
WYOMING COUNTY

PURCHASE OF DEVELOPMENT RIGHTS (PDR) 2019-2020 PROGRAM

NYS Farmland Protection Implementation Grants (FPIG) 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.**

	Yes	No
1. Is greater than 75% of the property in this application 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.**

Farmland Characteristics: (Maximum 65 points)

Check all that apply. (Please submit Soil & Water soil summary with pre-application)

1. Soil Quality: (Maximum 40 points)

- Property or set of properties has greater than 80% USDA Prime Soils (40 points)
- Property or set of properties has 65-80% USDA Prime Soils (30 points)
- Property or set of properties has 50-64% USDA Prime Soils (20 points)

Confirmed by Wyoming County Soil and Water Conservation District

_____ (WCSW signature required)

2. Soil Quality: (Maximum 30 points)

- Property or set of properties has 75% or greater USDA Soils of Statewide Importance and Prime if Drained (30 points)
- Property or set of properties has 50-74% USDA Soils of Statewide Importance and Prime if Drained (20 points)
- Property or set of properties has 25-49% USDA Soils of Statewide Importance and Prime if Drained (10 points)
- Property or set of properties has 10-25% USDA Soils of Statewide Importance and Prime if Drained (5 points)

Confirmed by Wyoming County Soil and Water Conservation District

_____ (WCSW signature required)

3. Land Usage: (Maximum 15 points)

- Property or set of properties has 80% or more of land currently used for crops or livestock production (15 points)
- Property or set of properties has 70-79% of land currently used for crops or livestock production (10 points)
- Property or set of properties has 60-69% of land currently used for crops or livestock production (5 points)

Confirmed by Wyoming County Soil and Water Conservation District

_____ (WCSW signature required)

4. In the past 5 years has the farm completed or updated a: (Maximum 4 points)

- Soil Conservation and Water Quality Plan prepared by (agency/organization) _____
- Forest Management Plan prepared by (agency/organization) _____
- Nutrient Management Plan prepared by (agency/organization) _____
- CAFO Plan prepared by (agency/organization) _____
- AEM Plan prepared by (agency/organization) _____
- or similar land management plan. *Please describe below.*

Confirmed by Wyoming County Soil & Water Conservation District:

_____ (WCSW signature required)

5. Does the Town your farmstead is located in have a Right to Farm Law? (1 point)

- Yes

Location Factors: (Maximum 60 points)

6. Adjacency to Agricultural Land (Maximum 5 points) - *check all that apply*
- Property or set of properties is within 2 miles of permanently protected farmland (2 points)
 - Property or set of properties is adjacent to actively farmed land (3 points)

Please justify: _____

(attach additional sheets as needed)

7. 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 1/2 mile of public water or sewer lines (5 points)

Please explain: _____

(attach additional sheets as needed)

8. Property is on or near state highways (Maximum 5 points) - *check one*
- Property is on a state highway (5 points)
 - Property is within 1/2 mile of state highway (3 points)

9. 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)

10. 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 and provide documentation*

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

Please explain: _____

(attach additional sheets as needed)

11. Road Frontage (Maximum 10 points)

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

12. Proximity to public natural resources (Maximum 10 points)

Adjacent to or within a significant public natural resource containing important ecosystem or habitat characteristics. Please identify where applicable. (up to 2 points for each)

- Watershed location of farmstead
List the watershed where your farmstead is located _____
ie. Genesee River, Silver Lake, Oatka Creek, Wiscoy, etc.
 - Adjacent to municipal park (ie. state, town, village)
 - Includes or borders state or federal wetlands
 - Adjacent to State or County Forest land
 - Includes or borders perennial blue line stream
 - Includes or borders public trail (ie. hiking, snowmobile, equine)
 - Other public natural resource; please describe
-
-

Part 3: Farm Viability: (Maximum 50 points)

Please answer the following questions as completely as possible. This section will help us understand the nature and impact of your farm business to the local agricultural industry. *Use additional sheets if necessary.*

13. What is your primary agricultural product? (0 points)

14. Describe your current farm operation. Include management, diversity of products and services, family involvement, number of employees, size of operation, markets of products produced, and other relevant information.

Provide business publications if relevant. (12 points)

15. Please describe in detail your near and long term business goals. (5 points)

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

17. 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)

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

19. Do you have a written business or estate plan to pass on the farm or operation? Please describe. (5 points)

20. What strategies or tools have you used to become more efficient? (3 points)

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

22. Please include any additional information that will help us understand the nature of your farm business. (3 points)

23. 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). (3 points)

24. 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. (3 points)

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. _____

The Wyoming County AFPB Selection committee reserves the right to review and make corrections to answers and subsequent scoring provided by landowners.

Maximum total score is 175 points.

A minimum of 130 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 grant 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: _____

Submit completed pre-application by 3:00 pm, Friday May 3rd 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, Al Fagan	585-786-3675