



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