

**Danby Conservation Advisory Council
Minutes of Regular Meeting
September 30, 2013**

Present:

Joel Gagnon
Dan Klein
Mary Woodsen

Absent:

Jake Brenner

Others Present:

Public Ronda Roaring

The Meeting was opened at 7:30 pm

Minutes

Minutes of the August 26 meeting were approved as submitted.

Future Easements

Mary reported the result of her contact with a Danby landowner—one holding a good deal of acreage—who could be interested in considering a Town-held conservation easement but isn't in a position to pursue the matter at the moment.

Deputron Hollow Property

Joel reported that Sue Beeners, town code enforcement officer, is holding off on surveying the Deputron Hollow property while seeking clarity on how NYS acquired title to the property. Between the time when NYS sold the property to the town in 1925 and now, part of that land has been claimed by another who has faithfully paid taxes on what he understood to be his land. What is clear (as mud, perhaps) is that what shows on the tax map isn't the same as the property described in the town's deed. We were deeded 24 acres; approximately 16 acres of that is drawn on the current tax map indicating town ownership. So far, we've found no paper proof of how the missing acreage could have been acquired by adjoining landowners.

The whole thing is mystifying — not to mention confusing. Sue hopes to chase the chain of ownership back in hopes of discovering how and where those others got title for what Danby believes it owns, but not if the cost of doing so is high. Meanwhile, Joel suggested superimposing the boundaries described in the deed onto a copy of the tax map to get a better idea where the lost land lies.

Conservation Easement Template

Our draft Conservation Easement is nearly ready to share. Joel will clarify a couple of issues with Guy Krough, the Town's lawyer (who volunteers on this project), particularly concerning the advisability of permitting boundary exchanges among adjoining landholders.

Also under question: whether subdivisions to create a mortgage parcel (a home and the acreage immediately surrounding it) should be specifically addressed in the template.

Conservation Easement Information Meeting

We began planning an informal public-information meeting on our conservation easement, to be held on the afternoon of November 9th. Suggestions include:

- explaining how our purposes differ from those of the Finger Lakes Land Trust (FLLT).
- explaining the tax implications of conservation easement donations. Dan will get the latest information on this from the FLLT. doing an example easement donation to give some idea of what the cost will look like. providing background to explain how we got to this point, connecting the CAC to the comprehensive plan and the work of the Comp Plan Implementation Task Force
- including a pitch for CAC volunteers
- last but not least — refreshments. Cider and donut holes, perhaps?

We'll ask Guy Krough to attend so he can address questions we might not be able to competently handle. Joel will contact him.

Dan volunteered to write a piece for the November Danby Area News. We also agreed to use, as a handout, the Q and A sheet on conservation easements that Jake prepared. Joel had a couple of suggested additions; Mary had some editorial suggestions as well. Mary was charged with incorporating Joel's suggestions and revising the entire product.

Submitted by Mary Woodsen