

# 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 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? (check box)</u>	
69.4-2-11.200	Rochester	WOODSTOCK FARM ANIMAL SANCTUARY	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
69.4-1-36	Marletown	" "	<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? (check box)</u>	
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

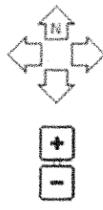
\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ 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**

**LUCAS AVE**

*Ripplebush Creek*

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

**LUCAS HWY 1**

**EPWORTH LN**

**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)

**POMPEYS CAVE RD**

**69.4-2-7-111**

Wilfred Neff  
12 Pompeys Cave Rd  
High Falls NY 12440  
112 Dairy Farm

**69.4-2-12**

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

**77.2-1-1.100**

**77.2-1-1.200**

**69.4-2-14-200**

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

**69.4-2-40**

**SABIN LN**

**77.2-3-1.121**

**69.4-2-10**

**77.2-1-11**

**77.2-3-6.100**

**77.2-1-11**

**BERNERD**

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

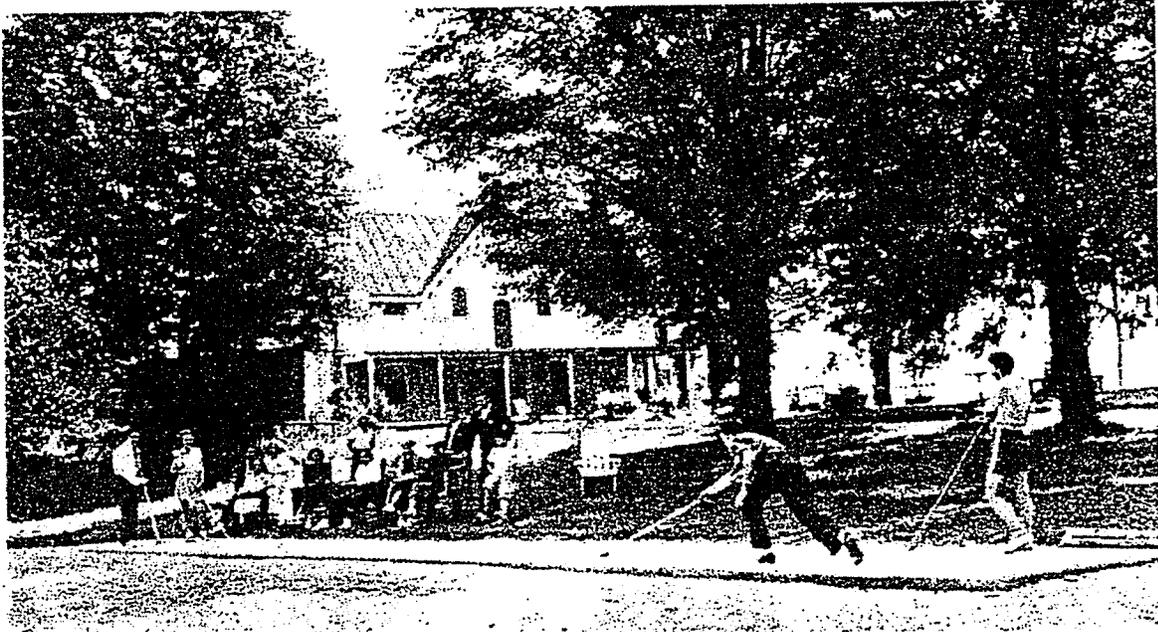
July, 1996

## 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 Accordion", 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. ●

