



THE  
EDWARD L. ROSE CONSERVANCY

# Conservancy Currents



## What a Wonderful Summer!

August 2014

### **Dear Friend,**

It is hard to believe that summer is coming to an end. After such a long winter, it will be hard to let go of the warm, sunny days and think about snow again. With any luck, we will have beautiful fall foliage to enjoy first. Of course, autumn at the Conservancy is a busy time. We currently have several conservation easements we are trying to place on properties. These easement projects will add to our growing portfolio of protected lands and will benefit the public by permanently protecting even more of our beautiful area forever.

We are also continuing our outreach to lake residents and lake associations in our region. Our goal is to be a resource for information on water quality data and other issues related to lake ecology. We plan to make it possible for lake associations to share information and learn from each others' experiences.

If you have any questions or would like to know how to get involved, please give me a call at the office. I hope you are having a great summer!

*Kris Ely*

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## Living With A Conservation Easement

In our last newsletter, we discussed how conservation easements affect the residential development rights on a property. We learned that residential structures may be limited depending on the size and characteristics of the property as well as the needs of the landowner. But what about those accessory structures that typically come with residences? Most of us can agree that these NY and PA winters make a garage or storage shed almost mandatory. You might also want a patio or a pool, a horse barn, or a man-cave.

Well, have no fear. These things can be allowed under a conservation easement. Typically, the landowner and land trust agree on the location of a building envelope. As with residential rights, the size of the building envelope depends on the size and use of the property. Each allowed residence has its own envelope. Within that envelope, typical accessory and recreational structures are allowed. In some instances the overall impervious coverage may be limited. (You wouldn't be allowed to just pave the entire thing.) But the limits are reasonable and tailored to fit the landowner's needs.

Now, there are some recreational facilities that are prohibited in conservation easements. Commercial golf courses top the list. First, it is commercial (and easements do not allow commercial use of the property except for agriculture or ag-related uses.) Second, golf courses aren't "natural" space. Easements typically restrict commercial cross-country motorized vehicle facilities. So, an easement landowner would not be allowed to turn their back woods into a commercial dirt-bike track. The reasons are probably self-evident. Would you like a putting green in your building envelope? No problem. Do you want to ride your snowmobile through your woods and then store it in your barn? No problem. Again, your property is there for you to enjoy. And with these reasonable protections, it will be there for future generations to enjoy as well.

Next month, we'll talk about timbering and quarrying. If you have any questions and would like to talk in greater depth, feel free to call the office at 570-278-9500. Kris would be happy to answer your questions.





## A Word of Thanks...

### to Bruce McNaught

Bruce McNaught, one of the bright lights on the Conservancy Board, has retired due to term limits imposed by our by-laws. Bruce served on the Executive Committee in his capacity as treasurer, as well as many other committees, and chaired the Stewardship Committee which provided a careful eagle's eye watch at our Greenwood Sanctuary in Dimock, PA. Bruce and his wife, Nancy Wottrich, moved to the Montrose area several years ago, Bruce having retired from the Audubon Society. They both have given countless time, talent and treasure to the Conservancy and while Bruce is no longer on the Board, we are assured that he and Nancy will be there for us whenever they can be helpful. A thousand thanks - we will miss you.

## Meet A Board Member

### Kenna Lou Mills

Kenna Lou was born and raised in Endicott NY, spending May through October each year at Silver Lake. She currently resides in the Hawleyton area of the City of Binghamton. She attended LeMoyne College for 2 years, leaving to get married, and later graduated from BCC with a degree in accounting. One of her three sons lives in the area, and the other two are in the Raleigh, NC area.

She worked in the tax preparation field for thirteen years and was also self-employed prior to working for the NYS Dept. of Labor as a Labor Service Representative. She retired in 2011. She continues to enjoy horseback riding and currently is a volunteer with Friends of Salt Springs and a Member at Large of the Silver Lake Association. She has been a member of the Edward L. Rose Conservancy for many years. While Kenna Lou (center in the picture above) won't brag, we can tell you that she is a pretty talented basket weaver as well. She wove a beautiful Adirondack basket in our spring class.



## Upcoming Class

### Check out this class we are offering through the Montrose Area Adult School

Reptiles in Northeast Pennsylvania

Instructor, Kristi Sullivan, Cornell University in partnership with the Edward L. Rose Conservancy

Learn about the unique biological characteristics of turtles, snakes and lizards (reptiles) that inhabit Pennsylvania. Uncover the unusual life cycles of these animals and explore their habits, habitat needs and steps you can take to benefit these animals. Learn to identify common reptiles and find out how you can get involved in a newly launched effort to find and document the presence of reptiles in your local area.

**One Thursday**, October 2 at 7:00 p.m.

**Location:** Montrose High School, Room 5

**Fee:** \$5.00

You can register through the Montrose Area Adult School website.

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