



**LIVINGSTON COUNTY
AGRICULTURAL & FARMLAND
PROTECTION BOARD**

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

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**LIVINGSTON COUNTY PURCHASE OF DEVELOPMENT RIGHTS PROGRAM
2017 PRE-APPLICATION**

Applicant Name: _____

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, or 3?	<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 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"/>	
5. 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"/>	
6. 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"/>	
7. 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"/>	
8. Have all landowners involved in this pre-application attended a mandatory pre-application workshop or met in person/spoke with the Genesee Valley Conservancy regarding the Livingston County Purchase of Development Rights Program? Confirmed by the Genesee Valley Conservancy (GVC): _____ (GVC signature required)	<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.

Please check all that apply:

Farm Characteristics (Maximum 70 points)

1. Soil Quality: (Maximum 30 points)

- Property or set of properties has greater than 80% USDA Prime Soils (30 points)
- Property or set of properties has 75-89% USDA Prime Soils, Prime if drained, and Soils of Statewide Importance (25 points)
- Property or set of properties has 50-74% USDA Prime Soils, Prime if drained, and Soils of Statewide Importance (20 points)

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

_____ (LCSWCD signature required)

2. 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)

3. Land Usage: (Maximum 15 points)

- Property or set of properties has greater than 90% of land currently used for crops or livestock production (15 points)
- Property or set of properties has 75-89% of land currently used for crops or livestock production (10 points)
- Property or set of properties has 50-74% of land currently used for crops or livestock production (5 points)

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

_____ (LCSWCD signature required)

4. Commitment: (5 points)

- All land in the application is owned by the farm or farm operation family.

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

_____ (LCSWCD signature required)

Location Factors (Maximum 65 points)

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

- Property or set of properties is adjacent to permanently protected farmland (20 points)
- Property or set of properties is not adjacent to but is within 1 mile of permanently protected farmland (10 points)
- Property or set of properties is adjacent to actively farmed land (7 points)

Please justify: _____

_____ (attach additional sheets as needed)

6. 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)

7. Development Pressure (Maximum 5 points)

Within the past two years, the following have occurred on the property under consideration or within 1/4 mile of the property under consideration: *check all that apply*

- Purchase offer for non-agricultural use of the farm itself
- Subdivision of building lots
- Construction of non-agricultural buildings
- Changes in zoning. Describe: _____

- Other. Describe: _____

Please explain: _____

(attach additional sheets as needed)

8. Road Frontage (Maximum 10 points)

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

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

- Adjacent to or within a significant public natural resource containing important ecosystem or habitat characteristics as identified in the DEC PWL or 303D listing. (e.g. Conesus Lake Watershed, Genesee River, State Forests, State Parks, Genesee Valley Greenway, etc.)

Please describe: _____

(attach additional sheets as needed)

Part 3: Farm Viability Narrative (Maximum 25 points)

Please answer the following questions as completely as possible. This section will help us understand the nature of your farm business:

10. What type of farm do you operate, and what does your farm produce? What services do you provide to the local agricultural community? (0 points)

11. What is the history of your farm? (0 points)

12. Do you have a plan to pass the farm on, or a farm business plan? Please describe. (7 points)

13. How productive is your farm (milk production, crop production, etc.); do you diversify your products? (5 points)

14. How is your farm managed and what tools have you used to become more efficient? (5 points)

15. Describe any capital improvements you have made in the past 5 years. (5 points)

16. Please include any additional information that will help us understand the nature of your farm business, or your involvement in the agricultural community (special recognition, participation in any committees, awards received etc.) (3 points)

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

I am interested in participating in Livingston County's 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 Livingston 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. If private funds are not raised to cover some or all of the 12.5% local match, 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: _____

Submittal Information

Please submit completed pre-applications by **March 31, 2017**, 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 Planning Department: 585-243-7550
Livingston County Soil and Water Conservation District: 585-243-0043
Genesee Valley Conservancy: 585-243-2190