

LAND CONSERVATION OPTIONS FOR YOUR MUNICIPALITY



Andrew Zepp, Executive Director
Finger Lakes Land Trust

Elements of a Comprehensive Approach to Land Conservation

- Comprehensive Plan
- Supportive Land Use Zoning
- Conservation Easements
- Land Purchase
- Subdivision Set-Asides
- Partnering With Land Trusts & Other Non-Profits
- Policies Supportive of Farming & Forestry
- \$\$\$\$\$\$\$

Defining Your Focus



- Single or Multiple Resource Priorities
- Context for Land Use Planning
- Projected Financial Resources









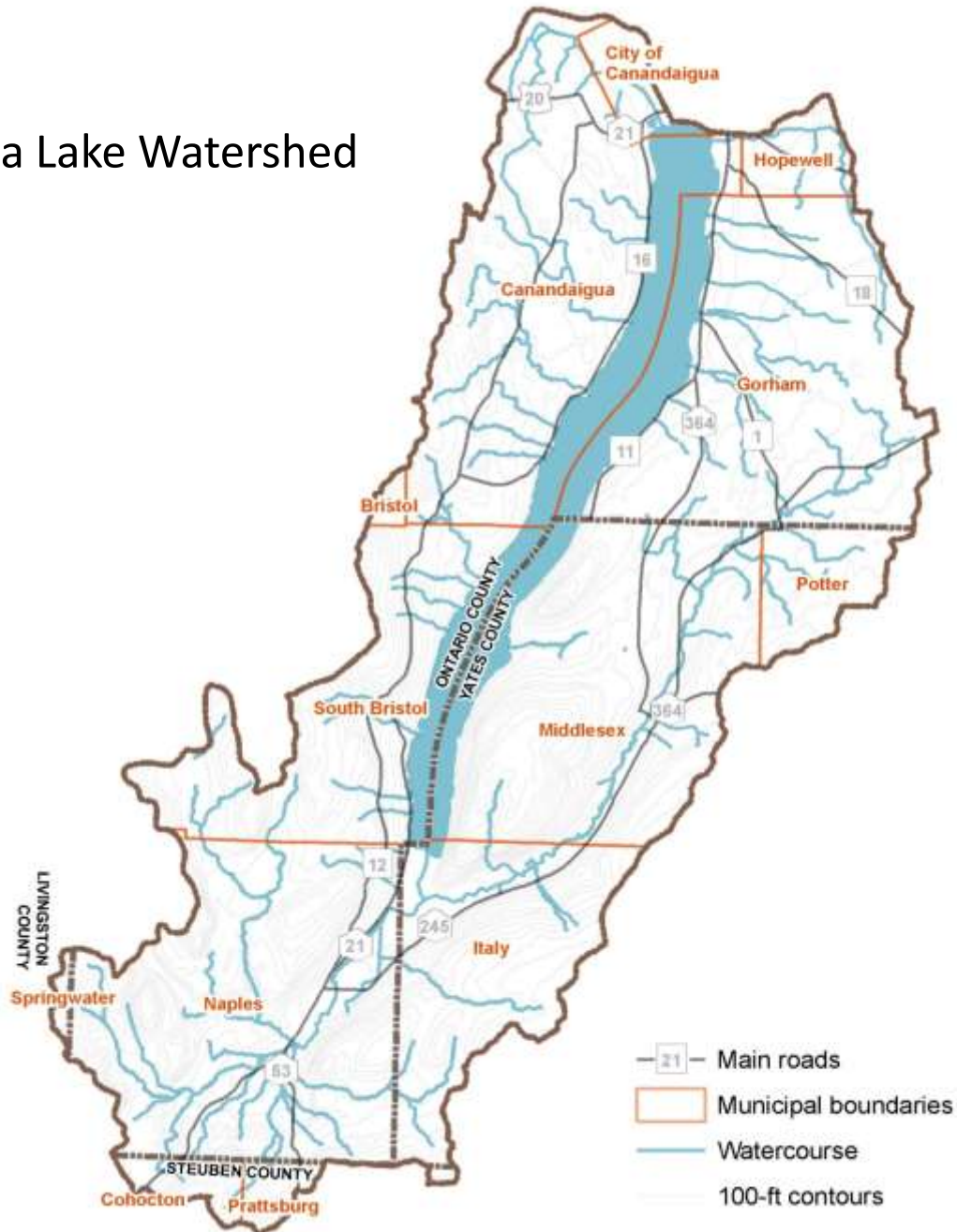


Assessing Your Resources



- Agricultural Land
- Unique Natural Areas
- Lands Relating to Water Quality/Watershed Protection
- Parks and Trails
- Development Focus Areas

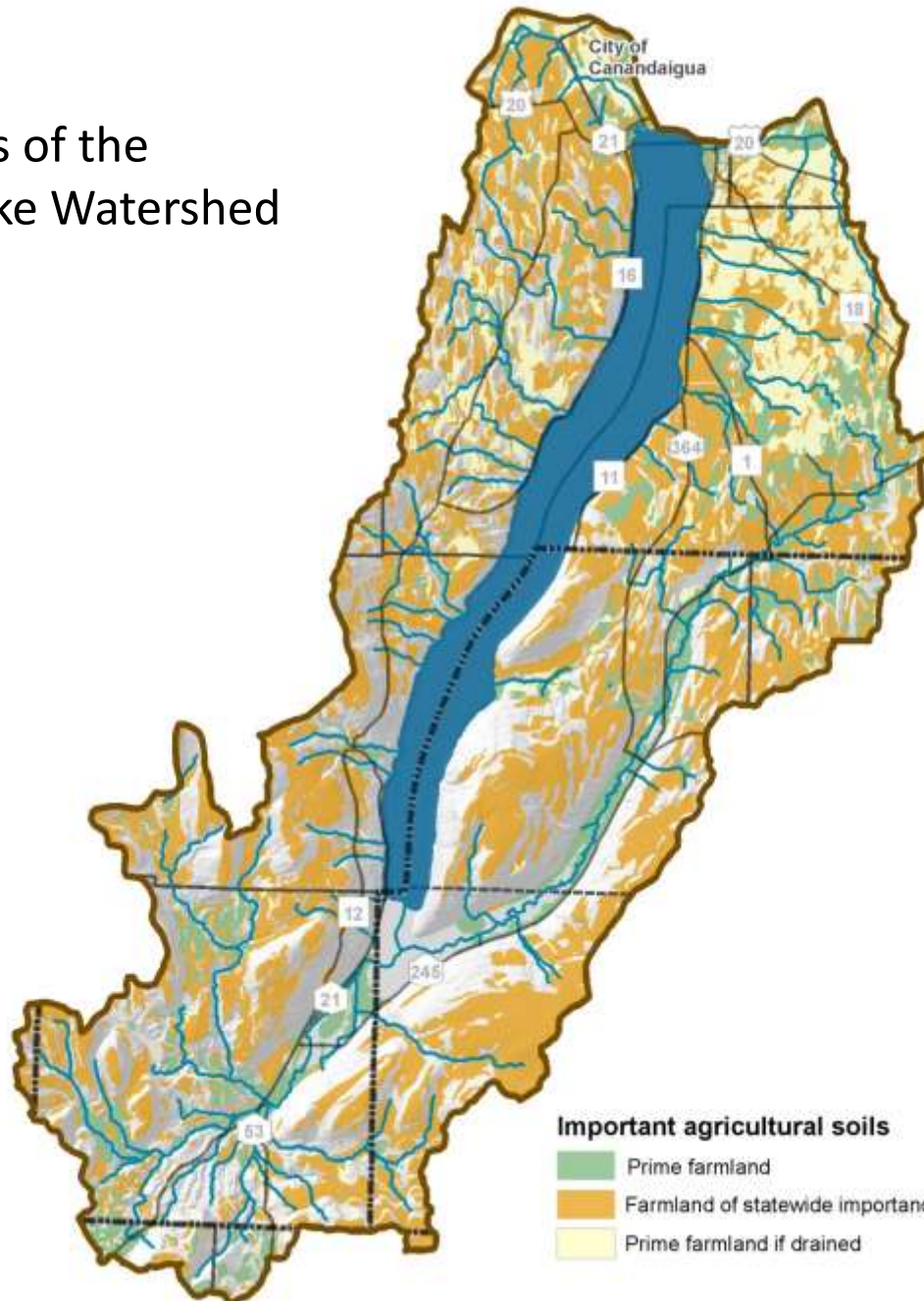
Canandaigua Lake Watershed



Land Cover of the Canandaigua Lake Watershed



Agricultural Soils of the Canandaigua Lake Watershed

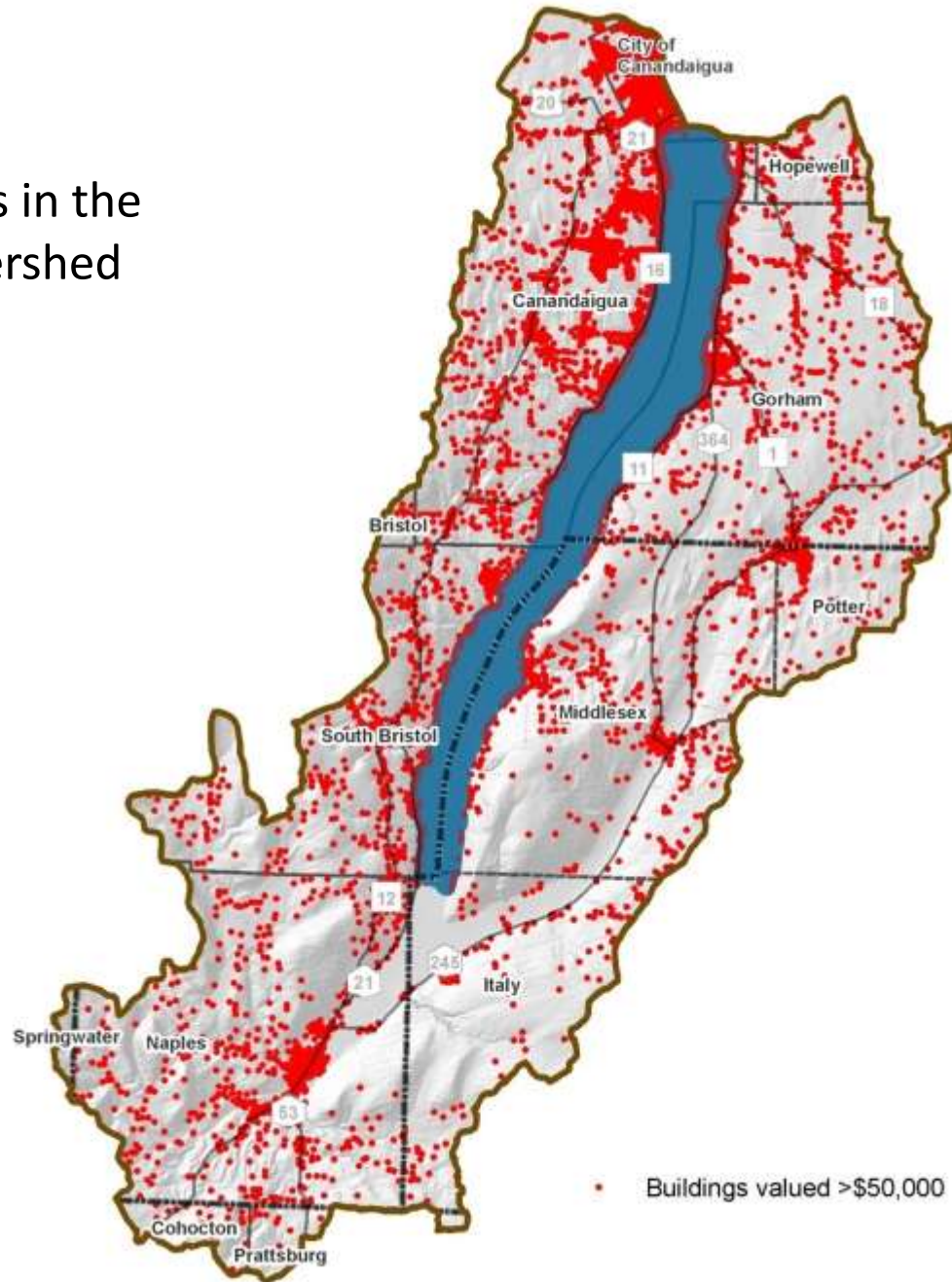


Key Issues for Agriculture



- Economic Viability
- Critical Mass
- Changing Operations Over Time
- Other Attributes Associated with Farmland
- Buffer Zones

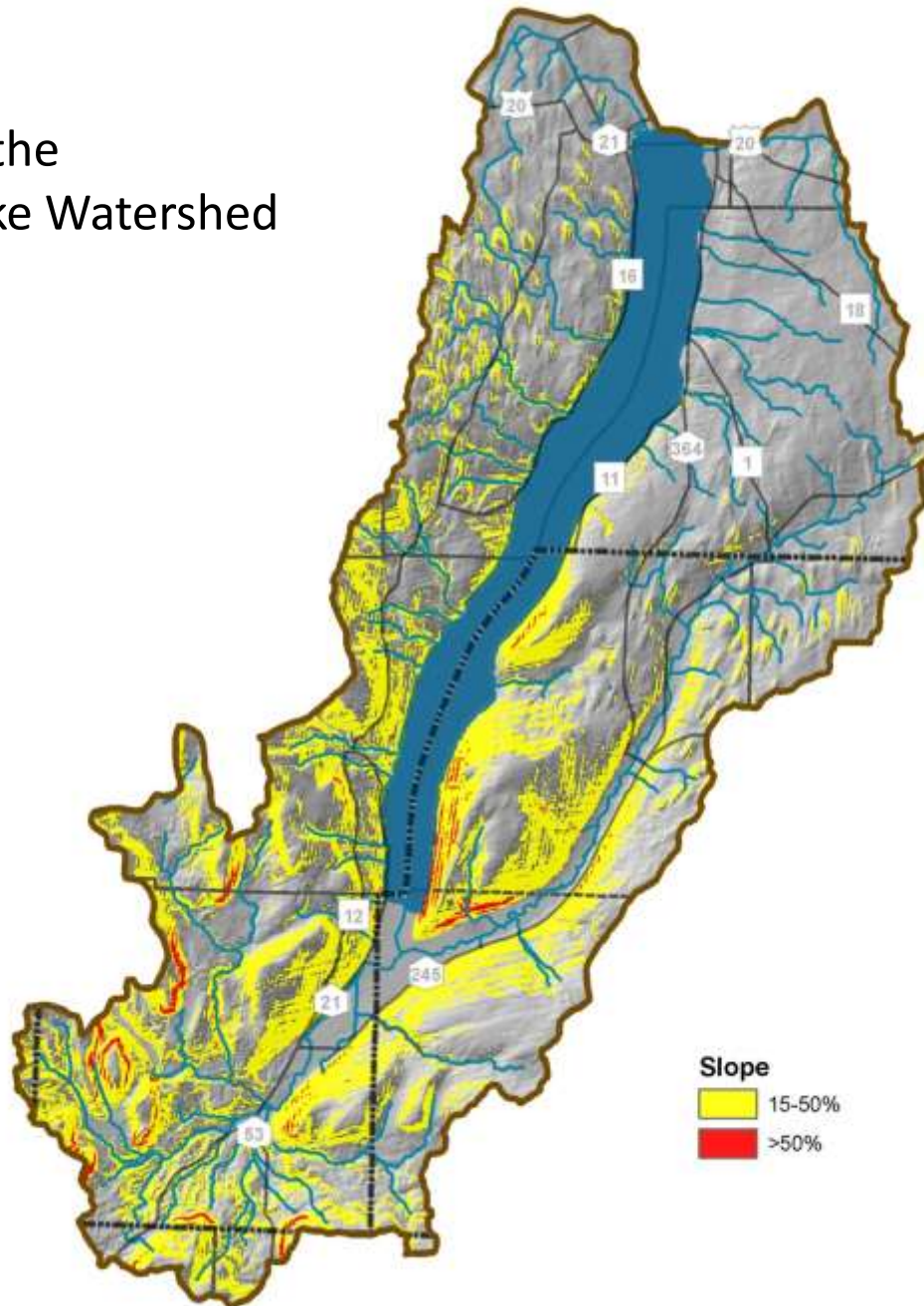
Distribution of Buildings in the Canandaigua Lake Watershed



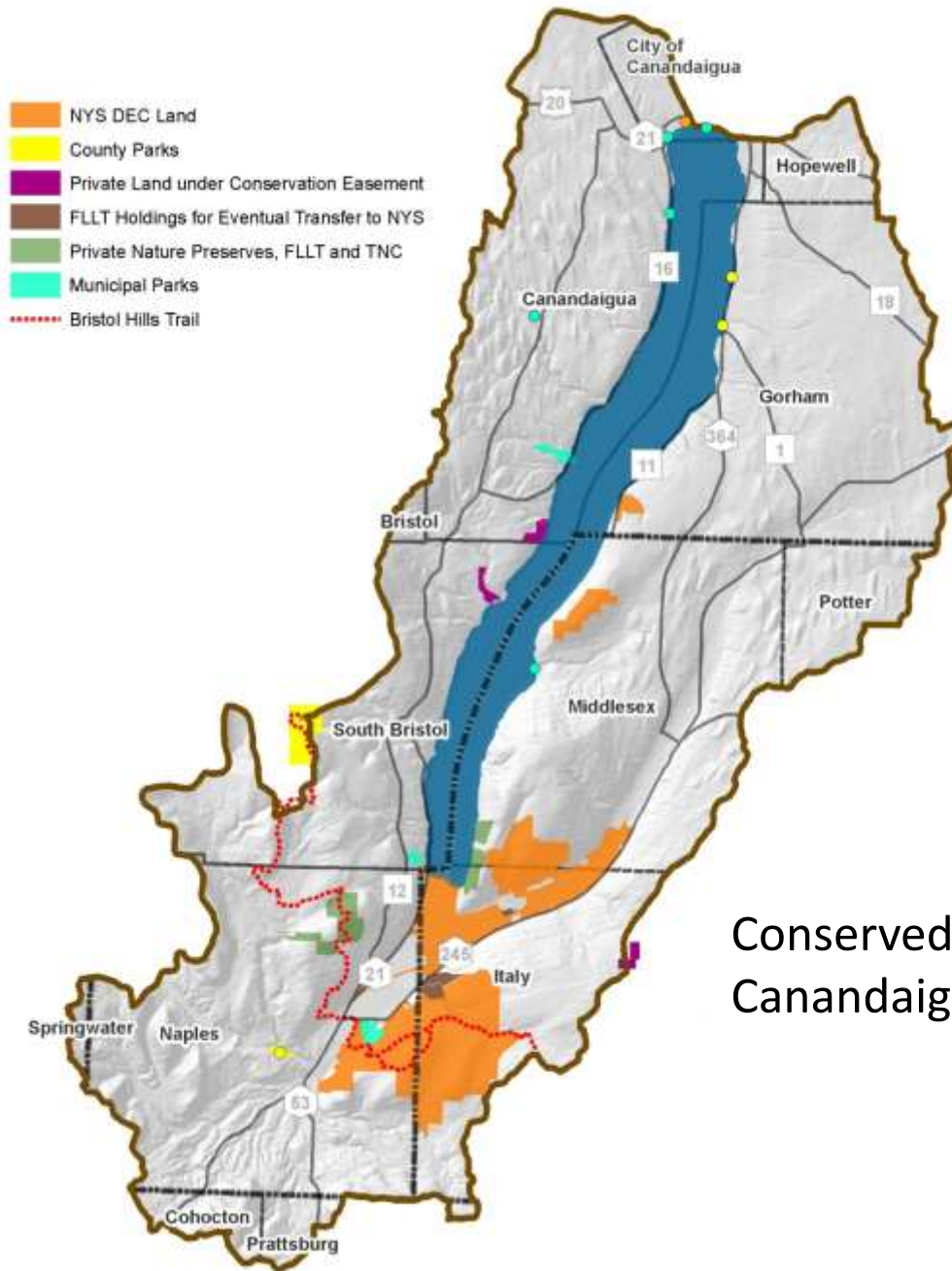




Steep Slopes of the Canandaigua Lake Watershed







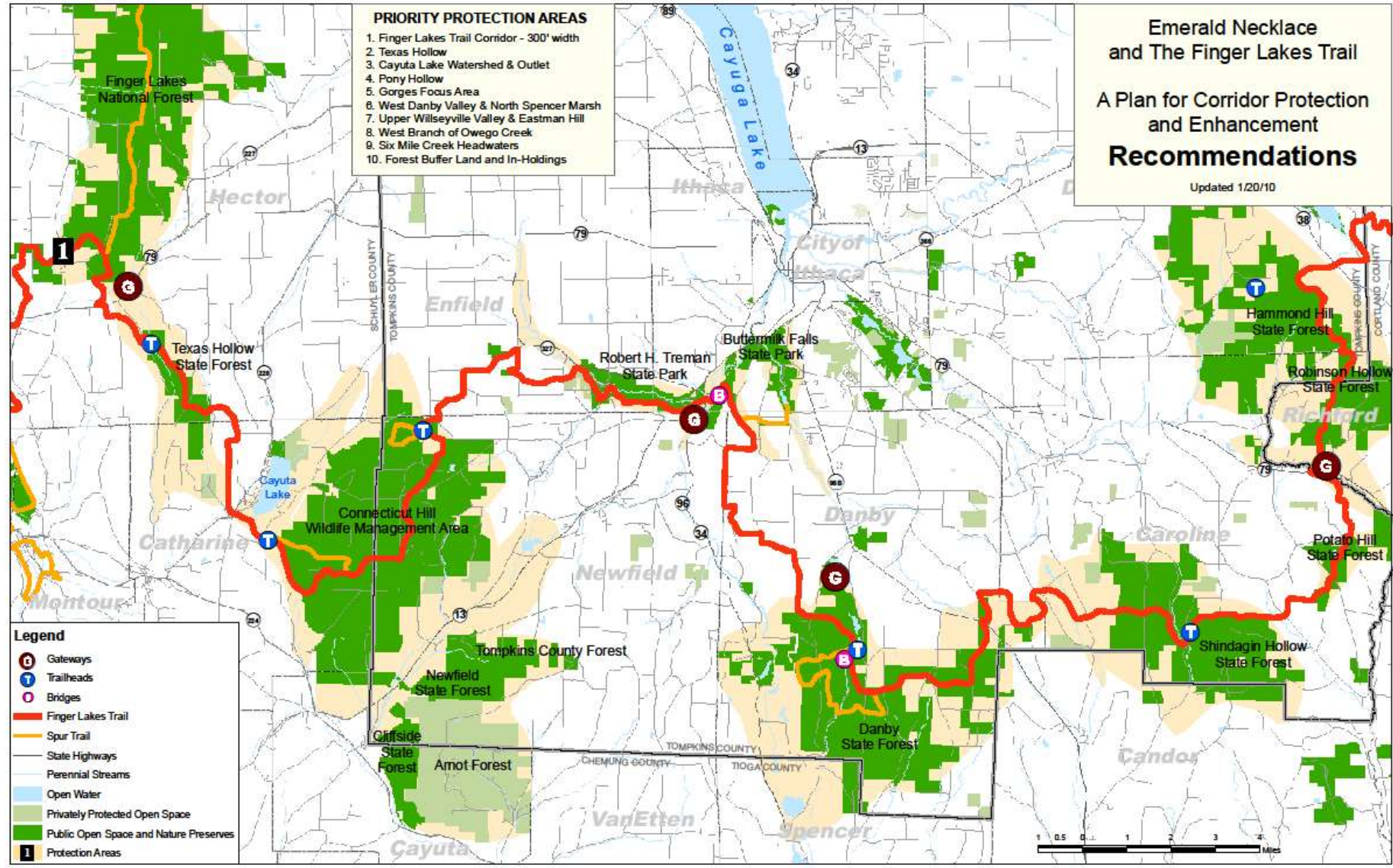
Conserved Lands of the
Canandaigua Lake Watershed

Emerald Necklace and The Finger Lakes Trail

A Plan for Corridor Protection and Enhancement Recommendations

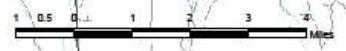
Updated 1/20/10

- PRIORITY PROTECTION AREAS**
1. Finger Lakes Trail Corridor - 300' width
 2. Texas Hollow
 3. Cayuta Lake Watershed & Outlet
 4. Pony Hollow
 5. Gorges Focus Area
 6. West Danby Valley & North Spencer Marsh
 7. Upper Willseyville Valley & Eastman Hill
 8. West Branch of Owego Creek
 9. Six Mile Creek Headwaters
 10. Forest Buffer Land and In-Holdings



Legend

- G Gateways
- T Trailheads
- Bridges
- Finger Lakes Trail
- Spur Trail
- State Highways
- Perennial Streams
- Open Water
- Privately Protected Open Space
- Public Open Space and Nature Preserves
- 1 Protection Areas





Conservation Easement



Legal Agreement That Limits Future Development
While Allowing Land to Remain in Private
Ownership and on the Tax Rolls

Conservation Easements



- ❑ Flexible Tool That May be Tailored to Situation
- ❑ May be Purchased or Donated
- ❑ Tax Incentives Associated With Donation
- ❑ Made Part of Land Records
- ❑ Binding on Future Owners of the Land
- ❑ May be Held by Municipality or Non-Profit Land Trust



HENDERSON'S
FARM
MARKET



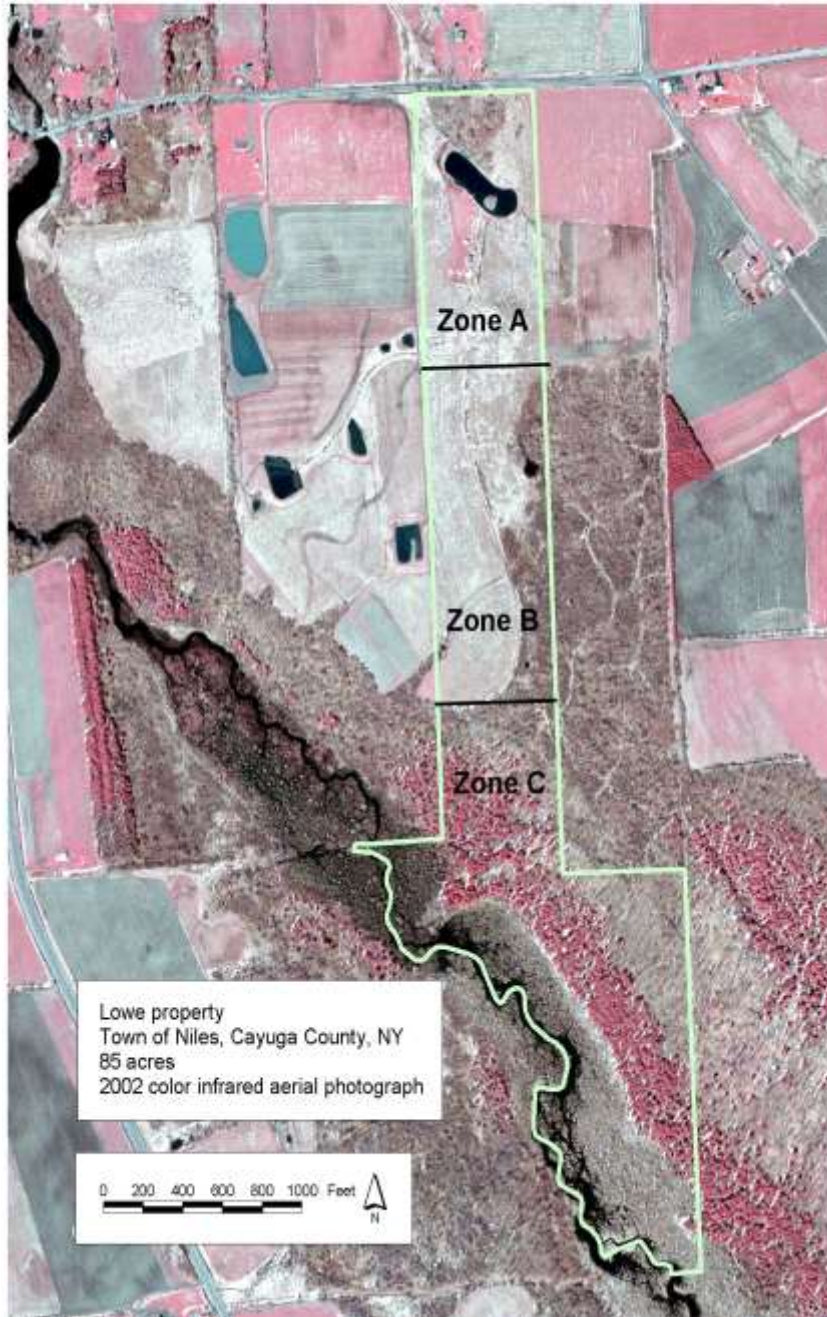


Easement Holder Responsibilities



- Site Monitoring
- Enforcement
- Ongoing Partnership with Landowner





Tax Incentives Associated With Conservation Easements

- Value of donated easement as determined by appraisal may be considered as income tax deduction
- NYS conservation easement tax credit – reimbursement of 25% of school, municipal, and county taxes paid on land up to \$5,000 per year
- Possible estate tax benefits

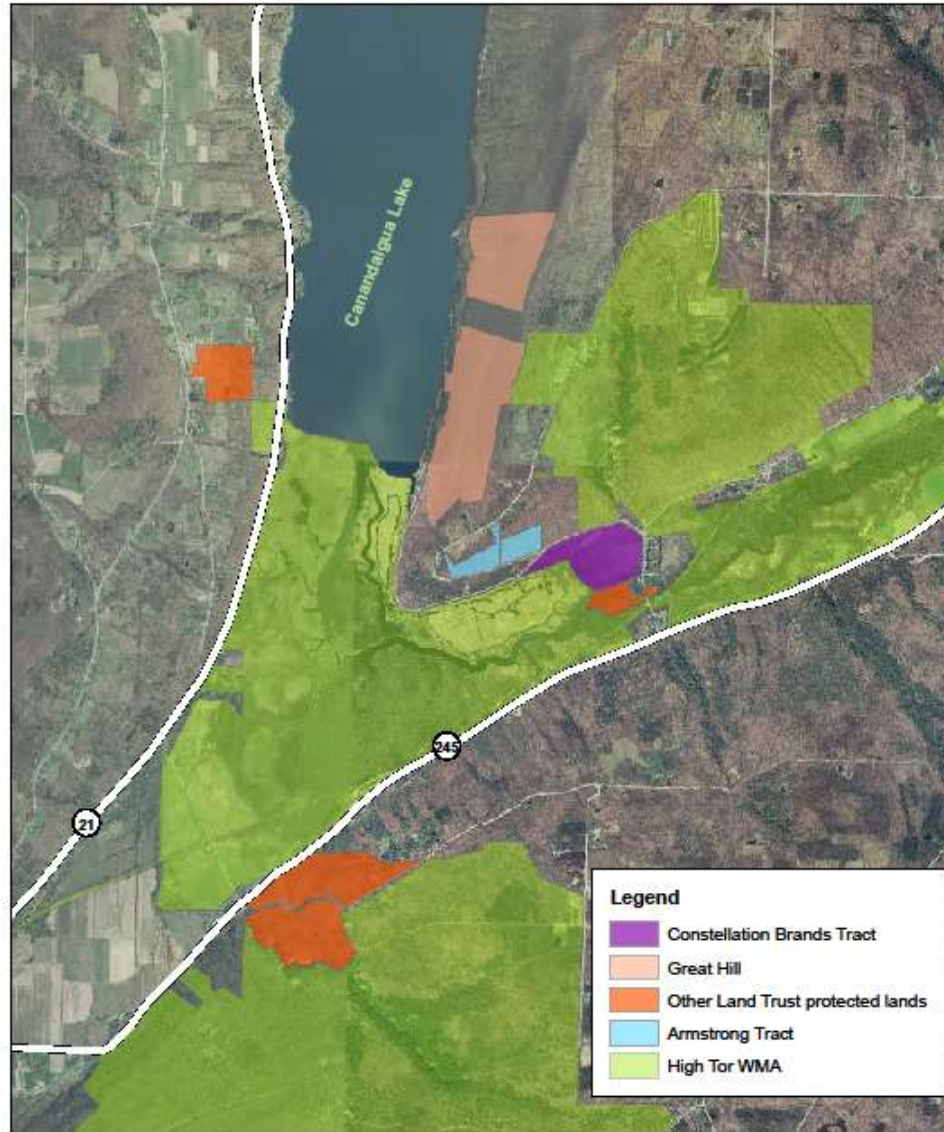
Available Funds for Easement Purchase



- NYS Farmland Protection Implementation Grants
- USDA Farm & Ranchland Protection Grants



Finger Lakes Land Trust Cooperative Land Acquisitions
Near High Tor Wildlife Management Area



0 0.5 1 Miles



Map prepared by Karen Edelstein,
Finger Lakes Land Trust
17 November 2011
Data sources: NYS GIS Clearinghouse,
Yates County Planning Department









Finger Lakes Land Trust



- Established in 1989
- More than 15,000 acres protected
- 31 nature preserves and conservation areas
- Over 100 conservation easements







CANANDAIGUA April 21, 2005 photo by and copyright 2005 Bill Hacht







