

Proposed Elements of Conservation Easement for Wells College Shoreline Parcel

Finger Lakes Land Trust

Primary Objectives

- Provide public access to shoreline for a range of recreational activities potentially including swimming; boating; fishing; picnicking; children's play area; birdwatching; nature study; walking/hiking/running
- Ensure integrity of scenic views of Cayuga Lake from State Route 90
- Secure ecologically significant cove that hosts nesting bald eagles

General Approach

The conservation easement provides for three different land use zones that will be delineated by survey: the "active use zone" will provide for the widest variety of uses and structures; the "environmental protection zone" will provide for the highest level of restriction; and the "scenic conservation zone" will provide an intermediate approach.

Active Use Zone

This area will include the existing parking area and will allow for its improvement and/or expansion. The southern border of this zone would be the northern bank of the creek. While use of the land would be for parks/recreation purposes, the owner would have broad discretion in this area. This zone would allow for the construction of structures provided that they are used for recreational purposes. Structures would include but not be limited to an equipment storage shed or garage; gazebo; dock; pavilion; playground equipment; and picnic shelter.

Environmental Protection Zone

This area would encompass the portion of the property on the south side of the creek that is currently in a forested condition and is in close proximity to an active bald eagle nest. Selective cutting of vegetation to maintain forest health would be allowed as well as the construction of hiking trails – including a footbridge over the creek.

Scenic Conservation Zone

This zone would encompass the northernmost portion of the property that is in a generally open condition. Clearing of vegetation would be allowed to maintain scenic views and structures and improvements that didn't obstruct views of the lake would be allowed (eg. picnic benches, barbecue grills).