

### Open Space Preservation in the Genesee River Basin

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Eric W. Grace, Executive Director  
Genesee Valley Conservancy

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PO Box 73, One Main Street  
Geneseo, NY 14454  
585 243-2190  
Info@ geneseevalleyconservancy.org  
www.geneseevalleyconservancy.org

### Why Protect Land?

- Because you *care about the future of the area's natural resources*
- Because you *care about the future of the land* and want to preserve it for future generations
- Because you care about the area's *unique historical rural character*.
- *Tax incentives*
- Maintain a *level property tax base* for the community
- *Global Warming(?)* and *food security* issues
- *“Cause they ain't making any more of it” – Will Rogers*

### Common Preservation Techniques

- Nothing
- Buy it and protect it yourself
- Government incentives: Ag. Dist., Conservation Dist.
- Government regulation: Zoning, CAFO, etc
- Government protection: Parks, etc.
- Non profit organizations (Land Trusts)

### Land Trusts

- Share a common mission of “Land Conservation”
- Publicly supported charity with 501(c)(3) status
- Community, regional, state or national

### Land Trusts: An Overview

- 1,600 Nationally
    - Protect 37 million acres
  - Over 79 Land Trusts in NY
    - Protect 570,000 acres
- Figures from the 2003 Land Trust Alliance Census

### Land Trusts Operating in the Genesee River Watershed

- Genesee Valley Conservancy: Livingston, Wyoming, Allegany
- Genesee Land Trust: Monroe, Wayne, Orleans, Genesee
- Finger Lakes Land Trust: Livingston, Ontario, Steuben and counties to the East
- Bergen Swamp Preservation Society: Genesee
- Mendon Foundation: Monroe
- The Nature Conservancy: All?
- Protect over 10,000 acres



### The Genesee Valley Conservancy: Genesee River Watershed Activities

- Protect 7,510 acres in the Genesee River Watershed
- Protect 12 miles of Genesee River frontage
  - 6 miles Genesee River Tributary frontage



### Conservation Tools: Conservation Easements

- Voluntary restrictions on use of land
- Remove development rights
- Extinguished by land trust
- Landowner retains other rights



### Conservation Tools: Conservation Easements, Cont.

- Landowner maintains management responsibilities
- Flexible
  - Agricultural use
  - Timber harvesting
  - Reserved building envelopes
- Perpetual



### Conservation Tools: Conservation Easements, Cont.

- Acquiring conservation easements
  - Purchase
  - Donate
  - Bargain sale



### Donated Conservation Easements: Tax Incentives

- Incentives for donating conservation easements
  - Land ethic
  - Tax incentives
    - Income tax deduction
    - Estate tax reduction
    - Property tax benefit

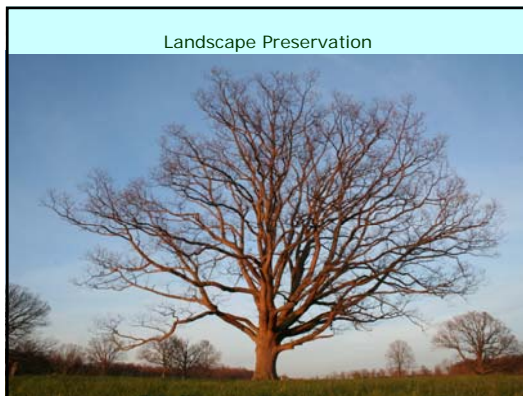


### Conservation Tools: Own Land

- Purchase or receive as donation
- Manage for its conservation values
- May allow public access

**Conservation Tools:  
Purchase and Transfer to other Organization**

- Land trust negotiates and completes purchase of property using dedicated funding
- Transfers to other organization, like NYS DEC
- Expedites the purchase process
- GVC: 40-acres



### Conclusions

- Working with a land trust is **voluntary**
- Land trusts can protect land **inexpensively**
- Need to be proactive: Saves a lot of time and money
- Land Trusts can preserve open space creatively.
- Land Trust conservation work can be in conflict with water quality issues.

### Additional Resources

•Genesee Valley Conservancy  
[www.geneseevalleyconservancy.org](http://www.geneseevalleyconservancy.org)  
(585) 243-2190

•The Nature Conservancy  
(585) 546-8030  
[www.nature.org](http://www.nature.org)

•Genesee Land Trust  
(585) 256-2130  
[www.geneseeandtrust.org](http://www.geneseeandtrust.org)

•Mendon Foundation  
(585) 624-3182  
[www.mendonfoundationinc.org](http://www.mendonfoundationinc.org)

•Finger Lakes Land Trust  
(607) 275-9487  
[www.FLLT.org](http://www.FLLT.org)

•Bergen Swamp Preservation Society (585) 548-7304  
[www.bergenswamp.org](http://www.bergenswamp.org)

•Land Trust Alliance  
[www.LTA.org](http://www.LTA.org)  
(202) 638-4725 –DC office  
(518) 587-0774 - NY field office