

**FINGER LAKES LAND TRUST
SIX MILE CREEK SOURCE WATER PROTECTION PROJECT
LOUNSBERY TRACT**

The Finger Lakes Land Trust seeks the commitment of \$15,000.00 from the Tompkins County's Natural Infrastructure Program to support the acquisition of a perpetual conservation easement on the Lounsbery Tract in the Town of Caroline, Tompkins County. The Land Trust is also seeking an equal amount of funding from the City of Ithaca's Six Mile Creek Watershed Protection Fund and a grant of \$250,000.00 from New York State's Water Quality Improvement Project Funding (WQIP) for this project.

The Lounsbery Tract is located adjacent to the hamlet of Brooktondale, encompassing 125 acres of agricultural fields and woodlands. Most significantly, it includes more than 3,900 feet of forested stream buffers on Six Mile Creek. The proposed conservation easement would ensure protection of the existing stream buffers while preventing large scale subdivision and development of the property.

The easement would be crafted to allow for continued agriculture use and would provide for the selective harvest of timber from a woodlot located approximately 1,600 feet from the creek. Any forestry operations would need to be conducted under the oversight of a professional forester and subject to a management plan that was subject to the prior approval of the Land Trust.

Mining and the surface extraction of oil or gas from the property would be prohibited. Subdivision of the property would be limited to the creation of a maximum of two parcels (to provide for flexibility in terms of future farming operations) while additional development would be prohibited outside of a designated farmstead area.

The owner of this property, Lois Lounsbery, is very interested in conserving her land but is not able to consider donating a conservation easement. The Land Trust intends to pursue newly available source water protection funds from New York State that are being administered through the WQIP program. The submission deadline for this program is July 28th.

The estimated value of the conservation easement is \$250,000.00. Additional project expenses include staff time, land surveys, an ecological baseline study of the property, legal and appraisal fees, closing costs, and an allocation to the Land Trust's Stewardship Fund to provide for long-term monitoring of the easement. The total estimated budget for the project is \$290,000.00.

Tompkins County Planning is currently assessing the feasibility of expanding streamside forest buffer on a portion of the property and it is anticipated that the easement will provide for some degree of enhanced protection through reforestation.

The Lounsbery tract is one of the largest remaining parcels bordering Six Mile Creek. Acquisition of a perpetual conservation easement will prevent subdivision for residential development and ensure the continuation of existing streamside buffers on the property. Protection of the land will help maintain the quality of Ithaca's drinking water supply.

The Finger Lakes Land Trust is an accredited organization that holds and monitors 140 perpetual conservation easements including a dozen within the Six Mile Creek Watershed. The work of the organization is carried out by 14 paid staff and more than 200 volunteers. This project will be managed by the Land Trust's Senior Land Protection Specialist, Kris West, who brings with her more than a decade of land conservation experience with the Land Trust and The Nature Conservancy.

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PROJECT BUDGET

Expense

Easement purchase (estimated)	250,000
Stewardship fund contribution	22,000
Survey	6,000
Project Staff	5,000
Ecological baseline report	2,000
Appraisal	2,000
Legal & closing costs	3,000
Total	290,000

Revenue

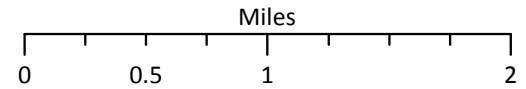
NYS WQIP Program (to be submitted 7/28/17)	250,000
City of Ithaca (request pending)	15,000
Tompkins County (request pending)	15,000
Sources to be determined	10,000
Total	290,000



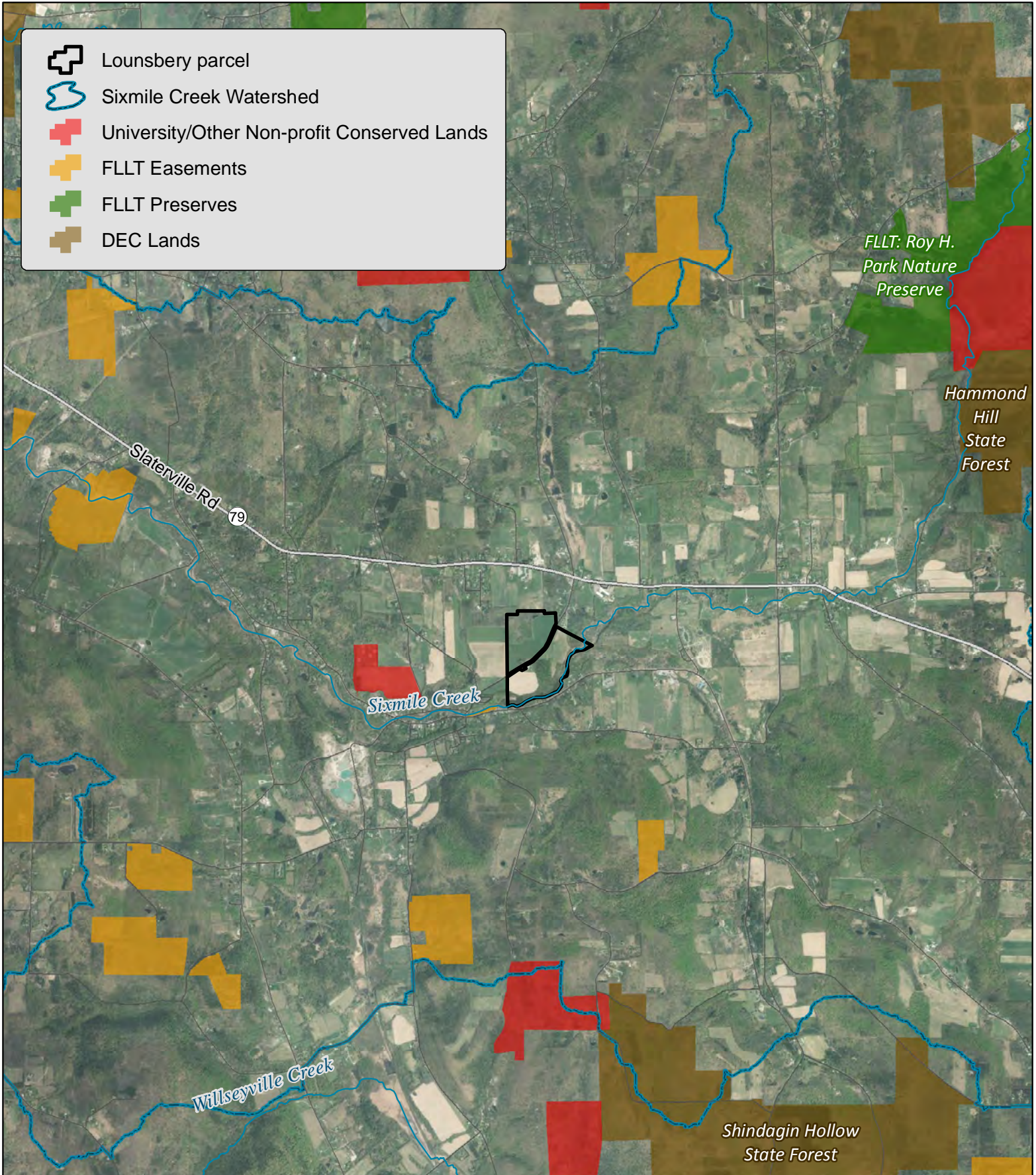
FINGER LAKES LAND TRUST

Property of Lois Lounsbery
Sixmile Creek frontage: approx. 3,940 ft

125.5 acres | Parcel #9.-1-39.2
Tompkins Co, Town of Caroline
136 Lounsbery Rd, Brooktondale, NY



2015 imagery
Finger Lakes Land Trust GIS
6/20/2017



Lounsbery Farm Source Water Protection Project Site Plan



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0 210 420 840 Feet

