



**LIVINGSTON COUNTY  
AGRICULTURAL & FARMLAND  
PROTECTION BOARD**

Livingston County Government Center  
6 Court Street, Room 305  
Geneseo, New York 14454-1043

Telephone: (585) 243-7550  
Fax: (585) 243-7566  
www.livingstoncounty.us/planning.htm

**LIVINGSTON COUNTY FARMLAND PROTECTION  
2019 PRE-APPLICATION**

**Applicant Name:** \_\_\_\_\_

**Part One: Eligibility Criteria**

In order to be eligible to participate in a County supported farmland protection program (Purchase of Development Rights program or other state or federal farmland protection initiative), the applicant property(s) must meet the following requirements. Please answer all of the following.

	Yes	No	N/A
1. 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"/>
2. 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"/>	
3. Does the property have at least 50% USDA Prime Soils, Prime if drained, and Soils of Statewide Importance? Confirmed by Livingston County Soil & Water Conservation District (LCSWCD): _____ (LCSWCD signature required)	<input type="checkbox"/>	<input type="checkbox"/>	
4. 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"/>	
5. 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"/>	
6. Have all landowners involved in this pre-application attended a mandatory pre-application workshop or met with the Genesee Valley Conservancy regarding the Livingston County Purchase of Development Rights Program? Confirmed by the Genesee Valley Conservancy (GVC): _____ (GVC signature required)	<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.



Please check all that apply:

**Farm Characteristics (Maximum 70 points)**

1. Soil Quality: (Maximum 30 points)

- Property or set of properties has greater than 80% USDA Prime Soils (30 points)
- Property or set of properties has at least 75% USDA Prime Soils, Prime if drained, and Soils of Statewide Importance (25 points)
- Property or set of properties has 50-74% USDA Prime Soils, Prime if drained, and Soils of Statewide Importance (20 points)

Confirmed by Livingston County Soil and Water Conservation District (LCSWCD)

\_\_\_\_\_ (LCSWCD signature required)

2. 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)

3. Land Usage: (Maximum 15 points)

- Property or set of properties has greater than 90% of land currently used for crops or livestock production (15 points)
- Property or set of properties has 75-89% of land currently used for crops or livestock production (10 points)
- Property or set of properties has 50-74% of land currently used for crops or livestock production (5 points)

Confirmed by Livingston County Soil and Water Conservation District (LCSWCD)

\_\_\_\_\_ (LCSWCD signature required)

4. Commitment: (5 points)

- All land in the application is owned by the farm or farm operation family.

**Part 3: Farm Viability Narrative (Maximum 27 points)**

Please answer the following questions as completely as possible. This section will help us understand the nature of your farm business:

5. What type of farm do you operate, and what does your farm produce? What services do you provide to the local agricultural community? (0 points)

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6. What is the history of your farm? (0 points)

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7. Do you have a plan to pass the farm on, or a farm business plan? Please describe. (7 points)

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8. How productive is your farm (milk production, crop production, etc.); do you diversify your products?  
(5 points)

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9. How is your farm managed and what tools have you used to become more efficient? (5 points)

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10. Describe any capital improvements you have made in the past 5 years. (5 points)

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11. Please include any additional information that will help us understand the nature of your farm business, or your involvement in the agricultural community (special recognition, participation in any committees, awards received etc.) (3 points)

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12. Within the past two years, has the Applicant been approached to use the property for non-agricultural uses? What other development pressures has the Applicant experienced regarding the property under consideration? (2 points)

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(attach additional sheets as needed)

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**Part 4: Additional Criteria to be Considered (Maximum 64 points)**

*Information gathered by the Livingston County Planning Department.*

The following location factors will also be considered during the PDR Application Review process:

1. Proximity to permanently protected lands
2. Adjacency to actively farmed lands
3. Proximity to public water and sewer lines
4. Existing public water and sewer service to the property
5. Lateral restrictions on public water and sewer lines
6. Proximity to I-390 access points or State Highways
7. Road frontage
8. Adjacency to historic, cultural, or public natural resources
9. Existing zoning and local regulations
10. Rezoning or changes in zoning that promote more intensive uses
11. Subdivision of building lots
12. Construction of non-ag buildings

**This section must be completed to process the pre-application.**

I am interested in participating in Livingston County's 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 Livingston 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 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. If private funds are not raised to cover some or all of the 12.5% local match, 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: \_\_\_\_\_  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**Submittal Information**

Please submit completed pre-applications by **March 29, 2019**, 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