

Gifts of Conservation Easements have been given to protect great areas around Lake George for many years. If the easement is valued at \$100,000 or more a membership to the Apperson Society will be awarded.

HAVING IT BOTH WAYS

Deborah and Lionel Barthold

Our enjoyment of Lake George predates by a good many years the time when we could afford a home on its shores. We were frequent visitors to Andrews Bay (Pilot Knob) during the 1960's. Our friend's home looked directly at Dome Island, the preserve that John Apperson had the foresight and dedication to protect. I was captivated by the history of that small ecosystem and by The Nature Conservancy's role in its preservation - so much so that I later served almost twenty years on the Adirondack Chapter's board.

Now we enjoy our own beautiful home in Dark Bay, off Route 9L just four miles east of the village. We can see Dome Island from here too, but also look out on two smaller and closer "islands" of protection – the one next door belongs to us and the other is a couple hundred yards down the bay. Both are small lots bound by conservation easements granted to the Lake George Land Conservancy. Both easements and the endowments to support them were given for reasons that every holder of undeveloped land should seriously consider. Conservation easements leave the landowner with title but assign certain rights to the Conservancy, usually the rights to build structures and cut trees. It's a pretty good deal if protection is the reason for your ownership in the first place, since (a) you've strengthened rather than forfeited that purpose and (b) you get a tax deduction equal to the reduction in marketable value resulting from the easement grant.

When we bought our home in 1976, the two acre lot next door was home to squirrels, chipmunks, a rich assortment of bird-life, and the occasional deer, happy to have an undeveloped path from French Mountain to the lake. Because the lot's owner planned a house much too large for its lake frontage, we bought it in self defense. Our family enjoyed that natural buffer for several years before it occurred to us, as it has to many landowners, that we could make that protection permanent.

Now we're legally prohibited from building on it, storing things on it, cutting down its trees....all the actions we bought the land to prevent. When LGLC calls for their annual compliance inspection, we delight to realize that fifty years from now another owner will get the same call. What greater satisfaction than knowing you've had a small hand in assuring that children like ours, who grew up on Lake George, will return as adults and find its natural setting preserved. That's just what Apperson had in mind.

OUR DREAMS AND BEYOND...

Frances and Evans Herman

I first came to this house where we now live in the Town of Bolton in 1936. At that time, the 100-acre farm belonged to friends of my parents. The first deed dated to 1810. When we visited in the 1930's, people still farmed here on Federal Hill. Cash was scarce but no one lacked for food. The farm tables at noon dinner time were set with many extra places for the men working. The kitchens at canning time were feverish, exciting places dominated by intent, flushed women one dared not interrupt, who after a bit would hand out blueberry pie to the children who had helped them. We moved here for good in 1957.

Although we don't farm, we have always raised a substantial garden, which manages to keep the freezer and canning jars full. Since 1974, we've participated in the Forest Practice Act and our woods are logged and culled on a planned schedule. The money earned from the logging helped us survive the first winter. Wood is our principal source of fuel. We live a frugal, but very comfortable and satisfying life. Through the years we came to feel we had an obligation to this place as stewards rather than owners.

In 1990 we sought out the Lake George Land Conservancy (then the Lake George Basin Land Conservancy) with the idea of trying to protect this place in perpetuity with a conservation easement. With great care and deliberation, the Conservancy crafted an easement in accordance with our objectives: that the property would not ever be cut up and sold for real estate development; that only one other dwelling could ever be built; that the land could be used for agricultural, timber, artistic, scientific, and educational purposes; and, that the wildlife habitat and supporting

ecosystem would be protected.

Under the Adirondack Park Agency (APA) rules, our land potentially could have approximately 13 dwellings on it. All of our concerns and needs were written into the easement. By granting this conservation easement, others will be able to enjoy this place as it is now and as far into the foreseeable future as is possible to imagine, and long after our deaths.