

New York State Farmland Protection Program



CAYUGA COUNTY DEPT. OF PLANNING
& ECONOMIC DEVELOPMENT

315-253-1276
planning@cayugacounty.us

Funding Available for Farmland Protection

Purchase of Development Rights (PDR)

- ❑ Funding is available from NYS to PERMANENTLY protect farmland through PDR
- ❑ NYS 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) MUST also be an easement holder (aka a land trust)
 - ✓ Applicant limited in number of farms they can submit

Process

Landowners complete the Cayuga County Pre-Application and submit it to County Planning Dept.

- ❑ Applicants meet with County Planning Staff to review pre-application and identify the Farmstead Area and any Exclusions.
- ❑ County AFPB will review and select farms to endorse. Their selections will create a “pool” of supported farm pre-applications for the land trusts to choose from as funding becomes available....Farmers only need to submit a pre-application once!
 - ✓ Each year farms can submit updated information for their pre-applications.
- ❑ Land trusts will select farms from the “pool” of endorsed pre-applications as funding becomes available.
 - ✓ Land trusts will contact landowners they select from the “pool” to work with and prepare State Applications for.
- ❑ If awarded, landowner will contract with the land trust 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

- ✓ Road frontage, public water/sewer, recent residential growth close to farm, etc.

Costs to Landowners

❑ Pre-Application Costs:

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

❑ 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.

* 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 4:00 PM on Wednesday December 1, 2021 to be considered!**

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

Kari Terwilliger, Senior Planner

Cayuga County Department of Planning & Economic Development

160 Genesee Street, 5th Floor

Auburn, New York 13021

***Mailed applications must be postmarked by Monday November 29th, 2021**

- ✓ **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**
- Frequently Asked Questions Sheet**

<https://www.cayugacounty.us/693/Purchase-of-Development-Rights>