



# Pilot Knob Ridge Preserve

## Potential Lot Development Q&A

Updated March 25, 2010

**Q: How will the new house lot impact the look and integrity of the preserve?**

A: A house built on the lot would be located in the same area as the existing garage and would not be visible from the lake. A newly installed septic system for the house will be temporarily visible near the trailhead, but after a growing season should appear to be a natural opening in the forest. Any environmental impact on the land will be limited through a careful review process.

**Q: Doesn't this subdivision conflict with your conservation mission?**

A: No. We are faced with a unique situation with the Pilot Knob Ridge Preserve; LGLC does not usually buy land with house lots. We are not creating a house lot but are relocating a previous site to one that is more environmentally suitable. By selling the lot we hope to recover funds to return to our revolving land fund and use those funds for important land conservation efforts now and in the near future. We believe that the benefit of gaining funds for land protection outweighs the reconfiguration of this house lot, which will be on a piece of land with far less ecological value than the properties these funds will help to protect.

**Q: Instead of subdividing a lot, why not sell the preserve to the state?**

A: We would love to add this land to the New York State Forest Preserve. Unfortunately the state is not interested because the preserve does not link with any existing state lands. Even if we were fortunate enough to be able to purchase adjacent linkage parcels, the state would not necessarily be interested or they would take years to purchase. As you likely know, Governor Paterson has recently proposed a moratorium on land acquisition.

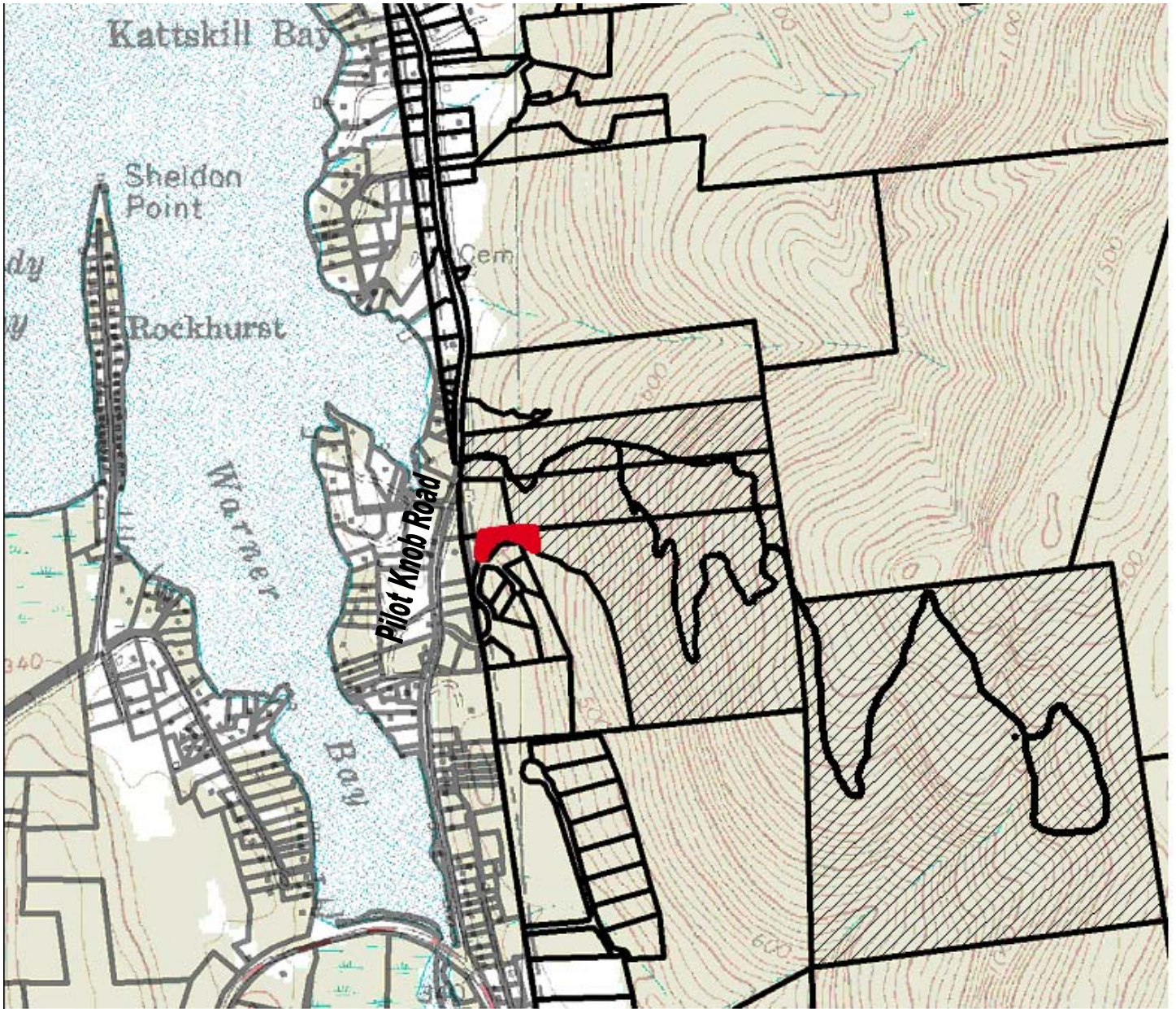
**Q: What impact would the creation of a house lot have on the current uses of the preserve?**

A: We anticipate only minor changes, if any. The preserve will continue to have full use of its parking area on Pilot Knob Road and be open to the public for passive recreation.




**Please see reverse for a map of the property and proposed house lot.**

**Please contact [info@lglc.org](mailto:info@lglc.org) or call 644-9673 with your comments or questions.**

Pilot Knob Ridge Preserve  
Town of Fort Ann, New York



Legend:

-  Pilot Knob Ridge Preserve
-  Marked hiking trails (within Preserve)
-  Proposed house lot



Map prepared by LGLC © 2010