

**GENESEE LAND TRUST PURCHASE OF DEVELOPMENT RIGHTS PROGRAM  
2022 PRE-APPLICATION**

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

**Part 1: Property Information**

Please provide the following information on the property or set of properties to be considered:

<b>Farm Owner/ Operator Name:</b> _____ <b>Mailing Address:</b> _____ _____	<b>Contact Information</b> <b>Phone:</b> _____ <b>Fax:</b> _____ <b>Email:</b> _____
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<b>Landowner Name (if different from Farm Owner/ Operator Name):</b> _____ <b>Mailing Address:</b> _____ _____	<b>Contact Information</b> <b>Phone:</b> _____ <b>Fax:</b> _____ <b>Email:</b> _____
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<b>Landowner Name (if different from Farm Owner/ Operator Name):</b> _____ <b>Mailing Address:</b> _____ _____	<b>Contact Information</b> <b>Phone:</b> _____ <b>Fax:</b> _____ <b>Email:</b> _____
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\*Attach additional sheets if necessary, listing all landowners for parcels included in this pre-application.

- Number of tax parcels to be considered: \_\_\_\_\_
- Tax parcel information:

Tax Parcel Number	Owner Name	Acres	Rented or owned?	Parcel Address	Parcel municipality

(Attach additional sheets if necessary)

Please check all that apply:

**Farm Characteristics**

1. Land Usage:

- Property or set of properties has greater than 90% of land currently used for crops or livestock production
- Property or set of properties has 75-89% of land currently used for crops or livestock production
- Property or set of properties has 50-74% of land currently used for crops or livestock production

2. Do any easements or leases exist on the parcels, such as gas leases, cell phone or meteorological towers easements, or access easements?

- No
- Yes

If yes, please describe: \_\_\_\_\_  
\_\_\_\_\_

3. Is the property located in an Agricultural District?

- No
- Yes

4. What is the current zoning of the property? \_\_\_\_\_

5. Adjacency to public water and sewer service

- Adjacent to public water
- Adjacent to public sewer lines
- Not adjacent to but within 1/2 mile of public water
- Not adjacent to but within 1/2 mile of public sewer lines

Please explain: \_\_\_\_\_  
\_\_\_\_\_

6. Development Pressure

Within the past two years, the following have occurred on the property under consideration or within 1/4 mile of the property under consideration: *check all that apply*

- Purchase offer for non-agricultural use of the farm itself
- Sale of another farm within 1 mile to a non-farmer owner
- Subdivision of building lots
- Construction of non-agricultural buildings
- Solar Development
- Changes in zoning. Describe: \_\_\_\_\_
- Other. Describe: \_\_\_\_\_

Please explain: \_\_\_\_\_  
\_\_\_\_\_

**Part 2: Farm Viability Narrative**

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

7. What type of farm do you operate, and what does your farm produce?

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

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9. What is the history of your farm?

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10. Does the property contain any important natural resources (a stream, wetlands, old-growth forest, etc.)?

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11. Do you have a plan to pass the farm on, or a farm business plan? Please describe.

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12. How is your farm managed and what tools have you used to become more efficient or sustainable? Indicate any management plans you have in place, if any, and the duration these plans have been in use (Soil Conservation and Water Quality Plan, Agricultural Environmental Management Plan, Soil Testing/Nutrient Management plan, Forest Management Plan, etc.)

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13. Describe any capital improvements you have made in the past 5 years.

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

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15. (Optional) To help tell the story of your farm for this grant application, if awarded, how might you use the funds? Expansion of farm, retirement, capital improvements?

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**Part 3: Farm Plan**

Please attach any maps of your farm operation that you may have, these may include all lands owned and rented, indicating the specific areas that are part of this application, soil maps, USDA maps, etc.

**Part 4: Farm Characteristics and Location Factors**

Genesee Land Trust will analyze and take into consideration the following items:

1. Size of the property
2. Percentage of USDA Prime Soils, Soils of Statewide Importance, and Unique soils
3. Proximity to other permanently protected farmland
4. Proximity to other permanently protected natural resources
5. Proximity to other active farmland
6. Proximity to public natural resources
7. Road frontage
8. Proximity to major transportation routes

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

I am interested in participating in Genesee Land Trust'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 Genesee Land Trust to evaluate this application and my farm for submission to the New York State Department of Agriculture and Markets 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 only.

I further understand that state funding awards through the New York State Department of Agriculture and Markets are limited to 87.5% of the value of my development rights and the transaction costs. 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: \_\_\_\_\_