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CONSERVANCY GIVEN GIFT OF CONSERVATION EASEMENT

(Bolton Landing, NY)— The Lake George Land Conservancy (LGLC) has been gifted a donation of a conservation easement on an 11.92-acre property in the Town of Queensbury, on Assembly Point. The property owners, James Wallace and Amelie Wallace Porter and family, wished to grant the conservation easement in order to permanently protect the site, which includes road frontage and is suitable for development. The parcel also includes wetlands, forested areas, and a brook that flows to Lake George.

The property was originally purchased as a family summer camp in 1929 by the Wallaces' grandfather, explained Lucy Wallace, James Wallace's spouse. "John Wallace, his son-in-law, purchased abutting properties during the 1960's and 1970's. In particular, he was interested in protecting lands behind the camp from future development in order to preserve the Lake's pristine quality. He often talked of the desire to eventually give some of this "back land" to a conservation organization to assure its long term protection.

While changing life styles resulted in John's children selling their summer camp, we are delighted to have been able to realize John's wish to permanently protect these back lands by giving a conservation easement. The staff at the LGLC has been extremely helpful in accomplishing this."

The LGLC's conservation goal is to maintain healthy, viable occurrences of select conservation targets, or ecosystems and species of special concern. These conservation targets include, but are not limited to, Lake George itself, wetlands, uninterrupted forests, shorelines and rocky slopes, the eastern timber rattlesnake, and the peregrine falcon. The LGLC employs many strategies to attain its conservation goals, including fee simple acquisition, management agreements, and conservation easements.

A conservation easement (or "conservation restriction") is a legal agreement between a landowner and a land trust that permanently limits the uses of the land in order to protect its conservation values. It is a flexible land protection tool that allows the landowner to continue to own and use their land and to sell it or pass it on to heirs.

Conservation easements are one of the most powerful, effective and voluntary tools available for the permanent conservation of private lands. When a landowner donates a conservation easement to a land trust, they permanently give up some of the rights associated with the land, for example, the right to build additional residences. Future owners also will be bound by the easement's terms, and the land trust is responsible for making sure the easement's terms are followed.

Perhaps most important, a conservation easement can be essential for passing land on to the next generation. By removing the land's development potential, the easement lowers its market value, which in turn lowers estate tax. Whether the easement is donated during life or by will, it can make a critical difference in the heirs' ability to keep the land intact.

"John Wallace's children and grandchildren enjoyed many wonderful summers on Lake George - sailing,

swimming, and exploring the Narrows,” said Lucy Wallace. “The LGLC's on-going efforts to protect this basin will assure that future generations have the same opportunities to enjoy this beautiful lake.”

Founded in 1988, the Lake George Land Conservancy works to preserve the world-renowned water quality of Lake George and the rare plants and animals within the lake’s 150,000-acre watershed by permanently protecting natural lands through conservation easement and fee acquisition. To date, more than a thousand concerned individuals have helped the Lake George Land Conservancy and partners protect over 40,000 feet of shoreline and more than 10,000 acres of land.

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