

CONSERVATION EASEMENTS

“It’s not about ownership, it’s about *protection*.”



A conservation easement is a voluntary, binding agreement that specifies the location and extent of future development and limits future subdivision.

The conserved land remains in the ownership and control of the landowner, and they (and their heirs or subsequent owners) agree to follow the limitations outlined in the easement, which is held forever by the Mohonk Preserve.

These lands remain on the tax rolls of the town, and there is no public access unless agreeable to the landowner.

For the owner, there may be tax advantages if development rights are donated. There is a cash value if the development rights are sold to the Preserve.

The Preserve works with landowners to tailor easements to their specific economic and conservation goals. Such easements can be sold or donated, in part or in total, and there are many options for combining these elements.

Either way, the Mohonk Preserve uses easements to protect, in continued private ownership, important parts of the Shawangunk Ridge – for watershed, for wildlife, for forest and forever.

But as an oasis surrounded by an increasing suburban region, the Ridge’s fate is by no means secure. It is through the actions of farsighted landowners that practical solutions can be crafted to protect lands that are best left undeveloped. Preserve staff assist these landowners with decisions about such protection, including the gift and sale of property and/or conservation easements.

*For more information on Conservation Easements please contact Jennifer Garofalini at Mohonk Preserve
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