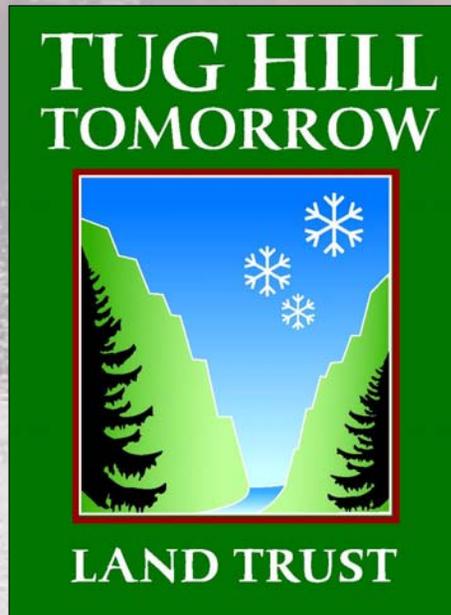


# Tug Hill Tomorrow Land Trust

## Presentation to 4-Town Plan Committee

September 17, 2007



*Protecting Tug Hill's Forest, Farm,  
Recreation and Wild Lands Since 1991*

# What is a Land Trust?

- Private, nonprofit organization
- Serves a community, region or state
- All volunteer or staffed
- Over 1600 nationally, 90 in NYS

# What They Do?

Directly involved in conserving land for its natural, recreational, scenic, historical and productive values by:

- Purchase or accept donation of land in fee
- Purchase or accept donation of conservation easement

# What is Tug Hill Tomorrow Land Trust?

- Regional, private, nonprofit organization
- Founded in 1990 by group of local citizens
- Incorporated as a 501( c )3 in 1991
- Serves Tug Hill portions of Jefferson, Lewis, Oswego and Oneida Counties



# Mission

- Retain the forest, farm, recreation and wild lands of the region through voluntary, private land protection efforts
- Increase awareness and appreciation of the Tug Hill region through educational efforts

# Conservation Easements

- Voluntary, *legal* agreement between landowner and land trust
- Conservation Easements are perpetual
- Filed with the deed and successive owners are bound by the terms
- Landowner continues to pay property taxes



William's Farm

# Conservation Easements

- Limits use of property to protect natural values
- No two easements are alike
- Not every property is suitable for a conservation easement



Trenton Greenbelt

# Conservation Easements

- Public access is *NOT* required



Weiman Public Access Trail – West Turin

# Landowner Benefits

- Peace of Mind
- Land stays in private ownership



Stone Easement – Watertown

# Landowner Benefits



Service Easement – West Turin, Lewis

- **Income Tax Deductions**  
*New!* ~ *Expanded Federal Income Tax Deduction*  
~ *NYS Income Tax Credit*
- **Lower Estate Taxes**
- **Makes a lasting contribution to the community**

# Land Trust Responsibilities

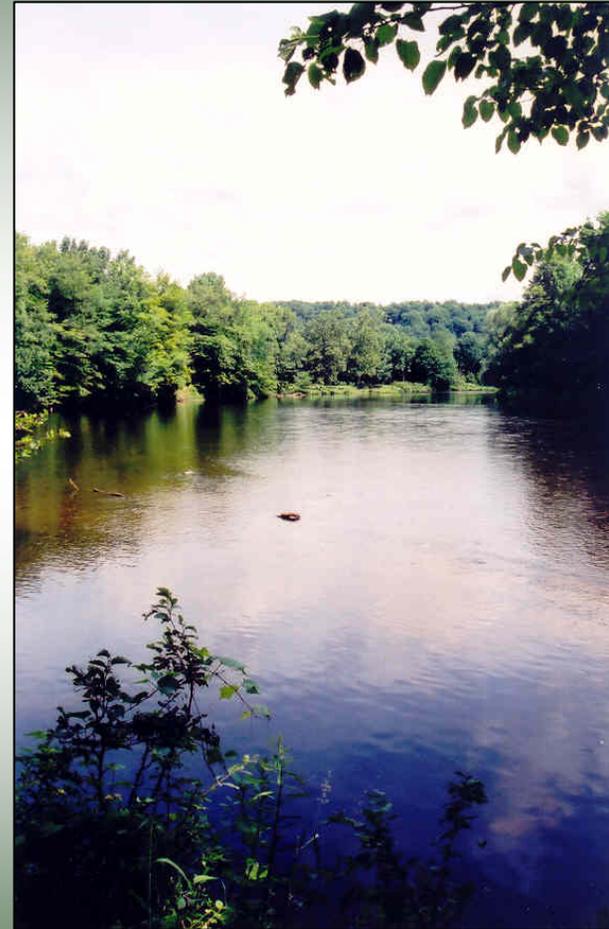
- Help design land protection plans that meet both landowners and land trusts needs and goals



Nemier Easement - Boylston

# Land Trust Responsibilities (Con't)

- Monitor the property at least once each year
- Enforce the terms of the conservation easement



West Canada Creek – Trenton/Russia

# Working With Local Governments

Land trusts can work cooperatively with local government by:

- Working with Towns to advance planning efforts such as assisting in the development of comprehensive & open space plans
- Permanently secure areas identified as critical to Towns
- Work to protect areas that cross political boundaries
- Researching open space needs and priorities
- Partnering in protection of farmland through purchase of development rights programs



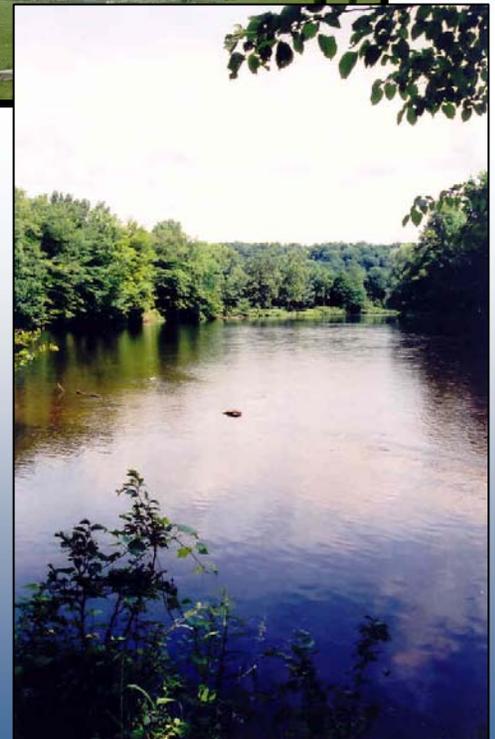
# **Tug Hill Tomorrow Land Trust Examples**

- Town of Russia
- Trenton Greenbelt

# Town of Russia

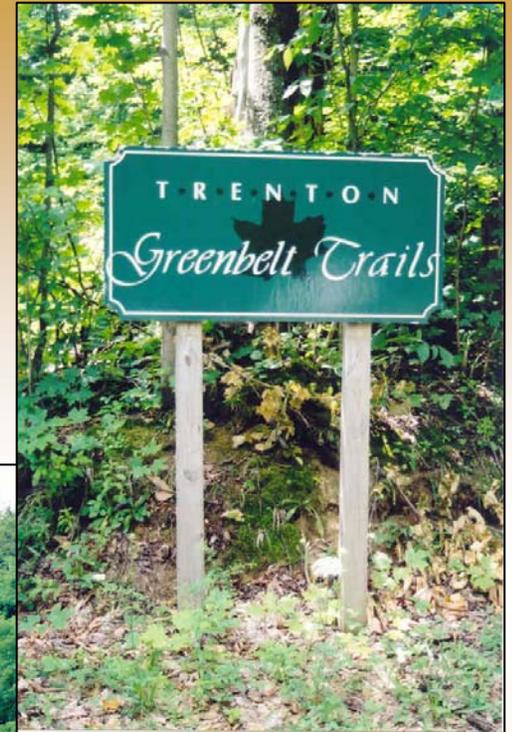
Work with Town of Russia and willing landowners to secure easements on areas identified in their Comprehensive Plan

- Wellhead protection
- Scenic Resources
- Important River Corridors



# Trenton Greenbelt

- Trails and Educational Programs
- Additional Conservation Easements



# Benefits to Municipalities



- Costs less – Bigger Bang for the Buck
- Permanent Protection
  - Expertise
  - Partnership – Another Option

# Preserve Our Community Character and Quality of Life



# For us and for our children



# Questions????

## For More Information Contact:

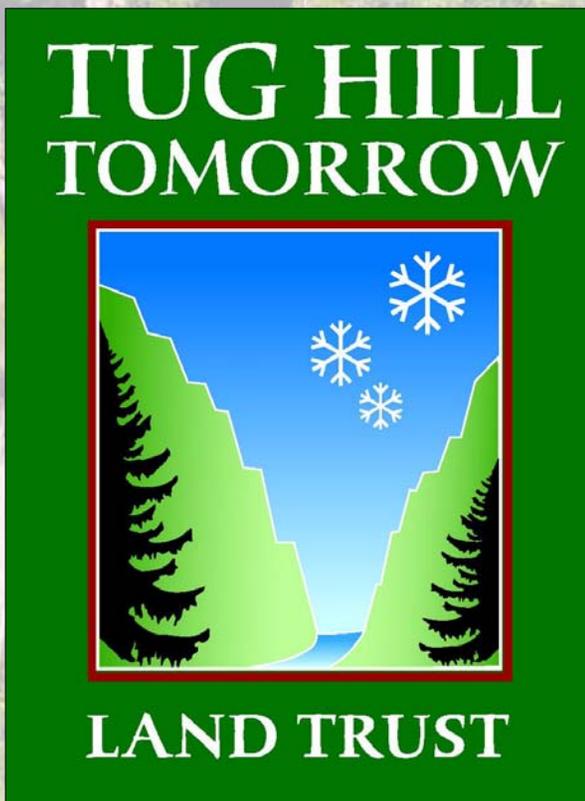
PO Box 6063

Watertown, New York 13601

(315)779-8240

[thtomorr@northnet.org](mailto:thtomorr@northnet.org)

[www.TugHillTomorrowLandTrust.org](http://www.TugHillTomorrowLandTrust.org)



## *THANK YOU!*