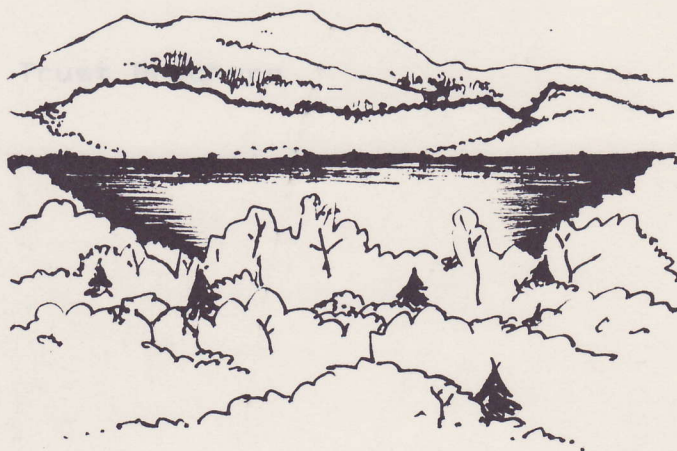


CONTENTS

TURKEY MOUNTAIN TRIANGLE OPEN SPACE MASTER USE PLAN



Yorktown Land Trust
December 1988

YORKTOWN LAND TRUST

507 Elizabeth Road
Yorktown Heights, New York 10598

Yorktown Land Trust Background

The Yorktown Land Trust was established in January 1986 as a not-for-profit corporation, listing among its purposes "the preservation and protection of the scenic beauty of Turkey Mountain and other open spaces in Yorktown." In October 1986, the Turkey Mountain Triangle Master Plan was presented to Town Boards and Commissions as a recommendation of five criteria to protect the town owned Nature Preserve.

The Turkey Mountain Triangle comprises about 1000 acres with Route 118 on the eastern side, the Croton Reservoir on the south, and the Taconic Parkway and Underhill Avenue on the west and north boundary. (See maps, pages 14 and 15.) The Nature Preserve lies on the easterly side of Turkey Mountain with public access off Route 118. It is presently only 124 acres in size, and does not quite include the 832 foot summit of Turkey Mountain.

This December 1988 Open Space Master Use Plan has detailed information and specific recommendations to serve as a guide for land use decisions within the Turkey Mountain Triangle. With the primary goal of protecting Turkey Mountain's vistas and open spaces for future generations, it is hoped this study will be adopted as part of the current revision of the Master Plan for the Town of Yorktown.

Attached is a brochure describing the Yorktown Land Trust. For more information about either this paper or the Yorktown Land Trust, write to the address shown above.

Purpose and Perspective

This Master Use Plan has been developed by the Yorktown Land Trust to serve as a guide for making informed decisions on the future use of land within the Turkey Mountain Triangle.

It is important to understand the overall philosophy of this plan before turning to the specific details. The basic concerns are the protection and preservation of vistas from identified viewpoints, the protection of the ecosystem supporting the town owned Nature Preserve, limiting the impact of development within the Turkey Mountain Triangle, and the protection and expansion of the Nature Preserve itself.

Turkey Mountain has several peaks that offer vistas virtually unsurpassed in Westchester County. A 360 degree panorama is available to any hiker interested in taking a short walk along the summit ridge. This panorama extends south across the Croton Reservoir as far as the skyscrapers of New York City, west over the Hudson River to Bear Mountain and the hills of Harriman State Park, north beyond Storm King to the Catskill Mountains, and east to the hills of Connecticut. Most of the land in view from these points along the summit ridge remains unspoiled by suburban sprawl. Anyone enjoying the wilderness experience of hiking through the Nature Preserve can extend that experience by looking out over essentially unspoiled hills and woodlands.

There are ten peaks in Westchester County over 800 feet in elevation; of these, only Turkey Mountain is centrally located. The others are in the northwest corner and eastern section of the County. This location means that Turkey Mountain is easily accessible to Yorktowners and citizens of nearby towns. Moreover, the views are unique in that they extend over the entire County and beyond.

The purpose of a nature preserve, as its name states, is the preservation of the existing natural order. The impact of people needs to be carefully minimized. In the Turkey Mountain Nature Preserve, posted regulations limit the role of humans as observers. People are expected to stay on a series of well marked trails, to avoid removing or destroying any natural objects, and to keep from introducing any unnatural materials. The survival of a nature preserve depends upon carefully controlling the human use of the area.

A healthy ecosystem is also essential to the survival of a nature preserve. This includes an adequate supply of food, water and shelter for the wildlife as well as proper soil, water and growing conditions for plant life. At present, the

Turkey Mountain Nature Preserve is only 124 acres and by itself does not constitute a complete ecosystem. But when it is included in the essentially undeveloped Turkey Mountain Triangle, the 1,000 acres does comprise a healthy ecosystem. This larger area includes year-round water, varying terrain, and connection to adjacent open spaces. It is the dependence on the surrounding privately owned land that has kept Turkey Mountain a viable nature preserve.

Development within the Turkey Mountain Triangle puts the future of the Nature Preserve in serious danger. The purpose of this Master Use Plan is to provide detailed information and specific recommendations for land use decisions that will insure the future preservation of Turkey Mountain's natural assets. This Plan is an extension of the Turkey Mountain Master Plan written by the Yorktown Land Trust in 1986.

Yorktown citizens and officials recognized the special attributes of Turkey Mountain in 1969 by designating the town-owned 124 acres as a nature preserve, instead of an active recreation park or just open space. Town officials must now consider the consequences of any change within the 1,000 acre Turkey Mountain Triangle as it affects the present Nature Preserve. To fail to do this will surely cause the failure of the Nature Preserve. The R1-200 zoning law passed in 1987 demonstrates continued support by the Town toward the protection of Turkey Mountain. It is imperative that this commitment be sustained, and the actions of town officials insure the vitality of the Nature Preserve.

Listing of Natural Features

- | 1. Peak or Vista | Elevation | Current Owners |
|----------------------|-----------|---------------------|
| A. Turkey Mt. Summit | 832 ft. | T.M.A. |
| B. Ski Slope Peak | 743 ft. | A.R.C. |
| C. Prickly Pear Hill | 766 ft. | T.M.A., Aronian |
| D. Northwest Peak | 828 ft. | T.M.A. |
| E. North Peak | 822 ft. | Neuberger, Con. Ed. |
-
- | 2. Wetlands | Current Owners |
|--|------------------------------|
| A. East Side
State classified wetlands, A-26,
including streams, pond and
swamp along Route 118 | T.M.A., Sullivan,
Falkoff |
| B. North Side
Swamp and stream along Underhill
Avenue | Neuberger, T.M.A.,
Oken |
| C. South Side
Ravine stream | Howard |
| Ski lodge pond | A.R.C. |
| Ski lodge swamp | A.R.C. |
| Deer Pond | A.R.C. |
| Golf course pond | A.R.C. |
| Golf course stream | A.R.C. |
-
- | 3. Features of Historical Interest | Current Owners |
|------------------------------------|------------------|
| A. Leatherman's Cave | Town of Yorktown |
| B. Rock Shelter | Town of Yorktown |
| C. Spring Houses | A.R.C., Aronian |
| D. Stonewalls | all |
-
- | 4. Greenways / Wildlife Corridors |
|---|
| A. Taconic Parkway runs north and south |
| B. Catskill Aqueduct runs north and south |
| C. Con. Edison Transmission Lines runs north and south |
| D. N.Y.S. Dept. of Transportation Old Railroad Right of Way
runs north and south |
| E. Croton Reservoir runs east and west |

Description of Peaks and Vistas

1. Turkey Mountain Summit

- A. Highest peak along summit ridge; one of the ten highest points in Westchester County; ridge runs in a north - south direction
- B. Approx. 832 ft. elevation
- C. 270 degree vista northeast to northwest plus another 30 degrees to the north by walking down to the northeast portion of the peak
- D. Key views: Somers, Putnam County
Cat Hill, Hanover Hill Farm, eastern West. Co.
New York City skyline
Prickly Pear Hill
Croton Reservoir and New Croton Dam
Hudson River, Palisades, Harriman State Park
Perkins Tower on Bear Mountain
Storm King Mountain, Catskills, Slide Mt.
- E. Blueberry bushes, grasses and stunted trees; exposed rock showing glacial striation and weathering. Used for outdoor education programs and to observe bird migrations.

2. Ski Slope Peak

- A. Southern peak along summit ridge
- B. Approx. 743 ft. elevation
- C. 120 degree vista east to southwest
- D. Key views: Croton Reservoir
Entrance to old Croton Aqueduct
Meadows, formerly ski slopes
- E. Police commission tower

3. Prickly Pear Hill

- A. Highest point off the main summit ridge of Turkey Mt.; ridge runs in an east - west direction
- B. Approx. 766 ft. elevation
- C. 180 degree vista southeast to northwest
- D. Key views: Croton Reservoir and New Croton Dam
Perkins Tower on Bear Mountain
Hudson River and hills beyond
Faraway Farm, Dun Roamin Farm
- E. Large concentration of Prickly Pear Cactus on ridge as well as other wildflowers such as columbine and wild iris.

4. Northwest Peak

- A. Junction of summit ridge and ridge leading west to Prickly Pear Hill
- B. Approx. 828 ft. elevation
- C. 180 degree vista south to north
- D. Key views: Perkins Tower on Bear Mountain
Catskill Foothills
Mohansic Golf Course

5. North Peak

- A. Northern peak along summit ridge
- B. Approx. 822 ft. elevation
- C. 120 degree vista southwest to north
- D. Key views: Mohansic Golf Course
Catskill Foothills
Hudson Highlands
- E. Located partially on Consolidated Edison property

Description of Large Properties

Turkey Mountain Associates (Handler)

Section 13.01 and 13.03

185 acres on Underhill Ave.

Important natural features

1. Key viewpoints
 - A. Summit of Turkey Mountain (832 feet)
 - B. Northwest Peak on top ridge (828 feet)
2. Topographical features
 - A. Peak of Turkey Mountain
 - B. Summit ridge running north and south on Turkey Mt.
 - C. Rock outcroppings and cliffs on northeast side of summit ridge
 - D. Peak of Prickly Pear Hill
 - E. Valley between summit ridge and Prickly Pear Hill with seasonal springs, streams and wildflowers
3. Wetlands
 - A. Year-round stream and swamp along Underhill Avenue
 - B. Seasonal ground water between summit and Prickly Pear Hill
4. Historical aspects
 - A. Site of possible "Tory Hole" cave
 - B. Stonewalls

Turkey Mt. Nature Preserve / Yorktown Land Trust interests

1. Peak of Turkey Mt. included in town Park
2. Inclusion of entire summit ridge with Northwest Peak
3. Inclusion of Prickly Pear Hill, ridge and valley connecting to the summit ridge
4. Property above the 600 foot contour line designated as protected open space to the extent possible
7. Any signs of development should not be seen from trails or vista points: Summit Peak, Prickly Pear Hill, Northwest Peak
8. Designated open space property kept under private or homeowner association ownership should have use restrictions similar to those of the Nature Preserve.

Recommendations for future use of land

1. Current peak and summit ridge section of Blue Trail become official Town of Yorktown property
2. Expansion of the Blue Trail to include more of the summit ridge
3. Prickly Pear Hill protected for its wildflower environment; to be used solely for controlled nature study and not open to the general public
5. Continuation of a wildlife corridor to the Taconic Parkway, linking existing greenways

Neuberger

Section 13.03

45 acres on Underhill Avenue

Important natural features

1. Key viewpoints
 - A. North Peak of Turkey Mountain (822 feet)
2. Topographical features
 - A. Steep rocky slopes on northern side of summit ridge
 - B. Northernmost portion of summit ridge
3. Wetlands
 - A. Swampy area on low section of property next to Underhill Avenue
4. Historical aspects
 - A. Stonewalls

Turkey Mt. Nature Preserve / Yorktown Land Trust interests

1. Inclusion of North Peak
2. Inclusion of northern section of summit ridge
3. Designation of land above 600 feet elevation as protected open space adjacent to the present Park, to the extent possible
4. Any houses or signs of development should not be visible from trails or peaks: North Peak
5. Designated open space property kept under private or homeowner association ownership should have use restrictions similar to those of the Nature Preserve.

Recommendations for future use of the land

1. Blue Trail along the summit ridge continued to the North Peak
2. Rerouting and possibly lengthening the Blue Trail

Beaver Conference Farm

Section 13.04

58 acres on Saw Mill River Road (Route 118)

Important natural features

1. Key viewpoints - none
2. Topographical features
 - A. Steep slopes
 - B. Rock outcroppings
 - C. Exposed ledges
3. Wetlands - none of significance
4. Historical aspects
 - A. Stonewalls
 - B. Old roadway running west of Route 118

Turkey Mt. Nature Preserve / Yorktown Land Trust interests

1. Highest portion of property, at least above 600 feet elevation designated as protected open space, to the extent possible
2. No houses or other signs of development should be visible from Park trails.
3. Any designated open space property kept under private or homeowner association ownership should have use restrictions similar to those of the Nature Preserve.

Recommendations for future use of land

1. Effective buffer between the northeastern border of the Park and the more densely developed northern corner of the Turkey Mountain Triangle
2. No trails are proposed for this area at this time.

Turkey Mountain Associates (Handler)

Section 13.03

28 acres on Saw Mill River Road (Route 118)

Important natural features

1. Key viewpoints - none
2. Topographical features
 - A. Steep slopes in the northwest section
 - B. Large amount of exposed ledge rock
3. Wetlands
 - A. State classified wetlands, A-26, with stream running south along Route 118
 - B. Manmade pond with dam that stream flows through
4. Historical aspects
 - A. Stonewalls
 - B. Old roadway located just above wetlands

Turkey Mt. Nature Preserve / Yorktown Land Trust interests

1. Protection of stream, pond and wetlands
2. Highest portion of property along Con. Ed. Lines included in Park, at least the part above 600 feet, to the extent possible
3. Designated open space should have use restrictions similar to those of the Nature Preserve.

Recommendations for future use of land

1. No trails are proposed for this area.

Sullivan

Section 13.03

22 acres on Saw Mill River Road (Route 118)

Important natural features

1. Key viewpoints - none
2. Topographical features
 - A. Rock outcroppings along the Con. Ed. Lines
3. Wetlands
 - A. A state classified wetlands, A-26, exists throughout the lower portion of the property. This wetlands along Route 118 is important to wildlife and a significant part of the Turkey Mountain ecosystem.
 - B. Year-round stream flowing south through the wetlands
4. Historical aspects
 - A. Old roadway located just above the wetlands
 - B. Stonewalls

Turkey Mt. Nature Preserve / Yorktown Land Trust interests

1. Protection and preservation of the wetlands as is
2. No houses or signs of development should be seen from the present Blue Trail.
3. Designated open space property should have use restrictions similar to those of the Nature Preserve.

Recommendations for future use of the land

1. No trails are proposed for this area.

Falkoff

Section 13.03

25 acres on Saw Mill River Rd. (Route 118)

Important natural features

1. Key viewpoints - none
2. Topographical features - none of significance
3. Wetlands
 - A. Major wetland with a concentration of rare spring wildflowers connecting to a state classified wetlands, A-26, along Route 118
 - B. Stream originating in the Nature Preserve
4. Historical aspects
 - A. Stonewalls

Turkey Mt. Nature Preserve / Yorktown Land Trust interests

1. Protection and preservation of wetlands; possible inclusion into Park
2. No houses or signs of development should be visible from present Blue and Red Trails.
3. Any designated open space property should have use restrictions similar to those of the Nature Preserve.

Recommendations for future use of land

1. Possibility of renewing the former Yellow Trail along the wetlands.

A.R.C. (Parkview, Loch Ledge Corp.)

Section 13.02

174 acres on Saw Mill River Road (Route 118)

Important natural features

1. Key viewpoints
 - A. Ski Slope Peak (743 feet)
 - B. Top of former ski slope vista point
2. Topographical features
 - A. Large rock outcroppings around Ski Slope Peak
 - B. Open meadow-like areas, formerly 2 ski slopes
 - C. Extensive cleared and maintained portions of land, presently a 9 hole golf course
3. Wetlands
 - A. Ski lodge pond just north of Locke Lane; fed by stream flowing south from Nature Preserve
 - B. Ski lodge swamp around above pond
 - C. Deer Pond south of Locke Lane; largest pond on the golf course
 - D. Small golf course pond west of Deer Pond
 - E. Year-round stream flowing south from ski lodge pond and swamp through small golf course pond, along golf course and into the Croton Reservoir
 - F. Small stream in northwest corner of property flowing south into the ravine stream and then into the Croton Reservoir
4. Historical aspects
 - A. Stone spring house uphill from former ski lodge and near southern boundary of Nature Preserve
 - B. Stonewalls

Turkey Mt. Nature Preserve / Yorktown Land Trust interests

1. Ski Slope Peak and surrounding land above at least 600 feet included in Nature Preserve, including vista point at the top of former ski slopes and rock ledges (to the extent possible)
2. Ski lodge pond and swamp added to town Park, extending southern Park boundary to Locke Lane. This addition is essential for a year-round water supply for wildlife.
3. Valley between Ski Slope Peak and Prickly Pear Hill Ridge (northwest corner of property) be designated as open space
4. No signs of development should be visible from vista points or trails: Ski Slope Peak.
5. Designated open space property kept under private or homeowner association ownership should have use restrictions similar to those of the Nature Preserve.

Recommendations for future use of land

1. A new trail from the summit to Ski Slope Peak
2. Inclusion of pond and swamp near the former ski lodge in Nature Preserve boundaries, with a new trail linking to the present White or Green Trails

Howard

Section 13.01

45 acres on Chapman Road

Important natural features

1. Key viewpoints - none
2. Topographical features
 - A. Ravine running north - south through the property
3. Wetlands
 - A. Stream flowing through the ravine
 - B. Seasonal streams and springs in northern section
4. Historical features
 - A. Stonewalls

Turkey Mt. Nature Preserve / Yorktown Land Trust interests

1. Preservation of ravine and main stream
2. Inclusion of northern portion of property between Prickly Pear Ridge and Ski Slope Peak
3. No houses or other signs of development visible from peaks or trails: Summit Ridge, Ski Slope Peak, Prickly Pear Hill
4. Designated open space property should have use restrictions similar to those to the Nature Preserve.

Recommendations for future use of land

1. No trails are proposed for this area at this time.

Aronian (Baptist Church Construction Corp.)

Section 13.01 and 16.01

125 acres on Chapman Road

Important natural features

1. Key viewpoints
 - A. Prickly Pear Ridge vista point
2. Topographical features
 - A. Prickly Pear Hill Ridge
 - B. Rock outcroppings on east and west sides of ridge
3. Wetlands
 - A. Seasonal streams and springs
4. Historical aspects
 - A. Spring houses
 - B. Stonewalls

Turkey Mt. Nature Preserve / Yorktown Land Trust interests

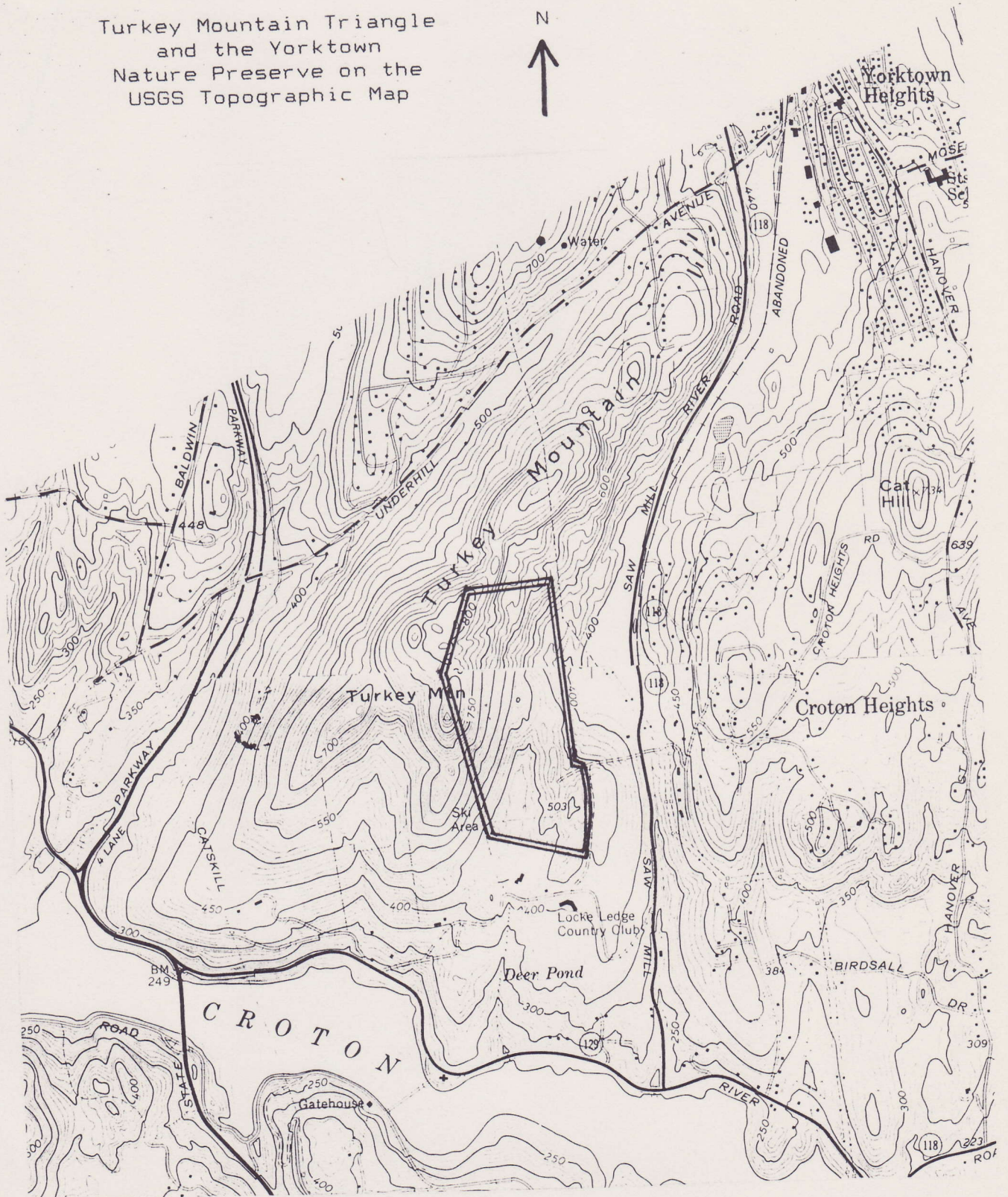
1. Inclusion of Prickly Pear Ridge, especially portion above 600 feet, to the extent possible
2. Establishment of a wildlife corridor connecting to the Taconic Parkway

3. Houses, roads and other signs of development should not be seen from vista points: Turkey Mt. Summit, Ski Slope Peak, Prickly Pear Hill
4. Designated open space property kept under private or homeowner association ownership should have use restrictions similar to those of the nature preserve.

Recommendations for future use of land

1. No public trails in this area
2. Prickly Pear Hill and Ridge to be protected for its wildflower environment, to be used only for controlled nature study and not open to the general public

Turkey Mountain Triangle
and the Yorktown
Nature Preserve on the
USGS Topographic Map



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YORKTOWN LAND TRUST

The Yorktown Land Trust is a non-profit tax-exempt corporation whose purposes are:

1. To promote the preservation and protection of the scenic beauty of Turkey Mountain and other open spaces in the Town of Yorktown and vicinity.
2. To acquire, hold, manage, and transfer land for community benefit and/or community purposes.
3. To preserve land for recreational, educational, and scenic purposes.
4. To protect, and promote the protection of, plant, fish, and wildlife habitats.



YORKTOWN LAND TRUST

507 Elizabeth Road
Yorktown Heights, New York 10598

BOARD OF DIRECTORS

Beryl Harper, President
Michael DeSha, Secretary
Dean Yager, Treasurer
William Kelly
Barbara Mendels
John Schroeder
Edward Tarasov

WHAT IT DOES

The Land Trust works with interested land-owners to suggest how they can preserve the character and beauty of their land, help meet their present economic needs, pass on their land as they desire, and often realize substantial tax savings.

TO ACCOMPLISH THIS

THE LAND TRUST OFFERS:

A 501(c)(3) tax-exempt status, which can make substantial tax benefits available to those who donate money, land, or conservation easements.

Assistance to interested landowners in determining which features of their land are in the public interest to protect, and help in working out plans for preserving those features.

Facts about conservation easements and other land protection techniques.

Preliminary information about tax implications of gifts, partial donations, and estate matters. (The Trust always asks people to consult their own professional advisors before making any decisions).

Help in matching up conservation minded buyers with owners who wish to sell.

THE LAND TRUST SEEKS:

Gifts of land and conservation easements.

Donations of money with which to buy land, easements, and options, and to help with operating expenses.

Conservation-minded buyers for properties that are for sale.



GIVING TO THE YORKTOWN LAND TRUST

The Yorktown Land Trust depends on donations. Although gifts of conservation easements or land are obvious kinds of contributions, there are many other ways you can give to the Land Trust, knowing that your gift is essential to the success of open space protection in Yorktown.

THE CHARITABLE DEDUCTION

The Yorktown Land Trust is a 501(c)(3) tax-exempt corporation. United States tax laws encourage private giving to such organizations by allowing you to deduct the value of a donation from your gross income, thereby reducing your taxable income.

WAYS OF GIVING

The most usual and convenient way of giving to the Land Trust is in cash. However, you may want to discuss other kinds of donations with the Trust and with your tax advisor. These include:

1. Appreciated securities.
2. Real estate (which may or may not be valuable for conservation purposes).
3. A life income trust, with the remainder interest going to the Land Trust.
4. A life insurance policy, either by assigning the policy to the Trust or by designating the Trust as the sole beneficiary.
5. A gift by will.

Drawings by Dale Saltzman

SOME HIGHLIGHTS AND ACCOMPLISHMENTS IN THE FIRST YEAR OF THE YORKTOWN LAND TRUST:

1. Established as a not-for-profit corporation in January, 1986
2. Received tax-exempt status from the Internal Revenue Service in August, 1986
3. Organized clean-up's of Turkey Mountain Nature Preserve
4. Published the "Turkey Mountain Triangle Master Plan," detailing our recommendations for the preservation of Turkey Mountain; this paper is available from the Land Trust
5. Encouraged citizen participation in support of changing the zoning of Turkey Mountain to five-acre minimum lot size
6. Initiated contacts with major land-owners in the Turkey Mountain Triangle with regard to conservation easements and possible bargain sales of land
7. Held two public information/educational meetings

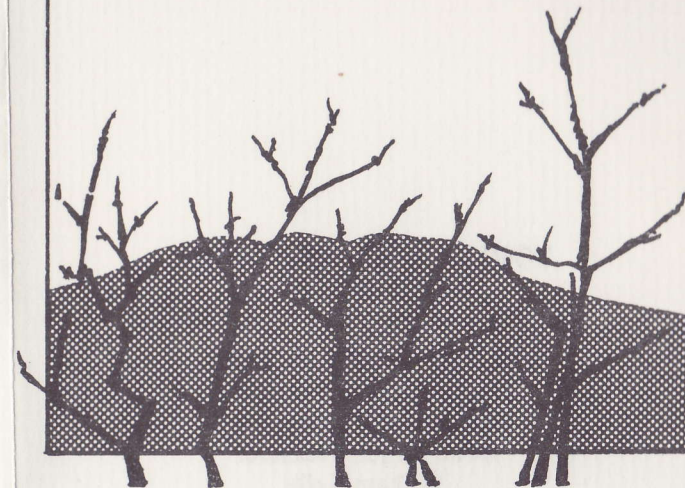
THE LAND TRUST'S FUNDING NEEDS

1. Land or easement acquisition: because many landowners cannot afford to donate property or easements, the Land Trust sometimes must be able to pay to protect critical lands. In many cases, easements or land may be acquired at less than fair market value, but substantial sums may nevertheless be required.
2. Option acquisition: the Trust may need to acquire an option on an important piece of property to gain time to find a conservation buyer or to raise the purchase funds.
3. Administration: The Trust's administrative costs include legal and appraisal fees, printing and mailing costs, and occasional travel expenses. The Trust currently has no paid staff but may have to consider that possibility as activities increase.

Separate publications available from the Yorktown Land Trust provide details about the following topics:

1. Conservation Easements; 2. Buying Land for Conservation and Tax Deductions; 3. Selling Land—"Bargain Sales" and Tax Deductions.

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