



The Gardiner Gazette

Winter 2010 - Issue #5

A call to community ...

EDITOR'S NOTE: *In an effort to help more Gardiner residents get acquainted with town government, this column will feature comments from different town officials in each issue.*

Keeping The Community Safe

by Hank Vance, Gardiner Building Inspector



When I was first asked to provide a short "blurb" about the Building Inspector's Office, I reluctantly agreed. It was only after a bit of reflection that I recognized an opportunity to provide some insight into local codes, and some information to help

keep the community safe.

Keeping the communities of the state safe was the premise for creation of what is now known as the New York State Uniform Fire Prevention and Building Code, and for the State Energy Conservation Construction Code. The Building Inspector, or more accurately the Code Enforcement Officer, is appointed by the Town Board to enforce the provisions of the codes and must be certified by the Department of State. This certification is obtained through a series of training programs in all aspects of building construction and fire safety. Code Enforcement Officers are also required to attend "continuing education" courses each year to retain certification. I've been the Code Enforcement Officer since September 2007 when my predecessor, Don Otis, retired. Don continues to be active with his own construction and remodeling activities and is still seen out and about in town.

I review all applications for building permits,

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The Gardiner Gazette Via Email ...

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Also visit us on the web: www.thegardinergazette.bbnw.org. You will find past issues there, a more extensive Community Calendar than the printed version will allow and, best of all, a safe and convenient way to send a donation via PayPal.

The Habitat Team - Goes to the Dump

by Angela Sisson

The Gardiner-Shawangunk Habitat Team is a group of volunteers that came together in 2007 after the towns of Gardiner and Shawangunk were awarded an inter-municipal grant from the Hudson River Estuary Program to map the towns' habitats. As part of the mapping process, we often visit properties in order to evaluate habitat and biodiversity. Early this year we offered to conduct a biodiversity and recreational use assessment of properties owned by the towns of Gardiner and Shawangunk.

Team members visited the Gardiner transfer station in June and followed up with a visit to the Shawangunk transfer station in September. The

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field visits confirmed that these sites do not have high biodiversity value. In general, years of disturbance had degraded habitats, reducing native species diversity and increasing invasive species. On the other hand, we discovered that the old town dumps offer unexpected opportunity for light recreational development.

Gardiner's transfer station encompasses a few acres of a much larger 104-acre property which includes a variety of habitats—upland field, wet meadow, streams, upland forest, wetland forest—along with extensive frontage on the Wallkill River. The Shawangunk site is smaller, approximately 35

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Real Property Tax Exemptions Available

by Joy Mazzetti, Gardiner Assessor

You may be eligible for a tax exemption if you meet the following requirements:

Basic STAR: Available to all, on a primary residence, no age or income limit. You only need apply once.

Enhanced STAR: Available if you are over or turning 65 in 2010 and your adjusted gross income is under \$74,700

Senior Exemption: Available for those over 65 with incomes under \$34,400

Veterans: Available if you or your spouse served during a war time period

Cold War Veteran's: Available if you served from 1945 – 1991 and you receive no other veteran's exemption

Forms are available on-line at www.orps.state.ny.us (click "Forms, Publications & Procedures at the top) or at the Assessor's Office.

All exemptions must be filed on or before March 1st, 2010. Please call the Assessor's Office at 255-9675 ext 104 or 105 with any questions.

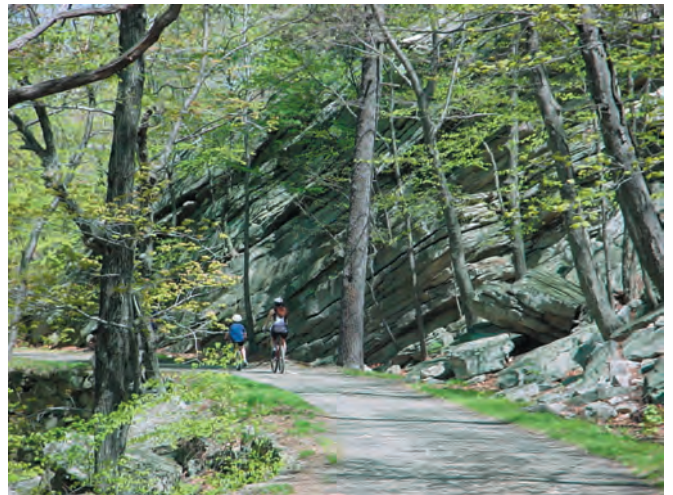
Carriage Roads: An Asset Worthy Of Investment

by Nadia Steinzor, Director of Communications, Mohonk Preserve

Like many of the things we treasure most—our homes, relationships, health—the recreational areas vital to the region require continual care and attention. That's why the Mohonk Preserve is working to restore and maintain a network of historic carriage roads essential for hikers, bikers, climbers, equestrians, and skiers.

Originally built by hand starting in the late 1800s, the roads resulted from the Smiley family's vision of enabling people to get out in nature. But after well over a century of use, many sections of the carriage roads are in need of repair. Thanks to the generosity of Preserve members and supporters, we've been able to resurface and do drainage work on several miles of the Preserve's most popular roads.

*A municipal sponsor was needed,
so a big Thank You to the Town of
Gardiner for playing that role...*



A carriage road at Mohonk Preserve.

The Preserve is also working with the Palisades Interstate Park Commission and the New York State Office of Parks, Recreation and Historic Preservation on a comprehensive plan for the maintenance and restoration of nearly 70 miles of carriage roads linking the Preserve and Minnewaska State Park Preserve.

A complementary effort is also underway to repair bridges and carriage roads. Supported with federal transportation funds (through the New York State Department of Transportation), the grant for this project required a municipal sponsor. So, a big Thank You to the Town of Gardiner for playing that role—and helping to ensure that carriage roads are here for everyone to enjoy for generations to come.

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Laurie Hanson-Owner

Cell Tower Ruling Supports Citizen's Group

by Linda Kastan, President, Sensible Wireless for Gardiner

In October, the citizen's action group Sensible Wireless for Gardiner (SWG), was successful in challenging the Town Board's approval of a 164-foot cell tower in the viewshed of the Shawangunk Ridge and the Wallkill River Valley. In an important and strongly-worded court decision, NYS Supreme Court Justice Henry Zwack found the Town Board's review of the tower's environmental impact deficient, and rejected the Town's attempt to exempt the project from local zoning law.

Unlike most cell towers, the proposed Gardiner tower would have been owned by the town. The Town Board's wireless developer, JNS Towers, was to have designed and built the tower, while the town managed the approval process. The parties planned to share profits from lease revenues paid by wireless carriers for antenna space. Unfortunately, the town's contract with JNS restricted potential tower locations to municipally owned parcels, disallowing consideration of alternative locations and heights with less visual impact. The contract also subjected the Town to substantial monetary penalties if it abandoned the project. These constraints were particularly problematic since the Town Board had recently reauthorized Gardiner's local law regulating wireless facilities. The law, enacted in 2001 to protect Gardiner's unique scenery, limits tower height to 80 feet in cleared areas, with other height limits for particular situations. It also requires the use of camouflage and screening to minimize visual impact. In contrast, the JNS proposal called for an uncamouflaged 164-foot tower adjacent to the scenic Wallkill River corridor.

The proposed JNS tower was controversial from the start. After it became clear that the Gardiner Zoning Board of Appeals would not grant the large variances needed for the 164-foot tower, the Town Board voted to exempt the project from Gardiner's zoning, applying a different set of standards for its own project than it would have used for any other applicant.

SWG brought legal action to challenge the zoning exemption and the Court agreed. Citing the Town's failures to abide by the height limitation and other requirements, the Court found it "striking how many provisions in the Town's own Zoning Law were not followed ... without sufficient or any explanation." Justice Zwack weighed the benefit of the cell tower against the potential for impact on the scenery, as well as shortcomings in the Town's review process, and concluded that the decision to approve the tower was without reasonable basis.

The Town Board and JNS must now determine whether or not to appeal. At stake is the town law's vision of shorter, less visible towers that would protect scenic landscape. While easily built, wireless carriers have resisted such low-impact wireless systems; they cost more than networks based on large towers. Even if taller towers are used, more than one would be needed

to completely cover Gardiner's hilly terrain. It remains to be seen whether whether the Gardiner Town Board, in partnership with the cellular industry, can modify its approach and preserve Gardiner's outstanding scenery while providing the telecommunications services the public desires.

Building Inspector, from page 1

issue appropriate permits and eventually issue certificates of occupancy or compliance once a project is complete. I also conduct construction inspections—in Gardiner that means at least 13 separate inspections for every new house or commercial building—to insure that codes are complied with and that structures are built as intended. The Building Department maintains records of these applications and inspections for properties throughout the town. "Stop Work Orders" are issued when deficiencies must be corrected, or when work is begun without a permit.

The Code Enforcement Officer also investigates allegations of violations of the Town Code. My previous experience with the State Police is particularly helpful in this. I also perform fire safety and property maintenance inspections of all commercial buildings and multiple dwellings, review applications for more significant projects and make appropriate referrals to the Town, Planning or Zoning Board of Appeals as the Town Zoning Law requires.

Most people realize that a building permit is required to erect a building, however, many do not know that a permit is also required when a solid fuel-burning heating appliance or chimney is installed, or when an interior wall is moved or an alteration is made to a building's structural support. Some may view the need for a permit as intrusive, but the safety of the occupants and any first responder should a need arise overrides this. I encourage anyone who is unsure of the need for a permit to contact me or my able assistant, Jewell Turner, at the Town Hall. We'll provide the application documents, clarify zoning issues, ensure contractors have the required insurance, and provide whatever assistance is needed to see your project through. **Back ...**



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Trees of Giving Festival and Holiday Stroll Included Awesome “Gift of GAB”

by Michelle Terwilliger-Hathaway

Snow flurries fell the night of December 10th, but inside the Gardiner Library it was “Cloudy with a Chance of Meatballs,” during the second annual Gardiner Association of Businesses (GAB) Trees of Giving Festival and Holiday Stroll. As part of the event, 15 area businesses decorated Christmas trees to represent their favorite children’s book themes. The Village Grill, creator of the winning tree, was awarded six free ads in The New Paltz Times, compliments of Ulster Publishing, for their tree based on the 1982 children’s book “Cloudy with a Chance of Meatballs,” which has recently been made into a movie.



Joann, Jaxson, and Mason Secky visit with Santa during the GAB Trees of Giving Festival.

This year’s event was expanded to include a Holiday Stroll; the “passports” of more than 30 families of “holiday revelers” were stamped as they checked in at a dozen stops throughout town. Refreshments and holiday snacks were served as participants shopped, admired holiday decorations and spread holiday cheer. Revelers then returned to the library with completed passports where they posed for portraits with Santa, contributed items for a local Toys for Tots drive, sipped eggnog, had a chance to win one of two “Gifts of GAB”—gift baskets valued at \$1,300—and cast votes for the best tree by placing a new children’s book in a box beneath their favorite. In all, more than 150 books were donated as votes were cast for trees representing “Goodnight Moon,” “On the Night that You Were Born,” “Harold and the Purple Crayon,” “Alice in Wonderland,” and “Shoes,” among others. The donated books will be distributed among the Gardiner Library, area nursery schools, day care centers and needy families.

Congratulations to Diane Gleichenhaus who won the adult gift basket valued at more than \$900, and to the Aurigemma family, who won the children’s basket valued at more than \$400. The

baskets included pilates, karate, and horseback riding classes, wine and spirits (for the adult basket!), baked goods, toys, art supplies and gift certificates galore. Thanks to 31 businesses for helping to make this event a success. Participating businesses included Diponio, Inc.; HiHo Home Market; Leitha M. Ortiz-Lesh Law; Raffaella’s Baked Goods; Village Market & Bakery; Lightsey Cycles; Kiss My Face; Main Course; The Village Grill; Uptown Attic; Tuthilltown Spirits; Tantillo Landscape Supplies; Full Moon Farm; Tantillo’s Farm Market; Meadowscent; Tiger Lily Jewelers; New Paltz Karate; Pilates on Main; Lombardi’s Restaurant; The Gold Fox; Jenkinstown Day Spa; Horses & Hounds Stables; Enthusiastic Spirits; Majestic’s Hardware; Dr. Nicole Smith; Pasquales; ImageINK Public Relations; the Gardiner Library; Walden Savings Bank, Fraleigh & Rakow and Café Mio.

The annual Trees of Giving is just one charitable event organized by the active Gardiner business group annually. Last year’s Trees of Giving benefitted the local food pantry by donating nearly 1,000 non-perishable food items and \$300 to help feed needy families.

Art in Gardiner Captured Landscapes and Scholarship Money

by Michelle Terwilliger-Hathaway



Linda Palfreyman paints the ridge near Majestic View Farm during the second annual Art in Gardiner event.

More than \$5,000 worth of paintings were sold during the second annual “Art in Gardiner: Plein Air Paint Out” event and auction organized by the Gardiner Association of Businesses (GAB) in October. As part of the event, participating artists captured our town’s gorgeous landscapes amongst fabulous fall foliage and helped raise money for a scholarship fund that GAB will award to a local high school graduating senior

Art in Gardiner ...continued page 5

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pursuing a business degree.

Twenty four adult artists from throughout the Hudson Valley participated, along with 17 local child artists who attended painting workshops prior to the event. The Best in Show adult painting, by Tarryl Gabel, depicted a beautifully rich farm landscape in a gorgeous, thick wooden frame and was awarded \$200 cash. First place went to Maurice Houdou, second place to Keith Gunderson, and third place to Heidi Diponio, of Gardiner. Adult winners received gift certificates to Lombardi's Restaurant, the Mountain Brauhaus, and The Gold Fox.

Child artists were also judged. In the kindergarten to second grade group, Shane O'Herron was awarded Best in Show and Jacob Weinstein won first place. In the third to fifth grade group, Evan Hathaway won Best in Show and Kayla Worthy and Alden Hathaway were tied for first place. Best in Show winners were awarded \$50 savings bonds from Walden Savings Bank. Other winners received art supplies and sketch books from artsonia.com, the world's largest online children's art museum.

Throughout the day adult artists braved the brisk autumn air to paint Gardiner landscapes along roadsides, hilltops, sidewalks, creek and river banks, orchards and farms. They returned to the Town Hall a few hours later where their works were framed and auctioned off following a reception where artists young and old mingled with prospective buyers, collectors, and admirers.

Did you miss the event or lose a treasured painting at auction? Rest assured you can still admire or purchase all winners' artwork - adult and children - for just \$12! All winning paintings are featured on greeting cards sold to add additional money to the GAB scholarship fund. The greeting cards, to be restocked soon in local businesses, can also be ordered by contacting leitha@lmollaw.com or calling GAB at (888) 909-5444.

Art in Gardiner is just one charitable event organized by GAB. Last year's event raised \$1,200 to help support the Gardiner Library and the Gardiner Fire Department. **Back ...**

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Habitat Team, from page 1

acres, and also includes extensive Wallkill River frontage. Both properties have a defunct landfill—large mounds now covered with grasses and surrounded by gas venting pipes. As we stood high atop the old landfill sites enjoying panoramic views across the river to the ridge, a view which stretched for miles, it became clear that these old dumps have terrific potential, if not for wildlife then for human use.

Both town dumps have a number of built-in advantages for light recreational development such as the facts that the properties are already town-owned, former landfills cannot be developed in the conventional sense (no excavating), riverfront locations provide boating and fishing access and the high mounds of the old dumps provide excellent panoramic views.



A dump with a view ... the Gardiner Transfer Station

But would the state allow development on these old landfills? The answer, we learned after checking with a DEC representative, is yes. In fact, there are a number of towns within New York which have converted their old dumps for various light recreational uses including golf driving ranges, model airplanes, little league fields, kite flying areas, and park trails with benches.

Perhaps, someday, the towns of Gardiner and Shawangunk will convert portions of their old dumps into parks along the Wallkill River; there could be canoeing, kayaking and fishing along the six mile stretch between the "parks"; a short spur off the rail trail could route bikers in for a ride along the river; the old wood roads could be converted to birding and hiking trails; picnickers and kite flyers could frequent the old landfills. All of which would be relatively inexpensive.

What's the next step? It would be a good idea to see what people think of all this, whether the towns would be interested in these projects, if not now, perhaps in the future. In the meantime, the habitat team is back to habitat stuff. (But dumps were so much fun!) In the next issue we'll talk about the box turtle project and the annual turtle gathering in May.

For more information, or for a copy of the Town Dump reports—including comprehensive species lists—please contact me at angelassisson@gmail.com. **Back ...**

Business As Usual

This column features two Gardiner businesses per issue.

A Pillar of the Business Community

by Laurie Willow



Laura Majestic, Rick Majestic and Jessica Rawlins in front of Majestic's Hardware.

Majestic's Hardware has been a pillar of the Gardiner business and social communities since it first began. It was 1947 when George Majestic Senior opened the first hardware store in a garage next to what is now HiHo Market. In 1949, George bought the building that is now the post office and moved the store there. Finally, in 1966, George moved the hardware

store to its current site where it has been family owned continuously.

George Majestic was not only a store owner; he was also the town supervisor for 25 years. As supervisor, he was a visionary who was ahead of his time. He orchestrated the buying and setting aside of land to be owned and used by the community, which includes Majestic Park and the hundred acres of river frontage at the bottom of Steve's Lane (the same land discussed in *The Habitat Team Goes To The Dump*, pg. 1). George and his wife, Irene, had four children who all live with their families in Gardiner. George, Jr., Carol, Rick and Bob all take an interest in the store, but Bob, Rick, Carol's son, Mike, and Jessica Rawlins handle the day-to-day operations.

Majestic's Hardware has survived the advent of the big box home improvement stores for a number of reasons. A shopper can get expert advice as well as the materials needed for a project. Stock in the store has recently been vastly replenished. They are full with heating, plumbing and electric supplies as well as a wide variety of hardware. Majestic's sells Stihl products such as chain saws and leaf blowers. The store also sells Toro lawnmowers and snow throwers. Best of all, Majestic's services what they sell in their fully equipped repair shop. If your lawn mower beaks down in the middle of July or your snow thrower is acting up in a snow storm, Majestic's has a full service department for fixing lawn implements and small engines.

Lately, Majestic's hardware has opened a Web site on eBay which is a store selling tractor and mower parts. To see the e-store, type http://stores.ebay.com/Majestics-Hardware?_rdc=1 into your browser.

As always, Majestic's Hardware can fill your barbeque tank for only \$15, cut and thread pipe, cut glass and make keys. They are open Monday through Friday 8:00 to 5:30, Saturday from 8:00 to 4:00 and on Sunday for the weekend warrior from 10-2. Stop by and see what is new at Majestic's Hardware.

"A Customer Is The Most Important Visitor": The Ireland Corners General Store

by Ray Smith

Pete Patel, proprietor of Ireland Corners General Store, grew up in northwest India. His father was partner in a construction firm that builds colleges and hospitals, and his mother was a lawyer. Pete graduated from college as a mechanical engineer and went to work for his father's firm, but in 1993, at the age of twenty-three, Pete and his wife, Kamini, immigrated to the United States. He became a technical engineer at Sandoz, the pharmaceutical firm, but wanted to work for himself. He soon started buying and improving small businesses to sell. With various partners he now owns a strip mall in Georgia, a Texas motel and a convenience store in Shelton, Connecticut.

Twelve years ago, Pete bought Ireland Corners General Store (his eighth business acquisition) and for two years, commuted from New Jersey to manage the store. Like his other businesses, he fully intended to improve and sell it. "But I just love the people here. I'm more at home in



Pete Patel with his wife Kamini and their three daughters, Neeti, Reete and Tihee.

Gardiner now than I am in India," says Pete. For two years Pete and his family lived above the store. Then they bought a home nearby with more open space and a view of the Gunks. His family includes Kamini and their three daughters: Neeti, 16; Tihee, 14; and Reete, who is 6.

Over the desk in his small office, Pete keeps a picture of his father, who died five years ago of cancer. Now Pete is half owner of his father's construction business. He keeps in touch via daily phone calls to India and frequent trips. On the opposite wall is an excerpt from a speech Mahatma Gandhi made in South Africa in 1890: "A customer is the most important visitor on our premises. He is not dependent on us.

Ireland Corners, continued page 7

Ireland Corners Store, from page 6

We are dependent on him. He is not an interruption of our work. He is the purpose of it. He is not an outsider of our business. He is part of it. We are not doing him a favour by serving him. He is doing us a favour by giving us the opportunity to do so."

I'm usually only a weekend coffee and newspaper customer, but I've always been struck by the warm and cordial greeting Pete gives each and every customer, nearly always by name. He explains, "I'm in the hospitality business and everybody should know you've got to please your customers first if you want to be successful in your life, in this business . . . in *any* business." Often, at the store are customers who could find their needs someplace nearer their homes. Instead, they come to Ireland Corners.

"I get up at four o'clock every morning, 365 days. It's my choice . . . what I'm doing. A philosophy I learned from my father, as a child: everybody has to work. You have to do something. But *do the work that you like*. This is what I choose in my life." When I asked what's the most fun about his job, Pete grinned and said immediately, "I'm my own boss. I found out early I can't easily take orders from others." His biggest complaint? Another instant response, "Lack of family time."

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Two Ways To Protect Your Home This Winter

by Tanya Marquette, Gardiner Green Energy Task Force

Weatherization

Ho, Ho, Ho—tis the season to be ...? Yes, you guessed it—WARM! There are many ways to save energy but one of the most cost and energy efficient is called weatherization. Simply stated, weatherization is how we tighten our home's "envelope" to keep heat in during the winter and out during the summer. It is referred to as the thermal envelope because it is the structure that contains our winter heat and summer cooling, with breaches resulting in cold air coming in and warm air moving out.

Identifying and sealing all the openings and areas of heat loss can be a daunting task. Most people tend to do minor repairs when something—like the broken window pane—raises a red flag. However, when we talk about weatherizing our homes we really want to take a holistic approach. A house is a set of systems that work in synch to create a comfortable environment in which to live. Further, fixing one leak does not really stop the heat loss if we have numerous points of leakage. As long as there are weak points in the thermal envelope, a house will keep losing the same amount of heat.

The best way to approach a weatherization project is to assess the extent of the problem. A list of all the weak points in the thermal envelope coupled with an assessment of the cost benefits will help create the 'to do' list with priorities. Installing thousands of dollars of new windows may not be the top priority despite all the slick advertising for such products. Caulking and weatherstripping often are the best first step. Caulking is inexpensive, cost efficient, and can often be applied by a home owner who is adept with a utility knife and a caulk gun. Repairing door weatherstripping may require a bit more skill but is still a doable job by many homeowners. And if not, it is not a very expensive job to contract out.

The next on my list of air leak problems is the attic door or

Weatherization ...continued page 9



Laurie Willow
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Awosting Reserve: An Update

Editor's Note: In 2002 a developer proposed a luxury housing development for a 2,600 acre parcel on the Shawangunk Ridge. The community jumped into action, attending local meetings, distributing Save the Ridge signs and lobbying to assure that these unique and fragile lands were not developed. In 2006, the land was purchased by the non-profit Trust for Public Land and immediately turned over to the state for inclusion in Minnewaska State Park. The following article is by Patty Lee Parmalee, one of the original organizers of the Save the Ridge movement.



Protestors on the ridge at the height of the battle to save it from development.

Technically, there is no Awosting Reserve; it's now simply a section of Minnewaska State Park Preserve. (There is now, finally, a "P" before "reserve"!) As such it is subject to all the rules that apply in the rest of the Park, which are posted at the only town road access site: the gate on Aumick Road. There is enough parking there for around 8-10 cars, if they don't block the gate.

The shale road starts there and climbs gradually, then relentlessly up. Many people have walked it and wondered where else they can walk. The answer, for now, since routes have not been officially blazed, is that the public is welcome on *any* of the network of woods roads and shale roads. Bushwhacking is not permitted. In particular the Palmaghatt Ravine is off limits—it is still partially private and its steep slopes are eroded, fragile and dangerous—but the entrance road parallels the Ravine and many viewpoints exist. If you follow the entrance road for about half an hour, past the large gravel pit, you will come to a branch that goes steeply up to the right: follow it and you will top out at Spruce Glen and then Lake Awosting. Or, you can continue straight (horizontal) and then go up the next steep road to the right, which also leads to Lake Awosting, making a round trip possible.

Currently you can also continue straight at that point, but that road eventually disappears and may ultimately be closed. Mud Pond access would then be only from the upper tier of shale road. In general, the lower area is great exercise for walkers, runners, riders, cyclists, skiers, and snowshoers, but not especially scenic till you get up to Spruce Glen. This pattern holds true for most of the rest of the area: the bottom part is exercise for people and habitat for wildlife. The top is scenic.

Much of the current road network is depicted as a light dotted line on the latest NY-NJ Trail Conference Shawangunk Trails South Map (map # 104 from 2008, available at nynjtc.org or at the Mohonk Preserve Visitor Center).

Nothing will change until the new Master Plan, which was presented in draft form at a public hearing on October 22, 2009 is finalized. The written comment period is over, but the draft is still available at www.nysparks.ny.us/inside-our-agency/public-documents.aspx. It reveals the following tentative plans:

- Apply "Preserve" status to newly-acquired lands
- Expand existing parking area to hold a few more cars and horse trailers
- Close the path above Campfire Road, the small circle of roads above it, and the shale road that continues west after the Lake Awosting turnoff; also close the continuation of that road below Mud Pond
- Turn the path in Spruce Glen into a carriage road
- Build a "multi-use, single-track" path looping around much of Awosting's upper area; this would essentially be a mountain-biking trail since horses and hikers would be loath to use it at the same time as extreme bikers.

At the hearing many mountain bikers expressed enthusiasm for the bike trail, while those who worked to preserve the land for habitat feel it contradicts the intent of the Park's "Preserve" designation to close down already disrupted habitat (the multi-use roads) to tear up another area for one clientele. Stay tuned to see how the Parks Commission resolves the conflict. Meanwhile, make use of all the existing roads up there!

An unexpected bonus resulted from the Ridge being saved—you can also go boating on Tillson Lake (permit required from the Peterskill Park Office). I live on Aumick Road and would be happy to introduce anyone to the routes I know up there. Email me at publiccleaningpost@earthlink.net.



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Weatherization, from page 7

ceiling hatch. These are notoriously forgotten items where heat is literally sucked out of the house. Weatherstripping the attic door or attic hatch is a necessary 'to do' job. And while you are at it, get some insulation on top of that attic hatch which is usually a thin piece of plywood that barely holds in the heat. Another inexpensive and very useful step in weatherization is in the basement. First ensure that all foundation vents and windows are closed. Repair all broken window panes in these windows, an often forgotten item. Then, if your heating equipment is in the basement, consider insulating all around the house sills. This area often allows lots of cold air to infiltrate into the house keeping the basement ceiling nice and cold. And, since heat always moves from warm to cold, a cold floor literally sucks the heat out of the house. Improving your insulation would be a next step and needs to be evaluated by a professional who can make appropriate suggestions based on new technology. However, the best investment is a good energy audit. A professional auditor will be able to assess your entire house for energy loss and safety. A good audit will provide you with a list of needs based on heat loss calculations as well as repair/remodeling costs. **Back ...**

Getting Rid of Mold

Mold Mold. The very word awakens fear in people. We live in a damp climate, and that is the delight of those single cell organisms that come in thousands of varieties. Many molds are very helpful. They digest dead matter in nature. Penicillin is a mold and much has been made of it medicinally. But there are other molds that cause illness in people. Constant exposure to mold can eventually reduce our immune system and cause chronic illness. People with compromised immune systems cannot handle being around mold.

What is most important to know is that mold cannot grow unless there is moisture. Water leaks need to be fixed. Drain lines that seep into the foundation need repair. Roof leaks are big culprits for causing mold to grow. Those nasty ice dams in winter are a prime initiator. Drain lines under the sink hidden by all those household cleaners leak unnoticed for long periods, resulting in mold growth as well as water damage to the cabinet. Mold is not always visible, at least immediately. It can grow in walls and not penetrate the drywall for some time. By the time it is visible on the interior surface of the drywall, it may be quite extensive in the wall cavity.

Cleaning mold can be simple if it is a small local spot. Wipe it with water or an enzyme-based product designed for mold. Do not use bleach. Chlorine is toxic; the EPA states this on their website. It is poisonous to people and pets. Larger areas require more skill to ensure that the mold is not spread through carelessness. Professionally trained people can test for mold in the air or on surfaces such as carpets and furniture. They will also be able to assess the remediation protocol for

cleaning the problem if it is too extensive for the homeowner or your basic carpenter. All clean up jobs of any size need to have post-clean up testing to ensure success.

Hudson Valley History Project Seeking New Coordinator



After four years, ten stories, a web site (www.hvhp.org) and a restored historic Gardiner Weekly newspaper, Hudson Valley History Project coordinator Carol O'Biso can no longer devote the attention the project needs and must move on.

The project, which uses the talents of local writers and editors to preserve the personal histories of Gardiner's longest standing residents, requires one to two days a month to "keep it moving at its current glacial pace, but fresh ideas and new directions are welcome," O'Biso says. Anyone interested should contact Carol O'Biso at 255-0293 or cobiso@earthlink.net.

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Municipal Loan Program To Finance Clean Energy

Most of us think solar panels and other green energy sources are a great idea, but the up-front costs have always been a hurdle. Now, a bill to launch Property Assessed Clean Energy (PACE) loan programs has cleared the New York State Legislature, paving the way for New Yorkers to access \$454 million in federal funds for clean energy retrofits.

The legislation allows municipalities to make loans to businesses and homeowners for energy efficiency retrofits and renewable energy systems. Property Assessed Clean Energy ("PACE") Finance is a bond or lien in which the proceeds are lent to commercial and residential property owners to finance energy retrofits. Instead of large, pronto payments by property owners for energy retrofits, the capital is lent to property owners and repaid over 15-20 years via an annual property tax surcharge. According to the bill's supporters, this long-term repayment mechanism results in annual energy savings that greatly exceed the property tax hike, making PACE finance attractive to home and building owners.

Benefits of the program are many. At a national and state level it will result in significant job creation and reduced emissions, while property owners can expect lower energy bills and substantially reduced upfront costs, as well as improved return on their clean energy investment.

Excerpted (with permission) from the Mid-Hudson Energy Smart Communities/NYSERDA Newsletter

Fund For McKinstry Road Family

On the night of December 22, Larry and Lisa Ormond lost their house, all their possessions and their dog in a fire at their home on McKinstry Road. Fortunately, they and their children were unharmed. A fund has been set up at the Wachovia Bank in New Paltz. Anyone wishing to assist them in their recovery should make a check payable to The Ormond Family and mail it to Wachovia Bank, 29 Main Street, New Paltz, NY 12561. You can also stop by the bank and make a donation in person.

The Ormonds are also looking for a house to rent and, when they find one, donations of furniture etc. Contact them at lmormand@yahoo.com if you can help.

Thanks For Helping

The Gardiner Gazette would like to thank the following people for their generous donations. The Gazette must become self-supporting in order to continue, and your assistance is greatly appreciated.

Nina and Nicola Barbato	Robert LeJeune &
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Push Pin: A Community Calendar

To have your event listed email mihathaway@hvc.rr.com or call 256-0018.
Preference to Gardiner events. Others as space allows.

- Every Mon. through school year NEW! Chess for Children, 5:30 - 7:00 pm, Gardiner Library. All ages/levels. Info 255-1255.
- 2nd Mon. each month NEW! Older Residents social meeting, 2 - 4 pm, Gardiner Library. Info 255-1255.
- Every Tues. Gardiner Library Story Times, 10 - 10:30 am, Bouncing Babies: Laptime stories; 1:30 - 2:30 pm, Great Fours to Eights: games, action rhymes, books & related crafts. Free. Info Nicole Lane, 255-1255.
- 3rd Tues. each month Friends of the Gardiner Library meeting, 7 - 9 pm, Gardiner Library. All are invited. Info? 255-1255.
- Every Wed. through end of Mar. NEW! Family Playspace, 10 am - 2:00 pm, Gardiner Library. Toys, stuffed animals, crayons provided. Info 255-1255.
- Every Wed. Tea with former librarian Peg Lotvin, 3 pm, Gardiner Library.
- Every Wed. thru spring Adult Yoga, 7 pm, Gardiner Library, \$40/4 night sessions or \$12/drop-in. Bring a mat. Info 255-1255.
- 1st Wed. each month Gardiner Fire Department Ladies' Auxiliary meeting, 7 pm, Gardiner Fire House. Info 255-1689.
- 3rd Wed. each month Community Dinner, 6 pm, Gardiner Reformed Church. Free. Info 255-0190.
- 4th Wed. & 2nd Thurs. each month R.E.A.D. Program – Reading Education Assistance Dogs help improve children's reading and communication skills. Children read to registered therapy animals. Pre-registration required. Info 255-1255.
- Every Thurs. starting Feb. 4 Gardiner Library Teeny Tiny Book Club, 3 - 4 pm, Gardiner Library. Different 200-page book weekly. Info 255-1255.
- Every Thurs. Jan. 21 - Apr. 15 Gardiner Library Knitting Group, 7 - 8 pm Gardiner Library. All levels welcome. Info 255-1255.
- 2nd Thurs. each month Gardiner Association of Businesses (GAB) Officer's Meetings—to discuss topics and vote on issues. Free. Open to all GAB members. Want item placed on agenda? Call Leitha, (888) 909-5444 or via email at Leitha@lmollaw.com.
- 2nd & 4th Sat. each month Story Hour for Children 5 years & older, 12:30 pm, Gardiner Library. Read books, make related crafts. Free. Info Nicole Lane, 255-1255.
- 3rd Sun. each month Pancake Breakfast, 8 am – 12 noon, Gardiner Fire Department. Adults \$6; children \$4; under 5 years old free. Info 255-1689.
- ONGOING Work by students from the Brunswick Art Studio in Gardiner Library Exhibit Space. Info Pattie Eakin 255-9653.
- Wed. Jan. 20 Gardiner Association of Business (GAB) dinner meeting, 6:30 - 9:00 pm, location TBD. Open to Gardiner business owners/Gardiner residents who own a business in the Hudson Valley, and guests. \$20 includes dinner. Info Leitha (845) 633-8761, or GAB@gardinernybusiness.com.
- Fri. Jan. 22 Family Movie Night, 7 - 9 pm, Gardiner Library. Film: Bolt. Popcorn provided. Blankets, stuffed animals welcome. Info 255-1255. Other movies 2/26, 3/19, 4/16.
- Sat. Jan. 23 Family Music, 10 am, Gardiner Library. Join Veronica Kent, Director of Musical Munchkins of Ulster, for a fun-filled musical adventure. Info 255-1255.
- Mon. Jan. 25 Blood Drive, time TBA, Town Hall. Info Jaynie Marie Aristeo, 255-8359.
- Sun. Feb. 7 Hudson Valley Seed Library Talk, 2 - 4 pm, Gardiner Library. Ken Greene of the Hudson Valley Seed Library will give a slide show/talk on NY heirlooms and history of seed saving. Heirloom seeds for sale. Info 255-1255
- Thurs. Feb. 18 Gardiner Association of Businesses (GAB) social mixer, 6:30 – 9 pm. Visit www.gardinernybusiness.com for more info. All welcome. \$10/person. RSVP to Leitha at (888) 909-5444 or Leitha@lmollaw.com. Also on 3/16.
- Sat. Feb. 20 Abundance Day Swap, 11 am - 4 pm, Gardiner Library. This event is designed to trade the things we are not using in our homes for something else. Info 255-1255.
- Sat. Mar. 27 Easter Egg Hunt, time TBA, Majestic Park. Info Jaynie Marie Aristeo, 255-8359.

Gardiner Gazette

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Gardiner Gazette articles are written by community members,, not by reporters. If you would like to submit an article for consideration contact us at gardinergazette@earthlink.net.

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