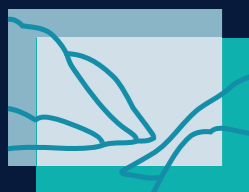




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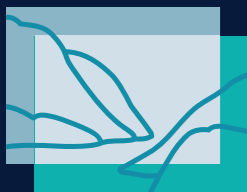
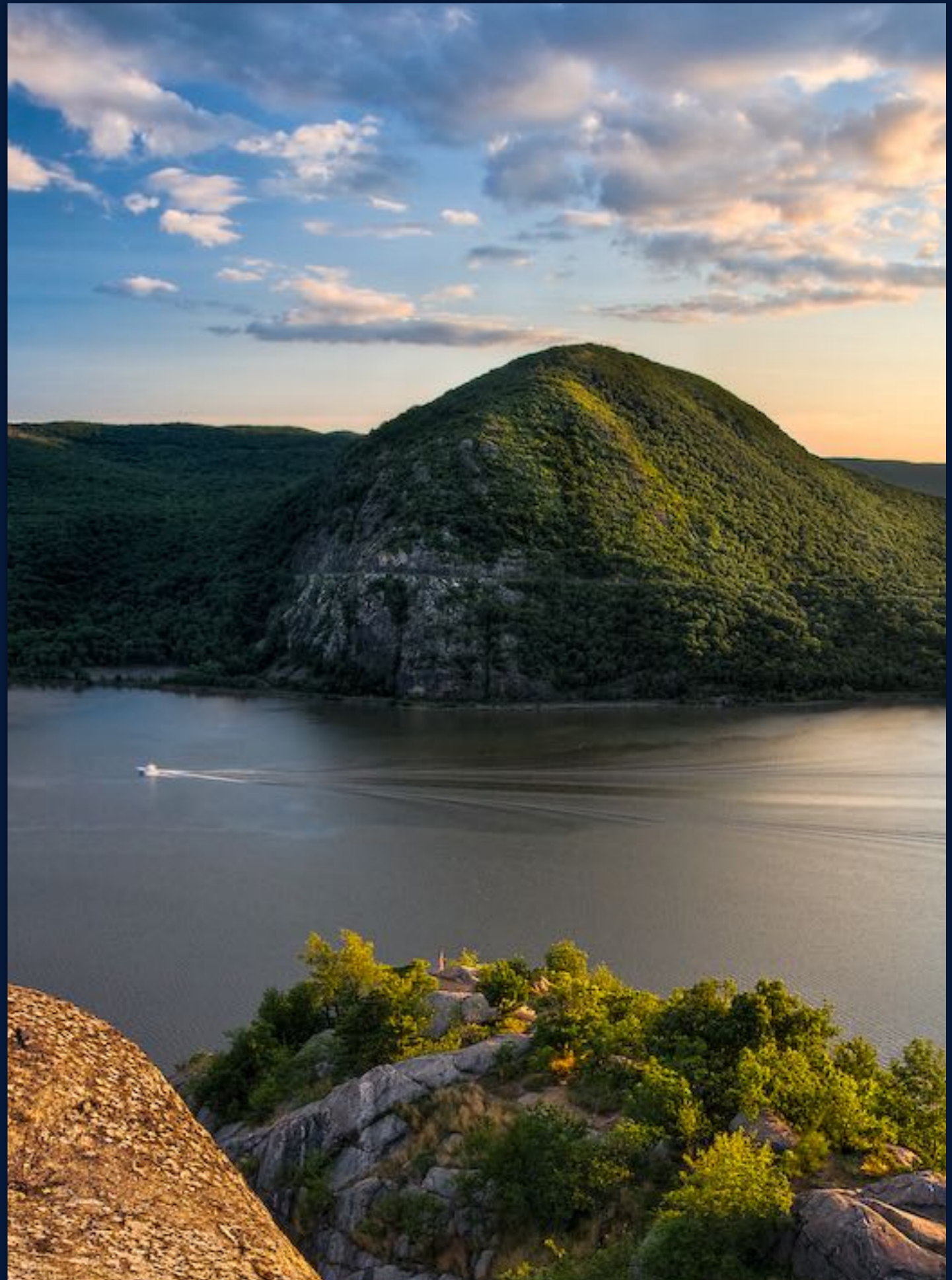


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## Scenic Hudson's Mission

“Scenic Hudson preserves land and farms and creates parks that connect people with the inspirational power of the Hudson River, while fighting threats to the river and natural resources that are the foundation of the valley's prosperity.”



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# Conserved Lands

Property protected by the public or private sector to:

- ▶ protect natural, scenic, agricultural and/or other values
- ▶ can create public access
- ▶ nonprofit land trusts protect land via ownership or conservation easement



## Land Trusts

- ▶ 501(c)3 charities
- ▶ acquire land and conservation easements
- ▶ steward land and conservation easements

## Conservation Easements

- ▶ voluntary legal agreements between landowner and land trust (or government agency)
- ▶ restrict use of property in ways that protect the natural value of the land
- ▶ enforceable in perpetuity



# Land Conservation & Energy Production

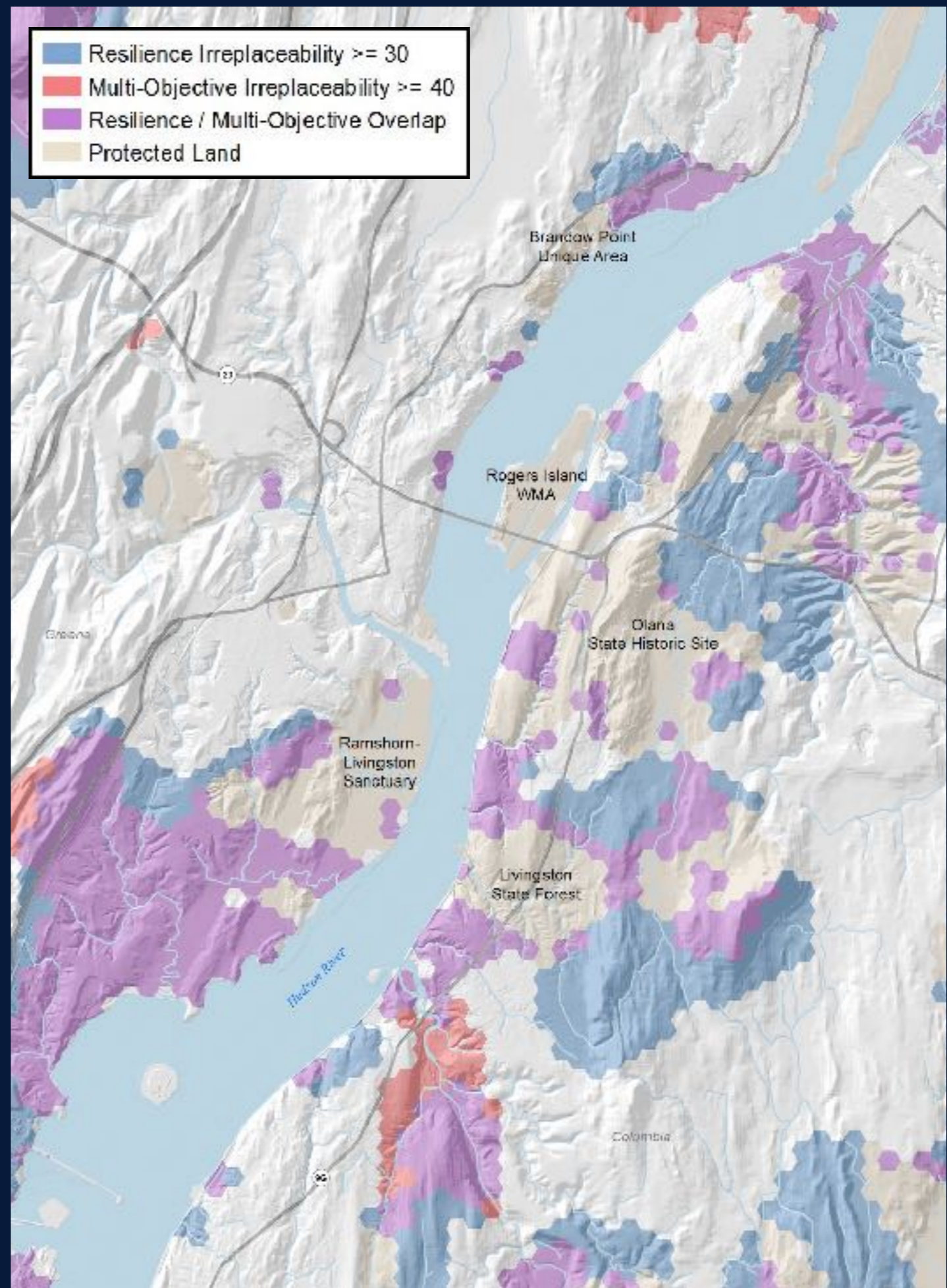
Solar generation and land conservation have shared interests

- ▶ preserving natural resources
- ▶ reducing greenhouse gas emissions
- ▶ increasing climate resilience
- ▶ mitigating the effects of climate change
- ▶ increasing sustainability



# Land Trusts Principles Regarding Renewable Proposals

- ▶ direct development to appropriate sites (away from sensitive areas)
- ▶ identify potential conflicts
- ▶ share GIS/climate analysis relevant to appropriate siting
- ▶ incorporate renewables provisions in conservation easements, where possible
- ▶ avoid impermissible private benefit



# Criteria for Land Trusts to Evaluate Renewable Proposals

1. Minimize impact to:
  - contiguous forest blocks
  - productive farm soils
  - wetlands/buffer areas
  - wildlife corridors
  - river corridors/floodplains
  - ridge lines
  - historic/cultural/recreational resources
  - designated scenic views (SASS)
2. Prioritize brownfields and greyfields over greenfields
3. Draft easements to promote compact development







# Treatment of Renewables in Conservation Easements

## PAST

- ▶ permitted for on-property use/  
net metering (sometimes only with  
land trust approval)
- ▶ commercial use prohibited
- ▶ location restricted to building  
envelope/farmstead complex



# Treatment of Renewables in Conservation Easements

## PRESENT

- ▶ permitted for on-property use/  
limited commercial use  
(sometimes only with land trust approval)
- ▶ limited ability to locate outside of envelopes
- ▶ screening requirements
- ▶ limitations on impervious surfaces
- ▶ recognition of solar/wind energy as income source



# Treatment of Renewables in Conservation Easements

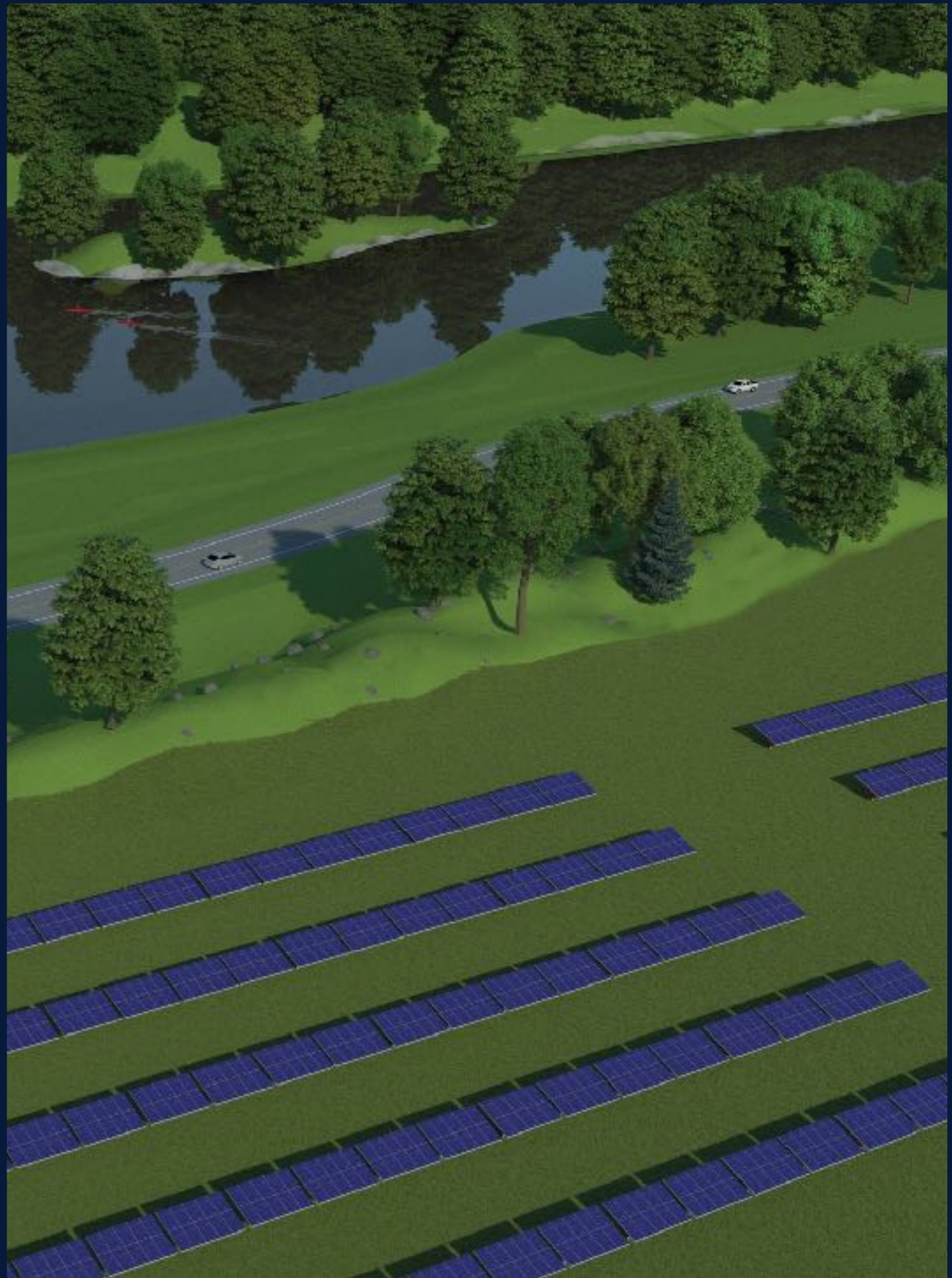
## FUTURE?

- ▶ designated areas for community/commercial solar
- ▶ allowance for solar on XX acres outside of envelopes
- ▶ flexibility for farms (grazing/pollinator habitat/equipment)
- ▶ bond requirement for commercial solar
- ▶ land trust involvement in municipal planning
- ▶ increased openness to wind power
- ▶ expansion of land trust conservation goals (climate change)



# Renewables in Conservation Easements

- ▶ designed and scaled appropriately
- ▶ comply with all easement provisions
- ▶ avoid any conflict with public use/benefits
- ▶ avoid impermissible private benefit
- ▶ clear plan for appropriate decommissioning



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