



The Gardiner Gazette

A call to community



Winter 2014 - Issue #21
Free! Please take one

Relic Remaining: The Last Working Phone Booth In Gardiner

by Ray Smith

What scant sunlight there was slanted through the windows, pooling light on the wooden bar as the bartender tidied up. The mid-week, late lunch crowd had dwindled in the dining room. A couple of regulars hunched at the bar and an elderly couple moved towards the exit as a phone rang. A man in shadow slid off the end stool and moved smoothly into the booth, carefully sliding the glass door closed before answering.

That happened not in a black and white 1940s gangster movie, but the other day at Gardiner's Mountain Brauhaus which still has a payphone booth. In this



Photo: Ray Smith

Phone Booth, [continued page 12](#)

Meet Our New Government

by Laurie Willow

On November 5th, 2013, voters in Gardiner elected their town government for the next two years. Newly elected officials began their terms on January 1, 2014, with a formal swearing in on January 7th.

As we know, the leaders of Gardiner, both elected (as in the Town Board), and appointed (as in the Planning Board and Zoning Boards), will set the priorities and the tone until the next election.

They will decide what is im-

Government, [continued page 12](#)

Also in this issue ...

Ulster County Legislature, [pg. 2](#)

Investing in Apples, [pg. 3](#)

Gardiner Animal Hospital, [pg. 4](#)

New Library Website, [pg. 5](#)

Just A Bite, [pg. 6](#)

Ulster Savings Bank, [pg. 7](#)

Spring Equinox, [pg. 8](#)

New Paltz Travel, [pg. 9](#)

Casino for Ellenville? [pg.10](#)

SUNY NP Activities, [pg.14](#)

Owls, [pg.16](#)



Where once was lawn ...the Sisson property being prepped for lawn replacement in 2006 (inset) and its current meadow in summer. All photos courtesy Angela Sisson. Visit our facebook page for more pictures.



Lawn To Meadow

by Angela Sisson and Anne Allbright Smith

Why do people have lawns? "I think most people want a decent looking landscape around their homes and that can be achieved quite simply with a lawn," explains Angela Sisson.

Lawn around the house, especially in high traffic and play areas, makes a lot of sense because turf grass is such a durable ground cover and easy to maintain. Periodic mowing of small lawns neatens up the place with very little effort.

What does *not* make sense, are large, under-utilized lawns; they not only require time-consuming maintenance, they tend

Lawn, [continued page 11](#)

The Ulster County Legislature: Providing High Quality Services To Gardiner

by Barbara Sides

Have you ever wondered just what the Ulster County Legislature is tasked to do? I have. Many of us know that they approve the County budget and fix the tax rate which determines the county tax we pay, but for more information I contacted Dr. Gerald Benjamin, Distinguished Professor of Political Science at SUNY New Paltz and former Chair of the Ulster County Legislature.

Professor Benjamin, who chaired the Ulster County Charter Commission, which operated from 2004-2006, describes counties as legally and politically complex governments, in part independent and responsive to voters, in part "branch offices" of the state.

From the mid 1960s onward, all responsibility for county government resided in the Legislature, but the Charter produced by Professor Benjamin's commission—approved by the voters in 2006—created a new framework. The Charter provides for separation of powers through the election of a County Executive, with Mike Hein, elected in 2008, currently serving as our first. With the aid of a professional staff, the Executive runs the operations of the 40 departments of the county, executes the policies enacted by

the legislature, prepares the budget, is responsible for the quantity and quality of services provided Ulster citizens and sets an agenda. As for the Legislature, it approves or revises the budget, oversees county spending, approves any expenditure over \$50,000 and proposes local and county laws and resolutions.

Dr. Benjamin says, "Mike Hein has displayed a high level of competence, bringing the County through some hard times." Dr. Benjamin feels, however, that the legislature may be failing to enhance its own institutional power as a co-equal branch of government. He explains that when a partisan leader (Democrat or Republican) heads an executive branch, loyalty to the legislative institution may be broken in favor of loyalty to a political party. Cohesion in the legislature, and, therefore a more robust exercise of its power, depends on overcoming partisan differences.

This, Dr. Benjamin admits, is not easy to do. "I don't fault the Executive. I fault the legislature for not defining a role for itself. And that's a function

of legislative leadership."

By the time this issue of *The Gazette* goes to press, the county legislature will have chosen new leadership and I'm sure Dr. Benjamin will be watching closely.

Tracy Bartels was re-elected to the legislature in November as the representative from Gardiner and two election districts in Shawangunk. She describes the legislature as primarily a policy-making body and takes very seriously the responsibility of that body to approve the Executive's budget. "It should be a deliberative process rather than a rubber stamp." Addressing the county tax bill we all recently received, Tracy explained that the Legislature has the most influence over the discretionary portions of the budget—the categories of the budget—the Road Patrol, the Department of Public Works, and SUNY Ulster,

among others—less than 30% of the approximately \$336 million dollar budget proposed for 2014. Most of what makes up the tax bill covers unfunded state mandates like Medicaid. "Unfunded mandates exceed all revenue from property tax," she states. Sales tax and bed tax (tourism) are two of the revenue sources used to make up most of the rest needed to run the county.

Previously, more than one legislator could represent a district, but the 2011 adoption of single-member districts of approximately equal size reduced the total number of legislators by 10 (increasing the responsibilities of the remaining 23 legislators) and made for greater accountability, which Tracy welcomes.

Like Tracy, Ken Wishnik, representing New Paltz and a part of Esopus, was re-elected to the Legislature in November. Ken serves on the Environmental, Energy and Technology Com-

Legislature, [continued page 13](#)

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Local Growers Invest In New Apple Varieties

by Ray Smith

Great wines take years to develop and, if more than one grape is used, care in achieving the proper blend. The same is true of great apple varieties.

Two new apples now in limited release, SnapDragons™ and RubyFrosts™, have recently been available nearby at Dressel Farms, New Paltz and Hurd's Family Farm, Modena. How'd that happen?

Since 1890, Cornell University has released sixty-six new varieties, including standbys like Cortland, Macoun, Empire and Jonagold. To become successful, a new variety has to have more than just great taste. It also has to be producer/seller friendly, resistant to such things as powdery mildew, scab, fireblight, soft scald and bitter pit. It has to resist pre-harvest drop, store well and have good shelf life.

Dr. Susan K. Brown, Associate Director of Cornell's New York State Agricultural Experiment Station (NYSAES) and Herman M. Cohn Professor of Horticulture, heads the apple breeding program at Geneva, NY. With 57,000 genes in the apple's genome, it's not surprising that Cornell plants 10,000 seeds a year or that it took Dr. Brown

twelve years to develop the SnapDragon™, whose parents were Honeycrisp and another apple in her breeding program similar to Jonagold. RubyFrost™'s parents were Braeburn and Autumn Crisp, and that variety took seventeen years to perfect.

Dr. Brown explained a new approach, "Cornell developed well known apples like the Cortland, Macoun, Empire and Jonagold. But those varieties took thirty, forty or more years to really catch on. With SnapDragon™ and RubyFrost™, we tried a new approach.

"In our apple breeding program these two varieties, originally NY1 and NY2, showed such promise that when we showed them to New York growers, they were sufficiently enthusiastic that the roll out became a joint venture."

Rod Dressel, Jr., of Dressel Farms, New Paltz picked up the story. "In 2010, New York Apple Growers, LLC (NYAG) was formed specifically to market these two new varieties and to share the commercial benefits with



One of the two new kids on the block, photographed at Dressel Farms in late 2013. Photo: Ray Smith

Cornell. All 700 commercial apple growers in New York State were offered a chance to participate. But it was like buying a pig in a poke. These two varieties showed great promise but had no track record or knowledge by consumers." Ultimately, only 145 New York State apple growers, representing about 60% of the state's production, became members of NYAG.

Cornell granted NYAG an exclusive North America license for SnapDragon™s and RubyFrost™s, for which NYAG members pay royalties on trees purchased, acreage planted and fruit produced. Half the royalties go to support NYAG and their mar-

keting efforts—with their share NYAG was able to hire Full Tilt Marketing to design the logos for the two new apples and get the message out—and the other half is retained by Cornell. A portion of Cornell's share goes directly to the apple breeding program to further that work.

In addition to the commercial risk, growers in the "club" had the upfront capital costs of fencing acreage for the two new varieties, providing support systems, particularly for the weaker SnapDragon™ trees (actually, buds grafted to root stock), and laying water lines. And then there's the lag from first planting to commercially viable harvest.

Because initially there would be

Apples, [continued page 15](#)



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Gardiner Animal Hospital: 80 years And Counting

by Peg Lotvin

After solving the “mystery of the calf on the lawn” in the last issue of *The Gazette*, we thought to take a closer look at the Gardiner Animal Hospital where the calf was staying.

The Animal Hospital has been in business at the same location since the 1940s, making it one of the longest running businesses in town. Dr. Clifford (Kip) Hoppenstedt owned and ran the hospital from sometime in the 1940s until 1975 when Dr. Lyle Goodnow purchased it. Kip and Lyle worked together until 1983 when Kip retired.

Lyle Goodnow grew up in New Hampshire, where he raised poultry as a 4-H member. He won the top 4-H poultry prize for New Hampshire and met his wife, Edie, as she was also a 4-H member. When his employer (a poultry producer) was unable to raise his salary even five cents an hour—from a dollar and a quarter—Lyle went to work in a knitting mill. There he developed a knack for remembering colors of wool that were used for making material. He made a few cents an hour more than at the poultry farm, but it still wasn't enough for his growing family.

It was Edie who suggested he go to veterinary school at Cornell. After graduation the family needed a place to settle down and found

the Gardiner Animal Hospital in need of a new owner. The rest, as they say, is history.

In order to pay for their move to Gardiner, Edie and Lyle acquired a credit card, which were just coming out at the time, and borrowed a thousand dollars. To save money they joined two other graduates who were leaving Cornell to head back to New Hampshire, rented a U-Haul and crammed all they owned into the truck. Time went on, generations of Gardiner animals were cared for and three sons grew up, moved into careers and got married themselves. Now the third generation of Goodnows is working at the animal hospital. Grandson Matthew and his family are living in the house in front of the hospital while he manages the hospital for his granddad. The calf on the lawn belongs to Matthew's daughter, the fourth generation.

Over the years, Lyle has brought in many young vets, many from out of state. He says they have taught him a lot, keeping him up to date on new procedures. They, of course, have also learned as much or more from their mentor.



Lyle and the late Edie (front) in 2008; son Scott (back row, moustache); grandson Matthew (far right, striped shirt) and great granddaughter Maddie, whose calf we featured (in baby carrier). Photo courtesy Matthew Goodnow.

Lyle says he stays away from “exotics” if at all possible, but did once treat a zebra that was with a travelling zoo. (He says they bite.) He is currently the only vet in Ulster County who treats ruminants; cattle, sheep, goats and what he calls “those long-necked sheep,” alpacas and llamas. Along with the small animal practice and horses, he keeps three other vets and a staff of twenty-five busy. Lyle checks all the 4-H animals that go to the Ulster County Fair from the area; each animal must be seen and examined before it can get the required health certificate, so to say that the Fair is a busy time is an understatement.

Even after nearly forty years in the veterinary business Dr. Goodnow still needs to keep himself up to date with ongoing course work. To keep his registration in force he needs

another forty credit hours—another year and a half of academic work.

Asked if he was thinking of retiring as he nears his fortieth year in business, Dr. Goodnow says no. He enjoys his work, is able to do it and feels he does veterinary work the right way. He is a rare independent in a world where most vets are going corporate. Lyle likes the personal touch, knowing his clients through the years and hopes the young vets he brings in learn that lesson.

Next time you drive by the Gardiner Animal Hospital sign on Route 44/55, take a good look. The horse on the sign is son Scott's Clydesdale, Lincoln, and the dog belongs to the man who painted the sign. The other animals are more generic, but take a good look at the pig. There is something about that pig. If you can't drive by, visit our facebook page for a photo. □

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New Library Website Offers A Multitude of Services

by Carol O'Biso

"It's a monumental task in progress," said Gardiner Library Manager Nicole Lane when I visited for a sneak preview of the library's impressive new website. The site is expected to be up and running by the time this *Gazette* goes to press.

When asked why they chose to undertake such a massive revamp, Nicole said the software for the old site was not letting them do what they wanted. "There are a lot of library users who rarely actually walk in the door here, but they do access the website to utilize eBooks and other resources."

In addition to eBooks, the new site offers us easy access to various databases, such as for academic journals and back issues of magazines and newspapers, all of which can be read for free with your library card. There will be resources for parents, weekly updates like *The New York Times* Bestseller list, and book trailers. We'll be able to see an agenda of upcoming events, view a printable community room calendar, fill out an

on-line application to use the community room, and read library policies about use of the room and display space.

Two exciting new features are a home page carousel of new acquisitions—a digital version of the display table near the library desk that lets us start planning that next good read—and an easy to use mobile app. Though a number of these features were also available on the old site, they were difficult to find and not that easy to use.

Nicole explains that the old software was so complicated that only one staff member was skilled enough to update the site. Obviously this cut down dramatically on immediacy and, ultimately, on usage; people don't come back to visit a site very often when experience has proven that it will probably have exactly the same information it had last time they visited.

The new software, devel-



A screen shot of the library's new home page. www.gardinerlibrary.org

oped by Piper Mountain Websites, a web-based company specialized in library sites, is so easy that all staff members have been trained in its use. Nicole says, "The children's librarian can now log on at will and post some new information about the program, I can log on from home and post information

about a snow day or late opening and, in general, each staff member can freely use the site to communicate with his or her particular audience."

The library welcomes feedback and, given how easy the new site is to tweak, plans to fine tune it until it is every bit the specialized tool they hoped it to be. □

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Just A Bite Sip ...

Hudson Valley Wine Market Assists With A Very Enjoyable Challenge

by Carol O'Biso

OK, it was inevitable that this column would spill over (sorry) ...

Here was the challenge: Find an affordable case of wine as a business gift for a colleague of my husband's who was reported (surreptitiously by *her* husband) to like "Big Bad Cabs."

Here was the solution (if, like me, you *like* wine but don't actually know anything about it): Pay a visit to the Hudson Valley Wine Market in Gardiner. Owner Perry Goldschein brightened immediately, turned to the shelf and handed me what he declared to be, "the biggest, baddest cab in the shop."

This was The Crusher, a California Cabernet Sauvignon by Wil-



son Vineyard. I decided, self-servingly, that if I was going to do this thing I was going to do it right and asked Perry to recommend two additional cabs; a home taste-test was definitely in order. So, on a recent Friday evening, my husband and I sat down

with The Crusher (\$13.95), another cab from 14 Hands Vineyards in Washington State (\$13.95) and, just for variety, Tormaresca Neprica, an Italian blend of Cabernet and two other grapes (\$11.95). We also invited a friend who actually does know something about wine!

The verdict was unanimous. We were all immediately impressed with our first (and second, and third) sip of The Crusher. It's big. It's bold. It announces itself with every sip. My husband, who prefers beer, made what I considered to be unhelpful comments about how he detected pleasant undertones of hay and barnyard. While I was rolling my eyes at him our wine-educated friend said he found it to have strong undercurrents of cherry bubble gum. I stopped rolling my eyes at my husband. In any case, it

was declared to be in a league of its own—very drinkable now but would cellar well for a few years declared our friend.

We all found the 14 Hands cab to be light, and extremely smooth and mellow—too much so for each of us. It did not call us back for more.

The big surprise of the evening was the Tormaresca. Though it did not, at first, pack as big a punch as the Crusher, we all agreed that as we moved into dinner, the Tormaresca worked best with food. "Soft tannins, ripe fruit, hints of cherry and raspberry and ready to drink now," said our friend.

All around it was a win-win. We bought a case of The Crusher for the colleague, and she was thrilled. And, for the first time in my life, I bought myself a case of wine; Tormaresca is definitely my new favorite. □

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A Local Bank That Cares About The Community

by Fred Mayo

Ulster Savings Bank, a regional bank with a wide range of services, was originally opened in 1851 with a deposit of \$120. Today, the bank has assets of approximately \$734 million, 305 employees and 14 branches all over Dutchess, Greene, Orange, and Ulster counties. Ulster Savings Bank, a prime example of community banking at its best, is one of 7,000 "community banks" in the United States today; it lends to local businesses and residents, its board is made up of local people and it provides a wide range of banking services while devoting some of its resources to improving the regions in which it is located.

The full-service branches, in Gardiner, Kingston, New Paltz, Newburgh, Phoenicia, Poughkeepsie, Red Hook, Saugerties, Stone Ridge, Wappingers Falls, Windham, and Woodstock, offer free personal and business checking, online banking, mobile banking, online bill paying, remote deposits and an ATM network with no extra fees along with the regular savings accounts, commercial loans, mortgages, CDs, and debit cards.

The Gardiner branch at Ireland Corners is staffed by seven employees under the leadership of Kathy DeLano, Branch Manager. She opened the branch six years ago and has kept it focused on excellent customer service by encouraging employees to learn about their customers and create a family atmosphere. Anyone who walks into the branch is struck by the warm reception, the ready smile and the coffee machine in the corner for customers and visitors to help themselves.



Kathy DeLano, Branch Manager.
Photo: Fred Mayo

The Gardiner branch has hosted a number of six-week art shows: Dolly Wodin's quilts in November and December and, in January and early February, paintings by students of Kevin Cook, a successful local artist. Each show includes a reception involving food on specific Fridays from 12 to 2, one of the bank's busiest times.

As part of their commitment to the community, employees have also been involved in a wide range of community events, ranging from assisting with Gardiner Day, the Heart Walk, a Cancer Walk, a fund raiser for breast cancer, and Christmas gifts for nursing home residents. Of particular significance is the branch's celebration of Earth Day in April when the parking lot becomes a festival of food stations, booths of local, earth-friendly companies, tables of local farmers' produce, and a broadcast location for a local radio station. The event draws people from all over the area. In addition to these activities, employees at the branch can encourage involvement in fund raising activities for their favorite causes, and there

is also a modest budget for small local donations.

On a broader scale, Ulster Savings Charitable Foundation provides grants for teachers from Kindergarten to grade 12, scholarship support for college students, and grants to not-for-profit organizations in Dutchess, Greene, and Ulster counties. Since it was founded in 2001, the Charitable Foundation has supported over 122 organizations in the areas of education, housing and human services, benefiting organizations such as Family of Woodstock, the Children's Home, the Mental Health Association of Ulster County, Hospice, the Food Bank of the Hudson Valley, the Hudson Valley LGBTQ Community Center, Boys and Girls Clubs of Kingston,

the Ulster Literacy Association, and the Walkway Over the Hudson as well as local colleges and hospitals. Local organizations such as Locust Grove, Mohonk Preserve, the Phillies Bridge Farm Project, Unison Arts, and the Gardiner Library have also benefited from its support.

The Gardiner branch has grown each year in the number of households involved, the amount of deposits, and the extent of its lending. The high quality of customer service and the friendly attitude have drawn many customers from the region, as has the bank's commitment to maintaining free personal and business checking and to remaining a local company caring about its community. Lobby hours are Monday through Friday from 8:30 to 5:00 with Friday night open until 6:00 pm and Saturday 9:00 to 2:00 pm). □

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A Spring Equinox Trick ...Can You Do This?

by Anne Allbright Smith



Photo by Virginia Powers

Can you stand an egg on end during the vernal equinox on March 20th? It's when the sun is positioned directly over the equator of our tilted Earth.

have originated this practice, symbolic of restoring balance to the world after the darkness of winter on this day equally divided between day and night.

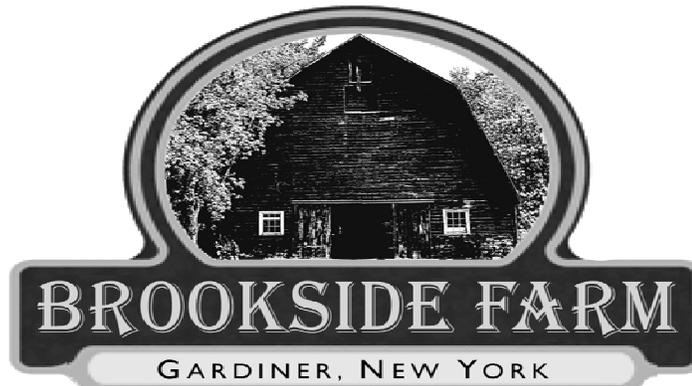
The Chinese are thought to News reporters rush annually

to capture video of people excitedly accomplishing this feat on the magic day.

But...guess what? With a little practice you can do this any day of the year! The internet is full of videos on how to

do it, but some of them "cheat" and tell you to sprinkle salt on the table... Look for videos that actually show someone standing one up on a smooth surface, as has been done by our friend Virginia on her kitchen floor in the photo above.

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Traveling With Professional Help

by Fred Mayo

When you walk into the office of New Paltz Travel Center, Colleen Gillette greets you with a bright and welcoming smile. Behind her, you can see an entrancing wall mural of a beach in the Caribbean which prompts fantasies of a relaxing beach vacation in an exotic locale. It is clear that New Paltz Travel Center wants to help you plan a trip of some sort; in fact, Ms. Gillette, president and owner, specializes in helping her clients find the right trip; her motto is "Let's make it happen."



Colleen Gillette and the exotic mural in her office. Photo: Fred Mayo

The agency works with both corporate clients all over the country (about 35 % of the business) and leisure travelers (65% of the business) most of whom come from all over the Mid-Hudson area—Gardiner, High Falls, Highland, Kerhonkson, New Paltz, Rosendale, Stone Ridge, Tillson, and Wallkill—with most of them residing in Gardiner or New Paltz.

Travelers from this region are, this year, booking all inclusive resorts, foreign independent travel, and customized trips. While river and ocean cruises remain popular, many local residents plan to travel to Europe (Italy, England, Scotland, and Ireland), South America (Argentina, Chile, and Peru), and Hawaii in the next year. An increasing area of interest is ocean cruises, river cruises, and guided tours run by established tour companies. Some people plan their trips six to nine months ahead and some are more spontaneous, just desperate to get away.

Over the years, the travel business has morphed from booking travel, lodging, and trips to using

a wide range of problem solving skills to serve customers with a number of travel challenges. These days, personal attention is the hallmark of travel professionals. As Colleen says, "You sit with people, you draw them out, you find out what people really need instead of what they say they want, and you provide advice and help for people who want to travel." And people are traveling more and more, selecting escorted tours at a high level of quality.

New Paltz Travel Center was originally opened in the sixties as part of the Kingston Travel Center, the New Paltz Travel Center, and the Newburgh Travel Center. Since then, the New Paltz office has moved several times in town and it has changed ownership. It is currently located at 15 Plattekill Avenue (where it moved this summer), across from the Village Tearoom in the center of the

Village of New Paltz. Since most of the clients do their travel planning over the phone or through email, the office is small; there is no need for lots of storefront space and piles of brochures. Travelers are more sophisticated and they know what they want. Clients and potential travelers come to the office to pick up documents, check on details or otherwise say hello to Ms. Gillette, a travel professional with thirty-five years of experience in the industry.

Colleen described some of the newest trends in the travel industry:

- The change in the role from travel agents to travel professionals who advocate for and collaborate with customers
- Business travelers booking trips with shorter lead times than previously
- Leisure travelers purchasing more travel insurance
- Increasing numbers of peo-

ple booking deluxe and first class guided group tours

- Travelers using more software applications in their research and booking
- More multi-generational groups —grandparents, parents, and children—traveling together.

With so many options for travel and an increasing demand for it, individuals will find this agency a great help in sorting through and following up on all the details necessary for a successful trip. Colleen can help travelers on a fee-for-service basis, commissions, or some combination of the two. The value of her services comes from her extensive information about options and her ability to individualize a trip that makes it special for travelers.

For more information, consult www.newpaltztravel.com which offers a wide range of information about vacation options and access to many other travel resources. [← Back Comment →](#)

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Will a Casino Grow Ellenville?

by State and County Correspondent Nadine Lemmon

Boosting economic development in upstate New York has been a signature focus of Governor Cuomo's since he first got into office and, in this past state election, 57% of New York voters agreed with him that casinos are the ticket to a bright economic future.

After securing a voter-approved amendment to the state constitution, Cuomo has moved full-steam ahead with the plan to build four "resort" or destination casinos, in three upstate areas: the Southern Tier, Capital District, and the Catskills. Applications from operators will be accepted in March, bids are due by June, and the winners will be announced as early as this fall.

There are already three proposals for each region, and the Catskills is getting the hottest



competition, given its proximity to downstate discretionary dollars. In seven years, the plan allows for three more casinos in the downstate region, so upstate casinos won't have a lot of time to jump ahead.

Without a doubt, Ellenville, one of the proposed sites, could use some kind of shot in the arm. Unemployment is above 18%, the biggest employer in town is the prison, and downtown, the passerby notices many closed businesses. The proposal

on the table is to revamp the "Nevele"—a former Catskill resort that sports a room called the "stardust room," once visited by the likes of Frankie Valli, Tony Orlando and Milton Berle. Casino, indoor water park, golf course, hotel, 500 acre-development—the plans are big, and the investment numbers being thrown around exceed \$500 million. One prediction is that it will bring in 1,600 new jobs (about 1% of total jobs in Ulster County).

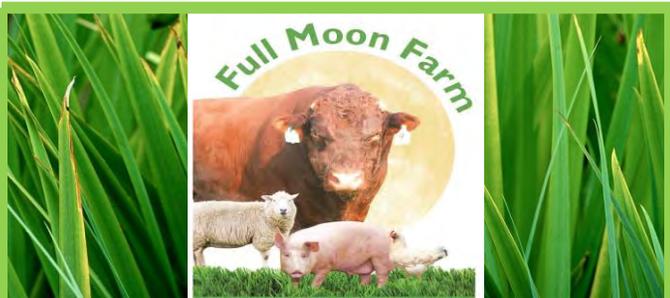
There are competing proposals in the region—for the Concord in Monticello and Grossinger's in Liberty—but the Nevele is the only proposal in Ulster, and it's the closest to Gardiner. The developer has won the endorsement of the Ulster County Legislature, the Orange County Chamber of Commerce, the Dutchess County executive, and local town and village boards.

Will this have a positive or negative impact on Gardiner? Casinos are one of those polarizing issues.

Those who are for casinos talk about economic revitalization and hefty tax revenues for the state. Those who are against talk about social ills—addiction, crime, broken homes, unwanted development, and traffic. This could be an opportunity for Gardiner to lure tourists, and dollars, to Main Street businesses. And for Gardiner residents looking for some gambling fun, the trip will be much closer than Foxwoods or Mohegan Sun. Or this could mean more competition for limited parking spots at Mohonk over the weekend, and...who knows.

Unlike Massachusetts, local communities were not given the opportunity to vote on whether or not they wanted a casino in their back yard. From here on out, a seven-member appointed and unpaid "Resort Gaming Facility Location Board," with, presumably, few local representatives, will call the shots: setting the required minimum capital investment, determining the license fee, and selecting the winners. It would behoove all Gardiner residents to keep an eye on developments and be ready to voice an opinion as plans emerge. □

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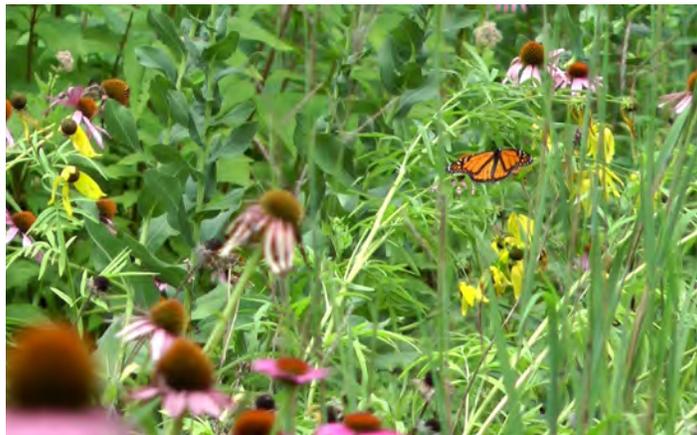
Lawn, from page 1

to be hazardous to the environment. Hazards such as chemical runoff from herbicides and fertilizers, storm-water runoff (the short root systems absorb little rainwater) and the inability to support wildlife, to name a few.

There are alternatives to large lawns. A garden can be an appropriate alternative, if one can commit to more maintenance than the original lawn. But that's rarely the case. Probably the best alternative to a large lawn, especially for outlying areas, is a meadow. There are several different methods of installing a meadow, but those likely to succeed will require serious work the first two seasons.

There's no shortcut to achieving a successful meadow. Avoid the meadow-in-a-can (quickie) approach that uses annuals (mostly non-native). The first season or two will produce a flush of colorful "wild" flowers, but thence forward the meadow will be overrun with weeds. Also to be avoided is doing nothing, or "letting nature take its course." With these methods, aggressive, invasive weeds are too well-established and desirable plants cannot compete; the key to a successful meadow is the removal of aggressive weeds.

Inspired by the native purple love grass which grows abundantly along many northern highways and blooms purple in Septem-



ber, Angela began researching grasses, prairies and wildflower meadows. In particular, the prairie restoration movement in the Midwest provided a wealth of information, which she worked to translate into her own landscape. With no examples in the region to draw from, she took the plunge in 2006 and replaced a one quarter acre area of "outlying" lawn with meadow. Three years later she replaced another quarter acre. By this time she was able to design her own seed mix, exerting more control over the plant species. Next year she plans to plant the final quarter acre, replacing the last of the outlying lawn.

Meadow plantings take a two-year work commitment. After that the maintenance is just one mowing (or burning) per year. The first season is about preparing the area—removal of lawn (and weeds). Meadow seeds, a

mixture of native grasses and wildflowers, are planted in the fall of the first season. The seeds overwinter on the bare ground, working into the soil with the freeze and thaw activity. The second season is lots of mowing—but as high as possible—in order to cut back the weeds without harming the native meadow plants, which are tiny at this stage, spending early growth establishing root systems. During the second season, with lots of weeds showing up, Angela thought her experiment had failed, but more experience and research showed that annual weeds aren't much of a problem in an early meadow. It's too many perennial weeds in an early or struggling meadow that can spell disaster.

Angela's advice for beginners is consider starting with a manageable area, perhaps a few hundred square feet of lawn at a back edge. Research installation procedures and follow them carefully. Learn to recognize annual and perennial weeds

(and weed seedlings). Don't worry about annual weeds, meadow plants will out-compete them in time. And be aware that meadow horticulture is counter-intuitive—don't water, it encourages weeds, and don't weed, the disturbance also encourages weeds. A meadow installation takes work and patience, but the rewards are significant.

Probably nothing in the landscape changes as often as a meadow; it changes all year long as well as from year to year as it matures. It takes a few years before the meadow looks like something and before the weeds are on the decline and the wildflowers dominate, but by then the meadow has become a living thing as birds, butterflies, dragonflies and other wildlife make it home.

"Last June and July I would walk the path through my newest (2009) meadow and see upwards of a dozen hummingbird moths flocking around the lavender blooms of wild bergamot. It was kind of magical," said Angela. "At times the beauty of these meadows almost takes my breath away."

Editor's Note: Lawns originated in Europe and only became popular in America—mostly among the wealthy—in the late 19th and early 20th Centuries. With the invention of the lawn mower and the expansion of the suburbs, lawns soon became widely popular. Today, we have 40 million acres of them. Yale University estimates that the United States uses more than 600 million gallons of gas to mow and trim lawns each year—about two gallons of gas for every man, woman and child. □

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Government, from page 1

portant and what problems and issues need to be addressed, where to spend funds, and where to withhold funds.

The fact is, that the vast majority of voting at Town Board meetings is unanimous. There are only a very few issues where sides are drawn. What is helpful to the Town Board is positive and constructive community input: fresh ideas, occasional kudos, just community interest, is most welcome by your elected officials. Here is our new team:



Supervisor Carl Zatz, above left, was re-elected to another two-year term. Incumbent Warren Wiegand, right, is two years into a four-year term.



Incumbent Mike Reynolds, above left, is also two years into a four-year term, and new board member John Hinson, right, was elected to a four-year term.



New board member David Dukler, left, was elected to a four-year term and Highway Superintendent Brian Sticia, also elected to a four-year term, taking over from Charlie Haynes who held the post for 34 years. □

Phone, from page 1

digital age, what in the world for?

The phone booth is located next to the hostess station and, explained Ilka Ruoff Casey, one of three owners of the Brauhaus. "If you phone the Brauhaus for reservations, hours or what have you, the call goes to the payphone. The payphone number is on our matchbooks, business cards and ads." But what if the hostess is away from her station? "Well, one of the people waiting for a table would answer the phone. For years, it was the only phone we had. My father always kept a dime in his pocket. If he wanted to call home, he'd let the phone ring once and hang up. My mother would hear it and then call back."

Originally, Ilka said, "The carrier paid us for having the phone.

Now, we're billed monthly. Probably fair, since I can't remember the last time anyone made an outgoing call on it."

In 1991, payphones in this country peaked at 2.1 million. Today there are fewer than 250,000. Pacific Telemanagement Services in California owns the payphones in this area. Their records show, based on billing address, that there is only one pay phone in Gardiner and eleven in New Paltz, though if any exist in chain stores they would not show on Pacific's records.

A few years ago the Brauhaus considered getting rid of the booth, but people immediately protested. Ilka says, "The last time we had an issue with it and needed to rely on the cordless phone we found ourselves taking it into the booth anyway. It's like a mini-office—quiet, with a little desk, light, even a working fan! A useful oasis on a noisy night."

The phone booth is also a



Bartender and Host Veronica O'Keefe in "the office." Photo: Ray Smith.

magnet for small children, who just love it, and there has been a remarkable change in people's response to the fact that the phone booth is their main phone. "For a time, it seemed hopelessly out of date and a bit of an embarrassment," Ilka says, "but now people seem to really get a kick out of it. I'm especially amused when people take pictures of the phone booth with their smartphones." □

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Legislature, from page 2

mittee as well as the Economic Development, Transportation and Tourism Committee. As the representative from New Paltz, Ken may introduce resolutions or advocate for or against legislation that affects his constituents. He recently introduced a resolution opposing a PILOT (payment in lieu of taxes) agreement by the Ulster County Industrial Development Agency for the Park Point New Paltz Application.

Wilmorite, the developer, is a for-profit corporation that proposes to build and operate a \$58 Million housing project for SUNY. Park Point is requesting tax relief worth around \$32 Million over 25 years which would impact taxpayers in New Paltz as well as all those who pay taxes to the New Paltz School District, whether or not they live in the Town of New Paltz.

SUNY New Paltz favors the proposal as positive for the lo-

cal economy and essential to the college's competitiveness in a challenging future environment for higher education; voices in the community including those of the New Paltz town and Village boards as well as the Gardiner Town Board have been raised in opposition to it.

Rank and file legislators like Tracy and Ken earn \$10,000 per year and have access to health care and pension benefits. The Chair and Minority and Majority leaders earn more. The body meets once a month at the County Office Building in Kingston, but committees may meet an additional once or twice a month. Ken views his time on the legislature as a service to the community. "I believe that everybody should consider serving on the Ulster County Legislature. I view it as similar to jury duty. It may be demanding, with

few rewards, but it's a great way to serve your community."

When asked about the Executive's relationship with the legislature, Deputy County Executive Ken Crannell proudly noted a list of accomplishments that he says could not have happened without a productive relationship with that body. Topping the list: County spending for 2014 is \$24 Million less than 2013. As noted on your recent tax bill, County property taxes had a zero percent increase. Crannell stated that despite tough economic times, the county is in a strong financial posi-

tion. As a result, Ulster County's bond rating has been upgraded, resulting in a lower interest rate for borrowing. "Delivering high quality services to residents while controlling property taxes has resulted in favorable economic outcomes for the county." No small feat given the economic pressure on local government since the start of the Great Recession in 2008.

For more information on the Ulster County Legislature, go to ulstercountyny.gov/legislature. All of the legislature's meetings, including caucuses and standing committee meetings are open to the public. To reach Executive Hein's office, go to ulstercountyny.gov/executive/office. □

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Things To Do At SUNY New Paltz

by Laura Rose

It's surprising how much a person who isn't a student can find to do at SUNY New Paltz. A few Thursdays ago, my significant other and I reserved free tickets online for an astronomy show at the college's planetarium. These 45-minute, early evening shows are open to the public, kid friendly, and take place on the 1st and 3rd Thursdays of each month throughout each semester.

Once in, we cozied up in the round room and passed the time until the lights came down, ogling the domed ceiling while enjoying a very impressive sound system. Then we travelled through time, learned to site a few constellations, saw planets spinning in their orbits and watched comets. Afterwards, we strolled through the darkness, across campus to the pond, and looked up. Here's the link for reservations: www.newpaltz.edu/planetarium/shows.html

Two weeks before that, I'd taken myself to the Dorsky Museum, and was immensely impressed by the Contemporary Tibetan show. It always surprises me how sophisticated and varied the exhibits are. During the last few years, I've seen historic quilts, Hudson Valley painters, Warhol's photography, and some crazy 70's retrospective. I'm sure there

was much more to see. I've also gone to several student shows. If you catch any of the openings, there's wine and snacks and, of course, people-watching to do along with viewing the art.

This semester the museum will feature three exhibitions: the work of New York Realist Eugene Speicher; Mary Reid Kelley's "visually rich, intellectually stimulating and humorous" work with objects and video; and an 80's Image and Style exhibit. Here's a link for more information: www.newpaltz.edu/museum/exhibitions/future.html

It makes good sense to purchase a subscription to the Theater Department's productions, but even if you don't, it's \$18 for a ticket. Considering the quality of these performances, this is a very reasonable investment. This year, so far, I especially liked the department's handling of Shakespeare's "The Tempest." The set was beautiful. Professor Connie Rotunda was cast as Prospero (Prospera for this production) and putting a female in the role changed the feel of the story, turning a not-so-nice wizard whose transition

and triumph I'd never cared about into a loving maternal figure whose eventual success made for a satisfying ending. This spring will feature Sam Shepard's "Buried Child" and "On the Verge" by Eric Overmyer. This link will get you to a calendar for theater events: www.newpaltz.edu/artsnews.

There's a minimum of three, and up to six, musical performances per month on campus this semester. These are also very reasonably priced, at \$8 for general admission, and \$6 for seniors. Many are on Tuesday and Thursday evenings at eight, but there are additional days and times. This spring's theme is "Love, Jealousy and Despair in Music." You can cover lots of territory with that. Medieval, classical, choral and jazz are some of the included styles. Go to www.newpaltz.edu/music/concertseries.html.

There are also frequent lectures to attend on campus. Many are community generated lectures that the college hosts. Important issues are regularly evaluated and discussed. Recently, I went to see an update on the ongoing consequences stemming from the Fukushima power plant disaster in Japan. The room was packed with con-

cerned citizens. I am shaken and overwhelmed by such issues, and feel blessed to live in a community of so many dedicated activists. Lectures can be found in the Almanac section of *The New Paltz Times*.

The college is also one of the primary hosts of the Lifetime Learning Institute, which offers inexpensive classes geared to locals 55 and up (though you can also join if you're younger). Topics are quite varied, including ancient, contemporary and local history, painting, singing, writing, literature, science, fairy tales, dancing and more. The longest classes are eight sessions; some are four or fewer. If you have any interest in checking out their catalogue or joining, here's how to find information: www.newpaltz.edu/lifetime/lli_catalog_2013.pdf.

And then there's the pool; community members are welcome to join for \$200 per year and there are hours every day. You're also welcome to walk on the track when there isn't a game. If you haven't ever done this, try it on a warm spring afternoon. It's a crazy pretty color blue, it's springy to step on and there's a smell you'll catch there on a hot day that reminds me of Coney Island's boardwalk. This might have something to do with tar, but darned if I can figure that out. Let me know if you know what that smell is!

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Apples, from page 3

a small number of trees available, preference was given to NYAG members who had roadside stands so as to get the word out and maximize the distribution of the limited availability. Dressel Farms applied for three acres of SnapDragon™s and two of RubyFrost™s. In 2011, they received only enough trees to plant a half acre—and Rod's customers got to sample the limited but delicious results of that harvest this past fall. In 2012, they got a few more and in 2013, enough for the full three acres of SnapDragon™s and two acres of RubyFrost™s. Within seven years, Rod Dressel expects to get about 2,000 bushels of apples per acre.

In an interview on National Public Radio (NPR), Dr. Brown summed up the qualities of these two apples. "If you're a

fan of Honeycrisp apples, SnapDragon™ is similar. It has a crisp texture. The cells rupture rather than separate, which gives it a real crunchiness. RubyFrost™ is very crisp, juicy and grower friendly. It doesn't fall off the tree when it ripens and it has good resistance to flesh browning when the apples are cut. Plus, it has a nice sugar-acid ratio."

SnapDragon™ can be harvested early, in late September, but its long storage and shelf life mean retailers can offer it with consistent quality for longer than Honeycrisp. According to Dr. Brown, only about 40% of Honeycrisps produced are saleable. RubyFrost™ ripens later, stores well and so can be available well into winter.

To sense the broader mar-

ket, NYAG began test marketing SnapDragon™s and RubyFrost™s in several chain grocery stores in New York in January. As far as whether these apples will be

grown more widely, Rod Dressel says, "When and if these two new varieties are grown outside New York State will ultimately be up to NYAG." □

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The Neighborhood Alarm Clock

by Anne Allbright Smith

“Who cooks for you, who cooks for yooouuu-all” is the handle birders use for the familiar call of the Barred Owl, pictured at right, but our pair usually shriek something like Ho-ho-Ho-HA!” It is a loud, raucous sound heard any time of day or night, unlike the quiet, mysterious “You’re awake? Me too” of the Great Horned Owl, also heard in our area, but mostly at night. Sometimes when our pair team up it sounds like a cat fight. And sometimes they combine all of their calls, caterwauling, around six a.m., just outside our window.

The barred is a large, handsome owl recognized by its round face and brown eyes (Most owls have yellow eyes) and barring across the chest and streaking lengthwise on the belly. Unlike most owls, it is often seen during the day. Our pair often hang around the driveway, giving the im-



pression that they find us humans quite entertaining. One day, as one of our cat-dogs was rounding up a litter of baby garter snakes that I was removing, I noticed one of the barreds watching. Later I saw the bird swoop in and silently glide off with one of the snakes.

To identify whether you have a Barred Owl in your neighborhood check www.allaboutbirds.org/guide/barred_owl/sounds, and while you are thinking about

owls, keep an eye out for a rare visitor—the Snowy Owl. We are having an irruption in the northeast this winter, meaning that these largely white owls are being seen in record numbers. Irruptions are often caused by a food shortage in the Arctic, but this one may be caused by the opposite—an abundance of lemmings, leading to a highly productive breeding season—which may explain the elevated numbers of immature owls in this irruption.



Snowy Owls were seen at Woodland Pond in New Paltz in December and at the Ulster County Fairgrounds on January 12th. The one above was photographed by David Warg, near Steve’s Lane in Gardiner, on January 25th. ☐

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Grass Fed Beef on Kiernan Farm

845-255-8998; Farm: Beef
www.KiernanFarm.com

Jenkins & Lueken Orchards

845-255-6787; Farm, Farm Markets
www.JLOrchards.com

Meadow View Farm

845-255-6093; Farm, Farm Market
www.MeadowViewFarmStand.com

Phillies Bridge Farm

845-256-9108; Farm Markets, Orchards & CSAs
www.PhilliesBridge.org

Wright's Farm

845-255-5300; Farm Markets, Orchards & CSAs
www.eatapples.com

Gardiner Association of Businesses

The Voice of Gardiner Area Business

David Kucera, Inc.

845-255-1044; Pre-Cast Concrete, GFRC
www.DavidKuceraInc.com

DayCo Mechanical Services

845-255-8605; HVAC

Fall Fittings, Inc.

845-255-5710; Structural Steel Fabricating

Fischer Electric

845-256-0365; Electricians

Friedle Construction, Inc.

845-256-9338; Construction
www.FriedleConstruction.com

Gordon Fire Equipment, LLC

845-691-5700; Fire Suppression Systems
www.GordonFire.com

Heritagenergy

845-255-7779; Oil & LP Gas
www.HeritagEnergy.com

Hudson Builders Group

845-245-7773; Comm. & Res. Contracting
www.HudsonBuilders.com

Mitchell Electric, LLC

845-255-5216; Electricians
www.MitchellElectricLLC.com

New York Solar Farm, Inc.

845-597-6631; Comm. & Res. Solar PV Installer
www.nyssf.com

Freefall Express

d.b.a The Blue Sky Ranch
845-255-9538; Airport, Skydiving
www.TheBlueSkyRanch.com

Mohonk Preserve

845-255-0919; Hiking Nature Preserve
www.MohonkPreserve.org

New Paltz Travel Center, Inc.

845-255-7706; Travel
www.NewPaltzTravel.com

Skydive The Ranch, Inc.

845-255-4033; Airport, Skydiving
www.SkydiveTheRanch.com

FARMS/ORCHARDS

Blue Crest Farm

845-895-3754; Farm

Brookside Farm of Gardiner

845-895-SIDE (7433); Farm: Beef, etc.
www.Brookside-Farm.com

Bruynswick Farmstand

845-255-5693; Farm, Preserves, Baked Goods

Brykill Farm LLC

845-895-8928; Farm: Beef, etc.
www.BrykillFarm.com

Full Moon Farm

845-255-5602; Farm: Beef, etc.
www.FullMoonFarmNY.com

LODGING

Blueberry Inn on Kiernan Farm, Inc.

845-255-8998; Lodging
www.Blueberry-Inn.com

Enthusiastic Guest House

845-256-1122; Lodging
Facebook

Maplestone Inn

845-255-6861; Bed & Breakfast
www.MaplestoneInn.com

Minnewaska Lodge

845-255-1110; Lodging
www.MinnewaskaLodge.com

Roots & Wings Lodging

845-255-2278; Lodging
www.rootsnwings.com

REAL ESTATE/PROPERTY MANAGEMENT

Colucci Shand Realty, Inc.

845-255-3455; Real Estate Sales
www.coluccishandrealty.com

Connor Properties

845-255-5420

Laura Rose Real Estate

845-255-9009; Real Estate Brokerage
www.lauraroserealestate.info

Visit us on Facebook or at www.gardinernybusiness.com

The Voice Of Gardiner Area Businesses

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Ridgeline Realty

845-255-8359; Real Estate Agents
www.RidgelineRealty.net

Ulster Properties

845-256-0075; Management & Hospitality
www.UlsterProperties.com

Willow Realty

845-255-7666; Real Estate Agents
www.WillowRealEstate.com

GALLERY**DM Weil Gallery**

845-255-3336; Art Gallery
www.dmweil.com

FLORISTS**Elegant Accents**

845-527-9590; Floral Design
www.ElegantFloralAccents.com

Floral Affairs by Sarah

914-213-3281; Floral Designs
www.FloralAffairsBySarah.com

Meadowscent

845-255-3866; Flowers & Florists
www.Meadowscent.com

WINERIES/WINE & LIQUOR/DISTILLERY**Hudson Valley Wine Market**

845-255-0600; Wine & Spirits Shop
www.HudsonValleyWineMarket.com

Peter Cordovano, P.C.

845-691-4200; Law office
www.CordovanoLaw.com

AUTO & RV/SERVICE/SALES**Beek's Auto**

845-255-7376; Auto Repair & Services
Facebook

Len-Rich RV

845-725-7624; RV Repairs
www.Len-RichRV.net

STS Tire & Auto Center

845-255-7600; Auto Sales & Repair
www.ststire.com

X-Treme Rides

845-270-2504; 24 Hr. Towing & Collision Restoration
www.x-tremetrides.com

FITNESS/SPORTS/DANCE**Gardiner Athletics**

845-419-2177; Strength & Conditioning Center
www.gardinerathletics.com

Got Rhythm? Dance Studio

845-255-6434; Dance Studio
www.GotRhythmGardiner.com

New Paltz Karate Academy, Inc.

845-255-4523; Karate & Martial Arts
www.NewPaltzKarate.com

BANKS/FINANCIAL/INSURANCE**Farm Family Insurance**

845-633-8600; Personal and Commercial
www.NYInsuranceCoverage.com

Fraleigh & Rakow, Inc.

845-876-7035; Insurance
www.FraleighAndRakow.com

Ulster Savings Bank

845-255-4262; Financial Institution
www.UlsterSavings.com

Walden Savings Bank

845-256-9667; Financial Institution
www.WaldenSavingsBank.com

PERSONAL CARE/HEALTH**Creative Edge Hair Design**

845-895-3343; Full Service Hair Salon
Facebook

Happiness Day Spa

845-256-3840; Boutique Day Spa
www.happinessdayspa.com

Homeopathic Consultations

845-255-8560; Homeopathy & Light Therapy

Miracle Day Spa

845-702-3526; Skin Care, Massage, Yoga
www.spamiracles.com

Peace of Mindfulness

845-255-9090; Massage Therapy
www.PeaceOfMindfulness.org

Gardiner Association of Businesses

The Voice of Gardiner Area Business

Robibero Family Vineyard

845-255-9463; Wineries/Wine & Spirits
www.RobiberoFamilyVineyards.com

Tuthilltown Spirits Distillery

845-633-8734; Farm Distillery
www.tuthilltown.com

Whitecliff Vineyard

845-255-4613; Wineries/Wine & Spirits
www.WhitecliffWine.com

PETS/VETS**Gardiner Animal Hospital**

845-255-1549; Veterinarian
Facebook

Hudson Valley Dogwatch

845-255-3126; Dogwatch Hidden Fence
www.DogWatchDave.com

Lung Ta Wellness

845-797-2079; Animal Wellness Facilitation
www.LungTaWellness.com

The Natural Pet Center at Ireland Corners

845-255-7387; Pet Supplies
www.TheNaturalPetCenter.com

LAW FIRMS/ATTORNEYS**Glenn & Breheny, PLLC**

845-561-1951; Attorney
www.GlennBrehenyLaw.com

HORSE STABLE/TRAINING/BOARDING**Journey's End Farm**

845-255-7163; Horses, Sales
www.acps.org/journeysend

La Luna Farm

845-332-4519; Horse Boarding/Lessons
www.lalunafarm.com

Lucky C Stables, Inc.

845-255-3220; Horse Boarding/Lessons
www.LuckyCStables.com

Mountain View Farm

845-255-5563; Horse Boarding/Lessons

RETAIL**Kiss My Face**

845-255-0884; Body & Skincare Products
www.KissMyFace.com

HiHo Home Market & Antique Center

845-255-1123; Antiques and Collectibles
www.HiHoHome.com

Majestic's Hardware, Inc.

845-255-5494; Hardware Stores
www.MajesticsHardware.com

Oh Crow

845-255-0250; Rain Gauges
www.worldscoolesttraingauge.com

Utility Canvas

845-255-9290; Clothing and bags including design
www.UtilityCanvas.com

Roots & Wings

845-255-2278; Ceremonies
www.rootsnwings.com/ceremonies

MARKETING/PRINTING/MAILING**Cornerstone Services**

845-255-5722; Graphic Design & Fulfillment
www.crst.net

Pages Printing & Graphics

845-562-3309; Printing & Graphics
www.PagesGraphics.com/Newburgh

Roots & Wings Publishing

845-255-2278; Publishing
www.aftershockfromcancer.com

Vivid Business Communications

845-256-0000; Bus. Services, Consultants
www.VividBusiness.net

ARCHITECTURE**Hoover Architecture, PLLC**

845-598-4762; Architects
www.HooverArchitecture.com

Matthew Bialecki Associates

845-255-6131; Architects
www.BialeckiArchitects.com

CLUBS/ASSOCIATION**Southern Ulster Rotary Club**

Community Service
www.SouthernUlsterRotary.org



Colucci Shand Realty, Inc.

(845) 255-3455

2356 Route 44/55, Gardiner, NY 12525

www.ColucciShandRealty.com

LIKE US on
FACEBOOK



We are Selling Homes in Gardiner!



*35 Trapps View Farm Road
Sold \$620,000*



*60 Trapps View Farm Road
Sold \$349,500*



*35 Millbrook Road
Sold \$275,000*



*1175 Old Ford Road
Sold \$875,000*

MARKET STATISTICS FOR GARDINER & NEW PALTZ

	DATE	TOTAL HOMES LISTED	TOTAL HOMES SOLD	AVG. SALE PRICE	AVG. DAYS ON MARKET
GARDINER	Jan-Dec 2013	85	51	\$370,033	232
	Jan-Dec 2012	98	47	\$359,026	196
NEW PALTZ	Jan-Dec 2013	167	82	\$321,541	179
	Jan-Dec 2012	183	92	\$273,054	197

DATA FOR GARDINER & NEW PALTZ RESIDENTIAL OBTAINED THROUGH ULSTER COUNTY MLS



Colucci Shand Realty, Inc.

(845) 255-3455

2356 Route 44/55, Gardiner, NY 12525

www.ColucciShandRealty.com



- ◆ Inspired by Hudson Valley Barns
- ◆ Designed by AIA 7-time award winning architect
- ◆ Wallkill River frontage
- ◆ Mohonk Tower Views
- ◆ 3 Bedroom/, 3 Bathroom
- ◆ \$975,000



- ◆ Warmed by wall of windows in Living Rm
- ◆ Steps to the Rail Trail
- ◆ 3 Bedrooms + 1-bedroom Apt.
- ◆ Convenient to SUNY
- ◆ Seasonal Views
- ◆ \$275,000



- ◆ Enchanting Cape on 6.6 acres
- ◆ Custom built 3 BR, 3 Bath
- ◆ Seasonal Views
- ◆ Landscaped w/spectacular stone walls
- ◆ Minutes to hiking and climbing
- ◆ \$549,000



- ◆ Marvelous new kitchen
- ◆ Heated detached 2-car garage
- ◆ 2 Bedroom, 2 Bathroom
- ◆ MBR with walk-in closet
- ◆ Large deck for BBQ's
- ◆ Stream on property
- ◆ Seasonal mountain views
- ◆ \$229,000

LOTS/LAND FOR SALE



GARDINER: 15.17 acres, mountain views from rear of lot...\$135,000

GARDINER: 2.24 acres, level with spectacular Gunk views...\$150,000

GARDINER: 10.89 acres, wooded lot on secluded cul-de-sac...\$224,900

GARDINER: 7.40 acres, stunning lake front with cliff views...\$595,000



THE COLUCCI SHAND TEAM

Teresa Colucci Shand,
CRS, ASP, ABR, SRES, SFR
Broker/Owner

Linda Majetich Hansen,
Associate Broker

Victoria Beach, Terry Jacobus, Robert M. Dorris
Licensed Salesperson

*Let us help make your
Real Estate dreams come true!*

