

Property of Jean Hoag and Stephen Harvey  
 Parcel # 44.-1-2.323, 14.97 acres  
 Pinckney Rd, Town of Dryden, Tompkins County, NY  
 April 2012 natural color aerial orthoimagery



tompkins\_2012

0 100 200 400 Feet



Map prepared by Karen Edelstein,  
 Finger Lakes Land Trust  
 22 November 2014

**Town of Dryden  
Conservation Board**

28 April 2015

**Resolution to Town Board**

**Proposed purchase of Hoag-Harvey parcel, 44.-1-2.323**

Whereas,

Fifteen acres of land are available for purchase east of Pinckney Road between the proposed Freeville-to-Ithaca Rail Trail and the Campbell Meadow Town Park, and adjacent to a Cornell Natural Area across Pinckney Road,

Whereas,

This property is a priority for conservation because:

- (1) it links an existing Town Park to the proposed Rail Trail;
- (2) it can be developed into an access point for trail users;
- (3) it has more than 1,000 feet of frontage on Fall Creek; and,
- (4) it strengthens the link to the Cornell Natural Area,

Whereas,

The property is largely undeveloped except for two small structures and an abandoned vehicle which could easily be removed from the property,

Whereas,

The Finger Lakes Land Trust would assist with the acquisition of the property,

Whereas,

For the Town of Dryden Recreation Department, the property provides the potential for active and passive recreation development,

Whereas,

The property fully meets 18 of the 27 criteria in the Selection Criteria Checklist within the Town of Dryden's approved "Methods and Selection Criteria for Land Protection and Acquisition" (see attached checklist),

Now, therefore, be it resolved that,

The Conservation Board recommends that the Town Board approve the acquisition of the Hoag-Harvey parcel, 44.-1-2.323, as a vital addition to the Town's conservation lands.

Approved: 6-0-0 by the Conservation Board on 28 April 2015

## Town of Dryden

# Methods and Selection Criteria for Land Protection and Acquisition

## Selection Criteria Checklist for Land Protection and Acquisition

### 1. Goals and Purposes

*To qualify for selection, a property must meet ALL of these criteria:*

- ✓ The protection of this property is consistent with the stated goals of the Dryden Town's Comprehensive Plan.
- ✓ The property has valuable natural, scenic, recreational, or agricultural resources.
- ✓ The property is of sufficient size, given the context of the surrounding area, that its conservation resources are likely to remain intact, or there is potential for protecting additional adjacent acreage in the future.
- ✓ Protection of this property aids sound land use planning, promotes land conservation, and encourages careful stewardship of land and water resources.
- ✓ The site has the potential for having a sound and cost effective management plan.

### 2. Public Benefit & Natural Resource Values

*To qualify for selection, a property must meet ONE OR MORE of these criteria:*

- ✓ **Consistency:** The protection of the property is consistent with the Town's Open Space Inventory, with Tompkins County Plans, and/or with the NY State Open Space Conservation?

**Identified in a Plan or Study:** The area has been identified in a State, regional, or local master plan, guide, study, or inventory as being of special environmental, aesthetic, recreational, educational, or historic significance?

**Unique Natural Areas Inventory:** Contains or includes property within a Tompkins County-designated Unique Natural Area.

- ✓ **Ecosystems/Habitat:** Contains significant natural ecosystems, natural features, or habitat for wildlife, fish, or plants (wetland, forest, scrub, field, meadow, nesting, feeding, mating, ...), areas used by migrating wildlife, lands containing exemplary ecosystems, or habitats which offer important educational or recreational opportunities.
- ✓ **Wildlife Corridor:** Provides a habitat connection—a corridor linking larger areas of significant habitat that is important for the movement or long-term health of wildlife.
- Rare Species/Communities:** Contains endangered, threatened, or rare species or natural communities. Should any plant communities be protected from public use? How much of the area should be protected from public use? Are they

susceptible to theft? Are they susceptible to wildlife browsing?

- ✓ **Water Features:** Contains wetlands, floodplains, waterways, riparian corridors, aquifer recharge areas, particularly sensitive watershed areas, or other lands necessary for flood protection, the protection of surface or underground water resources and plant, fish or wildlife habitat, or provide important educational or recreational opportunities. Despite wetland laws at both the State and Federal levels, conservation easements or ownership of wetlands are the most effective protection.
- ✓ **Stream Corridors:** Includes land which would provide public access to streams, allow for the creation of stream-side trails, contribute to the protection of water resources, or protect important aquatic or terrestrial habitat.  
**Ecosystem Restoration Potential:** Includes ecosystems on site with potential for habitat restoration. For what target species (birds, fish, etc)? Is there potential for creation of ecosystems rare in the area (i.e. convert forest to meadow, etc.). Can a wetland be expanded, restored or enhanced?
- ✓ **Ecosystem Services Protection:** Provides ecosystem services to the town. How are these services best protected?  
**Soils:** Contains prime, statewide important, unique, or other productive soil for the purpose of agricultural production.  
**Working Landscapes:** Contains lands being utilized for their natural resources, particularly farming and forestry (Are there timber resources on the property? What is the potential for future harvesting?). Working landscapes provide wildlife habitat and scenic value, and can also be a source of recreational and educational opportunities.
- ✓ **Buffer for Resources:** Serves as a significant buffer for prime agricultural land, wetlands, wildlife habitats, or other sensitive areas.
- ✓ **Contiguous With or Buffer for Protected Land:** Is close to or contiguous to, or provides a buffer to an existing conservation easement, park, preserve, or other protected land, or a resource likely to be so protected in the near future.
- ✓ **Community Character:** The property is important to a community as open space because of its significance in defining the character of the community.
- ✓ **Scenic Views:** Protects a scenic view from public roadway, waterway, or recreation area. Locations exist throughout the Town that provide views of hills, forests, rolling farmland, wetlands and waterways. Town residents and visitors value scenic vistas, yet lands which command these views are in demand as building sites. Development of the property could obstruct or diminish scenic views or interfere with views across already protected open space.
- ✓ **Recreation:** Provides significant active or passive public recreational opportunities consistent with the protection of natural resources. If the purpose of the property is primarily a recreational or educational resource, or a scenic view point, the public will have adequate access. Do the recreation opportunities complement other recreation opportunities in the area of the town, or add to existing opportunities, or create new opportunities? How will people get to the property? What parking or bicycle facility needs will there be on the property? Is development of a town facility for recreation or otherwise feasible. Will the property draw people from outside of town?

- ✓ **Trail corridors:** Includes land which would guarantee long term access to trails, extend or link existing trails, provide for new trail networks, or buffer trails from conflicting land use. Is there opportunity for people to use trails as a means for getting to work, or shopping?
- Geologic and Other Scientific Resources:** Contains unique or outstanding examples of geological features or processes, or contains significant paleontological sites, or lands which offer educational or research opportunities of particular value to the scientific community.
- ✓ **Gateway:** Is located in an important transition area between rural and developed areas or along a significant transportation corridor entrance to a town, village or city.
- Historic or Archaeological Areas:** The Finger Lakes region has a rich history, being a focal point of Native American activities prior to the arrival of Europeans. Areas of interest include those which would contribute to the preservation of important cultural resources.
- Precedent:** Sets an important precedent for resource or open space protection in a targeted area.