

New York State Farmland Protection Program



CAYUGA COUNTY DEPT. OF PLANNING
& ECONOMIC DEVELOPMENT

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Funding Available for Farmland Protection

Purchase of Development Rights (PDR)

- ❑ Funding will be available from NYS to PERMANENTLY protect farmland through PDR
- ❑ NYS has updated program requirements:
 - ✓ Projects expected to be completed in 2 years...FARMERS MUST BE READY TO PROCEED RIGHT AWAY!! (no extensions granted, award will be pulled)
 - ✓ Applicant (on behalf of farmer) now MUST also be easement holder
 - ✓ Applicant limited in number of farms they can submit
- ❑ Program is highly competitive!



Process

- ❑ **Landowners complete Cayuga County Pre-Application**
- ❑ **County Planning Staff scores all pre-applications**
- ❑ **County AFPB will review and choose up to 5 to endorse**
 - ✓ They will choose most competitive farms with best chance for success
- ❑ **Endorsed pre-applications will be submitted to NYALT**
 - ✓ NYALT will review all proposals received from the counties they serve and choose ones to prepare State Applications for (only allowed 6 total last year!)
 - ✓ NYALT will contact landowners to prepare State Applications
- ❑ **If awarded, landowner will contract with NYALT to manage the project and to hold the conservation easement**
- ❑ **NYS expects projects to close in 2 years or less!**



Funding Priorities: AFPB & NYS Requirements

- ❑ **Proposals MUST be in line with Cayuga County & Town Ag Plans**
 - ✓ Farm parcels clearly identified as priority for protection
- ❑ **Farm Viability**
 - ✓ Tier 1 and 2 Agricultural Environmental Management (AEM) Plan (minimum requirement to apply)
 - ✓ High percentage of Prime & Statewide Significant Soils
- ❑ **Development Pressure**
 - ✓ Recent residential or commercial growth close to farm
- ❑ **Landowner Readiness**
 - ✓ Land planning map complete (farmstead complex & exclusions)
 - ✓ Plan for paying for project work (survey, appraisal, etc.)
- ❑ **Buffer to Significant Public Natural Resource**



Costs to Landowners

❑ Pre-Application Costs:

- ✓ Submitting Pre-Application to County Planning Dept.- **FREE !**

❑ NYS Application Prep with NYALT:

- ✓ GIS Mapping done by CCPED- \$100 - \$200

❑ Award Costs*:

- ✓ **Surveys**
- ✓ **Appraisal**
- ✓ **Title Report**
- ✓ **Legal Fees**
- ✓ **Easement Recording Fees**

- ❖ No state funds can be used to cover state or local real estate transfer taxes.
- ❖ Max state contribution toward purchase price of development rights is \$29,000 per acre.

* Most of these costs are either completely or partially reimbursable; however any costs incurred prior to the start date of a funding agreement with NYS will not be reimbursed. State funds cannot be used toward the landowner's cost for legal or financial advisors.



What's Your Motivation?

- ❑ Sense of urgency: loss of farmland and/or farms, encroaching development, etc.
- ❑ Accessing equity: debt reduction, investment, retirement, inheritance, etc.
- ❑ Heritage preservation: passing on tradition and a way of life to future generations
- ❑ Land conservation ethic: protecting open space, scenic views, wildlife habitat, etc.
- ❑ Food security: preserving the nation's more fertile soil base for food production

WARNING: The conservation easements placed on farmland through this program are permanent. The decision to participate is highly personal and should be thoroughly considered before giving your commitment!

Pre-Application Submittals

- ❑ **MUST be received by the County Planning Dept. by 4:30 PM on Friday February 24, 2017 to be considered!**

- ✓ **Mail or hand deliver pre-applications to:**

**Cayuga County Agriculture & Farmland Protection Board
c/o Cayuga County Department of Planning & Economic Development
160 Genesee Street, 5th Floor
Auburn, New York 13021**

- ✓ **Email pre-applications and attachments as .pdf files to Kari at kterwilliger@cayugacounty.us**

- ❑ **Questions? Email or call Kari at (315) 253-1485**

Visit Us Online!

- ❑ Pre-application
- ❑ Links
- ❑ Map of Protected Farms
- ❑ PowerPoint Presentation



<http://www.cayugacounty.us/Departments/Planning-and-Economic-Development/Agricultural-Farmland-Protection/Purchase-of-Development-Rights>