

Marbletown Green Proponents

Continue to Seek Immense Profits Through Proposed High Density Development of 200 Year Old Orchard

- **This fall, the owners of Stone Ridge Orchard pledged to abandon the high density housing project proposed to replace the 200 year old orchard, and committed to sell the orchard to a buyer willing to preserve the land as a farm.**
- **Despite this promise, the owners are now demanding more than \$4 million for a property that cost them \$235,000 in 1999 - - more than a sixteen hundred percent increase - - when land values in Marbletown during that time have only increased about one hundred percent. They have also imposed a 4-month deadline for their offer to be accepted.**
- **Their own appraisal reveals that the \$4 million demand is not based on the value of the land as an operating orchard - - which the town of Marbletown valued in 2007 at \$482,795 - - and it is not even based on the value of the land if sold for residential development under existing zoning - - which two independent appraisers have valued at significantly less than one-half the price demanded.**
- **Instead, the exorbitant price tag is based on the appraised value of the land as a “Marbletown Green” or similar high density development that could only be built if our town officials granted the developers a major zoning exemption.**
- **Despite their promise to the town, it is apparent that the \$4 million asking price is intended only to ensure that no one who wants to preserve and operate the orchard could possibly do so at that price. They appear to be doing this so that after the expiration of their arbitrary and unrealistic 4-month deadline, they can say that no one wanted the land when they tried to sell it, in the hope of resuscitating Marbletown Green or a similar high density housing project.**
- **We urge the owners to live up to their promise to abandon any high density development and sell the orchard at its real value, which is a fraction of the asking price. We implore them to follow the example of local families concerned about the future of Marbletown who have sold or are working to sell their farms to land trusts or other conservancies at fair and reasonable prices.**
- **We must let our elected officials know that this community remains adamantly opposed to replacing Stone Ridge Orchard with a high density housing project that would destroy the rural character of the community.**
- **If you would like to join our efforts to prevent the demolition of Stone Ridge Orchard and the construction of hundreds of housing units in its place, please contact us at:**

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or visit our website at:

www.preservemarbletown.org