

## **FINGER LAKES LAND TRUST**

### **EMERALD NECKLACE/CHARLES SPENCER PRESERVE OTT TRACT PROTECTION PROJECT**

Through the use of an internal loan from its revolving land protection fund, the Finger Lakes Land Trust recently acquired the 159-acre Ott property in the Town of Newfield in order to ensure its long-term protection. The property is located within the Emerald Necklace Greenbelt adjacent to the Land Trust's 196-acre Charles Spencer Nature Preserve as well as a privately owned parcel that is subject to a conservation easement held by the Land Trust.

The Ott property is almost entirely forested and is part of a larger block of intact woodlands that includes the Land Trust's adjacent nature preserve as well as Cornell University's nearby Arnot Forest. Wide ranging mammals such as bobcat and black bear have been documented in this area and conservation of this land will help ensure that they and other wildlife are not hemmed in by roadside development that is increasing in this area.

In addition to its value as forest habitat, the Ott property was of particular interest to the Land Trust because it contains portions of a headwaters stream that is a tributary of Jackson Creek. The property also features more than 2,500 feet of frontage on Jackson Hollow and Scherer Roads. It is near the intersection of these two roads where the Land Trust proposes to create a public access point for the Charles Spencer Nature Preserve. Access improvements will include a gravel parking area, entry sign, interpretive kiosk, and several miles of blazed hiking trails.

The Land Trust intends to divide the Ott property into two parcels – adding approximately 66 acres to the existing nature preserve and selling the remaining 91 acres subject to a conservation easement that will prohibit further subdivision; allow the construction of a single home and associated outbuildings; and provide for the commercial harvest of timber subject to the oversight of a professional forester and the prior approval of a forest management plan by the Land Trust. The Land Trust is also exploring the possibility of trading a two-acre portion of the property with a neighbor in exchange for a similar parcel that hosts an old laneway that the Land Trust intends to incorporate into the proposed trail systems for the preserve.

A grant of \$25,000 from Tompkins County's Capital Reserve Fund for Natural, Scenic, and Recreational Resource Protection is sought to help cover costs associated with this project. The Land Trust is fortunate that the conservation minded owner of this property agreed to sell the land for \$190,000 – considerably less than its appraised value of \$265,000. It is estimated that the sale of the 90-acre portion of the parcel subject to an easement will allow the organization to recoup approximately \$100,000 of the original purchase price.

Completion of this project will expand the existing Charles Spencer Nature Preserve to 262 acres while also securing the location needed to provide for appropriate public access. In addition, completion of a conservation easement on a 91-acre portion of the Ott property will extend protection of forest habitat protection while ensuring its continued availability for sustainable forestry and the production of timber.

**FINGER LAKES LAND TRUST  
EMERALD NECKLACE/CHARLES SPENCER PRESERVE  
OTT TRACT PROTECTION PROJECT BUDGET**

**Expense**

Land Purchase	190,000
Public Access Improvements*	25,000
Transaction Costs (purchase & sale)	15,000
Project Staffing	10,000
Survey	5,000
Appraisals	3,000
Easement Baseline Study	2,000

Total \$250,000

\*Improvements include gravel parking area, professionally designed interpretive kiosk, entry sign, and benches. This budget does not include Land Trust's associated goal of raising an additional \$100,000 for its Stewardship Fund to cover long-term management and maintenance costs at this site.

**Revenue**

Sale of eased portion of property	100,000
Allocation of regional capital campaign funds	70,000
Tompkins County Capital Reserve Fund	25,000
Helen Thomas Howland Foundation	2,000
Sustainable Newfield Fund of the Community Foundation of Tompkins County	1,000
Sources to be determined	52,000

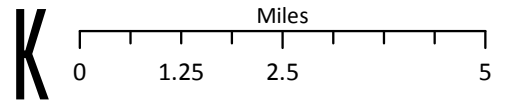
Total \$250,000



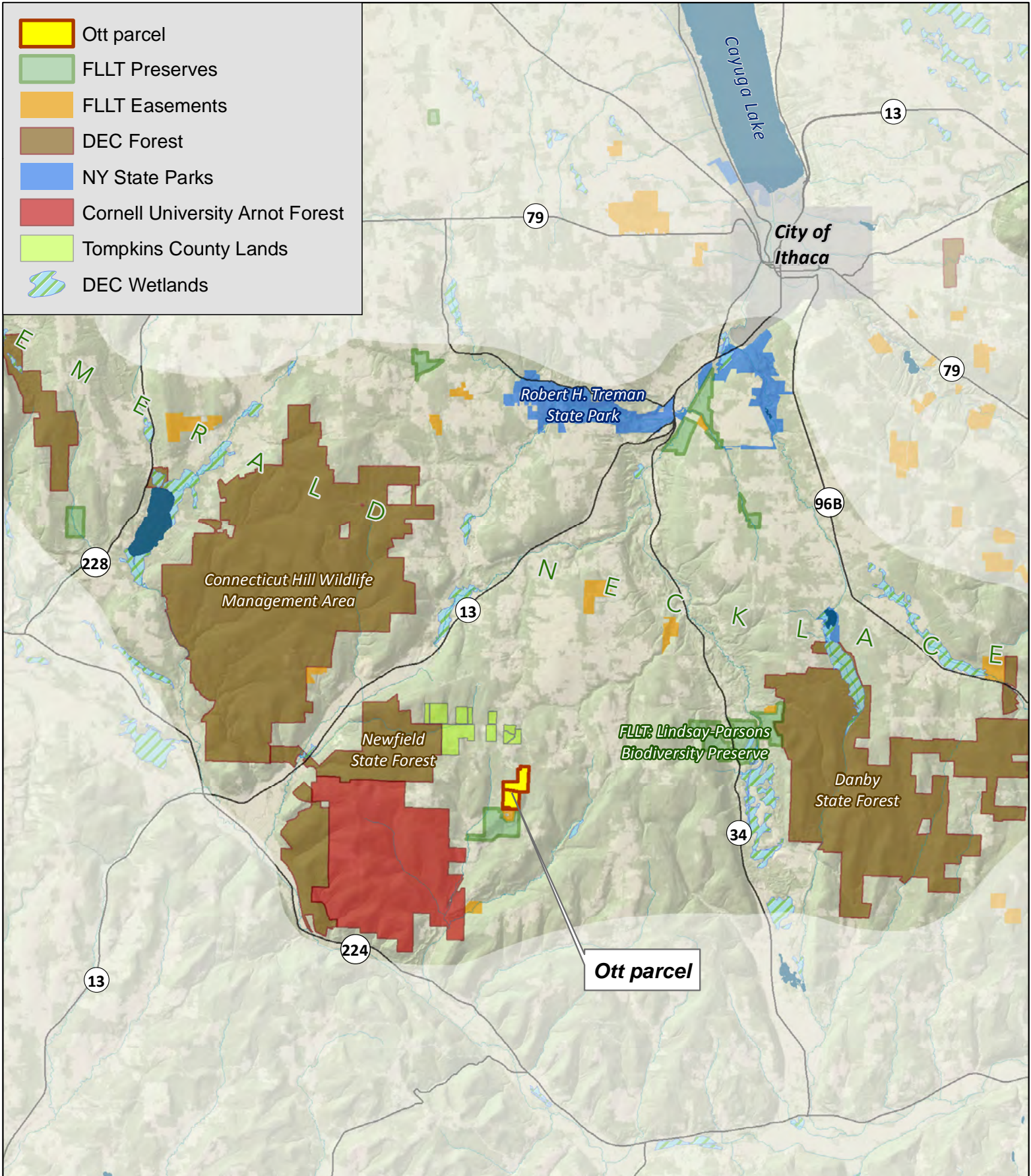
# FINGER LAKES LAND TRUST

Howard Ott acquisition  
Landscape Context

158.8 acres | Parcel #33.-1-7.2  
Tompkins Co, Town of Newfield  
155 Jackson Hollow Rd, Newfield, NY



Finger Lakes Land Trust GIS  
6/22/2017



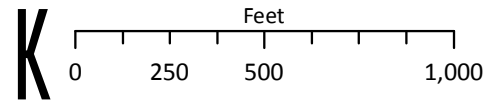




# FINGER LAKES LAND TRUST


Ott acquisition: Land Planning

158.8 acres | Parcel #33.-1-7.2  
Tompkins Co, Town of Newfield  
155 Jackson Hollow Rd, Newfield, NY





2012 imagery


Finger Lakes Land Trust GIS  
6/20/2017

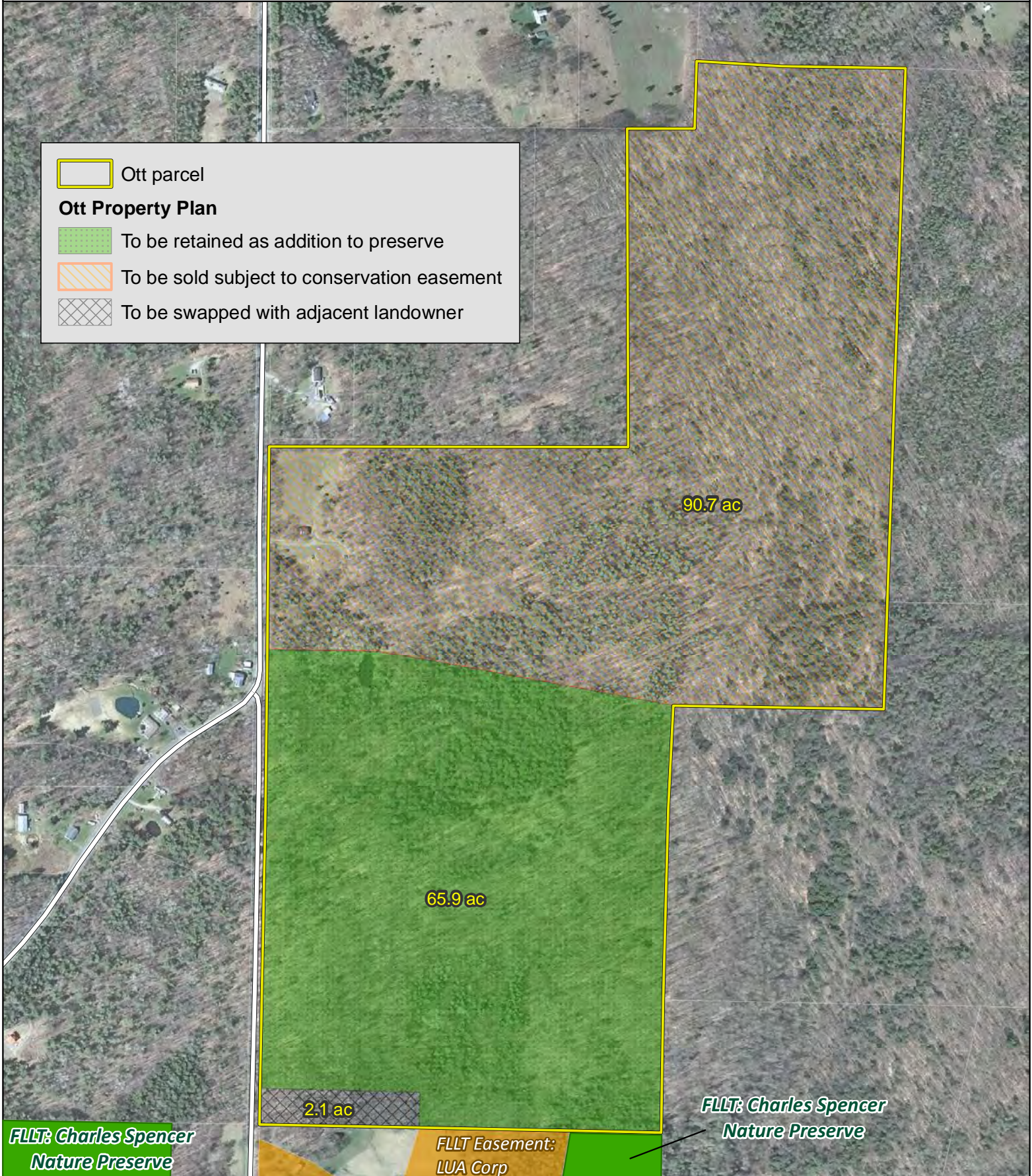
 Ott parcel

**Ott Property Plan**

 To be retained as addition to preserve

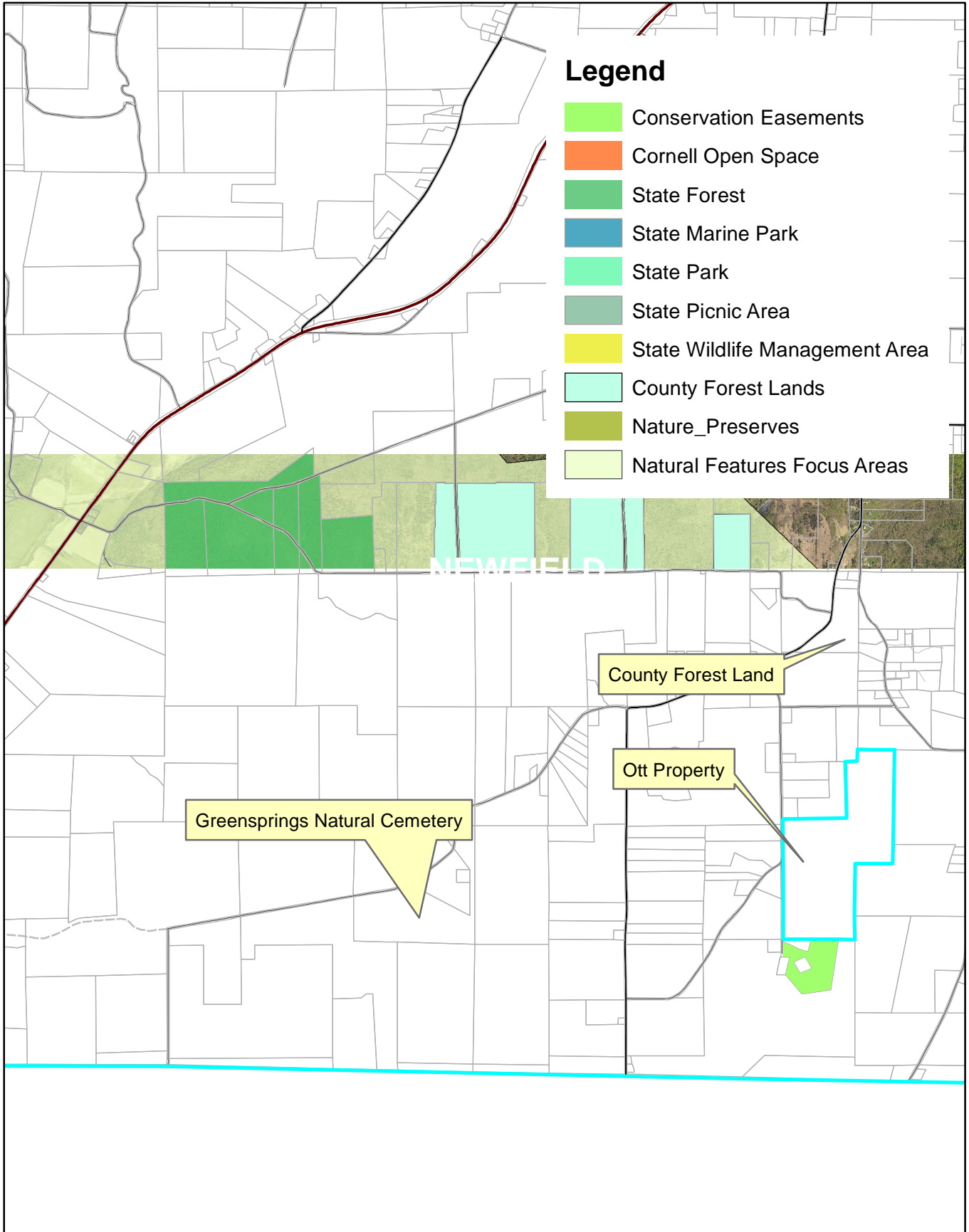
 To be sold subject to conservation easement

 To be swapped with adjacent landowner





# Ott Property Conservation Lands Context



0 0.325 0.65 1.3 Miles