

**Dryden Conservation Board
May 29, 2018**

Members Present: Peter Davies (chair), Steve Bissen, Bob Beck, Timothy Woods, Jeanne Grace, Craig Schutt, Mike Richmond, and Nancy Munkenbeck
Liaisons: Dan Lamb (Town Board), David Weinstein (Planning Board)
Guests: Hannah George (Conservation Easement Steward/Finger Lakes Land Trust)

The meeting was called to order at 7:02 PM.

P. Davies said that Hannah George, from the Finger Lakes Land Trust, will be coming at 7:15 tonight to talk about monitoring conservation easements. That will be moved to the top of the agenda when she arrives.

Citizens' Privilege:

No one in attendance

Additions to the agenda:

J. Grace asked if they could add "deer management". She was able to get some more information.

Reports received:

1. Agriculture Report
2. Rail Trail

B. Beck showed them his report for the Rail Trail. They now have an official logo for the Rail Trail. It was done by a local artist who works at the Cornell Ornithology Lab. They went through numerous iterations and much discussion before ending up with this. He said it's official; they voted last Monday at the meeting and they assume that formal approval from the Town Board isn't necessary. They will be displaying the new Rail Trail logo at the Dryden Village Square during Dryden Dairy Days.

P. Davies asked what the status of the Game Farm is. B. Beck said that as far as they know it's being officially approved in Albany, but every time we inquire about it we are told "he's working on it; you should be getting it soon". It's been over a year since they first met with the executive deputy commissioner who met with us here. Until they have approval from all landowners, volunteers cannot go in and start clearing the area. He said the kind of agreement from the Game Farm they're getting isn't what he'd thought; it's not going to be an easement like most of the others. Most of them are permanent trail easement agreements with the Town of Dryden. This one is going to be a volunteer stewardship agreement. They gave us an application to fill out and it sounded

the document he had prepared. She said monitoring is one small part of what we do to maintain our easement lands. She went over the Conservation Easement document she provided (attached). In addition to the yearly monitoring of property the following is necessary:

- File management -- having original documents, paper copies and digital copies secured in different locations
- Annual monitoring visits
- Training the person who's doing the visit so they are considerate of the landowner and their schedule.
- Responding to questions from the landowner; what's allowed and not. The landowner might want to put in a pool or a tree house for example and someone needs to interpret the easement and get back to the owner.
- Provide information to prospective buyers as to what is allowed on the property and explain the easement
- Dealing with violations as soon as they come up. Need to focus on that issue immediately and find a way to resolve it
- As new land is acquired, the easement needs to be written customized to the property.
- Supporting landowners with questions, for example regarding invasive species that might be threatening to the conservation values of the property, and how they might go about addressing that.
- Help with boundary postings so that the property is clearly marked.
- Assist with issues with neighbors
- Amend/update old conservation easements that are problematic by changing the wording, but not nullifying the easement agreement
- Review and update policies, procedures and documentation (which is required for their accreditation commission)

She said that's an overview of what they do. There's more than the annual monitoring, but that is definitely a time-consuming piece. She said she was recently at the Parke-Dabes property and it took her a good two hours to walk around, and hour afterwards to write up the report. Before doing the annual visit, some time was spent to coordinate with the contact (in this case Ray Burger). She said you should make sure it's a convenient time; with farmers it's very important because they might be working a field and don't want you around their machinery or some landowners don't want strangers coming on their property without prior notice.

She provided a sample of their monitoring and inspection report (attached). She said it's important to have all the information about the property on the report; location, tax parcel number, acreage, who granted the easement originally, contact person, then the inspector's name and title. Note if the landowner was contacted prior to the visit, if ownership has changed note the new owner, and note if the landowner was there during the visit and any other people

lings that shouldn't have been removed. D. Weinstein said that happened once a long time ago. It wasn't the landowner, but a timber operator who was cutting timber on an adjacent property and came across the line and took several big trees, so they had to go into court. The Land Trust is obligated to go to court and make things right when there's a violation which is expensive. He explained that if a violation should occur and the Land Trust didn't take any action to resolve it, another party could take them to court for not protecting the conservation easement. He said if the owners are agreeable to correcting the problem the way H. George explained, that's the better option. She said that she thinks the reason they haven't had to use the legal system is because they've worked very hard to maintain communication with the landowners. She said they try to have the owner walk with them when they do their annual visit, they also send out two newsletters each year regarding issues they feel are important like invasive species control (in the summer) and for the winter newsletter they talk about nature and the health benefits to people. She said it's just another way to communicate with the landowner. M. Richmond said he feels that it's imperative that a good map is provided to whoever is charged with monitoring the property. What brought this to the Conservation Board's attention are three developments in Ellis Hollow. He explained that on a ten acre plot you could put as many as five houses (2 acres for each dwelling), but the developer has proposed building smaller houses and clustering them and leaving the bottom two-three acres for a natural area or an easement of some kind. He said in addition to all the information she's given them they need to know how that will work out and a plan that will allow us to monitor that without trespassing on other's land; we would need access. A good zoning map is a definite must have. D. Weinstein said that as stewards, you must document exactly where you've walked on the property. That way in the future if there is a violation, but it wasn't reported, you can look and see where you walked since you can't walk every square inch of the property, and that would explain why the violation wasn't caught. He said the Land Trust has an app that tracks where the steward walks on the property and a map is printed out showing where the monitor walked. P. Davies said we are talking about a big difference in scale. D. Weinstein said that the newest easement that hasn't been approved yet is a 44-acre parcel. P. Davies asked at what size the Land Trust would be interested in taking on and what differences do you see in monitoring a large area and a small piece of property. She said she's not sure as far as the minimum size of an easement that the Land Trust would take over, but a 44-acre parcel is reasonable. She said as far as monitoring and the time necessary it's still fairly time consuming to monitor a small property because you still need to prepare the report and do the same tasks as for larger property. J. Grace said the site time might be a little less, but the rest of the monitoring process still is the same. H. George said she thinks it's great that the Town wants to focus on small pieces because often those small pieces can really make a difference. She went over the "field" part of this process. Going through the inspection report she brought with her she said the main thing they focus on is what has changed on the property. She said she reads the le-

tain number of houses that are then owned by individuals, and gives the ownership of the easement to the Town; is the developer still the owner. D. Weinstein said the developer is still the owner of the land. P. Davies asked what happens if the developer walks away since they can't do anything with the land. N. Munkenbeck said she thought one of the houses ended up owning the easement. D. Weinstein said no, the houses own a shared driveway strip. N. Munkenbeck said she knows someone who is buying one of the houses and the way he explained it was that one of the houses was going to have the large parcel. He said that may be true on the second development, but he's pretty sure it's not that way on the first. She said the house she was talking about is in the second development. P. Davies brought up the possibility of each house owning one fifth of the easement parcel. D. Weinstein said that would be fine and a HOA would need to be created. He said because of the development with the shared driveway there is a type of HOA. P. Davies said there are several possibilities; who owns the piece of land with the easement. B. Beck said this potentially gets complicated; if the developer has sold all the parcels and he's moved on to do other development, what is his interest in that easement; he doesn't live there and has moved on to other money-making projects. That could be a problem in terms of communicating with the developer/owner as opposed to a local homeowner. H. George said they've had a couple developers who are easement landowners and have had no problems; we've had companies that are easement landowners and if you have contact information it is fine, but if you don't know who the people are it can be very tricky especially if there's an issue and you need to go into court. She said that it is much easier from an easement monitoring stand point to have just one owner. D. Weinstein stated that on the first conservation easement on Ellis Hollow road the owner/developer wanted to be able to cut firewood (for personal use) off the easement, and that's stipulated in that conservation easement agreement. H. George said each easement is different and has its own stipulations as to what is and is not allowed. Their goal with easements is to let people do what is fun and medium to low impact on, like recreational and tree cutting (for personal use). If tree cutting turns into a business that is when a forest management plan is needed. J. Grace asked who's making that determination because for someone making these agreements and not understanding the ecology of it is not necessarily a good thing. If they're planning on only cutting the dead trees that is not good for the ecosystem. D. Weinstein said an official forest management plan should be required. T. Woods asked if she's ever dealt with agricultural run off or aquifer point source pollution. He said he used to run into that in Florida and Texas where you'd get salt water intrusion or point source pollution into the aquifer. She said they don't really look for that. They'd only know that if it impacted the surface. He said they'd had cases they had to investigate to find out who was doing whatever that was going across the protective boundary. She said she's never seen that and isn't sure if the Land Trust has ever had to deal with that situation. A situation like that could require legal action against someone other than the owner's. B. Beck said agricultural nutrients that are going through the ground water into sensitive wetlands is

that time. She said the committee should have looked at the property prior to the agreement. N. Munkenbeck asked if after someone has an easement on their property, if they would like to adjust it to do forest harvesting of berries, for example, would that be a possibility. H. George said yes. She also said in their easements, the way they are written up, something as low impact as berry harvesting would not need an amendment. In their forest clauses non-timber product collection is allowed, like sap and mushrooms. P. Davies said he thinks the group should look over the easement that the Town currently has because many of the questions being asked are clearly spelled out in the agreement. He said he'll contact R. Burger and get a copy and forward it on to the committee members. N. Munkenbeck said it might be nice to see one of the Land Trusts agreements also to compare how they are doing this. D. Weinstein said the developer got the document from the Land Trust and didn't change it very much. He said that he was told by A. Zepp that this isn't appropriate for the Town; the Town should adapt this for specific properties because the Town's purpose isn't the same as the Land Trust. P. Davies said the agriculture clause for the small areas in Ellis Hollow probably doesn't need to be in the document. H. George said that unnecessary items should be stripped out of the document because it just makes it more confusing plus it might challenge the integrity of the document. D. Weinstein suggested that when easements are being written up here, having someone at the Land Trust review them and get their feedback. The Town of Ithaca has easements that were co-held with the Land Trust for five years and the monitoring was done together so that the Town could learn and be up and running on their own. J. Grace said she'll contact the Town of Ithaca and see if they have any documentation/information that might be helpful. It was decided that they need to visit the properties and do an initial identification of the properties. D. Weinstein said he'll send to everyone the easements that have been signed. J. Grace said that she thinks what they need to do is look at each easement document, break it down like P. Davies did, with the bullet points that you need to know and then you'll have a form to fill out. He said his form was designed to be generic, he removed anything that was specific. It could be used for the initial evaluation. Any items that are specific to the property could be noted. H. George said that for the initial baseline report it's better to have more description than just answering questions; it's more like a concrete picture of the property, as if you were describing the property to someone. P. Davies said that whoever is doing the initial inspection doesn't know what to look for that would be a problem. N. Munkenbeck asked if they were going to set up a time and place to go and look at the property. P. Davies said that he thinks that should be arranged through the Planning Department. They discussed this issue and decided since the Town Board had agreed that this Board would be the monitors, they need to get the contact information and call the owner to schedule a time. D. Weinstein said that going forward, this Board should review the agreements and make any recommendations prior to approval of the easement. They also discussed different types of ecosystems other than forest and agriculture that need to be noted in the check list such as wetlands, grasslands or whatever.

D. Weinstein said the Town Board has asked the Planning Board to start identifying sections in the Comprehensive Plan that need to be revisited and potentially be modified. He asked the Conservation Board for their input as to what sections should potentially be on the list for modification as pertaining to concerns of the Conservation Board. He said he'd put their suggestions through to the Planning Board. P. Davies said that could be on the agenda for next month. It was stated that they are looking for things that need to be updated, items that don't agree with our plan, and subjects that weren't addressed in the plan. D. Weinstein said that presumably the Town Board is going to incorporate the Natural Resources plan as a piece so let's not try and update the original part if it's well described in the Natural Resources Plan. He said references may need to be inserted in the body of the text that say look at Appendix A for details.

P. Davies brought up the subject of Resolution #3 (passed last month) recommending the establishment of a fund to be used for the purpose of facilitating conservation easements and asked what the Agricultural Committee's response was. C. Schutt said that they'd agreed and passed a resolution. J. Grace said that last time K. Servoss requested that they figure out what type of fund you'd recommend. She looked through the fund categories and the only one that seemed to make sense was called Contingency and Tax Stabilization Reserve Fund. P. Davies is going to forward the resolution on to the Town Board with the recommended fund type appended per the Conservation Board's approval.

Ithaca Deer Management Plan

J. Grace reported that she looked on the DEC's website and they have sections on there about dealing with landowners and hunter etiquette. They also have a co-operative hunting area in King Ferry. Private landowners enter into the co-operative and their property is available for hunting and the DEC does all the administration on it. She said if you go on their website and look at the map, click on each area and it gives you a map of that area and shows you where you can park and where you can hunt. She called the DEC and spoke with the person who administers it. He explained how the program works; once you are an approved hunter in the program you can call and make a reservation, when you leave the hunting area you must stop at a specified location and sign out and if you killed a deer you must report that. He also said that expanding the area isn't feasible because people aren't going to want to drive from Dryden to King Ferry just to sign out. She asked him if we could create a second area. He said this program was originally designed by the DEC back in 2007. She spoke to him about our deer management concerns and how we'd like to reduce the deer population by increasing hunting and asked if they might be interested in having a new zone in Dryden. He was going to talk with one of the

A motion to adjourn the meeting was made by T. Woods and seconded by N. Munkenbeck. It was unanimously approved.

There being no further business, the meeting was adjourned at 9:20 PM.

Respectfully submitted,

Diane Michaud
Deputy Town Clerk

CONSERVATION EASEMENT EVALUATION CRITERIA

These guidelines are for the purpose of evaluating the status of any Property on which the Town Of Dryden holds a conservation easement. Inspections should be conducted on an annual basis. This document may also be used, with additional notes as needed, to describe the initial state of the property at the time that the Conservation Easement goes into force.

Article I. Rights and Duties of the Holder

The Right to Inspection

The Holder has the right and duty to protect and maintain the Conservation Values on the Property by administering and enforcing the purpose, terms, restrictions, limitations, and provisions set forth in this Conservation Easement. **Specifically, the Holder retains the right to enter the Property to inspect and monitor the condition and uses of the Property, to investigate a suspected, alleged, or threatened violation of the Easement.**

Article II. Use of the Property

(A) Compatible Uses

Permitted compatible activities and uses include outdoor recreational activities such as walking, hiking, cross-country skiing, horseback riding, nature study and observation, swimming, hunting, fishing, and biking; sustainable forest management; and low impact research or educational activities. Sustainable land management practices are those that provide goods and services without degrading or perceivably diminishing productivity and environmental resource values at the site over time.

(B) Motor Vehicles

The use of motor vehicles on the Property shall be only for customary purposes such as access and inspection of the Property, and emergency access for vehicles such as fire trucks and ambulances; and for purposes and activities specifically permitted according to this Easement, such as the construction and maintenance of any permitted structures and improvements and conducting permitted agricultural and forest management activities.

Article III. Structures and Improvements

1 General Prohibition

The placement, construction, or storage of buildings, structures, or other improvements anywhere on the Property is prohibited, except as permitted below.

2 Permitted Structures

The structures and improvements listed below are permitted provided that such activities are limited in scope, frequency, and intensity, do not cause sedimentation or pollution of any stream or wetland, are undertaken in a manner consistent with the purpose and terms of this Conservation Easement, and the character of the natural habitat is not altered or diminished.

(A) Improved Access Roads and Parking Areas

Owner may maintain any existing improved access roads or parking areas on the Property. Owner may construct new improved access roads or parking areas only with approval and specific requirements therein. Improved access roads are those roads or paths that are graded and/or improved with shale, gravel, stone, or other surface material, and which may also have associated ditches, culverts, or bridges.

(B) Recreational Trails and Unimproved Access Lanes

Owner may maintain existing recreational trails and unimproved access lanes on the Property, and create new foot paths, cross-country ski trails, horse trails, snowmobile trails or unimproved access lanes anywhere on the Property, without prior approval of Holder, provided that any such trails and access lanes are located, constructed, and maintained in a manner that is compatible with the natural and aesthetic characteristics of the Property, and avoid or minimize erosion or other adverse effects to the Conservation Values. Unimproved access lanes are those dirt or grass pathways that might be used by slow-moving motor vehicles to access the Property, but which are not graded or improved with shale, gravel, stone, pavement, or other surface material. Recreational trails, paths, and unimproved access lanes may not be converted to an improved road or otherwise graded or improved with shale, gravel, or other material unless such conversion or improvement is in accordance with prior written approval.

(C) Recreational Structures

Certain recreational structures are compatible with the purpose of this Easement and may be placed anywhere on the Property without prior approval of Holder, provided that such structures are small, non-habitable, predominantly made of wood or other materials that blend in with the natural surroundings. Examples of such recreational structures include bird houses or feeders; benches; picnic tables; hunting tree-stands; wildlife viewing ground-blinds; wildlife viewing platforms, and footbridges.

(D) Forest Management Structures and Improvements

Structures and improvements (whether temporary or permanent) related to permitted forest management activities, such as improved access roads, bridges, culverts, water bars, gates, log landings, and fencing to exclude deer or for other purpose around an area larger than one (1) acre may be constructed and maintained on the Property only in accordance with an approved Forest Management Plan. The use of tubes or wire mesh to protect individual tree seedlings or saplings, and the use of fencing to exclude deer from an area smaller than one (1) acre, does not require prior written approval of Holder.

(E) Research Devices and Equipment

The placement of scientific devices or equipment for the purpose of conducting scientific research, gathering data, or documenting conditions on the Property, whether temporary or permanent, shall require the prior written approval of Holder only if such devices or equipment have the potential to disrupt wildlife or habitat, or otherwise impair the Conservation Values of the Property.

(F) Miscellaneous Structures

Other miscellaneous small, movable/removable structures or improvements of a de minimus nature and which would not harm or diminish the Conservation Values of the Property or conflict with the purpose of the Conservation Easement may be permitted on the Property on a case by case basis with prior written approval of Holder.

3 Special Protections

(A) Restoration or Enhancement Projects

Holder may grant prior written approval for certain structures, improvements, or work activities specifically related to the protection, maintenance, improvement, enhancement, or restoration of the Conservation Values on the Property. For example, such structures, improvements, or activities might be permitted for purposes such as wetland restoration and grassland management.

(B) Abandoned and Relocated Structures and Improvements

Holder retains the right to require Owner to remove any structure or improvement, or remnants thereof, that has fallen into disuse and disrepair, or that has been damaged by fire or natural disaster and has been abandoned by Owner without plans for replacement or repair. Owner is obligated to

restore any site formerly occupied by a structure or other improvement that has been removed or relocated to an open, vegetated condition, and Holder may require grading and seeding of such sites as necessary.

Article IV. Agriculture

1 General Prohibition

Agricultural activities and land uses are permitted **on lands so designated** and limited to those permitted below in this Article, provided that the intensity or frequency of any one or more activities or land uses do not adversely affect the Conservation Values of the Property.

2 Permitted Uses and Activities

(A) The Owner may keep agricultural livestock in accordance with Best Agricultural Practices.

(B) Owner may keep bees and collect maple sap or other natural forest products anywhere on the Property without prior approval of Holder.

(C) Owner may maintain and mow fields and meadows;

(D) Owner may cut and remove shrubs and trees to maintain fields, reclaim former fields or manage hedgerows provided that the removal of said vegetation is done in a manner that does not diminish or impair the water quality or Conservation Values of the Property;

(E) In addition to agricultural crops the Owner may plant trees, shrubs, or other vegetation; provided that the plants are of a variety native to this area, and further provided that it is not done with the intent to harvest such plants for a pecuniary purpose;

(F) The Owner must provide for the protection and minimal disturbance of any steep slopes, watercourses, wetlands, and riparian area, and address the prevention of soil loss or erosion, and the prevention or mitigation of non-point source pollution runoff.

Article V. Forest Management

1 General Prohibition.

Forest management activities are limited to those permitted below in this Article, provided that the intensity or frequency of those activities does not diminish or adversely affect the forest-related Conservation Values on the Property. The purposeful introduction of non-native species on the Property is permitted only with prior approval of the Holder.

2 Permitted Uses and Activities

The forest management activities listed below are permitted throughout the Property, without prior approval of Holder, provided that such activities are limited in scope, frequency, and intensity, do not cause sedimentation or pollution of any stream or wetland, are undertaken in a manner consistent with the purpose and terms of this Conservation Easement, and the character of the natural habitat is not altered or diminished.

(A) Protection of Personal Property or Safety

The cutting or removal of trees, alive or dead, to protect buildings, structures, or other significant personal property on the Property is permitted.

(B) Non-Native, Invasive Species

The killing, control, or removal of non-native, invasive species is permitted. Non-native vegetation may be planted solely with prior approval of Holder.

(C) Collection of Non-Wood Forest Products

The collection of non-wood forest products such as maple sap, nuts, berries, honey and mushrooms is permitted.

(D) Collection of Wood Products for Personal Use and Small Scale Forest Stand Improvement

Owner may cut trees, dead or alive, for firewood or for personal, non-commercial use only, and which shall be limited to a sustained-yield basis. In addition, Owner may trim, prune, or selectively cut individual trees for the purpose of improving the health, vitality, or productivity of individual trees or stands of trees, or to enhance wildlife habitat provided that said cutting results in forest clearings of no more than 50 feet in diameter.

3 Forest Stand or Habitat Improvement

Forest stand or habitat improvement activities that exceed the intended limitations, scope, and nature of the small-scale forest stand or habitat improvement activities, including the opening of forest patches, or clearings more than fifty (50) feet in diameter, may only be conducted in accordance with a Forest Management Plan.

4 Cutting or Clearing to Exercise Other Reserved Rights

Owner may trim or cut trees and brush, dead or alive, for the purpose of exercising other reserved rights retained in this Conservation Easement, such as for the clearing of recreational trails.

5 Cutting or Clearing for Commercial or Agricultural Purposes

Owner may plant, cut, and manage trees and shrubs to maintain or reclaim fields as per a submitted plan based on sustainable forestry practices including the maintenance or improvement of soil productivity, water quality, timber and forest product value, wildlife habitat, unique or sensitive natural areas, non-motorized outdoor recreation, and aesthetics and specifically address safeguards and provide for the protection and minimal disturbance of any steep slopes, watercourses, wetlands, and riparian areas.

Article VI. Dumping; Disposal and Storage of Debris and Wastes

1 General Prohibition

The storage, dumping, burial, or burning of trash, garbage, vehicles, trailers, boats, household appliances, agricultural or other equipment, construction materials, oil, chemicals, hazardous materials, or other debris or substances anywhere on the Property is prohibited, except as permitted below.

2 Permitted Uses and Activities

Plant or animal materials generated on the Property may be disposed of on the Property, provided that the intensity or frequency of the activity or use does not adversely affect the Conservation Values, and is not within one hundred (100) feet of any stream, wetland, or other natural waterbody. This right includes the production of compost for use on the Property, the piling, scattering, or burning of brush and other vegetation to the extent reasonably necessary to accommodate permitted agricultural, forestry, and landscaping activities, and the occasional burial of animals.

Article VII. Alteration of Topography

1 General Prohibition

Alteration of the topography of the Property is prohibited, except as may be permitted according to an approved Agricultural Management Plan or Forest Management Plan, as may be required to construct or maintain a structure or other improvement permitted according to this Easement, or as permitted below in this Article.

2 Best Management Practices

Any permitted activity that alters the topography of the Property, or has the potential to cause erosion, including agricultural, forest management, construction of buildings or other improvements, and other activities permitted by this Easement, must be conducted in a way that avoids or minimizes erosion, or the potential for erosion, and other negative environmental impacts. Such environmental protection is achieved through the use and employment of Best Management Practices (BMP's), which are methods, procedures, devices, guidelines, and/or minimum standards that are designed and used for the purpose of preventing or minimizing erosion, run-off, pollution, habitat destruction, pathogens, noise, or other negative environmental impacts that can occur from conducting activities that can disturb soil or other natural resources.

3 Ponds

Owner may maintain any existing ponds on the Property, including the storm water retainage ponds. Owner may create and maintain new ponds provided that such activities do not cause significant sedimentation or pollution of any natural surface or subsurface waters on or off of the Property, and only with the prior written approval of Holder.

4 Special Habitat Creation or Restoration Projects

Certain activities or projects that would alter the topography of the Property may be conducted for specific purposes that seek to protect, enhance, or restore Conservation Values on the Property, such as the creation, restoration, or manipulation of wetlands, or the stabilization or restoration of a streambank or other erosion site. Any such activity or project may only be conducted with the prior written approval of Holder.

5 Agricultural Drainage and Soil Control

Owner may alter the natural flow of water over the Property to improve the drainage of soils, reduce soil erosion, or improve the forest management potential of the Property, provided such alteration is consistent with sound agricultural practices.

Article VIII. Mineral Resources

1 General Prohibition

Extraction of mineral resources from the Property, including the mining, drilling, excavation or any other surface development of the property to extract, store, or transport mineral resources, including soil, sand, salt, gravel, rock, sod, oil, coal, or natural gas from the Property is expressly prohibited.

Conservation Assessors Response Form

Characteristics	Y or N
<p>Have the uses been restricted to compatible outdoor recreational activities such as walking, hiking, cross-country skiing, horseback riding, nature study and observation, swimming, hunting, fishing, and biking; sustainable forest management; and low impact research or educational activities.</p>	
<p>Description if No</p>	
<p>Has there been any use of motor vehicles not permitted in the agreement?</p>	
<p>Description if Yes</p>	
<p>Has there been any installation of buildings, structures, or other improvements anywhere on the Property except as originally present or permitted by the agreement?</p>	
<p>Description if Yes</p>	
<p>Have there been any restoration or enhancement projects? Have these received prior permission?</p>	
<p>Description if Yes/No</p>	
<p>Are there any structures that has fallen into disuse and disrepair and should be removed?</p>	
<p>Description if Yes</p>	
<p>Is this land used for agriculture? If so are the agricultural activities and land uses limited to those permitted below in the agreement.</p>	
<p>Description if Yes/No</p>	

<p>If applicable, are forest management activities limited to those permitted in the Agreement.</p>	
<p>Description if No</p>	
<p>Is there any evidence of the storage, dumping, burial, or burning of trash, garbage, including vehicles, trailers, boats, household appliances, agricultural or other equipment, construction materials, oil, chemicals, hazardous materials, or other debris or substances anywhere on the Property, except for plant or animal materials that are not within 100 feet of any stream, wetland, or other natural waterbody, as per the Agreement.</p>	
<p>Description if Yes</p>	
<p>Has there been any alteration of the topography of the Property? If so was it for special habitat creation or restoration projects or for permitted protection of the property from erosion?</p>	
<p>Description if Yes</p>	
<p>Has there been any extraction of mineral resources from the Property.</p>	
<p>Description if Yes</p>	
<p>Name of person conducting the inspection: _____ Address: _____ Phone number: _____ Email: _____ Signature _____ Date: _____</p>	
<p>Please return this form within one week of the inspection, in hard copy or by email, to The Director of Planning, Town of Dryden, 93 E. Main Street, Dryden, NY 13053 rburger@dryden.ny.us</p>	

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Article II. Use of the Property

(A) Compatible Uses

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(B) Motor Vehicles

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Article III. Structures and Improvements

1 General Prohibition

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2 Permitted Structures

The structures and improvements listed below are permitted provided that such activities are limited in scope, frequency, and intensity, do not cause sedimentation or pollution of any stream or wetland, are undertaken in a manner consistent with the purpose and terms of this Conservation Easement, and the character of the natural habitat is not altered or diminished.

(A) Improved Access Roads and Parking Areas

Owner may maintain any existing improved access roads or parking areas on the Property. Owner may construct new improved access roads or parking areas only with approval and specific requirements therein. Improved access roads are those roads or paths that are graded and/or improved with shale, gravel, stone, or other surface material, and which may also have associated ditches, culverts, or bridges.

(B) Recreational Trails and Unimproved Access Lanes

restore any site formerly occupied by a structure or other improvement that has been removed or relocated to an open, vegetated condition, and Holder may require grading and seeding of such sites as necessary.

Article IV. Agriculture

1 General Prohibition

Agricultural activities and land uses are permitted **on lands so designated** and limited to those permitted below in this Article, provided that the intensity or frequency of any one or more activities or land uses do not adversely affect the Conservation Values of the Property.

2 Permitted Uses and Activities

- (A) The Owner may keep agricultural livestock in accordance with Best Agricultural Practices.
- (B) Owner may keep bees and collect maple sap or other natural forest products anywhere on the Property without prior approval of Holder.
- (C) Owner may maintain and mow fields and meadows;
- (D) Owner may cut and remove shrubs and trees to maintain fields, reclaim former fields or manage hedgerows provided that the removal of said vegetation is done in a manner that does not diminish or impair the water quality or Conservation Values of the Property;
- (E) In addition to agricultural crops the Owner may plant trees, shrubs, or other vegetation; provided that the plants are of a variety native to this area, and further provided that it is not done with the intent to harvest such plants for a pecuniary purpose;
- (F) The Owner must provide for the protection and minimal disturbance of any steep slopes, watercourses, wetlands, and riparian area, and address the prevention of soil loss or erosion, and the prevention or mitigation of non-point source pollution runoff.

Article V. Forest Management

1 General Prohibition.

Forest management activities are limited to those permitted below in this Article, provided that the intensity or frequency of those activities does not diminish or adversely affect the forest-related Conservation Values on the Property. The purposeful introduction of non-native species on the Property is permitted only with prior approval of the Holder.

2 Permitted Uses and Activities

The forest management activities listed below are permitted throughout the Property, without prior approval of Holder, provided that such activities are limited in scope, frequency, and intensity, do not cause sedimentation or pollution of any stream or wetland, are undertaken in a manner consistent with the purpose and terms of this Conservation Easement, and the character of the natural habitat is not altered or diminished.

(A) Protection of Personal Property or Safety

The cutting or removal of trees, alive or dead, to protect buildings, structures, or other significant personal property on the Property is permitted.

(B) Non-Native, Invasive Species

The killing, control, or removal of non-native, invasive species is permitted. Non-native vegetation may be planted solely with prior approval of Holder.

(C) Collection of Non-Wood Forest Products

2 Best Management Practices

Any permitted activity that alters the topography of the Property, or has the potential to cause erosion, including agricultural, forest management, construction of buildings or other improvements, and other activities permitted by this Easement, must be conducted in a way that avoids or minimizes erosion, or the potential for erosion, and other negative environmental impacts. Such environmental protection is achieved through the use and employment of Best Management Practices (BMP's), which are methods, procedures, devices, guidelines, and/or minimum standards that are designed and used for the purpose of preventing or minimizing erosion, run-off, pollution, habitat destruction, pathogens, noise, or other negative environmental impacts that can occur from conducting activities that can disturb soil or other natural resources.

3 Ponds

Owner may maintain any existing ponds on the Property, including the storm water retainage ponds. Owner may create and maintain new ponds provided that such activities do not cause significant sedimentation or pollution of any natural surface or subsurface waters on or off of the Property, and only with the prior written approval of Holder.

4 Special Habitat Creation or Restoration Projects

Certain activities or projects that would alter the topography of the Property may be conducted for specific purposes that seek to protect, enhance, or restore Conservation Values on the Property, such as the creation, restoration, or manipulation of wetlands, or the stabilization or restoration of a streambank or other erosion site. Any such activity or project may only be conducted with the prior written approval of Holder.

5 Agricultural Drainage and Soil Control

Owner may alter the natural flow of water over the Property to improve the drainage of soils, reduce soil erosion, or improve the forest management potential of the Property, provided such alteration is consistent with sound agricultural practices.

Article VIII. Mineral Resources

1 General Prohibition

Extraction of mineral resources from the Property, including the mining, drilling, excavation or any other surface development of the property to extract, store, or transport mineral resources, including soil, sand, salt, gravel, rock, sod, oil, coal, or natural gas from the Property is expressly prohibited.

<p>If applicable, are forest management activities limited to those permitted in the Agreement.</p>	
<p>Description if No</p>	
<p>Is there any evidence of the storage, dumping, burial, or burning of trash, garbage, including vehicles, trailers, boats, household appliances, agricultural or other equipment, construction materials, oil, chemicals, hazardous materials, or other debris or substances anywhere on the Property, except for plant or animal materials that are not within 100 feet of any stream, wetland, or other natural waterbody, as per the Agreement.</p>	
<p>Description if Yes</p>	
<p>Has there been any alteration of the topography of the Property? If so was it for special habitat creation or restoration projects or for permitted protection of the property from erosion?</p>	
<p>Description if Yes</p>	
<p>Has there been any extraction of mineral resources from the Property.</p>	
<p>Description if Yes</p>	
<p>Name of person conducting the inspection: _____ Address: _____ Phone number: _____ Email: _____ Signature _____ Date: _____</p>	
<p>Please return this form within one week of the inspection, in hard copy or by email, to The Director of Planning, Town of Dryden, 93 E. Main Street, Dryden, NY 13053 rburger@dryden.ny.us</p>	

- Field copy of baseline documentation report and recent monitoring reports, which should include photographs, current landowner contact information, directions to property, etc. [As an alternative to paper copies, these items may be digital copies stored on a phone or tablet computer; if so, ensure adequate battery power for duration of field work.]
- Camera - film or digital is ok; with good batteries and film or blank memory card. For digital photography use a high resolution setting.
- Note pad and pen/pencil, plus a spare pen/pencil.
- Proper boots and clothing for conditions.

RECOMMENDED, or As Needed Depending on Circumstances:

- Field copy of forest management plan, agricultural management plan, habitat management plan, or other relevant document.
- Orange flagging tape, to refresh markings of corner pins or surveyed boundary lines.
- FLLT CE boundary signs and disc markers, with hammer and 1.5"-2" aluminum nails.
- Folding saw and/or hand nippers, to help get through areas with thick brush and thorns.
- Compass and/or GPS, if needed as an aid to navigation or locating photo points (including mapping applications on a mobile phone or tablet computer, with property boundaries downloaded and superimposed on map/aerial image).
- Tape measure or measuring wheel, if there are known new features that need to be measured.
- Mobile phone.
- Water and snacks.
- Change of footwear and clothing.
- Business cards, organizational brochures and newsletters, etc.

4. During the property monitoring visit the Steward will walk around and view as much of the property boundary and interior as possible or reasonable, with the goal of being confident that enough of the property was seen to determine with assurance that there were no notable changes, or that all changes were observed. As a general guideline, the interior areas of properties that contain buildings, other man-made improvements, and active land management should be visited/viewed each and every year; the entire boundary of smaller properties (those less than ~100-150 acres) should be visited/viewed each year; on larger properties (those more than ~100-150 acres) it is acceptable to walk the boundary over the course of two consecutive monitoring visits; and if there is a particular boundary or interior area of a property that has not been visited/viewed in two years, it should be targeted for visitation on the next visit (review route maps on previous monitoring reports).

Pay particular attention to all man-made structures and improvements on the property, as these are regulated in some way by all conservation easements. Look for new or expanded buildings; other structures such as wells, utility lines, towers, signs, fences, or agricultural structures; and improvements such as roads, trails, ponds, drainage ditches, gravel pits, and excavations or grading for other purposes. Also note ongoing land management activities, and document any new or changed land uses or land management activities, such as those relating to agriculture, forest management/timber harvesting, habitat management, and/or problems such as erosion or pollution.

Along property boundaries, look for and document any encroachments, unauthorized activities, or other problems relating to neighboring properties, such as dumping, placing materials or personal belongings, vehicle use, tree cutting, clearing trails, etc. Post FLLT boundary signs and disc markers around new easement properties, if the landowner chooses to have them; do not pound nails in all the way, leave an inch or so sticking out so that tree growth won't push the sign off for years. Check and maintain signs put up on previous visits; add new nails when old ones begin to pull through. It is the landowner's responsibility to maintain their own private posted signs, but a modest amount of sign

(including painting and fixing things, replacing siding or roofing, etc., but not including expansions or relocations); routine landscaping around residential areas; routine mowing; routine trail maintenance; and “minor” changes related to permitted agriculture (ex. rotating crops, adding to compost pile) or forest management activities (ex. small scale firewood cutting for personal use). If in doubt, take a photo.

- Use one or more maps of the property (ex. field copy of aerial image or survey map) to mark the route taken during the monitoring visit, and the location of any changes observed and photographs taken. When marking photo locations on the map, place a point where you were standing when taking the photo and draw an arrow from the point in the direction that the photograph was taken. If the location of a photo or described change is difficult to determine from an aerial image or survey map (such as interior forest), use a GPS if possible to help determine your location.
6. While communicating and interacting with the owner of the easement property, always be polite, respectful, courteous, and professional. Be careful to NOT make any firm determinations or representations as to whether or not a change on the property, or a proposed change or activity contemplated by the landowner, is permitted by, or consistent with, the terms and conditions of the conservation easement. The specific goal of the easement monitoring visit is to document changes that occur on the property (or that might occur, based on information obtained from the landowner), regardless of whether or not the changes are in conformance with the easement restrictions. It will be the responsibility of the Director of Stewardship and/or Executive Director to assess the changes to an easement property that are documented and reported, or proposed; interpret the terms and conditions of the conservation easement as they related to any changes that have occurred, or are proposed; and determine any appropriate follow-up messages to the landowner or other actions. If a landowner has questions about the easement, or is argumentative for any reason, they should be instructed to contact the FLLT Director of Stewardship to discuss the matter.
 7. After every conservation easement property monitoring visit, the Steward must complete a formal conservation easement monitoring report, using a standardized format developed and approved by the Director of Stewardship. The monitoring report includes information about the property and landowner, space for descriptions of any changes observed, and a property map on which to show the route walked and the location(s) of any attached photographs or described changes. Photos should also be processed with a standardized format for naming and numbering photo files, and providing captions.
 8. Typically monitoring reports should be completed and submitted to the Director of Stewardship within one week from the date of the visit. If, however, there were significant changes observed on the property, especially changes relating to activities or uses of the property that are likely to be regulated by the easement, then every effort should be made to prepare and submit the report more quickly, within one or two days if possible, or even the same day if there is a suspected violation of the terms and conditions of the conservation easement. The Director of Stewardship and/or Executive Director should be notified immediately if there is an urgent problem that needs to be dealt with.
 9. The Conservation Easement Steward may assist the Director of Stewardship in proper filing and management of final conservation easement monitoring reports, including archived originals, duplicate office copies, and digital versions.

DEED RESTRICTION MONITORING & INSPECTION REPORT

PARKE-DABES (TOWN OF DRYDEN)

GENERAL INFORMATION

County: Tompkins Town: Dryden

Road(s): NYS Rt. 366

Tax parcel #(s): 54-1-16.2 and 57-1-40

Acres Under Restriction: 57.7

Original Grantor: Town of Dryden

Recording Date: January 2007

Current Landowner: Town of Dryden

c/o Jason Leifer, Town Supervisor

Telephone: (607) 844-8888 x 226

Mailing Address: 93 East Main Street
Dryden, NY 13053

Other Contact Person: Ray Burger

Relationship to Owner: Town of Dryden, Director of Planning

Telephone: (607) 844-8888 x 213

Mailing Address:

Describe new or changed buildings, structures, or other man-made improvements on the property:

Describe new or ongoing activities, changes in land use or property condition, or human alterations of the property:

Describe any changes or alterations to the property from natural causes, or causes beyond landowner's control:

Date of Field Inspection: _____

Name of Inspector: Hannah George

Title: Conservation Easement Steward

Signature of Inspector: _____

Was landowner contacted prior to visit? yes no

Has ownership changed since last visit? yes no

If so, provide name and contact info for new owner:

Was landowner consulted during visit? yes no

Did landowner tour property also? yes no

Other people accompanying inspection:

- Use map on back to show route of property inspection tour.
- Use back of form or separate page if more space is needed for descriptions or other notes regarding the inspection.

Were any observed changes photographed?

yes no

- If yes, attach photographs with pre-made labels; or label with date, number, name of restricted property, name of monitor, and short description, and provide locations and numbers on accompanying map.

Notes on boundary condition and signs:

Recommended follow-up actions; reminders for next monitoring visit:

This deed restriction monitoring and inspection report is intended to describe and document changes observed on the restricted property in question, and does not render any opinion or finding as to whether or not any of the observed changes are in conformance with, or in conflict with, the purpose, terms, and conditions of the conservation easement encumbering the property.

OBSERVATIC



Finger Lakes Land Trust

202 East Court St.
Ithaca, NY 14850

(607)275-9487
www.flit.org

CONSERVATION EASEMENTS

<ul style="list-style-type: none">• File Management (processing, managing, updating, safeguarding, and archiving numerous documents and records).• Conduct annual CE monitoring visits; oversee/coordinate monitoring visits conducted by volunteer CE Stewards; process reports and follow up with landowners.• Train volunteer CE Stewards and provide them with information and materials they need.	<ul style="list-style-type: none">• Immediately address CE violations or other problems or enforcement issues.• Assess prospective acquisitions; review Baseline Documentation Reports for new CEs; assist in drafting easement language.• Develop land management or other resources for CE landowners, including outreach products that keep us in regular communication with landowners.
<ul style="list-style-type: none">• Respond to information and easement interpretation requests, amendment requests, and requests for approvals (forest management plans, agricultural plans, proposed buildings or other improvements, subdivision, etc.).• Provide information to prospective buyers of CE properties; meet new CE landowners when properties change hands and develop relationships.	<ul style="list-style-type: none">• Assist landowners in placing FLLT signs on boundaries, reinforcing survey markings, etc.• Enhance neighbor relations, and engage neighbors as conservation targets.• Proactively engage CE landowners to amend old CEs with problematic language.• Review and update policies, procedures, and documents.• Prepare for eventual accreditation.



Conservation Easement Steward ~ Job Description and Monitoring Guidelines ~

2017

Role of the Conservation Easement Steward:

A Conservation Easement Steward is a staff person or other representative of the Finger Lakes Land Trust (FLLT) who takes on the responsibility of conducting routine monitoring and inspection visits of privately-owned properties with conservation easements held and enforced by FLLT. The principal role of the Conservation Easement Steward is to observe and document any changes that take place on the easement property. To do that, the Steward will visit his or her assigned property (or properties) once a year, during a time frame appointed by the Land Trust. During the visit the Steward will meet with the landowner if possible, and conduct a walking tour and physical inspection of the interior of the property and boundaries. Notes are made of any observed changes and relevant information obtained from the landowner, photos are taken as necessary, and an annual monitoring report is prepared and submitted to the Land Trust soon after the visit. Stewards, therefore, provide key assistance in helping the land trust become aware of all changes taking place on the property, regardless of whether or not the change or activity in question is permissible or regulated by the easement. The Land Trust Director of Stewardship will determine how changes observed on the property relate to the terms and conditions of the easement agreements, and follow up with the landowner as appropriate. Thorough annual monitoring visits are essential for FLLT to achieve its land protection mission, meet the responsibilities committed to by accepting these easements, and protect the integrity of conservation easements as an effective land protection tool.

Responsibilities and Protocol:

1. Prior to arranging the annual conservation easement monitoring visit, the Steward should review this Conservation Easement Steward job description and monitoring guidelines document, and review the background information available for the easement property, including the name and contact information for the landowner, maps of the property, the baseline documentation report prepared at the time the easement was recorded, and monitoring reports and photographs from previous inspection visits. It will be helpful to take field copies of maps and photos of the property when conducting the monitoring visit, to help navigate around the property and to help verify whether or not something observed was there at the time of the last visit.
2. Contact the landowner and arrange to visit the property during the timeframe specified by FLLT. Make an attempt to schedule the property visit at a time when the landowner is there and can accompany you on the tour of the property, or meet with you while you are there. Verify that the property is still owned by the same person or people, and if not find out the name and contact information for the new landowner. Sometimes property is conveyed from parents to children, but the parents still reside on the property – FLLT will still need to know if there is a change in the legal ownership of the property. Look for “For Sale” signs when you arrive at the property, and if seen remind the landowner to notify FLLT of any pending future change in ownership. Also verify from the landowner that there has not been any subdivision of the easement property since the last visit. Ask the landowner if it is ok with them to refresh survey flagging and post or maintain FLLT conservation easement boundary signs (these are optional for the landowner, not a requirement), or if they want FLLT boundary signs left with them to post themselves.
3. Prepare for property visits by arranging the following things to take in the field with you:

ESSENTIALS:

- Field copy of property map(s) - aerial image and survey if available.

- Field copy of baseline documentation report and recent monitoring reports, which should include photographs, current landowner contact information, directions to property, etc. [As an alternative to paper copies, these items may be digital copies stored on a phone or tablet computer; if so, ensure adequate battery power for duration of field work.]
- Camera - film or digital is ok; with good batteries and film or blank memory card. For digital photography use a high resolution setting.
- Note pad and pen/pencil, plus a spare pen/pencil.
- Proper boots and clothing for conditions.

RECOMMENDED, or As Needed Depending on Circumstances:

- Field copy of forest management plan, agricultural management plan, habitat management plan, or other relevant document.
- Orange flagging tape, to refresh markings of corner pins or surveyed boundary lines.
- FLLT CE boundary signs and disc markers, with hammer and 1.5"-2" aluminum nails.
- Folding saw and/or hand nippers, to help get through areas with thick brush and thorns.
- Compass and/or GPS, if needed as an aid to navigation or locating photo points (including mapping applications on a mobile phone or tablet computer, with property boundaries downloaded and superimposed on map/aerial image).
- Tape measure or measuring wheel, if there are known new features that need to be measured.
- Mobile phone.
- Water and snacks.
- Change of footwear and clothing.
- Business cards, organizational brochures and newsletters, etc.

4. During the property monitoring visit the Steward will walk around and view as much of the property boundary and interior as possible or reasonable, with the goal of being confident that enough of the property was seen to determine with assurance that there were no notable changes, or that all changes were observed. As a general guideline, the interior areas of properties that contain buildings, other man-made improvements, and active land management should be visited/viewed each and every year; the entire boundary of smaller properties (those less than ~100-150 acres) should be visited/viewed each year; on larger properties (those more than ~100-150 acres) it is acceptable to walk the boundary over the course of two consecutive monitoring visits; and if there is a particular boundary or interior area of a property that has not been visited/viewed in two years, it should be targeted for visitation on the next visit (review route maps on previous monitoring reports).

Pay particular attention to all man-made structures and improvements on the property, as these are regulated in some way by all conservation easements. Look for new or expanded buildings; other structures such as wells, utility lines, towers, signs, fences, or agricultural structures; and improvements such as roads, trails, ponds, drainage ditches, gravel pits, and excavations or grading for other purposes. Also note ongoing land management activities, and document any new or changed land uses or land management activities, such as those relating to agriculture, forest management/timber harvesting, habitat management, and/or problems such as erosion or pollution.

Along property boundaries, look for and document any encroachments, unauthorized activities, or other problems relating to neighboring properties, such as dumping, placing materials or personal belongings, vehicle use, tree cutting, clearing trails, etc. Post FLLT boundary signs and disc markers around new easement properties, if the landowner chooses to have them; do not pound nails in all the way, leave an inch or so sticking out so that tree growth won't push the sign off for years. Check and maintain signs put up on previous visits; add new nails when old ones begin to pull through. It is the landowner's responsibility to maintain their own private posted signs, but a modest amount of sign

maintenance for a landowner may be done as a good-will gesture and as may be necessary to help keep boundaries marked and evident as an aid in monitoring. Add fresh orange flagging tape to survey pins at property corners, easement zone corners, and along surveyed boundary lines, as needed when old flagging wears out. If there is uncertainty about where a property or zone boundary is, notify the FLLT Director of Stewardship.

Natural changes to the property that might be of interest in regard to the conservation values of the property should also be noted, such as the occurrence of floods, fires, or storm damage, presence of rare or unique species, shifts in habitat or species, problems related to tree or forest health, new or expanding infestations of non-native invasive plants or insects, etc.

5. During the monitoring visit it is critical to carefully document any changes in property condition, uses, or features that are observed, and prepare for post-visit preparation of a formal monitoring report.
 - If there are no changes, simply make a note of that.
 - Make notes of any information provided by the landowner; especially as might be related to future plans for the property, such as an intent to sell or otherwise convey the property to a new owner, to construct or enlarge new buildings or other structures, or to engage in new land use activities.
 - Describe in writing all changes observed on the property, whether natural or man-made. Provide as much detail in your description as possible, including information on the location, nature, and extent of the change observed. Documentation of any new, expanded, or relocated property feature should include a statement about which “property use zone(s)” it is located in, if applicable as per the zones that may be designated by a conservation easement and associated survey; and whether the feature is wholly within a zone, or crosses a zone boundary.
 - In addition to written descriptions of changes, photographs should also be taken “as needed” to document observed changes. To determine if a photograph is “needed”, and how photographs should be taken, use the following guidance:
 - Be certain to photograph all new, expanded, or relocated buildings or other man-made structures.
 - For buildings (houses, barns, garages, sheds, etc.), typically two photographs should be taken of each building, with the photos being taken from opposite corners of the building (so that all four sides can be seen in the two photos); take additional photos if necessary to document a building that is hard to see from only two angles.
 - For other “discrete”, “stand-alone”, or “isolated” man-made structures, improvements, features, or changes (such as carports, gazebos, swimming pools, tennis courts, fenced gardens, wells, agricultural structures such as silos, cement manure containment areas or parking pads, and storage tanks, parked or abandoned vehicles and equipment, bridges, gates, towers, ponds, garbage/dump piles, and encroachments) usually one or two photographs per structure, improvement, feature, or change is sufficient, but take as many as necessary to adequately document the current condition.
 - For features or changes that extend over long distances or large areas (such as new or expanded fences; new, expanded, or eroding roads, trails, or drainage ditches; timber harvesting; changed agricultural practices; and damage from natural disasters), it is sufficient to take a moderate number of representative photos of such features or occurrences, but it is not necessary to take numerous photos all along the length or extent of such features if there is little variation in condition across the site.
 - For some changes on the property it is sufficient to simply describe the change in writing and not provide photographs. Examples of this include natural changes in habitat, forest health, or invasive species; routine maintenance of buildings or other structures or improvements

(including painting and fixing things, replacing siding or roofing, etc., but not including expansions or relocations); routine landscaping around residential areas; routine mowing; routine trail maintenance; and “minor” changes related to permitted agriculture (ex. rotating crops, adding to compost pile) or forest management activities (ex. small scale firewood cutting for personal use). If in doubt, take a photo.

- Use one or more maps of the property (ex. field copy of aerial image or survey map) to mark the route taken during the monitoring visit, and the location of any changes observed and photographs taken. When marking photo locations on the map, place a point where you were standing when taking the photo and draw an arrow from the point in the direction that the photograph was taken. If the location of a photo or described change is difficult to determine from an aerial image or survey map (such as interior forest), use a GPS if possible to help determine your location.

6. While communicating and interacting with the owner of the easement property, always be polite, respectful, courteous, and professional. Be careful to NOT make any firm determinations or representations as to whether or not a change on the property, or a proposed change or activity contemplated by the landowner, is permitted by, or consistent with, the terms and conditions of the conservation easement. The specific goal of the easement monitoring visit is to document changes that occur on the property (or that might occur, based on information obtained from the landowner), regardless of whether or not the changes are in conformance with the easement restrictions. It will be the responsibility of the Director of Stewardship and/or Executive Director to assess the changes to an easement property that are documented and reported, or proposed; interpret the terms and conditions of the conservation easement as they related to any changes that have occurred, or are proposed; and determine any appropriate follow-up messages to the landowner or other actions. If a landowner has questions about the easement, or is argumentative for any reason, they should be instructed to contact the FLLT Director of Stewardship to discuss the matter.
7. After every conservation easement property monitoring visit, the Steward must complete a formal conservation easement monitoring report, using a standardized format developed and approved by the Director of Stewardship. The monitoring report includes information about the property and landowner, space for descriptions of any changes observed, and a property map on which to show the route walked and the location(s) of any attached photographs or described changes. Photos should also be processed with a standardized format for naming and numbering photo files, and providing captions.
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9. The Conservation Easement Steward may assist the Director of Stewardship in proper filing and management of final conservation easement monitoring reports, including archived originals, duplicate office copies, and digital versions.

DEED RESTRICTION MONITORING & INSPECTION REPORT

PARKE-DABES (TOWN OF DRYDEN)

GENERAL INFORMATION

County: Tompkins Town: Dryden

Road(s): NYS Rt. 366

Tax parcel #(s): 54-1-16.2 and 57-1-40

Acres Under Restriction: 57.7

Original Grantor: Town of Dryden

Recording Date: January 2007

Current Landowner: Town of Dryden

c/o Jason Leifer, Town Supervisor

Telephone: (607) 844-8888 x 226

Mailing Address: 93 East Main Street
Dryden, NY 13053

Other Contact Person: Ray Burger

Relationship to Owner: Town of Dryden, Director of Planning

Telephone: (607) 844-8888 x 213

Mailing Address:

OBSERVATIONS

Describe new or changed buildings, structures, or other man-made improvements on the property:

Describe new or ongoing activities, changes in land use or property condition, or human alterations of the property:

Describe any changes or alterations to the property from natural causes, or causes beyond landowner's control:

Date of Field Inspection: _____

Name of Inspector: Hannah George

Title: Conservation Easement Steward

Signature of Inspector: _____

Was landowner contacted prior to visit? yes no

Has ownership changed since last visit? yes no
If so, provide name and contact info for new owner:

Was landowner consulted during visit? yes no

Did landowner tour property also? yes no

Other people accompanying inspection:

- Use map on back to show route of property inspection tour.
- Use back of form or separate page if more space is needed for descriptions or other notes regarding the inspection.

Were any observed changes photographed?

yes no

- If yes, attach photographs with pre-made labels; or label with date, number, name of restricted property, name of monitor, and short description, and provide locations and numbers on accompanying map.

Notes on boundary condition and signs:

Recommended follow-up actions; reminders for next monitoring visit:

This deed restriction monitoring and inspection report is intended to describe and document changes observed on the restricted property in question, and does not render any opinion or finding as to whether or not any of the observed changes are in conformance with, or in conflict with, the purpose, terms, and conditions of the conservation easement encumbering the property.



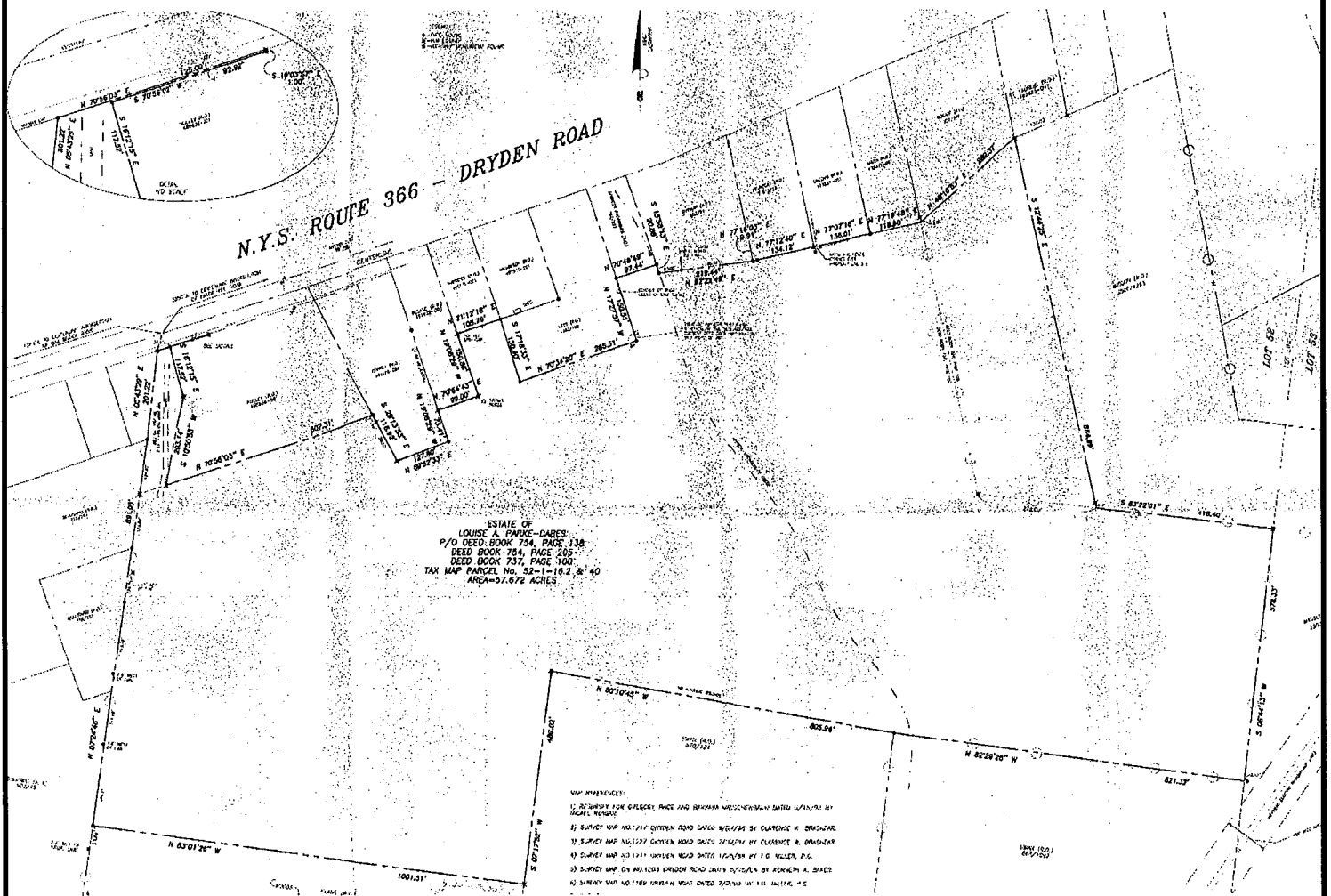
Finger Lakes Land Trust

202 East Court St.
Ithaca, NY 14850

(607)275-9487
www.fllt.org

Extra Notes:

Draw Monitoring Route and Label Locations of Any Photographs Taken or Observations Described in Report:



CONSERVATION EASEMENTS

<ul style="list-style-type: none"> • File Management (processing, managing, updating, safeguarding, and archiving numerous documents and records). • Conduct annual CE monitoring visits; oversee/coordinate monitoring visits conducted by volunteer CE Stewards; process reports and follow up with landowners. • Train volunteer CE Stewards and provide them with information and materials they need. 	<ul style="list-style-type: none"> • Immediately address CE violations or other problems or enforcement issues. • Assess prospective acquisitions; review Baseline Documentation Reports for new CEs; assist in drafting easement language. • Develop land management or other resources for CE landowners, including outreach products that keep us in regular communication with landowners.
<ul style="list-style-type: none"> • Respond to information and easement interpretation requests, amendment requests, and requests for approvals (forest management plans, agricultural plans, proposed buildings or other improvements, subdivision, etc.). • Provide information to prospective buyers of CE properties; meet new CE landowners when properties change hands and develop relationships. 	<ul style="list-style-type: none"> • Assist landowners in placing FLLT signs on boundaries, reinforcing survey markings, etc. • Enhance neighbor relations, and engage neighbors as conservation targets. • Proactively engage CE landowners to amend old CEs with problematic language. • Review and update policies, procedures, and documents. • Prepare for eventual accreditation.