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**WYOMING COUNTY**

**PURCHASE OF DEVELOPMENT RIGHTS (PDR) PROGRAM**

**NYS Farmland Protection Implementation Grant (FPIG) Round 15  
PRE-APPLICATION**

Applicant (Farm) Name: \_\_\_\_\_

Total Acres included in this pre-application \_\_\_\_\_

**Part 1:**

**Pre-Application Requirements**

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

	<b>Yes</b>	<b>No</b>
1. Is the property or set of properties enrolled in a Wyoming County Agricultural District?	<input type="checkbox"/>	<input type="checkbox"/>
2. Does the zoning of the property or set of properties allow residential, commercial or industrial development?	<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 more than 100 acres in size?	<input type="checkbox"/>	<input type="checkbox"/>
5. Does the property currently have at least 50% of the land in agricultural production?	<input type="checkbox"/>	<input type="checkbox"/>
_____ (WCSW signature required)		
6. 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"/>
7. Have all landowners involved in this pre-application attended a mandatory pre-application Purchase of Development Rights Workshop <u>and</u> at least one member of the farm met in person with the Genesee Valley Conservancy?	<input type="checkbox"/>	<input type="checkbox"/>
_____ (GVC signature required)		

If all of the answers to the questions above are “Yes” 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 this year.

**Part 2:**

**Property Information**

Please provide the following information on the property or set of properties to be considered. All landowners of property in this pre-application must be listed, including Individuals, LLCs, Corporations, and Trusts.

**Farm Owner/  
Operator Name:** \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

**Contact Information**  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

**Landowner Name  
Operator Name):** \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

**Contact Information**  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

**Landowner Name  
Operator Name):** \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

**Contact Information**  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

**Farmland information:**

Tax Parcel Number	Owner Name	Acres	Parcel Address	Parcel municipality

(attach additional sheets if necessary)

- Description of any restrictive easements on the parcels (Do not include utility or highway easements along roadways): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Farmland Characteristics: (Maximum 95 points)

Check all that apply.

### 1. Soil Quality: (Maximum 50 points)

- Property or set of properties has greater than 90% USDA Prime Soils (50 points)
- Property or set of properties has 75-89% USDA Prime Soils (40 points)
- Property or set of properties has 50-74% USDA Prime Soils (25 points)

Confirmed by Wyoming County Soil and Water Conservation District

\_\_\_\_\_ (WCSW signature required)

### 2. Soil Quality: (Maximum 15 points)

- Property or set of properties has 75% or greater USDA Soils of Statewide Importance or Prime if Drained (15 points)
- Property or set of properties has 50-74% USDA Soils of Statewide Importance or Prime if Drained (10 points)
- Property or set of properties has 25-49% USDA Soils of Statewide Importance or Prime if Drained (5 points)

Confirmed by Wyoming County Soil and Water Conservation District

\_\_\_\_\_ (WCSW signature required)

### 3. Land Usage: (Maximum 30 points)

- Property or set of properties has 90% or more of land currently used for crops or livestock production (30 points)
- Property or set of properties has 75-89% of land currently used for crops or livestock production (20 points)
- Property or set of properties has 60-74% of land currently used for crops or livestock production (15 points)

Confirmed by Wyoming County Soil and Water Conservation District

\_\_\_\_\_ (WCSW signature required)

### 4. Size of application: (Maximum 15 points)

- Property or set of properties has greater than 1000 acres (15 points)
- Property or set of properties has between 400 and 1000 acres (10 points)
- Property or set of properties has less than 400 acres (5 points)

**Location Factors: (Maximum 65 points)**

5. Adjacency to Agricultural Land (Maximum 10 points) - *check all that apply*
- Property or set of properties is within 2 miles of permanently protected farmland (5 points)
  - Property or set of properties is adjacent to actively farmed land (5 points)

Please justify: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

(attach additional sheets as needed)

6. Property has access to public water and/or sewer service (Maximum 10 points) - *check one*
- Accessible to public water or sewer lines (10 points)
  - Not accessible but within ½ mile of public water or sewer lines (5 points)

Please explain: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

(attach additional sheets as needed)

7. Property is on or near state highways (Maximum 5 points) - *check one*
- Property is on a state highway (5 points)
  - Property is within ½ mile of state highway (3 points)

8. Proximity to a municipal Village (Maximum 5 points) - *check one*
- Property is adjacent to a Village (5 points)
  - Property is within 1 mile of a Village (3 points)

9. Development Pressure (Maximum 15 points)

Within the past three years, the following have occurred on the property or within 1 mile of the property under consideration: *check all that apply*

- Documented purchase offer (please include) for non-agricultural use of the farm itself (10 points)
- Subdivision of building lots (5 points)
- New construction of residential unit (3 points)
- New construction of non-agricultural commercial unit (2 points)
- Other significant non-agricultural development impact. (up to 2 points)

Please explain: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

(attach additional sheets as needed)

10. Road Frontage (Maximum 10 points)

Total feet of road frontage (up to 5,000 feet): \_\_\_\_\_ feet (2 pts. per 1,000 feet)



14. Describe the history of your farm operation. Include date of inception, summary of major changes to the size and operation, (2 points)

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15. What additional agricultural products, services, value added enhancements, or specialized services do you include in your business operation? (ie. services such as custom harvesting, organic certification, seed sales, trucking, etc.) (4 points)

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16. Describe the productivity of your farm. (ie. milk production per cow, volume of units sold, per acre average crop production, etc.); include all agricultural products and services sold. (4 points)

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17. Do you have a written or estate plan to pass on the farm or business? Please describe. (2 points)

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18. What strategies or tools have you used to become more efficient? (2 points)

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19. Describe major capital improvements you have made in the past 10 years. (4 points)

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20. Please include any additional information that will help us understand the nature of your farm business. (2 points)

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21. Identify your involvement in the agricultural community? Include boards or committees you have served on (ie. Cornell Cooperative Extension), memberships (ie. Farm Bureau) awards you have received (ie. Conservation Farm of the Year), organizations that you have volunteered for (ie. 4-H). (2 points)

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22. Identify your involvement in the local community where you operate your business? Include boards or committees you have served on (ie. school, planning, zoning), awards or recognitions you have received, organizations that you have volunteered for (ie. church, local sports teams) etc. (2 points)

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23. In the past 5 years has the farm completed or updated a Soil Conservation and Water Quality Plan, Forest Management Plan, Nutrient Management Plan, CAFO Plan, AEM Plan or similar plan? (4 points)  
Confirmed by Wyoming County Soil & Water Conservation District:

\_\_\_\_\_ (WCSW signature required)

24. Does your Town have a Right to Farm Law? (2 points)

Yes

25. List up to 10 local agricultural service businesses you have purchased from in the past year. (2 points)

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_

**Maximum total score is 200 points.**

**A minimum of 140 points is needed to qualify for selection to NYS Farmland Protection grant.**

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

I am interested in participating in the Wyoming County Purchase of Development Rights Program and wish to apply to sell the development rights on my land. I certify that all the statements made herein are true and authorize the Wyoming County Agriculture and Farmland Protection Board to evaluate this application and my farm for submission to the New York State Department of Agriculture and Market for Farmland Protection funding.

I understand that selling my property's development rights will result in a conservation easement on my land, effective in perpetuity, that will restrict my land to agricultural and open space uses.

I further understand that State funding awards through the Genesee Valley Conservancy are limited to 87.5% of the value of my development rights and 87.5% of the transaction costs, and, that a local match of 12.5% of the project's total cost is required. I am willing to donate a portion of the value of my development rights to meet the required match through a bargain sale (sale at less than fair market value as determined by a NYS qualified appraiser).

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.**

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Submit completed pre-application by **April 14, 2017**, to:

William J. Daly  
Wyoming County Director of Planning and Development  
36 Center St - Suite C  
Warsaw, NY 14469

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

Cornell Cooperative Extension, Joan Petzen	585-786-2251
Genesee Valley Conservancy, Dave Bojanowski	585-243-2190
Wyoming County Economic Development, Bill Daly	585-786-8820
Wyoming County Soil and Water, Greg McKurth	585-786-3675