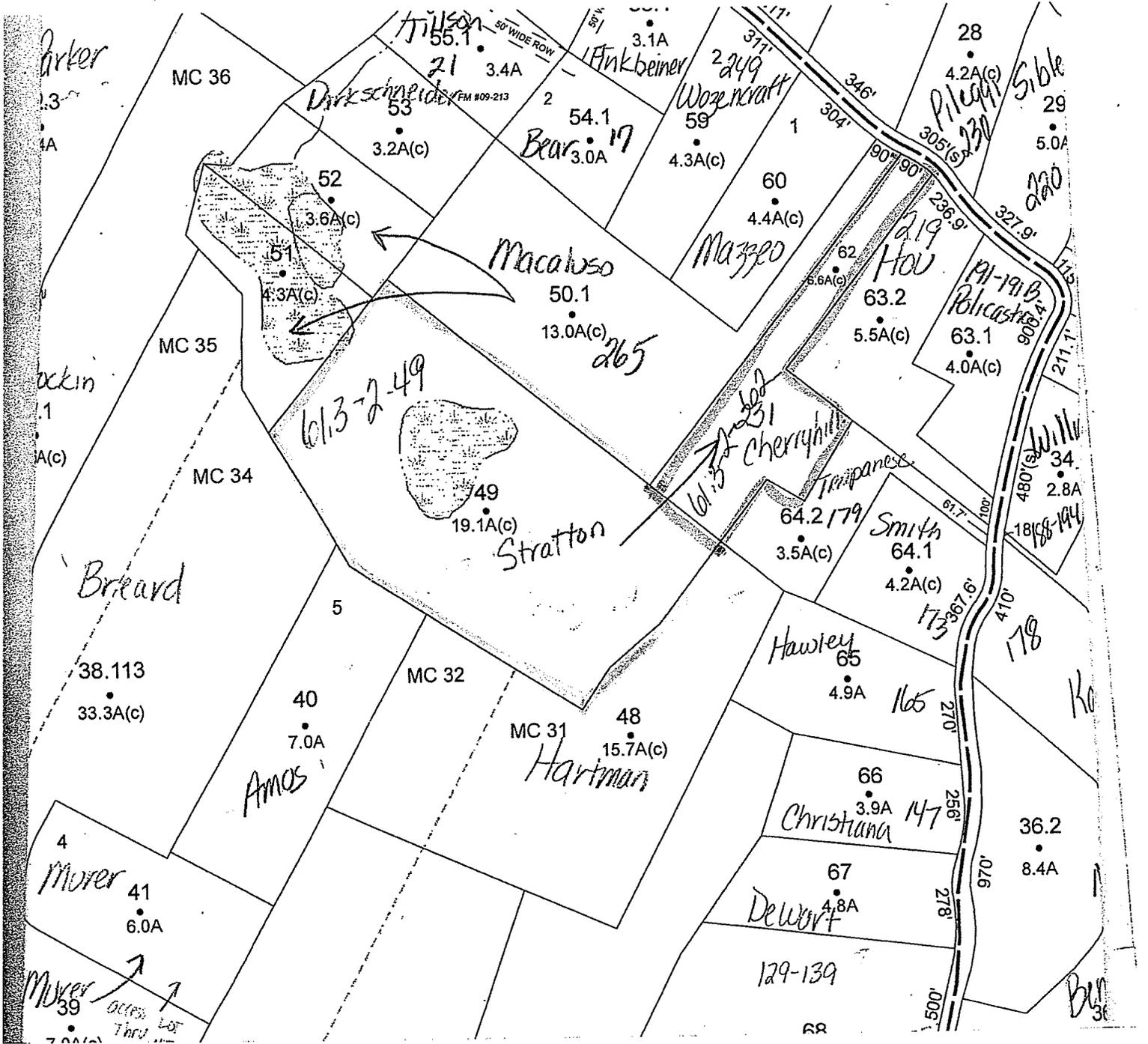
Attach a copy of the Tax Map for all parcels to be included.

A brief description of the property is highly recommended, but not required.

For ownership under a corporate entity, please supply a copy of the article of organization, article of incorporation or other such document issued by a state government.

231 Cherry Hill Road Agricultural District Inclusion Application- Property Description

The parcels to be considered for inclusion are 2 separate, but adjacent parcels located at 231 Cherry Hill Road in the Town of Marbletown. There is a single gravel road that extends through both parcels, and several logging roads that transverse the properties. The properties are moderately wooded, and I have begun to clear several acres to develop pasture for the farm. The elevation is highest towards the front of the property, and the grade slopes down as you continue further into the properties. The property has a 90' foot road front, and I have installed a 200-amp underground electric service from the road front, to where the property begins to open up, approximately 800' feet from the road. There are currently plans to install a well and a septic system in the relative future. Until then, there is a 275 gallon water storage tank will be utilized and filled from my home, which is located at 249 Cherry Hill Road. There are currently two structures on the property, a storage shed, and a hunting cabin, both located where the property widens out and the power comes out of the ground to an exterior pedestal. I have begun to install fencing and will begin farming operations after the Town of Marbletown Zoning Board of Appeals grants my special use permit, which is currently on track to happen in late April.



Ulster County Agricultural and Farmland Protection Board

AGRICULTURAL DISTRICT INCLUSION APPLICATION 2015

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LANDOWNER INFORMATION

PART I

Name Donald Schupak Telephone # [REDACTED]
 Email Address [REDACTED] Cell Phone # [REDACTED]
 Location Address 526 Tongore Road city Stone Ridge State NY zip 12484
 Mailing Address _____ City _____ State _____ Zip _____
 (if different)

CHECK ALL THAT APPLY:

- Farmer
- Renting to Farmer
Provide name / address / phone #

ASSIGNMENT TO AGRICULTURAL DISTRICT			
To be completed by Ulster County Planning Dept. Staff			
1	2	3	4

FARM DESCRIPTION

PART II

No. of Acres Owned <u>66.6</u>	No. Acres Cropped <u>Est 25 acres to be put into crop</u>	No Acres Rented to Farmers <u>0</u>
-----------------------------------	--	--

Farm Enterprise (Check all that apply)	Estimated Annual Gross Farm Sales (Check one)	Capital Investments Over Past 7 Years (Check one)
Dairy <input type="checkbox"/>	Below \$10,000 <input type="checkbox"/>	Below \$10,000 <input type="checkbox"/>
Field Crops (hay/corn) <input checked="" type="checkbox"/>	\$10,000 to \$39,999 <input type="checkbox"/>	\$10,000 to \$39,999 <input type="checkbox"/>
Vegetables <input type="checkbox"/>	\$40,000 to \$99,999 <input type="checkbox"/>	\$40,000 to \$99,999 <input type="checkbox"/>
Orchard <input type="checkbox"/>	\$100,000 to \$199,999 <input type="checkbox"/>	\$100,000 to \$199,999 <input type="checkbox"/>
Vineyard <input type="checkbox"/>	\$200,000 to \$499,999 <input checked="" type="checkbox"/>	Over \$200,000 <input checked="" type="checkbox"/>
Livestock (specify below) <input checked="" type="checkbox"/>	Over \$500,000 <input type="checkbox"/>	
Poultry <input type="checkbox"/>		
Horticulture Specialties <input type="checkbox"/>		
Maple Sap <input type="checkbox"/>		
Christmas Tree <input type="checkbox"/>		
Aquaculture <input type="checkbox"/>		
Other (specify) <input type="checkbox"/>		
<u>Horses / Cattle</u>		

RECEIVED

MAR 09 2015

ULSTER COUNTY
PLANNING DEPARTMENT

Ulster County Agricultural and Farmland Protection Board

BOUNDARY DESCRIPTION

PART III

List tax ID numbers (SBL- Section Block Lot) for parcels that you wish to be in an Agricultural District.

A. List all parcels that you farm:

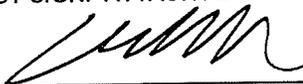
SBL	Town/Village	Name(s) of Owner	Receives Ag. Tax Exemption Assessment? (check box)	
^{B.M.S.} 61.00 61.2 / 3/3	Marbletown	Donald Schpak	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
			<input type="checkbox"/> Yes	<input type="checkbox"/> No
			<input type="checkbox"/> Yes	<input type="checkbox"/> No
			<input type="checkbox"/> Yes	<input type="checkbox"/> No

B. List all parcels that you rent or partially rent to a farmer:

SBL	Town/Village	Name(s) of Owner	Receives Ag. Tax Exemption Assessment? (check box)	
			<input type="checkbox"/> Yes	<input type="checkbox"/> No
			<input type="checkbox"/> Yes	<input type="checkbox"/> No
			<input type="checkbox"/> Yes	<input type="checkbox"/> No
			<input type="checkbox"/> Yes	<input type="checkbox"/> No

I / we request the inclusion of the above identified land into a NYS Certified Agricultural District.

(ALL PROPERTY OWNERS MUST SIGN. ATTACH ADDITIONAL SHEETS IF NECESSARY.)

Landowner Signature(s):  Date: 3/3/15

_____ Date: _____

_____ Date: _____

Attach a copy of the Tax Map for all parcels to be included.

A brief description of the property is highly recommended, but not required.

For ownership under a corporate entity, please supply a copy of the article of organization, article of incorporation or other such document issued by a state government.

Stone Ridge Agricultural Venture, Inc.

DBA AnJes Farm

526 Tongore Road

Stone Ridge, NY 12484

To whom this may concern:

Please note that we currently have several parcels currently in the Agricultural District and that the parcel we would like to be added into the Agricultural District is adjacent to said parcels.

Parcels already included in the Agricultural District:

54.4-4-36.100

54.4-2-36.300

54.4-2-37

61.2-3-4.100

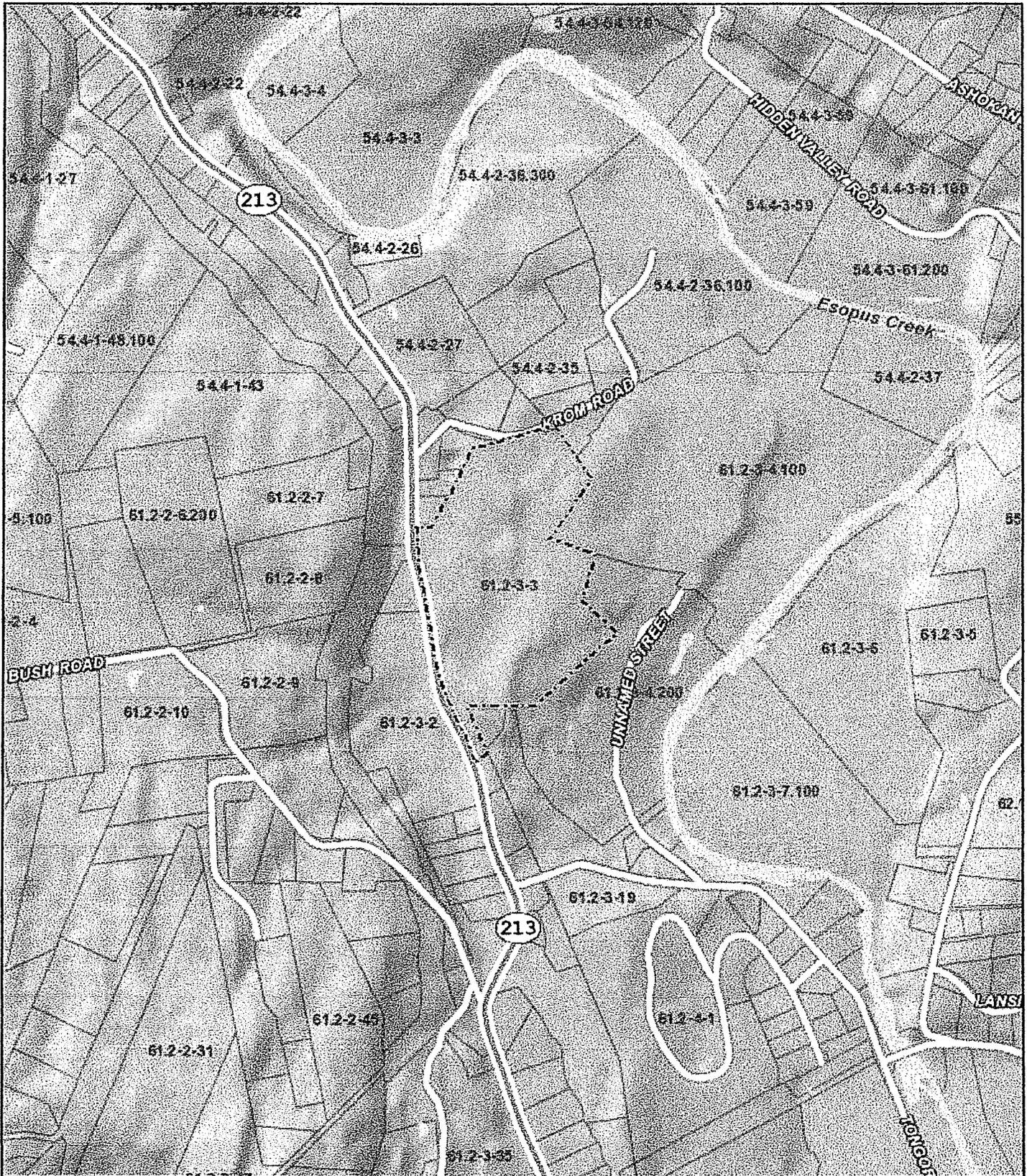
61.2-3-4.200

Thank you,

A handwritten signature in black ink, appearing to read 'DS', with a long horizontal flourish extending to the right.

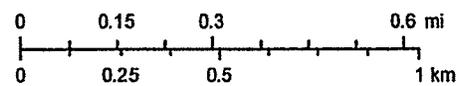
Donald Schupak

Ulster County Parcel Viewer



February 26, 2015

1:18,056



Disclaimer: This map was compiled using the most current GIS data available. It is deemed accurate, but is not guaranteed.

Ulster County Agricultural and Farmland Protection Board

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LANDOWNER INFORMATION

PART I

Name WOODSTOCK FARM ANIMAL SANCTUARY Telephone # [REDACTED]
 Email Address [REDACTED] Cell Phone # [REDACTED]
 Location Address 6 EPWORTH LANE City HIGH FALLS State NY Zip 12440
 Mailing Address _____ City _____ State _____ Zip _____
 (if different)

CHECK ALL THAT APPLY:

- Farmer
- Renting to Farmer
Provide name / address / phone #

ASSIGNMENT TO AGRICULTURAL DISTRICT
 To be completed by Ulster County
 Planning Dept. Staff

1 2 **3** 4

FARM DESCRIPTION

PART II

No. of Acres Owned <u>150</u>	No. Acres Cropped <u>80</u>	No Acres Rented to Farmers <u>0</u>
----------------------------------	--------------------------------	--

Farm Enterprise (Check all that apply)	Estimated Annual Gross Farm Sales (Check one)	Capital Investments Over Past 7 Years (Check one)
Dairy <input type="checkbox"/>	Below \$10,000 <input checked="" type="checkbox"/>	Below \$10,000 <input type="checkbox"/>
Field Crops (hay/corn) <input type="checkbox"/>	\$10,000 to \$39,999 <input type="checkbox"/>	\$10,000 to \$39,999 <input type="checkbox"/>
Vegetables <input type="checkbox"/>	\$40,000 to \$99,999 <input type="checkbox"/>	\$40,000 to \$99,999 <input type="checkbox"/>
Orchard <input type="checkbox"/>	\$100,000 to \$199,999 <input type="checkbox"/>	\$100,000 to \$199,999 <input type="checkbox"/>
Vineyard <input type="checkbox"/>	\$200,000 to \$499,999 <input type="checkbox"/>	Over \$200,000 <input checked="" type="checkbox"/>
Livestock (specify below) <input checked="" type="checkbox"/>	Over \$500,000 <input type="checkbox"/>	
Poultry <input checked="" type="checkbox"/>		
Horticulture Specialties <input type="checkbox"/>		
Maple Sap <input type="checkbox"/>		
Christmas Tree <input type="checkbox"/>		
Aquaculture <input type="checkbox"/>		
Other (specify) <input type="checkbox"/>		
<u>Cows, PIGS, GOATS, SHEEP</u>		

RECEIVED

MAR 12 2015

ULSTER COUNTY
PLANNING DEPARTMENT

Ulster County Agricultural and Farmland Protection Board

BOUNDARY DESCRIPTION

PART III

List tax ID numbers (SBL- Section Block Lot) for parcels that you wish to be in an Agricultural District.

A. List all parcels that you farm:

<u>SBL</u>	<u>Town/Village</u>	<u>Name(s) of Owner</u>	<u>Receives Ag. Tax Exemption Assessment?</u> (check box)	
69.4-2-11, 200	Rochester	WOODSTOCK FARM ANIMAL SANCTUARY	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
69.4-1-36	Marbletown	" "	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
_____	_____	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
_____	_____	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No

B. List all parcels that you rent or partially rent to a farmer:

<u>SBL</u>	<u>Town/Village</u>	<u>Name(s) of Owner</u>	<u>Receives Ag. Tax Exemption Assessment?</u> (check box)	
N/A	_____	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
_____	_____	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
_____	_____	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
_____	_____	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No

I / we request the inclusion of the above identified land into a NYS Certified Agricultural District.

(ALL PROPERTY OWNERS MUST SIGN. ATTACH ADDITIONAL SHEETS IF NECESSARY.)

Landowner Signature(s):  Date: 3/11/15

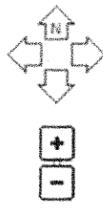
_____ Date: _____

_____ Date: _____

Attach a copy of the Tax Map for all parcels to be included.

A brief description of the property is highly recommended, but not required.

For ownership under a corporate entity, please supply a copy of the article of organization, article of incorporation or other such document issued by a state government.



69.4-2-7-200
 Richard Rydant
 2586 Lucas Ave
 High Falls NY 12440
 *not farm operation

69.4-1-32

Harry Hansen
 6 Rest Plaus Rd
 Stone Ridge NY 12484
 105- Vac Farmland

69.4-1-32

Harry Hansen
 6 Rest Plaus Rd
 Stone Ridge NY 12484
 120- Field Crops
69.4-1-37

69.4-2-7-111

69.4-2-7-120
 Eric Tokle
 2596 Lucas Tpke
 High Falls NY 12440
 not a farm operation

69.4-2-8
 David Neff
 2613 Lucas Tpke
 High Falls NY 2440
 not ag district

69.4-1-35
 (Cemetery)

69.4-2-7-112
 Louis Neff
 2 Pompeys Cave Rd
 High Falls NY 12440
 210 Family Res

69.4-2-7-111

69.4-1-36
 (Woodstock Farm Sanctuary)

69.4-2-7-111

69.4-2-11-100

Jeremy Resti
 5 Epworth Lane
 High Falls, NY 12440
 not ag district

69.4-2-11.200
 (Woodstock Farm Sanctuary)

69.4-2-12

69.4-2-7-111
 Wilfred Neff
 12 Pompeys Cave Rd
 High Falls NY 12440
 112 Dairy Farm

77.2-1-1.100

77.2-1-1.200

Judith Milne
 1 Horsenden Rd
 New Paltz NY 12561
 210 Family Res
 not a farm operation

69.4-2-14-200

Schoonmaker Heirs LLC
 41 Garden Ln
 Accord NY 12404
 120 Field Crops

69.4-2-40

69.4-2-10

77.2-1-1

77.2-1-1

SABIN LN

77.2-3-1.121

77.2-3-6.100

BERBERD

0 111 222 444 666 888 Feet

77.2-3-3



11 March 2015

Ulster County Agricultural and Farmland Protection Board
Ulster County Planning Department
244 Fair St
PO Box 1800
Kingston, NY 12402-1800

Dear Board,

As a little background to our application, Woodstock Farm Animal Sanctuary is the new owner of the former Epworth Camp and Retreat Center off Lucas Turnpike in High Falls, NY. It is almost surrounded by Ag District properties on the north, east and west.

Our current site in Willow, NY, was listed in as an Ag District a few years ago. We will be leaving that site in early Summer.

As a nonprofit, we don't pay property taxes, and so we won't need to pursue the exemption assessment. However, given the history of the land as a farm (see attached article), our keeping of farm animals on the property, and our ambitions to start growing crops, we think it would be appropriate and valuable to be included in the Ag District.

Thanks for the attention and I'm happy to answer any questions.

Yours,

Doug Abel
Managing Director

THE ACCORDIAN

Vol. X, No. 3

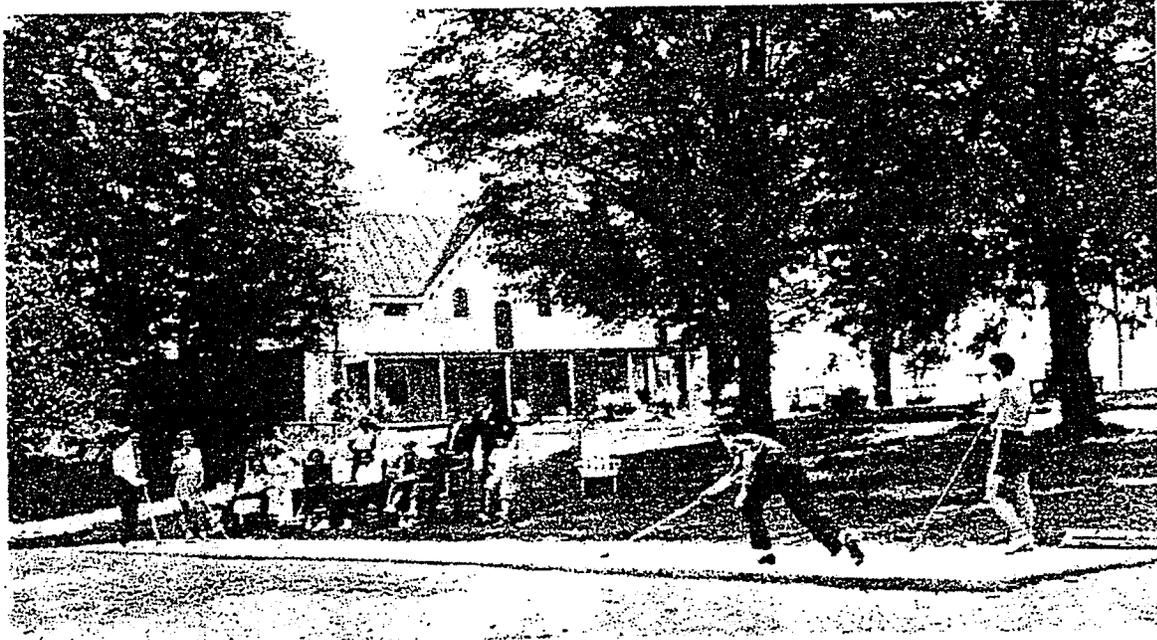
A Publication of the Friends of Historic Rochester

July, 1996

DREAMLAND FARM

*On the Banks of the Rondout
Kyserike, Ulster County, New York
Telephone High Falls 66
A HAPPY VACATION FOR ALL*

*See last page
for farming
history*



Manor House and Shuffle Board

Dreamland Farm made dreams come true

Alice Cross

For 30 years — mid-1920's to mid-1950's — Kyserike was the location of two prosperous summer resorts. One of the large boarding houses, Trowbridge Farm, has been described already in "The Accordian", Fall 1995 issue. A second very popular and lively resort was located down the road from Trowbridge's, at what is now Camp Epworth. This was called "Dreamland Farm."

Of the two resorts, Dreamland Farm had the repu-

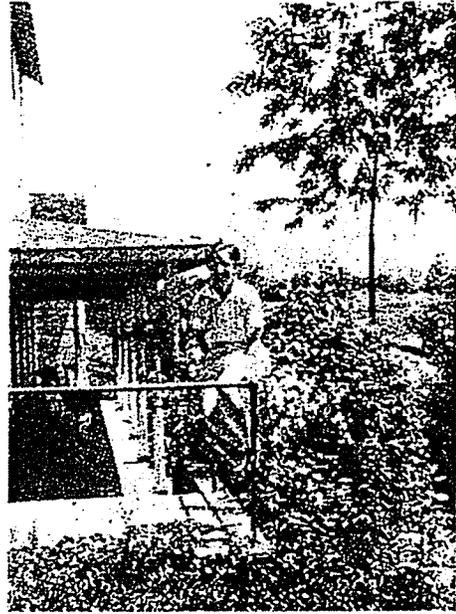
tation of appealing to guests who were looking for energetic activities and a lively social scene. Dancing was a favorite pastime, aided in the daytime by a player piano with accompanying drums. Boarders were allowed to have their own liquid refreshment in their rooms, to enhance the vacation experience. The resort emphasized the fact that many guests were repeat visitors; wives would spend several weeks or whole summers, joined by husbands on the weekends.

Some entire families enjoyed extended times at Dreamland. In the early years, most came by rail or bus; then more and more by automobile. One policeman from New York City came for many years all the way by bicycle to his favorite vacation spot in the country.

Old Brochure

A promotional brochure of Dreamland Farm from the 1940's has been saved by Linda Trowbridge Martin. According to this booklet, the resort was "set on two-hundred acres of farm and forest with a mile of peaceful river frontage. A private road, through sheltering maples, leads to the four main houses of Dreamland, far removed from dust and noise." Guests were treated to farm-fresh eggs, milk, cream and vegetables, with all food being home-cooked or baked. While rocking chairs on porches and lawns were available to guests who wanted quiet relaxation, a Social Secretary was in charge of a complete schedule of activities including games, tournaments, hay rides, and corn and weenie roasts. Also available for the enjoyment of guests were two tennis courts, shuffleboard, horses for riding, and miles of bridle paths. The Dreamland baseball team played teams from other summer resorts.

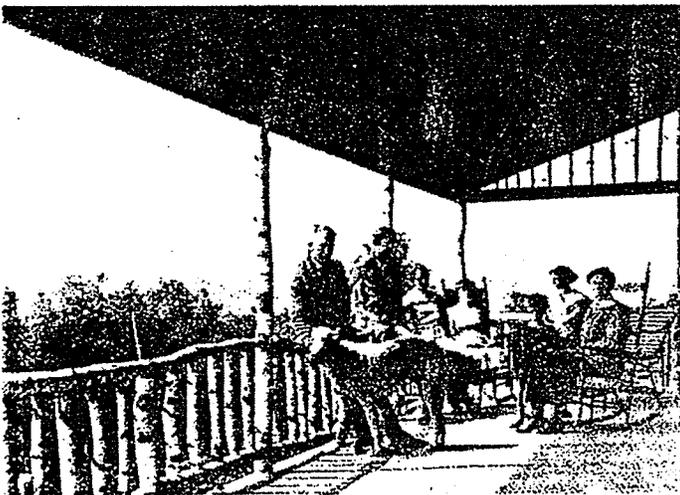
The "Dug Out", an indoor recreation space plus sun porch, was originally intended as a sort of "den" for the men, but the ladies adopted it for cards, ping pong, billiards, and a beauty parlor. The Dreamland Farm library contained more than five hundred volumes and the latest magazines, while a store provided guests with candy, refreshments, tobacco products and souvenirs. Weekly worship services were conducted by ministers invited by the Kristellers (proprietors). Sightseeing trips by automobile could be arranged to points of interest in the region. Dreamland boarders were welcome to play golf at Lake Mohonk's course; "The Farm" did have its own putting green. Guests



The "Dug Out"

used the Rondout Creek for swimming, boating and fishing.

Still according to the promotional brochure, Dreamland Farm was well known for its music and dancing, including "the latest (dances), as well as Paul Jones, square dancing and other dances of this mountain region . . . fancy dress and masquerades are popular . . . The ballroom is always open. Pianos and other instruments are available when the popular Dreamland Orchestra is not scheduled to play." Varying programs of entertainment were offered each evening; music and singing often were provided by Kristeller family members. Special holiday events included speeches and fireworks for Memorial Day and the Fourth of July.



A restful retreat



A dining room with a view



Happy Guests at Dreamland Farm

Details about Dreamland Farm, as seen from the "inside", are provided for us by two local folks who were employees of the resort in the 1930's and 1940's. Mary Steen's first position was as a waitress. Eventually she was given the additional responsibility of dining room hostess. (And during World War II she was called back to replace the long-time chauffeur who had been drafted into the army.) According to Mary, most of the employees came in each day from nearby homes, although waitresses could stay overnight in attic rooms in the Villa, and there was a two-room cottage where some help stayed. The waitresses worked six days a week, three meals a day, for \$1.00 a day plus tips. Mary notes, "One bunch from Brooklyn that I had were pretty good at tipping." The seventh day was optional to work or take off. A waitress would be responsible for three tables, which included setting, serving (mealtimes were at 8:00 a.m., 12 noon and 6:00 p.m.) washing the silverware and glassware, and resetting. Between mealtimes the waitresses had free time, sometimes walking to High Falls and back in the afternoon.

You remembered everything

Extensive menus for each meal were planned by the chef (three days ahead to allow for ordering of supplies); Mary typed out the menus every morning for placement at each table setting. "There were no pencils in the dining room. You didn't write down what guests ordered. You remembered everything and gave the whole order for one table at a time to the chef." A full house would be 75-100 guests; six to eight waitresses would serve them. Sometimes romance would develop and a waitress would marry one of the guests!

Other employees required to serve the needs of the summertime boarders included a dishwasher (who

also peeled potatoes), two or three chambermaids, and one person to do the laundry. There was always a chauffeur to transport guests to and from trains or buses, to pick up supplies ordered by the chef, and do other errands. The Dreamland car even would pick up guests at their homes as far away as Kingston and Poughkeepsie.

Our second "insider" at Dreamland Farm is Norman Osterhoudt, who worked there as chef for some time. A single chef, with one helper, worked seven days a week preparing the meals for the Dreamland guests. (The employees were served mostly food left after guest meals were over). As Norman says, "The Kristellers were very good people to work for. Mr. K. (Fred Kristeller, also known as Papa K.) used to say, "The best food is none too good for the guests." Milk and cream came from Dreamland's own dairy herd. All baking (pies, muffins, cakes, bread, puddings) was done by the same woman for many years. "What a job! I don't know how she did it, and she made the best peach pie you ever had."

A shocking thing happened one day when a waiter went into the bakeshop to get desserts for his table. He suddenly fell to the floor. Even though a doctor was called to the scene immediately, the waiter (in his 40's) was already dead (heart attack). That caused quite a stir!

The resort season at Dreamland Farm extended from May to November. The center of activity was the Manor House (stone house). Upon entering, Mary and Norman recall, the office was to the right, a sitting room/library on the left. A long, two-story frame addition (removed in 1986) extended off the rear of the stone building. On the first floor of the wooden structure was the kitchen/bake shop/employee dining room, and then the bright and spacious main

dining-hall.

The second floor of the stone house was used by the Kristellers for office space and bedrooms. The second floor of the wooden wing held a storeroom for nonperishable food supplies above the kitchen. Then came the double row of guest rooms plus two baths on either side of a central hall.

Other summertime guest room space was found in Atkins Hall, Douglas House, and Overlook Villa (large frame house razed in 1978). Because the Villa was the only building with partial heat, the Kristellers (and occasional guests) moved there during winter-time.

Another local person who played an important role at Dreamland Farm for a number of years is Harold Bush who took over as chef in 1946 after serving in the Army during the war. He continued as chef for Camp Dreamland and then Camp Epworth.

The Kristellers

As far as the ownership of the Dreamland Farm property is concerned, according to Mrs. Robert Kristeller, who now lives in Florida, the Dreamland property was bought by her parents-in-law, Frederick and Ora Atkins Kristeller of Brooklyn, in 1920 from the Kortright family. (Ora Atkins grew up in High Falls and was homesick for country life.) Known then as "The Kortright place," it was renamed Dreamland Farm by Mr. Kristeller and run as a summer resort (maximum 150 boarders) and working farm (30 cows, 200 chickens, 4 horses, ducks) from 1925 to 1955. During these years, several buildings were added to what had been the farm complex. Also during that time, according to Mr. Robert Kristeller, there were quite a few unfortunate fires, including two barns and a shed, and even the tenant farmer's house. After a transition time with some boarders and some campers, the place was run as a progressive co-ed camp named Camp Dreamland, from 1955 to 1959. Mostly from New York City, 100 campers, ages six to sixteen, enjoyed eight weeks of country living and a full schedule of instruction, including art, photography, riflery, swimming and horseback riding.

The property was sold in 1959 by Robert and Evelyn Kristeller to the New York Conference of the United Methodist Church. Renamed Camp Epworth, the property has been run from then until now as a Church camp and retreat.

Camp Epworth

As Camp Epworth, the property has undergone considerable change — various buildings having been altered or removed. The stone "Manor House" had been the original farmhouse whose cellar is reputed to have been a storehouse for munitions during the Revolutionary War. As has been described already, this was enlarged during the Dreamland years by addition of a two-story frame wing. When this wing

was removed in 1986, an exterior stairway was added, and interior remodelling done to the original stone structure. In 1992, the stone house was renamed "Porteus Manor" in honor of a family who had been long-time supporters of Epworth.

The several buildings from the Dreamland era which have been removed include a cottage (in 1959), a converted barn on top of the creek bank (ca. 1963), and the large frame building known as Overlook Villa (in 1978). The Villa site is now the location of the caretaker's house. The modern dark-wood house for Epworth's director is located on the former shuffleboard courts of Dreamland Farm.

The brick building that is now Epworth's bathhouse had been used to store ice (and whiskey) for the Kortright farm; to store ice and tools by Dreamland. The windmill, which has become the symbol for the camp, originally pumped water from a well, later from the Rondout Creek.

Further Back in Time

Prior to its being a place for recreation and retreat, this property had been an ordinary working farmstead (or "messuage" — dwelling house, outbuildings and land). Records indicate ownership by Philetus Kortright and his wife, Elizabeth Brodhead, beginning in 1880. Between 1854 and 1880, Richard Brodhead (and wife Eliza Johnson) operated the farm; Richard was listed additionally as a distiller of whiskey. Still today in a field on the farm there is a sinkhole full of barrel staves which are believed to be left from the days of whiskey-making.

Continuing back in time, from 1850-54 the residents of the farmstead were Simon and Margaret Westbrook; between 1840 and 1850, Frederick and Helena Westbrook; in 1840, Jonathan and Margaret Hasbrouck Westbrook worked the farm.

A bit of fame was earned by the property in 1880 when it appeared as one of the illustrations in Sylvester's "History of Ulster County, New York", on page 206.

Acknowledgements

For enabling us to make this trip back in time, to visit "Never Forgotten — Always Revisited" Dreamland Farm, and to glimpse its modern successor, Epworth, we are grateful to the following people: Mary Steen Cole, Robert and Evelyn Kristeller, David Lounsbury, Linda Trowbridge Martin, Norman Osterhoudt, and Phyllis and Dan Rose. •

