



**LIVINGSTON COUNTY
AGRICULTURAL & FARMLAND
PROTECTION BOARD**

Livingston County Government Center
6 Court Street, Room 305
Geneseo, New York 14454-1043

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E-mail: dwoods@co.livingston.ny.us

**LIVINGSTON COUNTY PURCHASE OF DEVELOPMENT RIGHTS PROGRAM
2008 PRE-APPLICATION**

Applicant Name: _____

Mailing Address: _____

Contact Information

Phone: _____

Fax: _____

Email: _____

Part One: Eligibility Criteria

In order to be eligible to participate in a County-supported Purchase of Development Rights program, the following criteria must be met. Please answer all of the following.

	Yes	No	N/A
1. Is the property or set of properties in Livingston County Agricultural District #1, #2, #3 or #4?	<input type="checkbox"/>	<input type="checkbox"/>	
2. Does the zoning of the property or set of properties allow residential, commercial or industrial development? (If in Town of Springwater or Town of Portage, check N/A)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Do the physical characteristics of the property or set of properties (slopes, soils, drainage) permit residential, commercial or industrial development?	<input type="checkbox"/>	<input type="checkbox"/>	
4. Is the property or set of properties free of restrictive easements?	<input type="checkbox"/>	<input type="checkbox"/>	
5. Is the property or set of properties more than 100 acres in size? If not, is the property or set of properties contiguous to permanently preserved parcels?	<input type="checkbox"/>	<input type="checkbox"/>	
6. Does the property have at least 50% USDA Prime Soils? Confirmed by Livingston County Soil & Water Conservation District (LCSWCD): _____ (LCSWCD signature required)	<input type="checkbox"/>	<input type="checkbox"/>	
7. Does the property have a Soil Conservation and Water Quality Plan, Forest Management Plan, Nutrient Management Plan, CAFO Plan or similar plan? Confirmed by Livingston County Soil & Water Conservation District (LCSWCD): _____ (LCSWCD signature required)	<input type="checkbox"/>	<input type="checkbox"/>	
8. Is the property in good standing (no more than 12 months in arrears) with local tax authorities (i.e. Village, Town, County, School)?	<input type="checkbox"/>	<input type="checkbox"/>	

If all of the answers to the questions above are "Yes" or "N/A," please proceed with Parts 2 and 3. If you answered "No" to any of the above questions, your property is not eligible for this program.

Part 2: Property Information

Please provide the following information on the property or set of properties to be considered:

- Number of tax parcels to be considered: _____
- Tax parcel number, owner, acreage and location:

Tax Parcel Number	Owner Name	Acreage	Parcel Address	Parcel Municipality
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

(attach additional sheets if necessary)

Please check all that apply:

Farm Characteristics (Maximum 80 points)

- Soil Quality: (Maximum 30 points)
 - Property or set of properties has greater than 90% USDA Prime Soils (30 points)
 - Property or set of properties has 75-89% USDA Prime Soils (25 points)
 - Property or set of properties has 50-74% USDA Prime Soils (20 points)

Confirmed by Livingston County Soil and Water Conservation District (LCSWCD)

_____ (LCSWCD signature required)

- Size of Application: (Maximum 20 points)
 - Application contains more than 200 acres (20 points)
 - Application contains 100 to 199 acres (10 points)
 - Application contains less than 100 acres, but is contiguous to permanently preserved parcels of more than 100 acres (5 points)

- Land Usage: (Maximum 30 points)
 - Property or set of properties has greater than 90% of land available for crops or livestock production (30 points)
 - Property or set of properties has 75-89% of land available for crops or livestock production (25 points)
 - Property or set of properties has 50-74% of land available for crops or livestock production (20 points)

Confirmed by Livingston County Soil and Water Conservation District (LCSWCD)

_____ (LCSWCD signature required)

Location Factors (Maximum 70 points)

4. Adjacency to Agricultural Land (Maximum 20 points) - *check all that apply*

- Property or set of properties is adjacent to permanently protected land (20 points)
- Property or set of properties is not adjacent to but is within 1/2 mile of permanently protected land (10 points)
- Property or set of properties is adjacent to actively farmed land (10 points)

Please justify: _____

(attach additional sheets as needed)

5. Adjacency to public water and sewer service, I-390 access points, or State Highways (Maximum 20 points) - *check all that apply*

- Adjacent to public water or sewer lines (10 points)
- Not adjacent to but within 1/2 mile of public water or sewer lines (5 points)
- Adjacent to I-390 access points or State Highway (10 points)
- Not adjacent to but within 1/2 mile of I-390 access points or State Highway (5 points)

Please explain: _____

(attach additional sheets as needed)

6. Development Pressure (Maximum 10 points)

Please describe farm location in relation to Villages, developed areas, or any other development pressures on the farm:

(attach additional sheets as needed)

7. Road Frontage (Maximum 10 points)

Total feet of road frontage (up to 5,000 feet): _____ feet

8. Adjacency to public natural resources (Maximum 10 points)

- Adjacent to or within a public natural resource (e.g. Genesee River, Conesus Lake Watershed, State Forests, parks, Genesee Valley Greenway, etc.) (10 points)

Please describe: _____

Part 3: Farm Viability Narrative (Maximum 15 points)

Please describe the viability of the farming operation. Please be sure to include information on the following, if applicable:

- Type of farming
- Operational continuity of the farm
- Economic productivity
- Improvements to farm operation

Please limit description to one page.

Submittal Information

Please submit completed pre-applications by January 31, 2008, to:

Livingston County Planning Department
6 Court Street-Room 305
Geneseo, NY 14454

If you have any questions on the pre-application, please contact:

Livingston County Soil and Water Conservation District: 585-243-0043
Genesee Valley Conservancy: 585-243-2190
Livingston County Planning Department: 585-243-7550

This section must be completed to process the pre-application.

“I certify that the information provided is true and correct to the best of my knowledge.”

Signed: _____ Date: _____
(signature of person completing the pre-application)

If there are multiple owners of the parcels included in this application, all owners must sign below.

“I acknowledge and agree with the submittal of this pre-application for the Livingston County Purchase of Development Rights Program.”

Signed: _____ Date: _____
Signed: _____ Date: _____

**LIVINGSTON COUNTY, NEW YORK
2008 PURCHASE OF DEVELOPMENT RIGHTS PROGRAM**

ELIGIBILITY CRITERIA

In order to be eligible to participate in a County support Purchase of Development Rights program, the applicant property(s) must meet the following basic requirements:

- AGRICULTURAL DISTRICT:** Property must be enrolled in an agricultural district.
- DEVELOPABILITY:** Applicant property must be developable based on zoning, soils, and other physical characteristics of the property (wetlands, steep slopes, etc.).
- RESTRICTIVE EASEMENT:** Applicant property must be free of restrictive easements.
- SIZE:** Applicant property offered as a single easement, or in combination with others, must comprise at least 100 contiguous acres. *Note: Individual applicants with fewer than 100 acres must demonstrate that they are contiguous to permanently preserved parcels and will serve a valuable in-fill purpose.*
- SOILS:** Applicant property must contain at least 50% USDA Prime Soils.
- STEWARDSHIP:** Land must have a fully implemented Soil Conservation and Water Quality Plan, Forest Management Plan, Nutrient Management Plan, or similar plan.
- TAXES:** Property is in good standing (no more than 12 months in arrears) with local tax authorities (i.e. Village, Town, County, School).

DRAFT RANKING FORMULA

Once an applicant has passed the initial screening outlined above, the applicant will be ranked against concurrent applications using the following formula. (Maximum score is 165 points)

Farm Characteristics (Maximum of 80 Points)

- | | |
|--|-------------|
| 1. Soil Quality | _____Points |
| Applicant property has more than 90% USDA Prime Soils | (30 points) |
| Applicant property has 75% to 89% USDA Prime Soils | (25 points) |
| Applicant property has 50% to 74% USDA Prime Soils | (20 points) |
| 2. Size of Application (measured as contiguous parcel) | _____Points |
| Application contains more than 200 contiguous acres | (20 points) |
| Application contains 100 to 199 contiguous acres | (10 points) |
| Application contains less than 100 contiguous acres, but is contiguous to permanently preserved parcels of more than 100 acres | (5 points) |
| 3. Land Usage | _____Points |
| Applicant property has more than 90% of land available for crops or livestock production | (15 points) |
| Applicant property has 75% to 89% of land available for crops or livestock production | (10 points) |
| Applicant property has 50% to 74% of land available for crops or livestock production | (5 points) |

Location Factors (Maximum of 70 points)

- | | |
|--|-------------|
| 4. Adjacency to Agricultural Land | _____Points |
| Applicant property is adjacent to permanently protected land | (20 points) |
| Applicant property is not adjacent to but is within ½ mile of permanently protected land | (10 points) |
| Applicant property is adjacent to actively farmed land | (10 points) |
| 5. Adjacency to public water and sewer service, I-390 access points, or State Highways (Points may be cumulative) | _____Points |
| Adjacent to public water or sewer lines | (10 points) |
| Not adjacent but within ½ mile of public water or sewer lines | (5 Points) |
| Adjacent to I-390 access points or State Highways | (10 Points) |
| Not adjacent but within ½ mile of I-390 access points or State Highways | (5 Points) |
| 6. Development Pressure | _____Points |
| Farm location in relation to Villages, developed areas or any other development pressure | (10 Points) |
| 7. Road Frontage | _____Points |
| Total feet of road frontage (up to 5,000 feet) _____/500 | |
| 8. Adjacency to critical environmental areas or unique natural resources | _____Points |
| Adjacent to a critical or unique environmental resource (e.g. Conesus Lake Watershed, parks, environmental areas, State Forests, etc.) | (10 Points) |

Discretionary Points (Maximum of 15 points)

At the Agricultural & Farmland Protection Board's discretion, it may award up to 15 points to an applicant's ranking score based on qualitative considerations or specific localized conditions at the time of the application. The rationale for awarding such points should be clearly delineated and may include factors such as:

- Consistency of application with County, town, and municipal plans
- Operational continuity
- Critical economic factors

Cayuga County Pre-Application
for
New York State's
Farmland Protection Implementation
Grants Program
2008

PURPOSE

In response to growing interest among local farmers in the State's Farmland Protection Implementation Grants (FPIG) Program, **Cayuga County Agriculture and Farmland Protection Board (AFPB)** has adopted a pre-application process in order to review and select farmland protection projects to compete at the State level for FPIG grant funds.

PROCESS

The AFPB will review and rank pre-applications, and will select those proposals that may advance to the next stage. Applicants of pre-applications chosen by the Board will have authorization to proceed with development of a full application, to be submitted by the Board to the State. AFPB review criteria reflect the State's FPIG Program priorities.

PRE-APPLICATION DEADLINE

Pre-applications **must be received** by Cayuga County Planning Department on or before **Monday March 3rd, 2008**. Mail or hand-deliver (1) original to:

Cayuga County Department of Planning & Economic Development
160 Genesee Street, 5th Floor
Auburn, New York 13021
ATTN: Trish Ottley Riter

REVIEW & SELECTION

County Planning staff will undergo a preliminary review and ranking of FPIG applications based on established criteria. The top ranking applications will be presented to the AFPB for final review and selection. A meeting date has not yet been established, but will be announced publicly through the press. The Board will select proposals to advance to the next stage at this meeting. The AFPB will consider all criteria in its evaluation including farm viability, development pressure and environmental benefit indicators.

STATE DEADLINE

At this time, New York State has not issued a Request for Proposals (RFP) for the Farmland Protection Program. Although there is no guarantee that funding will be made available this year, we are initiating the pre-application process now so that approved applicants may have maximum amount of time to prepare full proposals once the RFP is issued.

MORE INFORMATION

Please contact Trish Ottley Riter, Community Development Planner, Cayuga County Department of Planning & Economic Development, (315-253-1276) with any questions or concerns about the Pre-Application. Please contact Judy Wright, American Farmland Trust consultant (315-255-2508) with any questions or concerns about the State or Federal Farmland Protection Program.

For more information on the County's Farmland Protection Program, please visit us online at:
<http://www.co.cayuga.ny.us/planning/farmland>

CAYUGA COUNTY FARMLAND PROTECTION PROGRAM PRE-APPLICATION

1) Owner Name(s) _____

2) Name of Farm _____

3) Mailing Address _____

4) Phone _____ 5) Email _____

6) Nature of farm operation _____

7a) No. of Acres Owned _____ 7b) No. of Acres Tillable _____ 7c) No. of Acres to be Protected for Crop and/or Livestock Production _____ 7d) Do you anticipate excluding any future building lots? If so, how many and total number of acres? _____.

8) Please list tax map ID numbers for all parcels included in your FPIG proposal, as well as all individuals/entities with ownership interest in those parcels. **ALL OWNERS MUST SIGN THIS PRE-APPLICATION FOR CONSIDERATION BY THE AFPB.**

TAX MAP ID NUMBERS _____

OWNERS _____

Attach additional pages if necessary.

9) Is your farm located within an agricultural district? _____ Yes _____ No

9a) If yes, please list the district number _____.

10) Describe the nature of land use adjacent to your farm, including a description of the level of farm and non-farm activity occurring within a 1-mile radius of your farm.

11) Please describe your level of farm management. Do you have a nutrient management plan? Have you participated in Cayuga County Soil & Water Conservation District programs? What other activities have you undertaken that demonstrate best practices in farm management?

12) Please describe major investments you have made in your farm to date, such as barns, irrigation, fruit trees, drainage tile, manure storage, etc. Include dates of investment.

13) Have you completed Tier 1 and Tier 2 of the State's Agricultural Environmental Management (AEM) Program (required)? _____ Yes _____ No

If yes please list the dates of completion for Tiers 1 and 2 _____. **If no, you are not eligible to apply to the County's Farmland Protection Program.** The Cayuga County Soil and Water Conservation District provides Tier 1 and Tier 2 AEM services at no cost to the landowner. Please contact the District at 252-4171 to go through this process prior to submission of the pre-application or supplement. In extenuating circumstances, exceptions *may* be made. Please contact Trish Riter at Cayuga County Dept. of Planning and Economic Development, 315-253-1276, to discuss further. If your land is selected for the County's application, you must complete Tier 3 of the AEM Program prior to the State's application deadline.

14) Please explain briefly why you would like to include your farm in the State's PDR Program.

15) Please describe your plans for farm succession _____

16) List the public roads your farm fronts, and the number of feet of frontage for each:

17) What is the proximity of your farm to public water? _____

18) What is the proximity of your farm to public sewer? _____

19) Does your farm provide access to, or is it part of, a scenic vista? If yes, please describe:

20) Please describe the development pressure around your farm. Quantify if possible with number of subdivisions, building permits, new home construction in your area over the past several years.

21) Is your farm located within a public water source area (includes watersheds, reservoirs, aquifers and other water recharge areas)? If yes, please describe:

22) Does your farm front a stream, river, lake, or other surface water body? If yes, please describe, and provide the number of feet of frontage for each water body:

23) Is your farm located within a floodplain or does it contain wetlands? If yes, please describe. Please provide the number of acres of wetland if applicable.

24) Does your farm serve as a **buffer** to a significant natural resource? If yes, please describe. (e.g. maintaining vegetative buffer strips or no-till zones along stream corridors; providing buffer to adjacent parkland; etc.)

25) Have you initiated conversation with a land trust (e.g. NY Agricultural Land Trust, Finger Lakes Land Trust) to discuss holding the conservation easement on your property? _____yes _____no

25a) Name of person you've been working with _____

25b) Name of land trust organization _____

26) Local Match: NYS Farmland Protection Program will fund up to 75% of the value of development rights on farmland. Typically, farmers will commit to a "bargain sale" of their development rights, meaning that they will accept 75% of the value from the state, and assume the remaining 25% as an in-kind contribution. Please indicate your willingness to assume 25% of the value of development rights on your farm.

I will provide the required 25% local match through bargain sale of my development rights _____.

I will not provide the required 25% local match through bargain sale of my development rights _____.

Certification: I (we) certify that all information presented in this pre-application is, to the best of my (our) knowledge, accurate and true.

Signature

Date

Signature

Date

Signature

Date

Pre-applications must be received by Monday March 3rd 2008.

CAYUGA COUNTY FARMLAND PROTECTION PROGRAM

2008 Ranking Criteria: Score Sheet

RANKING CRITERIA	Measurable	Thresholds	Weight	MAX Weight
FARMLAND VIABILITY (SUBJECT PROPERTY)	Quality of Soils	Based on RPS Agricultural Assessed Value of Soil Associations	1-40	40
	% Total Farm Available for Ag Production	Greater than 90%	10	10
		75-90%	5	
		<75%	0	
	Level of Demonstrated Farm Management	Owner participates in farm management programs, BMPs	5	5
Owner has not invested in farm, does not participate in programs		0		
DEVELOPMENT PRESSURE	Public Road Frontage	Greater than 20 LF/acre	10	10
		15 – 20 L.F/acre	7	
		Between 10-15 L.F/acre	5	
		< 10 L.F/acre	0	
	Proximity to Public Water	Located within ¼ mile	10	10
		Located between ¼ - ½ mile	7	
		Located between ½ - 1 mile	5	
		Located > 1 mile	0	
	Proximity to Public Sewer	Located within ¼ mile	5	5
		Located between ¼ - ½ mile	3	
		Located between ½ - 1 mile	2	
		Located > 1 mile	0	
ENVIRONMENTAL IMPACT	Proximity to Public Drinking Water Source	Located within watershed of public drinking water source	10	10
	Stream and Water Frontage	> 5000 L.F stream frontage, > 200 L.F. lake frontage	5	5
	Other Significant Natural Resources	< 5000 L.F. stream frontage; wetlands (5+ acres); proximity to public parkland	5	5
	Buffers Significant Natural Resource	e.g. Maintenance of vegetative buffer strips or setbacks; buffers parkland; etc.	5	5
FARMLAND VIABILITY (EXTERNAL FACTORS)	Buffers Protected Farmland	Within ½ mile of protected farmland	20	20
		Within 2 miles of protected farmland	15	
		Within 5 miles of protected farmland	10	
	Percentage of farmland within 2-mile radius	Greater than 75%	30	30
		50 – 75%	5-30 pts	
Located within an Ag District	Farm is located within a certified agricultural district	5	5	
ACREAGE IMPACT	Number of acres to be protected	Greater than 500	10	10
		200-500	7	
		Between 50-200	5	
		Less than 50 acres	0	
PROPERTY OWNER COMMITMENT	Number of times applied to program	More than once	5	5
		First time	0	0