



New York State
Grants Gateway

Round 14 Farmland Protection Implementation Grants (FPIG) Program

Farmlands Forever

AGM01-FPIG-2016-00001

Gateway Farms (TEST1 - 87.5%)


Submitted: Mar 3, 2016 3:06PM

Grant Opportunity:

- Department of Agriculture & Markets
- AGM01-FPIG-2016

Organization:

- Not-For-Profit
- Organization SFS Vendor ID: 1000000624
- Grant Amount Requested: \$2,000,000.00

Organization	Grant Opportunity	Application #	Project Title	Date/Time Submitted
	Round 14 Farmland Protection Implementation Grants (FPIG) Program	AGM01-FPIG-2016-0001	Gateway Farms (TEST1 - 87.5%)	Mar 3 2016 3:06PM

Submission Information

Submission Date: Mar 3 2016 3:06PM

Submitted By: Jeff GConSig

Submitter's Role: Grantee Contract Signatory

The organization representative listed above agreed to the following:

By clicking the **I Agree** button below, you certify and agree that you are authorized on behalf of the applicant and its governing body to commit the applicant to comply with the requirements of Article 15-A of the New York State Executive Law: Participation By Minority Group Members and Women With Respect To State Contracts by providing opportunities for Minority-owned Business Enterprise (MBE)/Woman-owned Business Enterprise (WBE) participation. You further certify that the applicant will maintain such records and take such actions necessary to demonstrate such compliance throughout the completion of the project.

By clicking the **I Agree** button below, you certify that you are authorized on behalf of the applicant and its governing body to submit this application. You further certify that all of the information contained in this Application and in all statements, data and supporting documents which have been made or furnished for the purpose of receiving Assistance for the project described in this application, are true, correct and complete to the best of your knowledge and belief. You acknowledge that offering a written instrument knowing that the written instrument contains a false statement or false information, with the intent to defraud the State or any political subdivision, public authority or public benefit corporation of the State, with the knowledge or belief that it will be filed with or recorded by the State or any political subdivision, public authority or public benefit corporation of the State, constitutes a crime under New York State Law.

Organization	Grant Opportunity	Application #	Project Title	Date/Time Submitted
Farmlands Forever	Round 14 Farmland Protection Implementation Grants (FPIG) Program	AGM01-FPIG-2016-0 0001	Gateway Farms (TEST1 - 87.5%)	Mar 3 2016 3:06PM

Project/Site Addresses

Gateway Farms (TEST1 - 87.5%)

123 Scenic Vista Road

Scenic Vista, NY 12345

County: Columbia County

Agency Specific Region: Hudson Valley

Project Statewide: No

Organization	Grant Opportunity	Application #	Project Title	Date/Time Submitted
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Program Specific Questions

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- a) Please identify the type of Conservation Easement Project being proposed. Please identify the type of conservation easement transaction that will result from this proposed project; please ENTER ONE of the following choices: "PDR" for Purchase of Development Rights transaction or "TDR" for Transfer of Development Rights transaction or "DDR" for Donation of Development Rights transaction
- PDR
- b) If this is a Joint Proposal, please identify the partnering entity that will be the co-applicant. Please also provide Full Name, Phone Number, and Email Address of a Principal Contact of that partnering entity.
- c) Please identify the County(ies) in which the proposed Conservation Easement Project is located.
- Columbia
- d) Please be sure to respond to both parts of this question. Authorized Representative of applicant entity: Part 1: Please provide contact information for the Authorized Representative of the applicant entity. Please provide Full Name, Phone Number, and Email Address of the Authorized Representative. Part 2: Please submit a copy of a resolution that was passed by the governing body of the applicant that documents the applicant entity's authorization to submit this grant proposal to the State of New York.
- Sid Smith (518) 123-4567 ext 1 sid.smith@farmlandsforever.org
- Uploaded Document:
- FileNetDocRetrieval.aspx?docID={47848C17-A3A8-4F50-9B64-D90547AD935D}
4539780-programspecificquestiond-authorizingresolutionuplo.pdf
- e) Principal Contact of applicant entity: If the applicant entity intends for someone other than the Authorized Representative of the applicant entity to serve as a "Principal Contact" regarding the content of this proposal, please provide contact information for that individual. Please provide Full Name, Phone Number, and Email Address of the Principal Contact of the applicant entity.

Jen Jones (518) 123-4567 ext 4 jen.jones@farmlandsforever.org

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- f) Please be sure to respond to both parts of this question. Part 1: Please identify all landowners involved in the proposed Conservation Easement Project. For each landowner, include Name, Farm Name (if applicable), Address, Phone Number, and Email address. Part 2: A letter signed by all participating landowners or a signed letter from each participating landowner must be submitted. Each letter should be composed by the landowner(s) participating in the proposed project. Each letter must clearly address the following items: 1. Why each landowner is participating in the proposed project; and 2. Why each landowner has selected a perpetual conservation easement as the means to protect his/her agricultural land.

Frank Gateway Cindy Gateway Jeffrey Gateway Gateway Farms 4 Agrarian Way Hamlet, NY 12345
(518) 123-9876 beef4u@gatewayfarms.com

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4539780-programspecificquestionf-landownerletterupload-hva.pdf

- g) Farm Operation: Please identify only one person, either the owner or other principal decision maker, of the Farm Operation associated with this proposed Conservation Easement Project. Please include the person's full name, Farm Name, Address, Phone Number, and Email address.

Jeffrey Gateway Gateway Farms 4 Agrarian Way Hamlet, NY 12345 (518) 123-9876
JG@gatewayfarms.com

- 1a) You must respond to both parts of this question. Consistency with County Public Policy regarding Farmland Protection: Part 1: Please identify the county(ies) in which this Conservation Easement Project is located. Please briefly describe how this proposed Conservation Easement Project is consistent with the agricultural and farmland protection plan of the county(ies) in which this proposed project is located. Part 2: Please submit a copy of a signed letter that documents the endorsement from each County Agricultural and Farmland Protection Board associated with each county in which this proposed Conservation Easement Project is located.

Columbia PDR is principal strategy for permanent farmland protection in Columbia County as noted in Chapter 8 of Columbia County Agricultural & Farmland Protection Plan as adopted on .

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4539780-programspecificquestion1a-afpbletterofendorsementu.pdf

- 1b) If applicable, also respond to the second part of this question. Consistency with Municipality Public Policy regarding Farmland Protection: Part 1: Please identify the municipality(ies) in which this Conservation Easement Project is located. Please briefly describe how this proposed Conservation Easement Project is consistent with the agricultural and farmland protection plan of the municipality(ies) in which this proposed project is located. Part 2: Please submit a copy of a letter signed by an authorized representative of the governing body or a copy of a resolution adopted by the governing body that documents the endorsement from each municipality in which this proposed Conservation Easement Project is located.

Town of Hamlet PDR is principal strategy for permanent farmland protection in Town of Hamlet Farmland Protection Plan as adopted on .

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4539780-programspecificquestion1b-municipalityresolutionof.pdf

- 1c) If applicable, also respond to the second part of this question. Evidence of Local Support: Part 1: Please briefly describe how other local project partners (whether or not each is making any financial contribution toward this proposed project) are demonstrating each/any entity's own support of this Conservation Easement Project or the associated Farm Operation AND/OR how each/any entity is otherwise demonstrating its support for agriculture or farmland protection. Part 2: If any entity is providing a local cash contribution (and particularly if the applicant entity is a governmental entity that is making a cash contribution) toward this Conservation Easement Project, you must submit a copy of a letter signed by an authorized representative of the governing body or a copy of a resolution adopted by the governing body that formally acknowledges that entity's proposed cash contribution.

Landowners of Gateway Farms have agreed to a bargain sale of the proposed conservation easement, which is estimated to result in a State contribution of 86.3% of total project costs (rather than the intended 87.5% State contribution due to the \$2,000,000 limit on any given award provided by FPIG). (NOTE TO APPLICANTS: For all proposals seeking any other level of State assistance, the following response and associated upload are offered as guidance. Mother Lode Land Trust will provide a cash contribution of \$XXX,XXX to be used toward the purchase price of the perpetual conservation easement on Gateway Farms (letter and resolution are included in the response to Part 2 of this question.)

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4539780-programspecificquestion1c-localcashmatchcommitment.pdf

- 2) Size of Conservation Easement Project: How many acres will be protected in this proposed project (based upon either a tax parcel map or an existing legal survey)? Please enter the estimated acres to the nearest whole-acre (i.e., no decimal fraction).

139

- 3a) Active Agricultural Production on Conservation Easement Project (Acres): How many of the protected acres are currently in active agricultural production (i.e., crop and/or livestock production)? Please enter the estimated acres to the nearest whole-acre (i.e., no decimal fraction).

98

- 3b) Active Agricultural Production on Conservation Easement Project (% of project): What extent of the protected acres does this represent (i.e., # of protected acres currently in active crop and/or livestock production divided by the # of protected acres, then multiply by 100 to determine its %)? Please enter the estimated % to the nearest whole number (i.e., no decimal fraction) and please do not type the "%" key when entering your response.

71

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- 4a) Prime Soils on Conservation Easement Project (Acres): How many of the protected acres are Prime Soils? (NOTE: Prime soils are distinct from those referenced in Program Specific Questions #5a and #5b below. Do NOT include "Prime, if drained" soils or Unique Soils.) Please enter the estimated acres to the nearest whole-acre (i.e., no decimal fraction).

20

- 4b) Prime Soils on Conservation Easement Project (% of project): What extent of the protected acres does this represent (i.e., # of acres of Prime Soils divided by the # of protected acres, then multiply by 100 to determine its %)? Please enter the estimated % to the nearest whole number (i.e., no decimal fraction) and please do not type the "%" key when entering your response.

14

- 5a) Soils of Statewide Importance on Conservation Easement Project (Acres): How many of the protected acres are Soils of Statewide Importance? (NOTE: Soils of Statewide Importance are distinct from those referenced in Program Specific Questions #4a and #4b (i.e., these are NOT Prime Soils). DO NOT include Unique Soils.)

97

- 5b) Soils of Statewide Importance on Conservation Easement Project (% of project): What extent of the protected acres does this represent (i.e., # of acres of Soils of Statewide Importance divided by the # of protected acres, then multiply by 100 to determine its %)? Please enter the estimated % to the nearest whole number (i.e., no decimal fraction) and please do not type the "%" key when entering your response.

70

- 6) Soil Survey Map: Please provide a soil survey map showing the boundaries of: (a) the proposed Conservation Easement Project; and (b) all Prime Soils and all Soils of Statewide Importance (please delineate each type separately) located within the boundaries of the proposed Conservation Easement Project.

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4539780-programspecificquestion6and16-soilsmupload-round.pdf

- 7) Site Plan: Please submit a site plan that covers the entire proposed Conservation Easement Project. The site plan must identify (including acreage of each, as applicable): (1) all "use areas" that will be addressed in the conservation easement, AND (2) (if applicable) any significant natural public resource within or adjoining a boundary of this Conservation Easement Project AND (3) (if applicable) each parcel (or portion thereof) of real property that is NOT subject to the proposed conservation easement but is (i) embedded within the boundaries of this project or (ii) adjoining any boundary of this project or (iii) located in close proximity of any boundary of this project AND for which any landowner associated with this project also owns or may have a partial ownership interest therein. Please select an appropriate scale of aerial imagery that will provide sufficient detail and clarity to enable the evaluators to clearly see your proposed Conservation Easement Project.

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4539780-programspecificquestion7-siteplanmapupload-round14.pdf

- 8) **Current Farm Operation:** Please be sure to respond to both parts of this question. Part 1: Please identify the principal enterprise of the Farm Operation associated with this proposed project. Please ENTER ONE from the following choices: - Dairy - Cash Crop - Grain(s) - Cash Crop - Vegetable(s) - Orchard - Berries - Vineyard - Horticulture (including trees, shrubs, flowers, sod, etc.) - Sugarbush - Aquaculture - Beef cattle - Poultry - Eggs - Hay - Equine / Horse Boarding - Other (specify): Part 2: Please upload a ONE PAGE narrative to describe the nature of the current farm enterprise, including the type and size of operation, recent production history, years in operation, number of non-family employees (please specify number of each: permanent full-time, seasonal full-time, permanent part-time, and seasonal part-time) plans for future operations, amount of additional land owned and/or rented, and awards received (e.g. Dairy of Distinction).

Beef cattle Grass-fed beef cattle operation since 1985 with slaughterhouse and custom butcher shop facilities on the premises since 2004. 150 head herd with annual processing of 60 head plus additional annual processing of another 140 head from other local producers. 6 family employees (4 permanent full-time, 1 permanent part-time, 1 seasonal) and 3 non-family employees (1 permanent full-time, 1 permanent part-time, 1 seasonal)

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4539780-programspecificquestion8-currentfarmoperationuploa.pdf

- 9) **Long-term Viability:** Please describe the factors and/or attributes of the Farm Operation that suggest it will likely continue as a farm in the future. In your consideration of "long-term viability" and based on available data regarding future extreme weather events and hazard risk analysis, please include the likelihood of flooding resulting from (i) sea level rise, (ii) storm surge associated with extreme storms, and (iii) more frequent extreme precipitation events. You may upload a ONE PAGE narrative to accompany your response in the space provided here.

85% high quality soils and 71% of property devoted to active agricultural production, Gateway Farms has physical characteristics to sustain long-term productive capacity. Based on available data regarding future extreme weather events and hazard risk analysis, no part of Gateway Farms will be subject to flooding resulting from sea level rise or from storm surge. A small portion of the property (approximately 10 acres) is projected to become subject to more frequent flooding (but not to scour erosion) in proximity to Highwater Brook that adjoins the southern boundary of the property.

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- 10) **Evidence of Development Pressure:** Please describe the extent to which the Farm Operation is facing significant development pressure and why it is at-risk of being converted to non-farm uses. You may incorporate any figures, tables or other information showing development patterns, trends, population statistics or other relevant factors. You may upload a ONE PAGE narrative to accompany your response in the space provided here.

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Columbia County has been subject to sustained growth and associated land development since prior to the most recent nationwide recession. Please refer to the more detailed analysis contained in the attached one-page narrative.

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- 11) Key Project Personnel: List all of the individuals who will be directly responsible for developing and managing the proposed Conservation Easement Project. For each person listed (as applicable), specify how many Conservation Easement Projects funded through the Department's Farmland Protection Implementation Grants (FPIG) program for which each listed person is/was the designated local project manager. Also, specify any relevant education and prior experience in the development, administration or management of agricultural conservation easements; do not include any education or experience UNLESS it is specifically associated with prior farmland protection implementation activities. If any person listed has no such prior experience, simply indicate "no such prior experience." You may upload a ONE PAGE narrative to accompany your response in the space provided here. DO NOT attach resumes.

Joe Schmoe, B.S.-Agriculture, Cornell; Joe has completed two FPIG-funded conservation easement projects (Town of NAME-Sunset Acres project; Mother Lode Land Trust-Happy Holsteins Ranch project), serving as the local project manager for both. He is presently the local project manager for another FPIG-funded conservation easement project (Golden Sands farm project in Town of NAME).

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- 12) Have you completed the Financial Worksheet for your proposed Conservation Easement Project? Please submit a copy of your completed Financial Worksheet (as an Excel spreadsheet - please do NOT submit any other type or format of digital file).

Yes

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4539780-financialworksheet-sample-gatewayfarms-test1-87_5p.xls

- 13a) Item #1 (subpart 1 of 13) - OPTIONAL: Supplemental Information for Bonus Points Consideration. Submit supporting information (preferably as PDF; maximum size = 10MB) that clearly documents at least six (6) of the thirteen (13) bulleted items identified for item #1 in Appendix A of the RFP ("Supplemental Information for Bonus Points Consideration"). Extent of local efforts to actively protect local farmland: (subpart 1 of 13) - municipality (NOT a county) has an agricultural and farmland protection plan approved by the Commissioner of NYS Department of Agriculture and Markets.

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4539780-programspecificquestion13a-optionalbonusptsitem1su.pdf

- 13b) Item #1 (subpart 2 of 13) - OPTIONAL: Supplemental Information for Bonus Points Consideration. Submit supporting information (preferably as PDF; maximum size = 10MB) that clearly documents at least six (6) of the thirteen (13) bulleted items identified for item #1 in Appendix A of the RFP ("Supplemental Information for Bonus Points Consideration"). Extent of local efforts to actively protect local farmland: (subpart 2 of 13) - municipality (NOT a county) has comprehensive land use plan that has been updated within last 5 years.

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- 13c) Item #1 (subpart 3 of 13) - OPTIONAL: Supplemental Information for Bonus Points Consideration. Submit supporting information (preferably as PDF; maximum size = 10MB) that clearly documents at least six (6) of the thirteen (13) bulleted items identified for item #1 in Appendix A of the RFP ("Supplemental Information for Bonus Points Consideration"). Extent of local efforts to actively protect local farmland: (subpart 3 of 13) - all agricultural district(s) within which the subject properties are located are current (i.e., each agricultural district has been reviewed on or before its respective anniversary date).

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- 13d) Item #1 (subpart 4 of 13) - OPTIONAL: Supplemental Information for Bonus Points Consideration. Submit supporting information (preferably as PDF; maximum size = 10MB) that clearly documents at least six (6) of the thirteen (13) bulleted items identified for item #1 in Appendix A of the RFP ("Supplemental Information for Bonus Points Consideration"). Extent of local efforts to actively protect local farmland: (subpart 4 of 13) - right to farm law enacted.

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- 13e) Item #1 (subpart 5 of 13) - OPTIONAL: Supplemental Information for Bonus Points Consideration. Submit supporting information (preferably as PDF; maximum size = 10MB) that clearly documents at least six (6) of the thirteen (13) bulleted items identified for item #1 in Appendix A of the RFP ("Supplemental Information for Bonus Points Consideration"). Extent of local efforts to actively protect local farmland: (subpart 5 of 13) - farmland mitigation ordinance enacted.

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- 13f) Item #1 (subpart 6 of 13) - OPTIONAL: Supplemental Information for Bonus Points Consideration. Submit supporting information (preferably as PDF; maximum size = 10MB) that clearly documents at least six (6) of the thirteen (13) bulleted items identified for item #1 in Appendix A of the RFP ("Supplemental Information for Bonus Points Consideration"). Extent of local efforts to actively protect local farmland: (subpart 6 of 13) - municipality has established Transfer of Development Rights (TDR) program that delineates "viable agricultural land" to be protected in its sending areas. As referenced herein, "viable agricultural land" means land highly suitable for a "Farm Operation" as that term is defined in NYS Agriculture & Markets Law section 301.

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- 13g) Item #1 (subpart 7 of 13) - OPTIONAL: Supplemental Information for Bonus Points Consideration. Submit supporting information (preferably as PDF; maximum size = 10MB) that clearly documents at least six (6) of the thirteen (13) bulleted items identified for item #1 in Appendix A of the RFP ("Supplemental Information for Bonus Points Consideration"). Extent of local efforts to actively protect local farmland: (subpart 7 of 13) - municipality (NOT a county) sponsored/hosted farm or produce market(s) operate within the project area.

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- 13h) Item #1 (subpart 8 of 13) - OPTIONAL: Supplemental Information for Bonus Points Consideration. Submit supporting information (preferably as PDF; maximum size = 10MB) that clearly documents at least six (6) of the thirteen (13) bulleted items identified for item #1 in Appendix A of the RFP ("Supplemental Information for Bonus Points Consideration"). Extent of local efforts to actively protect local farmland: (subpart 8 of 13) - applicant and/or project partner entity holds or co-holds conservation easement(s) whose primary purpose is to preserve "viable agricultural land." As referenced herein, "viable agricultural land" means land highly suitable for a "Farm Operation" as that term is defined in NYS Agriculture & Markets Law section 301.

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- 13i) Item #1 (subpart 9 of 13) - OPTIONAL: Supplemental Information for Bonus Points Consideration. Submit supporting information (preferably as PDF; maximum size = 10MB) that clearly documents at least six (6) of the thirteen (13) bulleted items identified for item #1 in Appendix A of the RFP ("Supplemental Information for Bonus Points Consideration"). Extent of local efforts to actively protect local farmland: (subpart 9 of 13) - during the 12-month period preceding the submission of this proposal, at least one of the applicant's or project partner's staff or one of any elected or appointed official representing the applicant or a project partner entity has attended a farmland protection or conservation easement training session sponsored by (1) USDA-Natural Resources Conservation Service, or (2) Cornell Cooperative Extension, or (3) Department of Agriculture & Markets, or (4) American Farmland Trust, or (5) Land Trust Alliance.

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- 13j) Item #1 (subpart 10 of 13) - OPTIONAL: Supplemental Information for Bonus Points Consideration. Submit supporting information (preferably as PDF; maximum size = 10MB) that clearly documents at least six (6) of the thirteen (13) bulleted items identified for item #1 in Appendix A of the RFP ("Supplemental Information for Bonus Points Consideration"). Extent of local efforts to actively protect local farmland: (subpart 10 of 13) - applicant has an Agricultural Economic Development (or equivalent)staff position.

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- 13k) Item #1 (subpart 11 of 13) - OPTIONAL: Supplemental Information for Bonus Points Consideration. Submit supporting information (preferably as PDF; maximum size = 10MB) that clearly documents at least six (6) of the thirteen (13) bulleted items identified for item #1 in Appendix A of the RFP ("Supplemental Information for Bonus Points Consideration"). Extent of local efforts to actively protect local farmland: (subpart 11 of 13) - during the 12-month period preceding the submission of this proposal, at least one of the applicant's or project partner's staff or one of any elected or appointed official representing the applicant or a project partner has attended an agricultural economic development training session sponsored by (1) any agency of the U.S. Department of Agriculture, or (2) Cornell Cooperative Extension, or (3) Department of Agriculture & Markets, or (4) any State University of New York campus or affiliated community college.

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- 13l) Item #1 (subpart 12 of 13) - OPTIONAL: Supplemental Information for Bonus Points Consideration. Submit supporting information (preferably as PDF; maximum size = 10MB) that clearly documents at least six (6) of the thirteen (13) bulleted items identified for item #1 in Appendix A of the RFP ("Supplemental Information for Bonus Points Consideration"). Extent of local efforts to actively protect local farmland: (subpart 12 of 13) - agri-business expo (or equivalent trade show highlighting local/area agriculture, such as a county agricultural fair that showcased local agri-businesses) is conducted annually within the project area.

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- 13m) Item #1 (subpart 13 of 13) - OPTIONAL: Supplemental Information for Bonus Points Consideration. Submit supporting information (preferably as PDF; maximum size = 10MB) that clearly documents at least six (6) of the thirteen (13) bulleted items identified for item #1 in Appendix A of the RFP ("Supplemental Information for Bonus Points Consideration"). Extent of local efforts to actively protect local farmland: (subpart 13 of 13) - board of commissioners of local fire district(s) within the project area utilize(s) agricultural use assessments for the purpose of assessing fire district taxes.

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- 14a) Item #2 (subpart 1 of 5) - OPTIONAL: Supplemental Information for Bonus Points Consideration. Your upload must include supporting information that clearly documents each/any of the five (5) strategic levels identified for item #2. Extent of strategic importance of protecting the subject farm to the agricultural industry of the: (subpart 1 of 5) - local municipality (NOT a county), as clearly identified in its Agricultural & Farmland Protection Plan (or equivalent document) adopted by that municipality.

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- 14b) Item #2 (subpart 2 of 5) - OPTIONAL: Supplemental Information for Bonus Points Consideration. Your upload must include supporting information that clearly documents each/any of the five (5) strategic levels identified for item #2. Extent of strategic importance of protecting the subject farm to the agricultural industry of the: (subpart 2 of 5) - county, as clearly identified in its Agricultural & Farmland Protection Plan adopted by that county.

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- 14c) Item #2 (subpart 3 of 5) - OPTIONAL: Supplemental Information for Bonus Points Consideration. Your upload must include supporting information that clearly documents each/any of the five (5) strategic levels identified for item #2. Extent of strategic importance of protecting the subject farm to the agricultural industry of the: (subpart 3 of 5) - sub-area (i.e., an area larger than a single county) of your region (i.e., one of the five regions shown on Figure 1 of the RFP), as clearly identified in a published document focused on a particular sub-area of your region.

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4539780-programspecificquestion14c-optionalbonuspsitem2su.pdf

- 14d) Item #2 (subpart 4 of 5) - OPTIONAL: Supplemental Information for Bonus Points Consideration. Your upload must include supporting information that clearly documents each/any of the five (5) strategic levels identified for item #2. Extent of strategic importance of protecting the subject farm to the agricultural industry of the: (subpart 4 of 5) - majority portion of your region (i.e., one of the five regions shown on Figure 1 of the RFP), as clearly identified in a published document focused on a majority portion of your region.

- 14e) Item #2 (subpart 5 of 5) - OPTIONAL: Supplemental Information for Bonus Points Consideration. Your upload must include supporting information that clearly documents each/any of the five (5) strategic levels identified for item #2. Extent of strategic importance of protecting the subject farm to the agricultural industry of the: (subpart 5 of 5) - State of New York (i.e., statewide importance), as clearly identified in a published document that addresses all of New York.

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4539780-programspecificquestion14e-optionalbonuspsitem2su.pdf

- 15) Item #3 - OPTIONAL: Supplemental Information for Bonus Points Consideration. Extent to which the subject properties comprising the proposed Conservation Easement Project are located within an agricultural district. Your upload must clearly document ONE of the following (a or b or c): (a) entire Conservation Easement Project lies within one or more agricultural district(s), OR (b) at least some of the Conservation Easement Project lies within one or more agricultural district(s), OR (c) none of the Conservation Easement Project lies within one or more agricultural district(s).

Uploaded Document:

FileNetDocRetrieval.aspx?docID={16DCE351-3C73-42AA-A4A2-FF452B45065C}
4539780-programspecificquestion15-optionalbonuspsitem3-su.pdf

- 16) Item #4 - OPTIONAL: Supplemental Information for Bonus Points Consideration. Extent to which the subject properties comprising the proposed Conservation Easement Project are covered by Prime Soils (Do NOT include "Prime, if drained" soils.). Your upload must clearly document ONE of the following (a or b or c or d): (a) none of Conservation Easement Project is covered by Prime Soils; OR (b) some but less than or equal to 25% of Conservation Easement Project is covered by Prime Soils; OR (c) more than 25% but less than or equal to 75% of the Conservation Easement Project is covered by Prime Soils; OR (d) more than 75% of the Conservation Easement Project is covered by Prime Soils.

Uploaded Document:

Gateway Farms (TEST1 - 87.5%)

FileNetDocRetrieval.aspx?docID={4A185562-0419-4CAA-A20A-2DDE25135086}
4539780-programspecificquestion6and16-soilsmapupload-round.pdf

- 17a) Item #5 (subpart 1 of 4) - OPTIONAL: Supplemental Information for Bonus Points Consideration. Your upload must include supporting information that clearly documents each/any of four (4) components identified. Extent to which the applicant entity and/or project partner entity possess(es) the capacity and commitment to adequately monitor, enforce and defend conservation easements: (subpart 1 of 4) - Applicant and/or project partner entity has a legal defense fund for defense and enforcement of all easements it holds or co-holds or for which it retains a third party with right of enforcement (Please submit a dated financial statement that indicates the current cash balance of the legal defense fund; this cash balance must be distinct from any cash balance restricted to an easement stewardship fund.)

Uploaded Document:

FileNetDocRetrieval.aspx?docID={3FF3FFD4-18A0-440B-8D19-658688259662}
4539780-programspecificquestion18a-optionalbonusptsitem6su.pdf

- 17b) Item #5 (subpart 2 of 4) - OPTIONAL: Supplemental Information for Bonus Points Consideration. Your upload must include supporting information that clearly documents each/any of four (4) components identified. Extent to which the applicant entity and/or project partner entity possess(es) the capacity and commitment to adequately monitor, enforce and defend conservation easements: (subpart 2 of 4) - Applicant and/or project partner entity has an easement stewardship fund to cover annual expenses associated with monitoring of all easement areas (Please submit a dated financial statement that indicates the current cash balance of the easement stewardship fund; this cash balance must be distinct from any cash balance restricted to a legal defense fund.)

Uploaded Document:

FileNetDocRetrieval.aspx?docID={73F5D4CE-9FEC-49D4-AD18-EFE7E90E6202}
4539780-programspecificquestion18b-optionalbonusptsitem6su.pdf

- 17c) Item #5 (subpart 3 of 4) - OPTIONAL: Supplemental Information for Bonus Points Consideration. Your upload must include supporting information that clearly documents each/any of four (4) components identified. Extent to which the applicant entity and/or project partner entity possess(es) the capacity and commitment to adequately monitor, enforce and defend conservation easements: (subpart 3 of 4) - Applicant and/or project partner entity has a written policy regarding easement enforcement (i.e., procedures and forms that must be followed and completed in the event of an easement violation) (Please submit a copy of the policy, all associated forms and copy(ies) of any minutes of meetings of the governing body that adopted this policy.)

Uploaded Document:

FileNetDocRetrieval.aspx?docID={7A193E88-C924-419E-A9EC-24E697E1D0D2}
4539780-programspecificquestion18c-optionalbonusptsitem6su.pdf

Gateway Farms (TEST1 - 87.5%)

- 17d) Item #5 (subpart 4 of 4) - OPTIONAL: Supplemental Information for Bonus Points Consideration. Your upload must include supporting information that clearly documents each/any of four (4) components identified. Extent to which the applicant entity and/or project partner entity possess(es) the capacity and commitment to adequately monitor, enforce and defend conservation easements: (subpart 4 of 4) - Applicant and/or project partner entity has a written policy and/or documented history of updating the baseline inventory reports for each easement area on a regular interval (e.g., every five years) (Please submit a copy of the policy and copy(ies) of any minutes of meetings of the governing body that adopted this policy, plus documentation of the updating of baseline inventory reports.)

Uploaded Document:

FileNetDocRetrieval.aspx?docID={CC1BBF6F-BE09-4719-896F-957E0E077D9A}
4539780-programspecificquestion18d-optionalbonusptsitem6su.pdf

- 18) Has the Potential Conflicts of Interest form been completed? Please submit a copy of the completed Potential Conflicts of Interest form. (You may download this form from the "Pre-Submission Uploads" page.)

Yes

Uploaded Document:

FileNetDocRetrieval.aspx?docID={CF168E9C-D674-4F53-B4D4-C50619529BF2}
4539780-programspecificquestion18-potentialconflictsofinte.pdf

- 19) Has the Applicant Checklist for Proposal Completeness been completed and signed by an authorized representative of the applicant entity? Please submit a copy of the completed/signed Applicant Checklist for Proposal Completeness. (You may download this form from the "Pre-Submission Uploads" page.)

Yes

Uploaded Document:

FileNetDocRetrieval.aspx?docID={F2B857E8-26B6-4B04-A3D6-E938AA45F8D8}
4539780-programspecificquestion19-applicantchecklist-signe.pdf

S A M P L E – Resolution authorizing submission of grant application

Town of
County of
State of New York

Resolution #

A Resolution authorizing the appointment of _____ to develop a
Grant proposal for a _____

Introduced by: Councilman _____

Seconded by: Councilman _____

WHEREAS, the New York State Department of Agriculture and Markets invites applications for financial assistance in _____, and which applications need to conform to the format and content specified in a department created request for applications (RFA), and

WHEREAS, it is in the best interest of the municipalities having an interest in processing an RFA to hire a consultant to develop such _____, and

WHEREAS, the Town has been in communication with _____, New York, who has the necessary expertise and experience to prepare and file an RFA on behalf of the Town of _____, and

WHEREAS, _____ is willing to complete the RFA in order to determine the possible funding for the Town of _____ to be used to develop _____ for said Town of _____ which services will be at no cost to the Town of _____, but with the understanding that should the Town of _____ receive a grant from the New York State Department of Agriculture and Markets, the Town Board will retain the services of _____ to complete the _____ on behalf of the Town of _____ and be paid from the funds received through this grant program.

NOW, THEREFORE, BE IT RESOLVED, that the Town Supervisor is hereby authorized to contact _____ and advise the company that they are authorized to complete the aforementioned RFA, on behalf of the Town at no cost to the Town, and in order to determine if the Town is eligible and will receive funding from the New York State Department of Agriculture and Markets for the development of _____, and

BE IT FURTHER RESOLVED, that the Town Supervisor is authorized to sign any grant application (RFA) that may be prepared by _____ pursuant to this resolution.

By order of the Town Board of the Town of _____

by the following vote thereon:

	Yes	No
Supervisor	X	
Councilman	X	
Councilman	X	
Councilman	Absent	
Councilwoman	X	

_____, Town Clerk

I certify that this is a true and exact copy of this original as passed by the Town Board of the Town of _____

_____,

1 Farm
7 Avenue
1 NY
518-

September 5, 2008

David Behm Program Manager
Farmland Protection Implementation Program,
N.Y.S. Department of Agriculture and Markets
10B Airline Drive
Albany, NY 12235

Dear Mr. Behm

This letter is to address the reasons why I am committed to protecting the 1 Farm from future commercial development.

As I work this beautiful piece of land my roots sink deeper with every passing season. The thought of these fields covered with houses or commercial buildings has become completely unacceptable to me. There is no doubt that this ground would be very well suited to such development given the well drained soils, reasonable flat topography and proximity to significant development pressure.

As I watched the morning news on television a few months ago, I saw an article on the proposed box store/retail development plans for the former 1 farm in 1 NY. The experience definitely strengthened my resolve to protect this land permanently. Furthermore, my father began some Agricultural land conservation efforts by participating on the Town of Planning Board many years ago. There is no doubt in my mind that he would be proud to see the many farms of 1 that have already been conserved, and especially to see the 1 Farm permanently protected as well.

Lastly, I have to concede that the financial consideration has significant merit. It will finally give me the opportunity to implement some of my long term improvement plans for the farm and to manage this operation without the burden of debt. I have spent many hours and had many conversations contemplating my responsibility to my future descendants. What I have concluded is that it is not my responsibility to provide my heirs with the ultimate financial gain at the expense of this valuable agricultural land, but rather to provide the opportunity of a high quality and fulfilling future. The assets that the sale of the development rights to this land will generate will help to provide financial security for my generation and hopefully for those to come. Therefore I believe that receiving financial consideration in exchange for permanent conservation of this farm makes perfect sense.

Respectfully submitted,

SAMPLE - County AFPB letter endorsing project for funding



County Agricultural and Farmland Protection Board
Main Street, NY Fax

November 23,

Board Members
Chair
Vice Chair
Planning Commissioner

Chairman
County Agricultural & Farmland Protection Board
Main Street
NY

Farmer
Council Cooperative Extension
Director, Real Property
Tax Service

Commissioner
County Planning Department
Main Street
NY

Chairman, Soil & Water
Conservation District,
County Legislator

Dear
The County Agricultural and Farmland Protection Board understands that the
is applying for the Agricultural and Farmland Protection Grant through
the New York State Department of Agriculture and Markets to

County Legislator
Our Board has endorsed the
application for grant money to
and is willing to participate in the
processes.

Farmer
Farmland Preservation
Agri-business

Sincerely,

Chairman

TOWN OF

, TOWN CLERK

P.O. BOX

NEW YORK

"An Equal Opportunity Employer"

(518)

, Ext. #10

June 17, 2014

I hereby certify that the following is a true and correct copy of Resolution 14- as taken from the minutes of the Town of Town Board Meeting held June 10, 2014.

, Town Clerk

RESOLUTION 14-

ENDORSEMENT OF A CONSERVATION EASEMENT FOR THE SUBMISSION OF AN APPLICATION FROM , IN COOPERATION WITH COUNTY PLANNING DEPARTMENT, TO THE NYS DEPARTMENT OF AGRICULTURE AND MARKETS FOR FUNDING TO PURCHASE DEVELOPMENT RIGHTS ON FARM LLC. PROPERTY.

Motion By: Councilman

Seconded By: Councilman

WHEREAS,) and) of the \ Farm LLC., are the owners of a real property (the "Property") consisting of approximately 301 acres, in 248.-) and 248.- map parcel(s) located on Route) in the Town of), County, New York;

WHEREAS) is a New York not-for-profit corporation organized to accept, purchase, and hold conservation easements under Section 170(h) of the Code and Treasury Regulation Section 1.170A-14(c);

WHEREAS, The Property is located within County's Agricultural District , created pursuant to Article 25-AA of the New York State Agriculture and Markets. It is the purpose of this article to provide a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of the local and state economies and as an economic and environmental resource of major importance;

WHEREAS, The Property is located within) County, which adopted an Agricultural and Farmland Protection Plan in December, 1997 and a Green Infrastructure Plan in November 2006;

WHEREAS, The Property is located within the Town of _____, which adopted an Agriculture and Farmland Protection Plan in December, 2013;

WHEREAS, The Property consists primarily of productive agricultural land. The Property contains approximately 57.48+/- acres of prime soils, and approximately 200.67+/- acres of soils of statewide importance as defined by the U.S. Department of Agriculture Natural Resources Conservation Service;

WHEREAS, _____ determined that accepting this Easement on the Property will enhance the long-term agricultural values of the Property and promote the use of soil conservation practices, which will further: _____ charitable purposes of protecting the distinctive rural character of _____ County and its lands and waters of significant historic and ecological value. Furthermore, the Property is located within a priority area for farmland and forestland conservation identified by the _____ in its conservation plan, adopted in January, 2014;

WHEREAS, _____ Farm LLC. and: _____ agree the purpose of the agricultural conservation easement will be to perpetually conserve Viable Agricultural Land by preventing the conversion of the Property for non-farm uses. In achieving such prevention the Property shall be forever reserved for continued Agricultural Use.

NOW, THEREFORE BE IT RESOLVED, that the Town of _____ Town Board passed a resolution on June 10, 2014 at a regular Town Board meeting to endorse the submission of an application from _____ . In cooperation with _____ County Planning Department, to the New York State Department of Agriculture and Markets for funding to Purchase Development Rights on the _____ Farm LLC. Property.

By order of the Town Board of the Town of _____ by the following vote thereon:

	YES	NO
Supervisor	X	
Councilman	X	
Councilman	Absent	
Councilwoman	X	
Councilman	X	

ADOPTED.

July 29, 2014

Director of Stewardship and Conservation
/ Land Trust

P.O. Box
, NY

Re: | Farm - Farmland Protection Implementation Grant commitment letter

Dear

We are pleased to confirm participation as a partner in the proposed
: family's Farm conservation easement project. As identified in our
Conservation Plan, the | Farm property is a "highest" priority farm for protection

As we have discussed, our contribution of funding is contingent on the successful receipt of an award
from the New York State Department of Agriculture and Markets Farmland Protection
Implementation Grant ("FPIG") program in the full amount applied for, as well as conservation
easement terms acceptable to including an assignee role for
should Land Trust ever be unable to continue to hold the conservation
easement.

We look forward to our continued partnership. Please let me know if we can be of any further
assistance in your pursuit of funding for this project.

Respectfully,

**RESOLUTION OF
THE BOARD OF DIRECTORS
OF**

I, _____, the duly elected and qualified assistant secretary of _____ subject to the _____ Law of New York State and qualified for tax exempt status under the federal internal revenue code, do hereby certify that the following resolution was adopted in a unanimous vote by e-mail of _____ Board of Directors held on July 1, 2014 and is incorporated in the original minutes and has not been altered, amended or revoked and is in full force and effect.

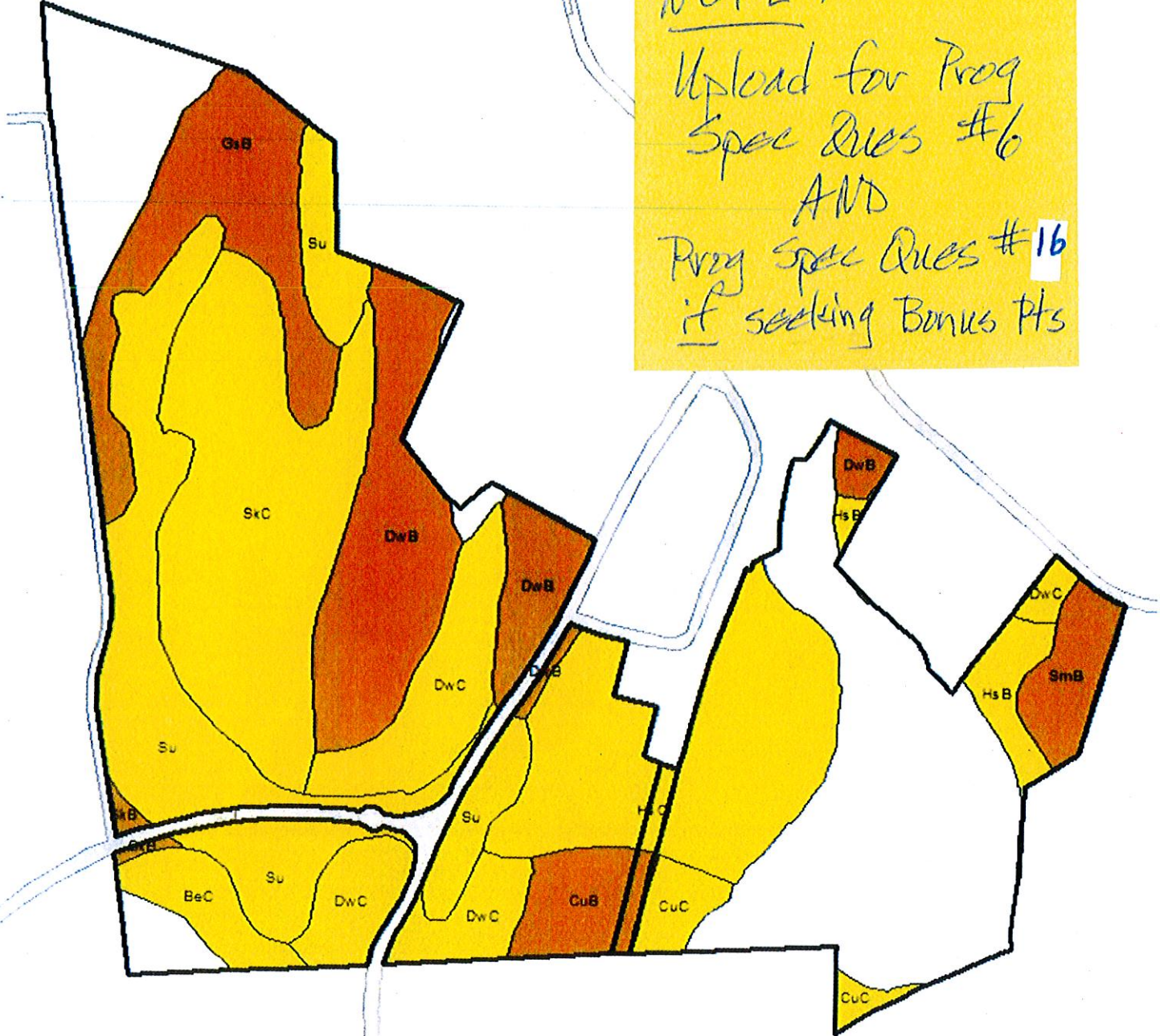
RESOLVED: The board of directors of _____ hereby authorizes _____ to partner with the _____ Land Trust in its application to the New York State Department of Agriculture and Markets Farmland Protection Implementation Grant program for funding for the purchase of a conservation easement over the _____ (Farm) property, located in the Town of _____ County, NY, as described in the written proposal presented to the board on July 1, 2014. The board of directors further authorizes _____ to commit up to \$325,000 towards the purchase price of the conservation easement and closing costs in the event said grant application is successful. The final purchase price paid shall be supported by a fair market value opinion as determined by a NYS-licensed appraiser who is also (a) a Member of the Appraisal Institute; (b) an Accredited Senior Appraiser of the American Society of Appraisers; (c) an Accredited Rural Appraiser with the American Society of Farm Managers and Rural Appraisers. Funding for the contribution towards the purchase price and closing costs shall be provided from available funds on hand. The Conservation Easement shall be executed by two authorized signators. Authorized signators shall be the Executive Director, any officer of the corporation and the Land Conservation Director. The Executive Director, any officer of the corporation or the Land Conservation Director, alone, shall be authorized to sign the grant application documents, closing documents and all other forms and instruments necessary and appropriate to submit and finalize the grant application and any award, and to settle the transaction.

_____, Assistant Secretary

[Corporate Seal]

NYS AG Application and Purchase of CE__ Farm__
Resolution Approved July 1, 2014

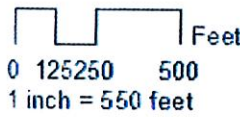
NOTE:
 Upload for Prog
 Spec Ques #6
 AND
 Prog Spec Ques #16
 if seeking Bonus Pts



Gateway Farms

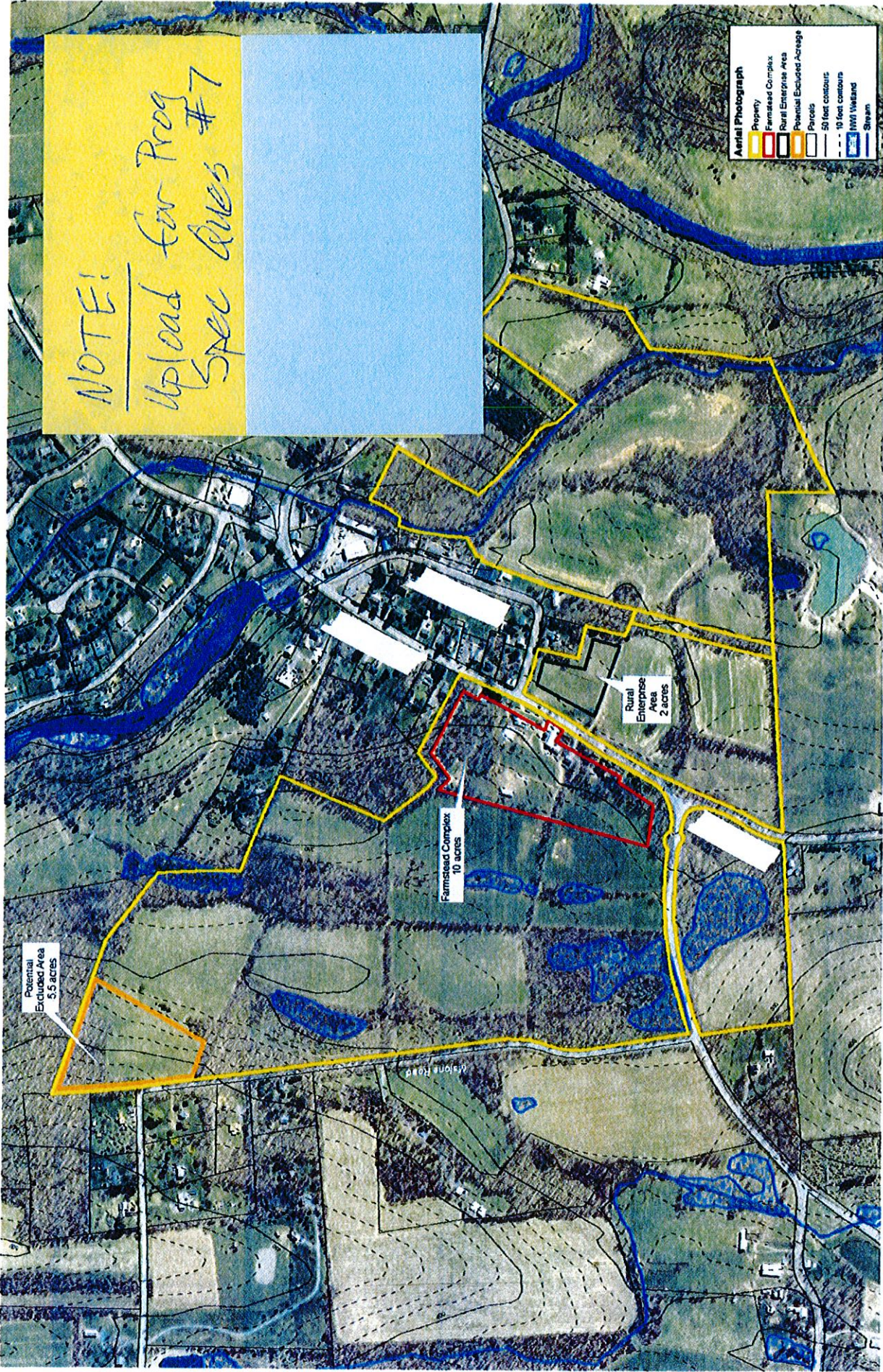
Town of
 Columbia County NY
 June 5, 2015

138.5 Acres (Acreage per County Tax Parcel Data)



Agricultural Soils	
	Property
	Prime Farmland
	Statewide Important Farmland
	Prime Farmland (if Drained)

NOTE!
 Upload for Prog #7
 Spec Aves



- Aerial Photograph**
- Property
 - Farmstead Complex
 - Rural Enterprise Area
 - Potential Excluded Acreage
 - Parcels
 - 50 feet contours
 - 10 feet contours
 - IMM Wetland
 - Stream

Notes

Farmstead Complex: An area to contain existing or any future residences (including farm labor housing), accessory and agricultural structures, and any agricultural business operations, or other business operations that are clearly secondary to, and do not interfere with, agricultural use of the property.

Rural Enterprise Area: An area to contain any agricultural structures, and any agricultural business operations, or other business operations that are clearly secondary to, and do not interfere with, agricultural use of the property.

Aerial Photograph

Source: USGS, 2010. Digitized by Gateway Farms, LLC. Aerial photograph is a 2010 map of the area shown. Accuracy is within +/- 10 feet. Contour lines are 10-foot intervals.



138.5A

Gateway Farms
 Town of Columbia Co.

Beef Slaughterhouse - Pack house

(Gateway Farms')

Overview

The beef processing industry is still in its infancy with much opportunity to grow with prospective markets in the tourist resorts and nearby export markets. Processing would also support cattle ranching which are largely limited to sales for home-kill, and exports of lower-valued weaned stock for fattening

The Project is to establish a state of the art beef slaughterhouse – pack house that would be capable of meeting the necessary health and food safety requirements of customers.

The facility would be located in a cattle ranching centre.

The Purpose is adding value to agricultural outputs in a feature in all economic development strategies.

Detailed Description of Project

It is estimated that there are approximately 200 head of cattle available annually for slaughter in this facility which will be designed to be of a suitable size to ensure maximum utilization of plant. More stock are expected to become available as ranchers are encouraged by 20-50% price premiums to raise more stock to sell to the facility. Suitable second-hand equipment has been identified and can be purchased at a considerable discount, and plant designers and installers have also been identified. Plant owners will also provide the management, all are experienced and skilled business people and there is a readily-available and trainable workforce in the locality. Markets already exist,

Prefeasibility studies have been undertaken, with zoning and regulatory requirements currently under negotiation.

LONG TERM VIABILITY –

FARMS

has 34 years of experience working the land of Farms. Through careful crop rotation, he has proved the soils more than adequate to produce bountiful crops, even without the use of chemical fertilizers. Utilizing only 30 acres (with a third always kept in cover crop) of the entire 142 acre farm, knows that the potential in the land is even greater but he would prefer to sell or lease portions to new, young farmers. Taking insight from the example of Farm in Massachusetts, hopes that the proceeds from the sale of a conservation easement on Farms will allow him to make investments in the infrastructure of the farm to facilitate offering young farmers the opportunity to enter into long-term ground leases to operate on currently unused land.

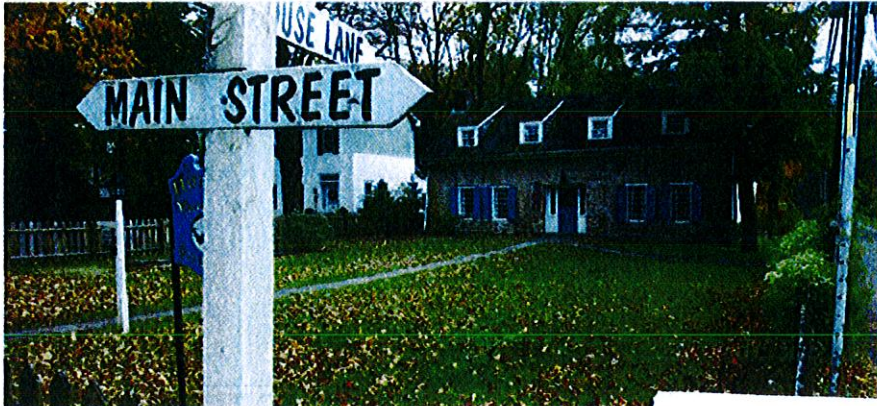
In this model, the young farmer may gain equity in the improvements they make to the property they are leasing, and share access to barns, equipment, and processing facilities controlled by Farms. The proposed Land Plan for the conservation easement is designed with these ideas in mind. The Farmstead Complex Area includes the land around current buildings, plus additional land with frontage on Road which could be available for construction of additional barns, processing facilities, and/or a farm store; and land towards the center of the property which has been mined for gravel and is no longer suitable for agricultural production could serve as ideal an location for shared farm buildings and/or housing for tenant farmers.

Further contributing to the long-term viability of the land for farming is abundant water resources, from both ground and surface sources. brook and its associated wetlands through the center of the property lie over a sand and gravel aquifer which is also the source of several public water supply wells. This stream has long provided more than adequate supplies of surface water pumped for irrigation. has indicated that in his over thirty years of farming he only once went through a period of drought severe enough that it caused the stream to run dry for a period of about six weeks.

There are many advantages to the location of Farms. There is easy access to three major highways (Route Interstate and the New York State Thruway) as well as being close to an Airport. New York City is less than an hour and half drive away. And, being in an Industrial Zone opens up possibilities for expansion of processing and warehousing of agricultural products on site together with ready access to these transportation routes. There is also a critical mass of active farmland spanning the Towns of , and the north end of where Farms is located which could benefit from creation of a regional "food hub" for distribution.

Conservation Plan outlines a strategic approach to conserving the agricultural land of the Hudson Valley and identifies Farms as a "highest" priority parcel.

River Views and Rolling Hills



Relics of the Dutch Colonial period, stone houses are one of the many architectural charms of the Hudson Valley. [More Photos >](#)

Columbia County

As prices rose in Dutchess County and properties with acreage became scarcer, buyers started migrating north into Columbia County, which sits between the Hudson River and Massachusetts. Its northern border is about 15 miles from Albany, and the county seat is Hudson, a once-depressed town that has been transformed in the past decade by an influx of antique dealers, furniture designers, art galleries and restaurants.

Hudson's main street is within walking distance of the train station, so weekenders who opt for a house "in town" don't necessarily have to own a car, or can leave one at the depot. For those who do drive, Columbia County is reached easily by the Taconic State Parkway, and it is close to the Berkshires and to skiing in Vermont.

"The further north you go, you end up getting more land or a larger house and pay less money," said [redacted]. He recently sold an 18th-century, six-bedroom Dutch farmhouse on 10 acres with a view of the Catskills for \$375,000, a home he described as only partly redone.

Another recent sale, for \$2.2 million, was a four-bedroom home on 88 acres that had been fully restored, with a tennis court, an indoor pool and a guest house. A big reason for the price disparity was the move-in condition of the more expensive home. "Most people coming up from the city want it already fixed up," [redacted] said. "They don't have the time to come up here and worry about hiring a contractor."

[redacted] a transplant from New York City, did take on the challenge of a fixer-upper. He bought a 17th-century farmhouse in Stuyvesant, just north of Hudson, that was "uninhabitable" when he purchased it in 2001 and is still a work in progress.

"I had friends who told me it would take 10 years," [redacted] said, "and I thought, 'Oh, not really,' and I had someone tell me how much it would cost and I thought that was wrong — but they were right."

His advice to anyone embarking on a similar project: "Ask others about their contractor experiences — and be prepared to wait (and pay) for someone with good references."

[redacted] has experienced a similar reality check with respect to owning a large parcel of land. "I didn't realize how much maintenance was going to go into a farm," he said. "If I had bought wooded land, it would be great — you don't have to mow wooded land." (His solution is to let a local farmer use the property in exchange for taking care of it.)

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New York State Department of Agriculture and Markets
Proposal for State Assistance Payments for Farmland Protection Implementation Projects

	Name	Education	Experience
		Attended 12 Land Trust Alliance farmland protection seminars.	Farmland Protection Specialist at for 4 yrs. Coordination of 1 completed and 2 current NYS FPIG projects.
		Degree of Juris Doctor from Faculty of Law and Jurisprudence.	Assisted land trusts with 65+ conservation easement projects in NYS. Involved with 25 FPIG projects statewide. Project Manager for 6 NYS FPIG projects (4 completed, 2 ongoing) and 3 FRPP projects (1 completed, 2 ongoing)

FINANCIAL WORKSHEET - Perpetual Conservation Easement Project

FPIG Financial Worksheet - Farmland Protection Implementation Project Involving a Perpetual Conservation Easement										
Gateway Farms (TEST1 - 87.5%) Farmlands Forever Land Trust										
Estimated Acres to be Permanently Protected = 138.5000 Value of Development Rights = \$ 2,240,000 \$ per acre = \$ 16,173										
FUNDING SOURCES										
LAND COSTS	Estimated Costs ¹	State Contribution ²	Municipal Government			Other ⁷ (Identify cash source(s) below:)		Sum of In-Kind Contributions ⁷	Landowner Contribution ⁸	Proposed Purchase Price of Conservation Easement ⁹
			County (cash) ³	County (in-kind)	Town (cash) ⁴	Town (in-kind)	(cash)			
Value of Development Rights	\$ 2,240,000	\$ 1,933,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306,050	\$ 1,933,950
TRANSACTION COSTS										
Title Insurance	\$ 3,200	\$ 3,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,200
Survey(s)	\$ 18,000	\$ 18,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000
Appraisal	\$ 8,900	\$ 8,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,900
Project Partners' Staff Time ¹⁰ (e.g., contract administration, project management, outside easement expertise, etc.)	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Outside Legal Fees (if any)	\$ 6,000	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Recording Fees	\$ 350	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350
Stewardship Fee ¹¹	\$ 22,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ 10,000
Baseline Documentation Report	\$ 2,340	\$ 2,340	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,340
Easement Defense Liability Insurance ¹²	\$ 60	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60
Other transaction cost ¹³ : ESA Phase I	\$ 1,350	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350
Other transaction cost ¹³ : Title continuation fee	\$ 850	\$ 850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850
Subtotal =	\$ 78,050	\$ 66,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000	\$ 66,050
Local Match Total¹⁵										
TOTAL PROJECT COSTS	\$ 2,318,050	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 318,050	\$ 318,050
Percentage of Total Project Cost from Each Contributor ¹⁴		86.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	13.7%	13.7%
Auto Math Check¹⁷	Total Project Costs = \$ 2,318,050	100.0%							Percentage of Local Match that is In-Kind ¹⁶ =	0.0%

NOTE: NYS real estate transfer tax, if any, shall NOT be paid from proceeds provided to the Applicant from the State via the FPIG contract associated with this project. Identify each "Other" source of cash and specify the amount to be provided from each source in the box immediately below:

FINANCIAL WORKSHEET - Perpetual Conservation Easement Project

INSTRUCTIONS FOR FILLING OUT FINANCIAL WORKSHEET.

- (1) Enter estimated costs for each item associated with this transaction. Value of development rights will automatically fill from above. All costs should be based on the most accurate data available at the time of application. Ideally, the value of development rights will be based on a recent appraisal.
- (2) State contribution shall not exceed 75% of total project cost UNLESS this project is proposed as an 87.5% State award - refer to RFP for more info. However, the State contribution toward any individual cost item may be greater than 75%. Project managers should enter the State contribution for each cost item based on how the project is anticipated to be funded.
- (3) If a county is contributing funding to the project, project manager must allocate that funding as it is anticipated to be used to close the project. Actual allocation may be altered prior to the final distribution of State funds provided that the State approves any such reallocation.
- (4) If a town is contributing funding to the project, project manager must allocate that funding as it is anticipated to be used to close the project. Actual allocation may be altered prior to the final distribution of State funds provided that the State approves any such reallocation.
- (5) The sum of all "Other" funding applied to the project must be allocated in this column in the same manner as that for county and/or town funds. Each source and the specific amount being contributed from each source must be identified in supplemental budget documentation provided at the bottom of the front side of this form.
- (6) This column automatically sums all sources of cash allocated to cover the project costs.
- (7) This column automatically sums all contributions of in-kind services allocated to certain project costs.
- (8) The Landowner Contribution for each item is calculated as the difference between total cost of the item and funding available for it. In the case of "Land Costs" this represents a landowner donation resulting from a bargain sale of the conservation easement. For each transaction cost that the landowner will pay for or towards, that amount must be paid by the landowner prior to his/her receipt of any payment from the proceeds of the State disbursement.
- (9) Proposed Purchase Price is the amount of consideration that the landowner will receive for the sale of this conservation easement. That identical amount must be entered into the conservation easement as the amount of consideration. This number is automatically calculated as the difference between the value of the development rights (column 1) and the sum of the funding sources available (column 9).
- (10) Value of staff time necessary to assist with the conservation easement transaction for this project. Staff includes paid or volunteer employees of any project partner (including consultants). Direct costs should be entered in the appropriate columns as a "cash" amount whereas any non-cash contribution of staff time should be entered in the appropriate column as an "in-kind" amount. (Do not include cost of baseline documentation report anywhere along this line; that item is identified elsewhere on this form.)
- (11) State contribution shall not exceed \$10,000 per conservation easement.
- (12) State contribution shall not exceed \$10,000 per conservation easement.
- (13) Other transaction costs must be identified separately. Examples include title report, GIS mapping, printing, Phase I Environmental Site Assessment, etc. Be sure to reflect any in-kind contribution toward any such item in the appropriate County, Town and/or Other column.
- (14) State funding % shall not exceed 75.0% of total project costs UNLESS this project is proposed as an 87.5% State award - refer to RFP for more info.
- (15) Applicant must provide documentation acceptable to the Department accounting for the encumbrance or expenditure of the required local match for this project, including any costs paid for by the landowner, prior to the time of closing.
- (16) In-kind contributions shall not exceed 80% of the local match or \$25,000, whichever is less.
- (17) Auto math check confirms that the total project costs sum correctly and that the sum of the local match (%) and state share (%) equals 100%.

**Instructions for Attachment B-2,
Performance Based Budget Summary**

First, enter \$ amounts as directed below into ONLY GREEN SHADED BOXES; do NOT enter data anywhere else on this worksheet.
Second, transfer the sum totals shown below (those amounts in blue) to the corresponding locations on the "Performance Budget" page of the Forms Menu.

Enter a "Deliverable/Outcome" entitled "Contract Approval" to become part of the Performance Budget (Attachment B-2 of the Master Contract):

Enter the "Total Amount Per Unit":

Step One: Enter the following amounts here from the "Estimated Costs" column of "Financial Worksheet":
 estimated total cost of "Project Partners' Staff Time" =
 estimated total cost of "Outside Legal Fees" =

Step Two: Enter the following sum into "Total Amount Per Unit":
 \$1,500 plus estimated cost of "Project Partners' Staff Time" plus estimated cost of "Outside Legal Fees"
 + + =

Enter the "Grant Amount Per Unit":

Step One: Enter the following amounts here from the "State Contribution" column of "Financial Worksheet":
 proposed State contribution toward "Project Partners' Staff Time" =
 proposed State contribution toward "Outside Legal Fees" =

Step Two: Enter the following sum into "Grant Amount Per Unit":
 \$1,500 plus 50% of State contribution toward "Project Partners' Staff Time" plus 50% of State contribution toward "Outside Legal Fees"
 + + =

Enter the "NUMBER OF UNITS" = 1

Enter "TOTAL GRANT FUNDS": Enter the identical amount as that entered in "Grant Amount Per Unit" above.

Enter the "Match Funds":

"Total Amount Per Unit" less "Grant Amount Per Unit"
 - =

DO NOT ENTER ANY AMOUNT INTO "OTHER FUNDS"

REMEMBER TO "SAVE" YOUR DATA ENTRIES!

Instructions for Attachment B-2,
Performance Based Budget Summary

Enter a "Deliverable/Outcome" entitled "Preliminary Approval" to become part of the Performance Budget (Attachment B-2 of the Master Contract)):

Enter the "Total Amount Per Unit":

Step One: Enter the following amounts here from the "Estimated Costs" column of "Financial Worksheet":

estimated total cost of "Survey(s)" =	\$18,000
estimated total cost of "Appraisal" =	\$8,900
estimated total cost of "Project Partners' Staff Time" =	\$15,000
estimated total cost of "Outside Legal Fees" =	\$6,000
estimated total cost of "Baseline Documentation Report" =	\$2,400

Step Two: Enter the following sum into "Total Amount Per Unit":

estimated cost of "Survey(s)" plus estimated cost of "Appraisal" plus estimated cost of "Project Partners' Staff Time" plus estimated cost of "Outside Legal Fees" plus estimated cost of "Baseline Documentation Report" =

$$\boxed{\$18,000} + \boxed{\$8,900} + \boxed{\$15,000} + \boxed{\$6,000} + \boxed{\$2,400} = \boxed{\$50,300}$$

Enter the "Grant Amount Per Unit":

Step One: Enter the following amounts here from the "State Contribution" column of "Financial Worksheet":

proposed State contribution toward "Survey(s)" =	\$18,000
proposed State contribution toward "Appraisal" =	\$8,900
proposed State contribution toward "Project Partners' Staff Time" =	\$15,000
proposed State contribution toward "Outside Legal Fees" =	\$6,000
proposed State contribution toward "Baseline Documentation Report" =	\$2,400

Step Two: Enter the following sum into "Grant Amount Per Unit":

State contribution toward "Survey(s)" plus State contribution toward "Appraisal" plus State contribution toward "Project Partners' Staff Time" plus State contribution toward "Outside Legal Fees" plus State contribution toward "Baseline Documentation Report" =

$$\boxed{\$18,000} + \boxed{\$8,900} + \boxed{\$15,000} + \boxed{\$6,000} + \boxed{\$2,400} = \boxed{\$39,800.00}$$

Enter the "NUMBER OF UNITS" = 1

Enter "TOTAL GRANT FUNDS": Enter the identical amount as that entered in "Grant Amount Per Unit" above.

Enter the "Match Funds":

"Total Amount Per Unit" less "Grant Amount Per Unit" =

$$\boxed{\$50,300} - \boxed{\$39,800.00} = \boxed{\$10,500.00}$$

DO NOT ENTER ANY AMOUNT INTO "OTHER FUNDS"

REMEMBER TO "SAVE" YOUR DATA ENTRIES!

**Instructions for Attachment B-2,
Performance Based Budget Summary**

Enter a "Deliverable/Outcome" entitled "Final Report Approval" to become part of the Performance Budget (Attachment B-2 of the Master Contract):

Enter the "Total Amount Per Unit":

Step One: Enter the following amounts here from the "Estimated Costs" column of "Financial Worksheet":

estimated total cost of "Stewardship Fee" =

\$22,000
\$60

estimated total cost of "Easement Defense Liability Insurance" **(ONLY IF APPLICABLE)** =

Step Two: Enter the following **result** into "Total Amount Per Unit" =

Enter the "Grant Amount Per Unit":

Step One: Enter the following amounts here from the "State Contribution" column of "Financial Worksheet" =

proposed State contribution toward "Stewardship Fee" =

\$10,000
\$60

proposed State contribution toward "Easement Defense Liability Insurance" =

Step Two: Enter the following **result** into "Grant Amount Per Unit" =

Enter the "NUMBER OF UNITS" = 1

Enter "TOTAL GRANT FUNDS": Enter the identical amount as that entered in "Grant Amount Per Unit" above.

Enter the "Match Funds":

"Total Amount Per Unit" **less** "Grant Amount Per Unit"

\$22,060	-	-\$10,060.00	=	\$12,000.00
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DO NOT ENTER ANY AMOUNT INTO "OTHER FUNDS"

REMEMBER TO "SAVE" YOUR DATA ENTRIES!

Instructions for Attachment B-2,
Performance Based Budget Summary

Enter a "Deliverable/Outcome" entitled "Project File Approval" to become part of the Performance Budget (Attachment B-2 of the Master Contract):

Enter the "Total Amount Per Unit":

Step One: Enter the "TOTAL PROJECT COSTS" amount here from the "Estimated Costs" column of "Financial Worksheet" =

Step Two: Enter the following result into "Total Amount Per Unit":

"TOTAL PROJECT COSTS" less those associated with Advance Payment less those associated with Interim Payment #1 less those associated with Final Payment
 - - - =

Enter the "Grant Amount Per Unit":

Step One: Enter the "TOTAL PROJECT COSTS" amount here from the "State Contribution" column of "Financial Worksheet" =

Step Two: Enter the following result into "Grant Amount Per Unit":

"TOTAL PROJECT COSTS" less Advance Payment less Interim Payment #1 less Final Payment
 - - - =

Enter the "NUMBER OF UNITS" = 1

Enter "TOTAL GRANT FUNDS": Enter the identical amount as that entered in "Grant Amount Per Unit" above.

Enter the "Match Funds":

Step One: Enter the "Local Match Total" amount (associated with footnote #14) here from "Financial Worksheet" =

Step Two: Enter the following result into "Match Funds":

"Local Match Total" less those associated with Advance Payment less those associated with Interim Payment #1 less those associated with Final Payment
 - - =

DO NOT ENTER ANY AMOUNT INTO "OTHER FUNDS"

REMEMBER TO "SAVE" YOUR DATA ENTRIES!

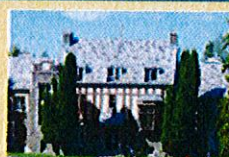
Town of Nichols Agriculture & Farmland Protection Plan

March 13, 2012



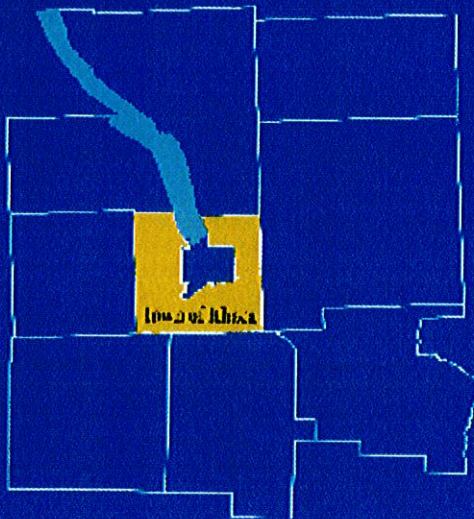


A VISION FOR THE 21ST CENTURY



2014 Comprehensive Plan

TOWN OF ITHACA NEW YORK



ADOPTED SEPTEMBER 2014

Ulster County Planning Department

Agricultural Districts

2015 Agricultural District Inclusions

On August 28, 2015, the [New York State Commissioner of Agriculture and Markets certified \(/sites/default/files/NYS%20certification%20letter.pdf\)](#) the 16 parcels voted for inclusion into an agricultural district by the Ulster County Legislature and recommended for inclusion by the Ulster County Agricultural and Farmland Protection Board (AFPB).

The AFPB recommended that [16 of the 18 tax parcels \(/sites/default/files/2015%20AFPB%20Recommendation_0.pdf\)](#) in this year's applications be included into a New York State Certified Agricultural District. The [presentation delivered at the meeting is also available \(/sites/default/files/AFP%20Presentation%20May%202015.pdf\)](#).

The AFPB issued its [Report on 2015 Agricultural District Inclusions \(/sites/default/files/2015%20Report%20to%20Leg.pdf\)](#) on June 3, 2015.

This year, there were 11 applications from the following towns:

- [Esopus \(/sites/default/files/Esopus.pdf\)](#)
- [Marbletown \(/sites/default/files/Marbletown.pdf\)](#)
- [New Paltz \(/sites/default/files/New%20Paltz.pdf\)](#)
- [Olive \(/sites/default/files/Olive.pdf\)](#)
- [Plattekill \(/sites/default/files/Plattekill.pdf\)](#)
- [Rochester \(/sites/default/files/Rochester.pdf\)](#)
- [Rosendale \(/sites/default/files/Rosendale_0.pdf\)](#)
- [Wawarsing \(/sites/default/files/Wawarsing.pdf\)](#)



Inclusion into the Agricultural District Program affords tax parcels legal protections for activities considered agriculture by New York State Law. This can also include new and emerging agricultural practices depending on findings from the New York State Department of Agriculture and Markets in consultation with Cornell University's College of Agriculture and Life Sciences and the USDA's Natural Resource Conservation Service.

Tax benefits can occur in a few ways. Land already with an agricultural value assessment - that is land with a property tax break because a farm meets sales and size requirements - can have this assessment for five years and convert to a non-agricultural use without incurring a penalty, as opposed to having to reach the normal eight years. Also, land in agricultural production and in an agricultural district cannot

have benefit assessments, special ad valorem levies, or other rates and fees for financing improvements such as water, sewer or non-farm drainage constructed on it, unless such changes were already imposed prior to the land being in an agricultural district.

Inclusion into the Agricultural District Program is designed to have its benefits over the life of a farm. The Agricultural District Program helps farmers deal with potential legal issues with a neighbor or town. The Agricultural District Program helps farmers going through site plan or special permit review, as towns need to give farmers more latitude with what they can request in their applications. Prospective landowners can learn more about the Agricultural District Program on the following website:

www.agriculture.ny.gov/ap/agsservices/agdistricts.html (<http://www.agriculture.ny.gov/ap/agsservices/agdistricts.html>).

Documents and Forms

- [Agricultural District General Information Brochure \(/sites/default/files/documents/brochure.pdf\)](#)
- [Fact Sheet - Information on the 30 Day Inclusion Period \(/sites/default/files/FACT%20SHEET%20AGRICULTURAL%20DISTRICTS.pdf\)](#)
- [Agricultural District Inclusions Statute \(/sites/default/files/documents/303-b.pdf\)](#)
- [Agricultural District Inclusion Notice Flier \(/sites/default/files/Ag%20Inclusions%20Flyer%202015.pdf\)](#)
- [2015 Press Release \(/sites/default/files/2015%20PressRelease.pdf\)](#)

2014 Agricultural District Inclusions:

At the July 15, 2014 Ulster County Legislative Session, the County Legislature voted to pass the recommendation of the Agricultural and Farmland Protection Board (AFPB) to include 6 tax parcels, approximately 48 acres, into three of the County's agricultural districts.

[2014 AFPB Recommendations to the Ulster County Legislature for Annual Agricultural District Inclusions \(/sites/default/files/AFP_B_recommendations2014.pdf\)](#)

[Ulster County Resolution 245-14 Adopting Inclusion into Agricultural Districts Lands recommended by the AFPB \(/sites/default/files/265-14_3.pdf\)](#)

On September 30, 2014 the Commissioner of Agriculture and Markets of the State of New York certified inclusion of the 6 parcels, officially making each a part of the an agricultural district. [2014 Agricultural District Inclusion Certification Letter from the New York State Department of Agriculture and Markets \(/sites/default/files/2014_Commissioner_approval_letter_1.pdf\)](#)

2013 Agricultural District Inclusions:

At the August 20, 2013 Ulster County Legislative Session, the County Legislature voted to pass the recommendation of the Agricultural and Farmland Protection Board (AFPB) to include 19 tax parcels, approximately 516 acres, into three of the County's agricultural districts.

[2013 AFPB Recommendations to the Ulster County Legislature for Annual Agricultural District Inclusions \(/sites/default/files/documents/AFP_B_recommendations2013.pdf\)](#)

[Ulster County Resolution 231-13 Adopting Inclusion into Agricultural Districts Lands recommended by the AFPB \(/sites/default/files/Ulster%20County%20Resolution%20231-13.pdf\)](#)

On October 28, 2013 the Acting Commissioner of Agriculture and Markets of the State of New York certified inclusion of the 19 parcels, officially making each a part of an agricultural district. [2013 Agricultural District Inclusion Certification Letter from the New York State Department of Agriculture and Markets \(/sites/default/files/2013_Commissioner_approval_letter_0.pdf\)](#)

Please contact Burt Samuelson of the Ulster County Planning Department with any questions at (845) 339-2490 or bsam@co.ulster.ny.us (<mailto:bsam@co.ulster.ny.us>)

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