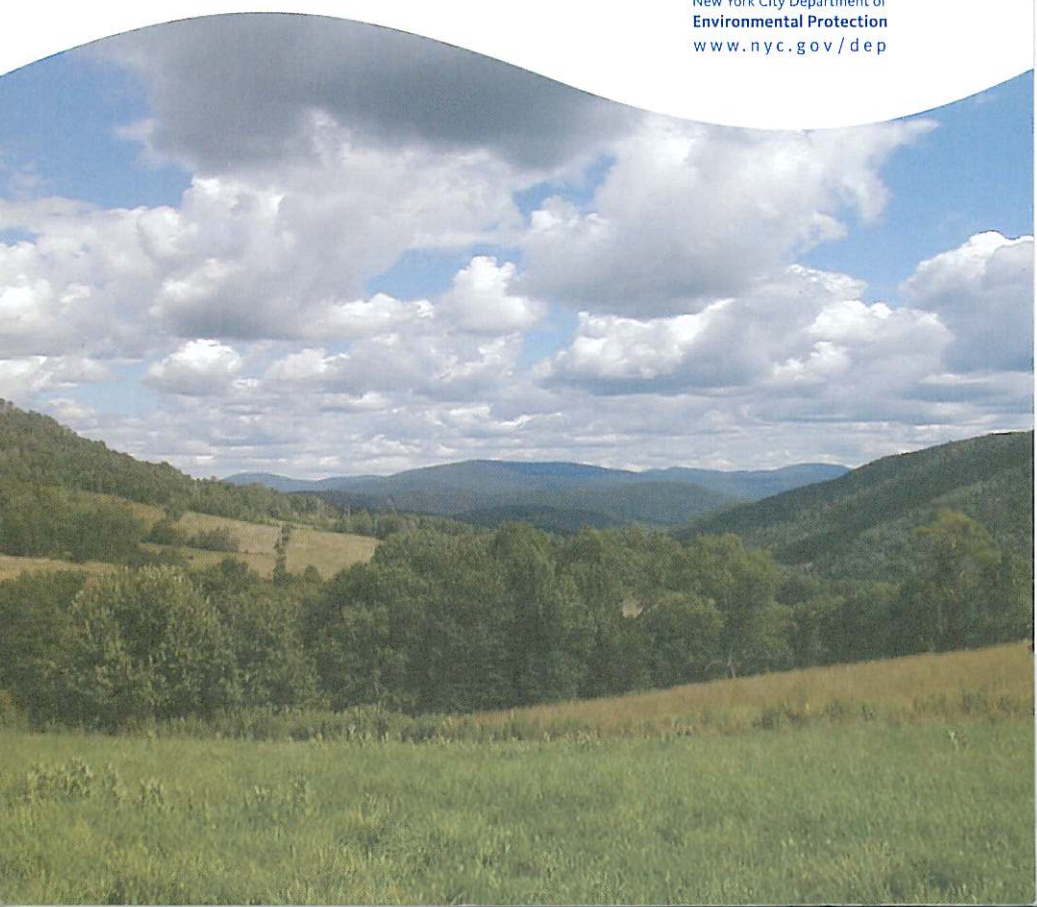


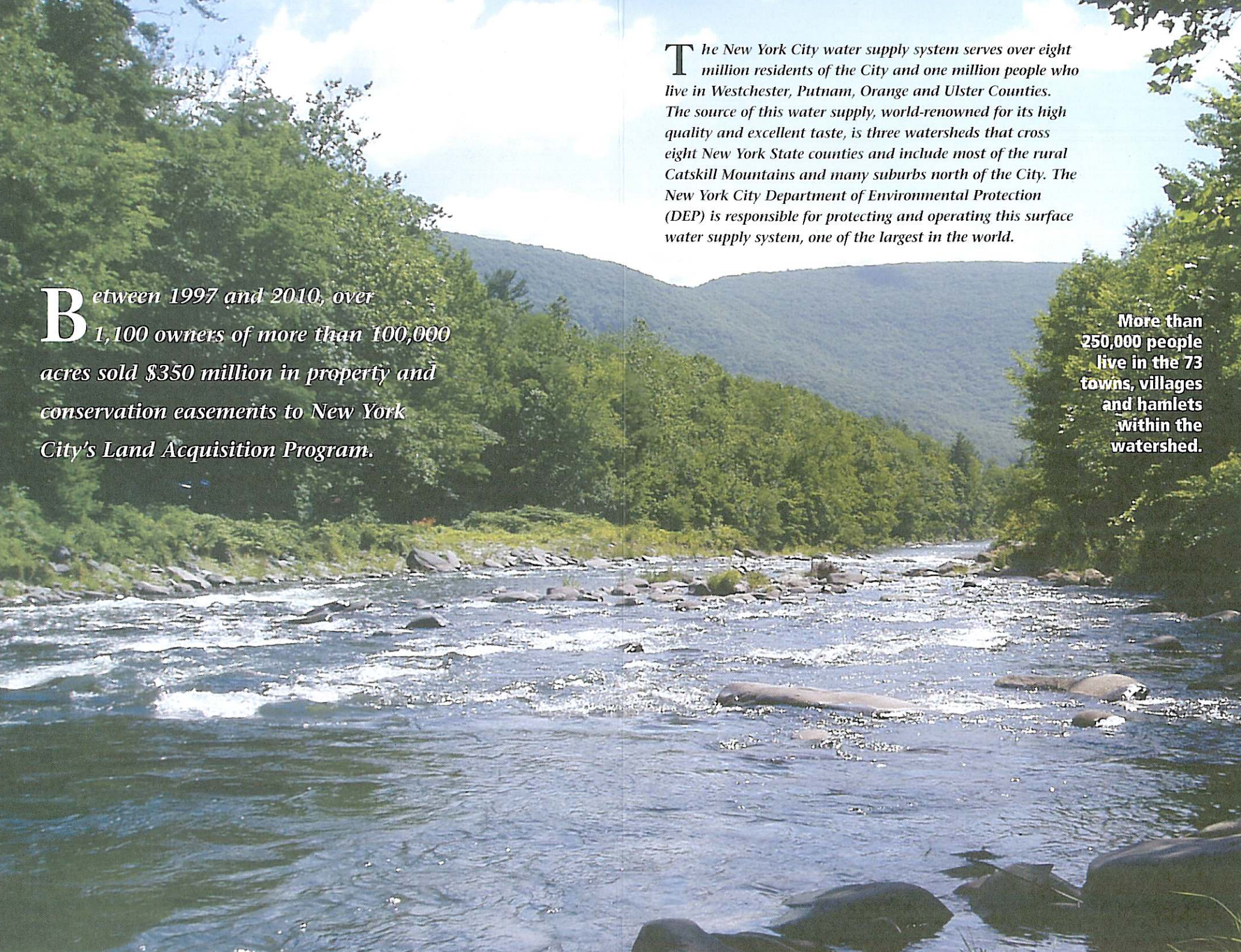
New York City's Land Acquisition Program

Protecting water quality in the
Catskill, Delaware and Croton Watersheds



New York City Department of
Environmental Protection
www.nyc.gov/dep

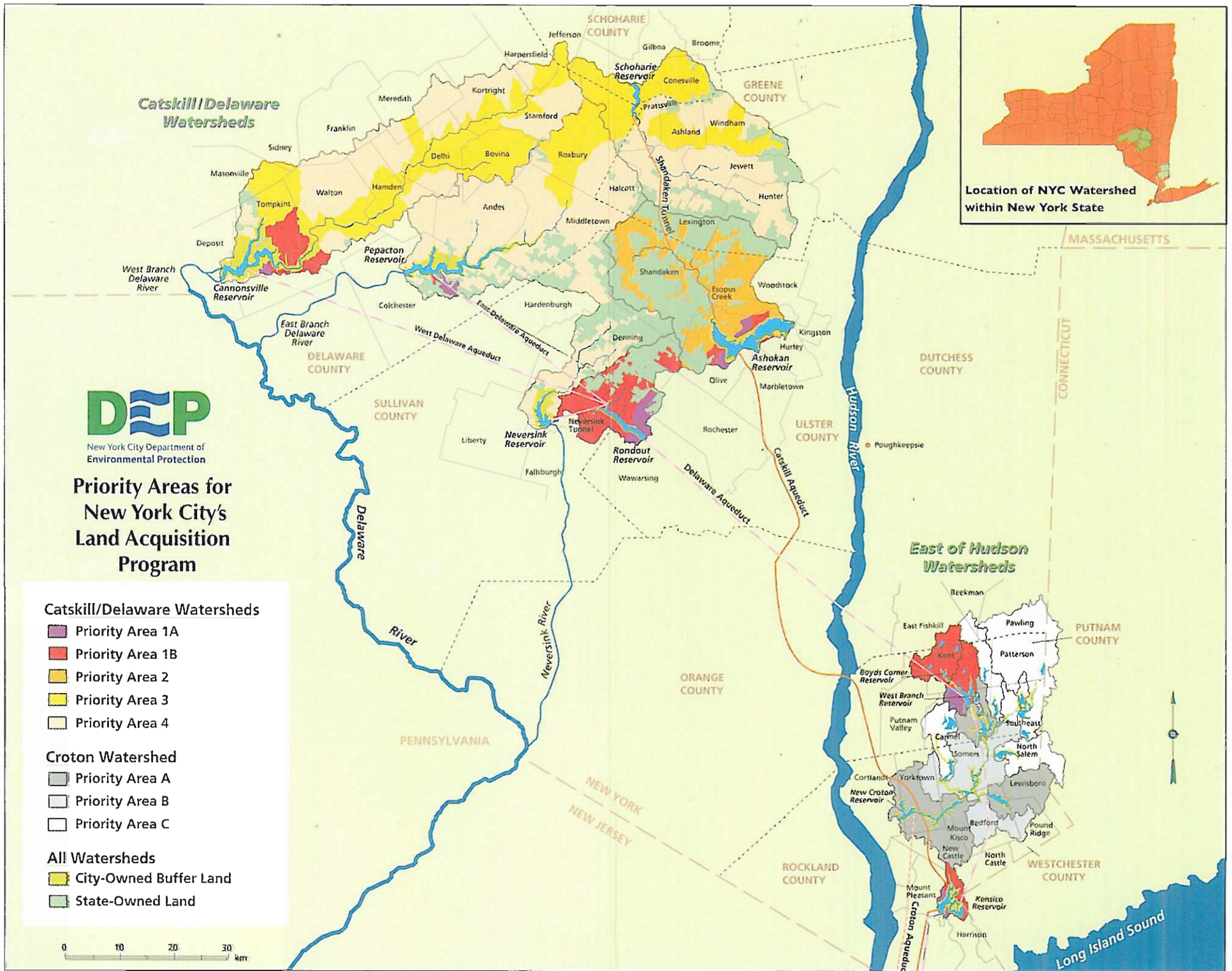




The New York City water supply system serves over eight million residents of the City and one million people who live in Westchester, Putnam, Orange and Ulster Counties. The source of this water supply, world-renowned for its high quality and excellent taste, is three watersheds that cross eight New York State counties and include most of the rural Catskill Mountains and many suburbs north of the City. The New York City Department of Environmental Protection (DEP) is responsible for protecting and operating this surface water supply system, one of the largest in the world.

Between 1997 and 2010, over 1,100 owners of more than 100,000 acres sold \$350 million in property and conservation easements to New York City's Land Acquisition Program.

More than 250,000 people live in the 73 towns, villages and hamlets within the watershed.



Land Acquisition Program (LAP)

The Land Acquisition Program (LAP) is a key component of New York City's comprehensive efforts to protect and enhance the quality of its water supply, ensuring clean and safe water for future generations, as well as current consumers. Land acquisition and proper stewardship can protect natural resources that filter pollutants before they reach reservoirs. Selective acquisition, whether through outright purchase or through conservation easements (description on back panel and in separate brochure), can also prevent the generation of new sources of pollution.

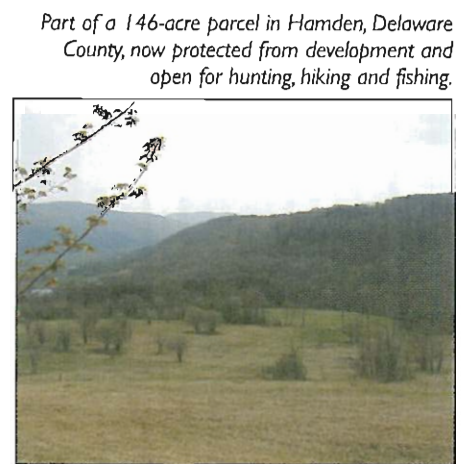
Where is New York City looking for land?

The City is acquiring vacant lands within the watersheds that contain streams, wetlands, floodplains and other areas that are critical to maintaining high water quality. The entire watershed has been divided into Priority Areas, based on proximity to reservoirs, reservoir intakes and the City's distribution system. The Priority Areas in the combined Catskill/Delaware system — which include land both east and west of the Hudson River — are detailed on the map above.

View from part of a 1,500-acre property in Roxbury, Delaware County, acquired by New York City in 2002.

How does the Land Acquisition Program work?

The City contacts the owners of important land in the watershed, and landowners can contact the City. *Participation is completely voluntary. Lands and conservation easements are acquired only on a willing seller/willing buyer basis.* Owners will be asked if they are interested in selling lands or conservation easements, but no one is forced to sell. West of Hudson, the City can acquire only lands without dwellings.



New York City pays full fair market value to acquire land or conservation easements. Purchase offers are based on appraisals conducted by independent, certified appraisal companies under contract with the City to determine fair market value.

Who pays taxes on land or easements bought under this program?

New York City pays property taxes on land it now owns, and it will pay taxes on all new lands and conservation easements it acquires. The amount of property taxes the City pays on easements it acquires is

proportional to the value of the easement relative to the overall value of the property as if vacant.

How does New York City manage its newly-acquired lands?

Good stewardship is critical to the success of any water quality protection program. The City's primary goal is maintaining high water quality in its watersheds. Where possible, the City opens property for recreational uses, like hiking, fishing and hunting, that doesn't compromise water quality. Decisions about public access on land under conservation easement remain with the landowner.

How to contact the Bureau of Water Supply:
Call 800-575-LAND (5263)
or fill out and return the attached prepaid card.

New York City's Land Acquisition Program

Name _____

Mailing Address _____

City _____ State _____ Zip _____

Day telephone _____ Email _____

Please check one of the following:

☐ I'm interested in receiving a purchase offer for my property or a conservation easement. Please contact me to make an appointment to see my property.

☐ I'd like more information about the program.

☐ I'm not interested in selling land or an easement to the City at this time.

What is a conservation easement?

A conservation easement is a perpetual legal interest in a property that restricts certain development and land use activities, protects important natural features of the property, and provides the landowner with certain retained rights.

There are two conservation easement programs funded by New York City: (1) the Watershed Agricultural Council (WAC) acquires easements designed to allow for the continuation of active farming; and (2) the City acquires easements on properties which do not involve farming as the principal intended use.

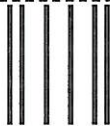
Both of these easement programs provide a very flexible way to permanently preserve open space, protect water resources and provide financial benefits to landowners.

Easements are tailored specifically to each property they are applied to. Properties under easement can be sold, bequeathed or transferred by the landowner like any other property, but always subject to easement terms. Easements purchased by the City are intended to prevent development or other activities that could impact water quality.

The City and WAC pay fair market value for easements; the City also pays property taxes in proportion to the easement's value — in perpetuity.

Easements may allow landowners to retain certain rights, such as forestry, farming or hunting, and responsibilities related to the continued use and enjoyment of their property. Landowners are strongly encouraged to secure professional advice and representation before selling conservation easements or property to the City.

For more information, call 800-575-LAND (5263), or visit [Watershed Protection](http://WatershedProtection) on DEP's website at www.nyc.gov/dep.



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