DLC’s Shekomeko Property
435.72 acres
(3 parcels – 354 ac., 80 ac & 2 ac (Albion Way))

Shekomeko Lane
County Route 83
DLC’s – Shekomeko Property Details

Owner:
Keeler Lane Development Corp. (a subsidiary of the Dutchess Land Conservancy, PO Box 138, Millbrook, NY 12545.)

Contact: Becky Thornton, President – 845-677-3002; beckyt@dutchessland.org

Address:
85-91 Shekomeko Lane (a/k/a Old Moadock Road), North East, NY 12567 (PP zip code.) Located off of County Route 83 in the hamlet of Shekomeko, Town of North East, New York.

Caretaker:
Bruce Chabica (lives on the Property.)

Total Acreage: 435.72 Acres
- Keeler Lane Development Corp. – 353.82 Acres
- Keeler Lane Development Corp. – 1.9 Acres (interior road – Albion Way)
- Keeler Lane Development Corp. – 80 Acres

Tax Parcels:
- 7070-00-113132 (353.82 ac)
- 7070-00-510160 (1.90 ac)
- 7070-00-276069 (80.0 acres)

Structures
- Residences – 3 total
  - Colonial Style Main Residence (3,620 sf floor area - 1870) – 5 bedrooms; 3-1/2 bathrooms; with a stone patio (224 sf – 2000) and greenhouse (154 sf – 1870) attached to the main house.
  - Carriage House (1,104 sf - 1920) – which includes a 2-bedroom apartment over the garage & 1 bedroom two story apartment alongside the garage.
  - Barn Apartment/Cottage (952 sf - 1.5 stories - 1979) – 2-bedroom apartment attached to the big red barn.

- Ag/Accessory Structures
  - Red Barn (1,384 sf – 1870)
  - Small Barn/Shed (576 sf – 1870)
  - Machine/Equipment Shed (48 sf – 1950)
  - Generator (Fairly new)

- Utilities – On-site well (8-4 GPM); On-site septic/cesspool; Electric (200-amp service); Heat – Oil/hot-air/hot-water furnace; New above ground oil tanks; On-site generator (fairly new.)

Land Use:
The property is a mix of upland fields and meadows, upland woodlands, ponds, wetlands, and two creeks. Approximately 37% of the land is classified as having Prime Farmland or Statewide Important soils.

Millbrook Hunt:
The property has a Millbrook Hunt Easement on it.

Agricultural Exemption:
A portion of the property (approximately 25-acres) is farmed by the Smithfield Guernsey’s (Coon Brothers.)

Conservation Easement:
The land will be restricted by a conservation easement at closing that permits no more than four total lots on the 435-acres. The specific details of the easement will be agreed to by the DLC and the buyer.
Conservation Easement Map with Buffers

Buffer for Shekomeko neighbors (Width TBD)

300’ Buffer on Crest of the Hill

Buffer along Route 83

Neighbor Buffer (Width TBD)

Buffer on Crest of the Hill

DLC’s Shekomeko/Keeler Lane Property
CONSERVATION EASEMENT SUMMARY
June 26, 2020

Current Owners: Keeler Lane Development Corp. (a subsidiary of the DLC)

Property Size: 435.72 acres

Location: Shekomeko Lane and County Route 83, Town of North East, Dutchess County, NY

Existing Structures: One principal residence, one carriage house with apartment, one barn with apartment, an equipment shed, a shed, and a generator.

The DLC will require that a Conservation Easement with the DLC be placed as a condition of sale at closing by the buyer. Below are the general parameters of the easement with the final easement terms to be worked out between the DLC and the buyer.

General Conservation Easement Restrictions:

• Buffer Areas: Building Envelopes may not be located within the Buffer Areas shown on the map. Buffer Areas may not contain and structures unless the DLC consents.

• Subdivisions Allowed: Four (4) lots total permitted.

• Building Envelopes: Four (4) building envelopes will be permitted – the location of which will be outside of the Buffer Areas as shown on the map, and agreed upon between the buyer and the DLC.

• Preservation Areas: Are all areas that are outside of the Building Envelopes (to be later established) and Buffer Areas and permit smaller structures such as sheds, gazebos, tree houses, etc.

• Principal Residences: A total of four (4) permitted at 4,000 sf of footprint area and 35 ft. height each.

• Tenant/Guest houses Permitted: A total of four (4) permitted at 2,000 sf of footprint area and 25 ft. height each.

• Accessory Apartments: A total of four (4) permitted within residences, barns, garages.

• Agricultural and Accessory Structures: Are permitted within Building Envelopes. Size limit TBD.

• Limits on total aggregate footprint area for the property: TBD.