

NYS Criteria for Reviewing Farmland Protection Applications

		Percent of Total	Percent for Easement Projects
Involves Conservation Easements	80 - yes; 50 - no	26.7%	
Will preserve "viable agricultural land"	65 max	21.7%	29.5%
In area facing significant development pressure	25 max	8.3%	11.4%
Serves as buffer to significant natural resource	25 max	8.3%	11.4%
Long-term potential for land to remain in agriculture	55 max	18.3%	25.0%
Cost in relation to acreage preserved	20 max	6.7%	9.1%
Local partners' commitment to farmland protection	30 max	10.0%	13.6%
	300 total	100.0%	100.0%

Will preserve "viable agricultural land"

- Quality of soil resources
 - Town's GIS-based maps/ rating system should indicate the extent of "prime soils" and "other soils of statewide importance" for each parcel
- % of total farm available for agricultural production
 - Indicate how many acres are unsuitable for farming (wetlands; poor quality soils; buildings). A limited amount of timber harvesting from woodlands on the farm may be included as part of the farm's agricultural production.
- Number of acres to be protected
 - Consider whether any land is to be excluded from the conservation easement and set aside for future building lots.
- Level of demonstrated farm management
 - Demonstrate success (yield; recognition or awards)
 - Participation in federal conservation programs such as Agricultural Environmental Management (AEM)

Located in area facing significant development pressure

- Number of building permits granted per year
- Areas of Town that have higher rate of development
- Areas served by public sewer and/or water or areas likely to have these services in the future
- Proposed residential subdivisions

- Identify boundary between “development” and “conservation” areas

Serves as buffer to significant natural resource

- Important habitat or ecosystem would be protected by long-term conservation of the farmland. Important habitats/ ecosystems may include stream corridors, woodlands, “edge” habitats, wetlands, etc.
- Are any endangered species located in the Town?
- What role might there be for the Conservation Board in identifying significant natural resources that may be protected through agricultural conservation easements?

Long-term potential for land to remain in agriculture

- Extent to which property is bordered by or near other protected farms or farms that will likely be protected in the future
- Proximity to markets and processors
- Proximity to vendors providing supplies and services to the subject farm
- Succession plan

Cost of project in relation to acreage preserved

- Cost per acre of preserved farmland

Local partners' commitment to farmland protection

- Actions contained in local farmland protection plans have been implemented
- Total local public (Town) and private (Land Trust) expenditures on Purchase of Development Rights projects
- Number and acreage of permanent conservation easements on local viable agricultural land
- All Monroe County Agricultural Districts have been reviewed on or before their respective anniversary date