



New York State
Grants Gateway

Hudson Valley Agricultural Enhancement Program (HVAEP)

Farmlands Forever, Inc.

AGM01-HVAEP2-2015-00001

Gateway Farms (TEST1 - 87.5%)

Submitted: Oct 7, 2015 3:09PM

Grant Opportunity:

- Department of Agriculture & Markets
- AGM01-HVAEP2-2015

Organization:

- Not-For-Profit
- Organization SFS Vendor ID: 1000001310
- Grant Amount Requested: \$2,000,000.00

Organization	Grant Opportunity	Application #	Project Title	Date/Time Submitted
Farm lands Forever	Hudson Valley Agricultural Enhancement Program (HVAEP)	AGM01-HVAEP2-201 5-00001	Gateway Farms (TEST1 - 87.5%)	Oct 7 2015 3:09PM

Submission Information

Submission Date: Oct 7 2015 3:09PM

Submitted By: Jared Meagher

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
<i>Farmlands Forever</i>	Hudson Valley Agricultural Enhancement Program (HVAEP)	AGM01-HVAEP2-201 5-00001	Gateway Farms (TEST1 - 87.5%)	Oct 7 2015 3:09PM

Project/Site Addresses

Gateway Farms (TEST1 - 87.5%)
123 Scenic Vista Road
Scenic Vista, NY 12345
County: Columbia County

Project Statewide: No

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Program Specific Questions

Gateway Farms (TEST1 - 87.5%)

- a) Please identify the type of Conservation Easement Project being proposed. Please enter ONE of the following: PDR = "Purchase of Development Rights transaction" or TDR = "Transfer of Development Rights transaction" or DDR = "Donation of development rights transaction"

PDR

- b) If this is a Joint Proposal, please identify the partnering entity. 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.

NAME1

- 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

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4523041-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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4523041-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.

NAME1 County PDR is principal strategy for permanent farmland protection as noted in Chapter 8 of
NAME1 County Agricultural & Farmland Protection Plan as adopted :

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4523041-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 NAME2 PDR is principal strategy for permanent farmland protection in Town of NAME2's
Farmland Protection Plan as adopted :

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4523041-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 HVAEP). (NOTE TO APPLICANTS: For all proposals seeking any other level of State contribution, 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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4523041-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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4523041-ProgramSpecificQuestion6and17-soilmapupload-HVAEP.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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4523041-ProgramSpecificQuestion7and15-siteplanmapupload-HV.pdf

- 8) Current Farm Operation: Please 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). You may upload a ONE PAGE narrative to accompany your response in the space provided here.

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. 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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4523041-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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4523041-ProgramSpecificQuestion9-long-termviabilityupload-.pdf

- 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.

NAME1 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 one-page narrative.

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4523041-ProgramSpecificQuestion10-evidenceofdevelopmentpre.pdf

- 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 NAME2-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 NAME2).

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4523041-ProgramSpecificQuestion11-keyprojectpersonneluploa.pdf

- 12) Have you completed the correct version of 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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4523041-FinancialWorksheet1-PerpetualCE-LTorEQto29K-Gatewa.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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4523041-ProgramSpecificQuestion13a-OPTIONALbonusptsitem1su.pdf

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- 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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4523041-ProgramSpecificQuestion13b-OPTIONALbonusptsitem1su.pdf

- 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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4523041-ProgramSpecificQuestion13c-OPTIONALbonusptsitem1su.pdf

- 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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4523041-ProgramSpecificQuestion13d-OPTIONALbonusptsitem1su.pdf

- 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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4523041-ProgramSpecificQuestion13e-OPTIONALbonusptsitem1su.pdf

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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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4523041-ProgramSpecificQuestion13f-OPTIONALbonusptsitem1su.pdf

- 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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4523041-ProgramSpecificQuestion13g-OPTIONALbonusptsitem1su.pdf

- 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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4523041-ProgramSpecificQuestion13i-OPTIONALbonusptsitem1su.pdf

- 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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4523041-ProgramSpecificQuestion13j-OPTIONALbonusptsitem1su.pdf

- 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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4523041-ProgramSpecificQuestion13k-OPTIONALbonusptsitem1su.pdf

- 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) is conducted annually within the project area.

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4523041-ProgramSpecificQuestion13l-OPTIONALbonusptsitem1su.pdf

- 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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4523041-ProgramSpecificQuestion13m-OPTIONALbonusptsitem1su.pdf

- 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).

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4523041-ProgramSpecificQuestion14a-OPTIONALbonusptsitem2su.pdf

- 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.

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4523041-ProgramSpecificQuestion14b-OPTIONALbonusptsitem2su.pdf

- 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 of Hudson Valley (i.e., an area larger than a single county).

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- 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) - entire Hudson Valley region.

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FileNetDocRetrieval.aspx?docID={27953C2D-4ACB-4F85-AE74-5CC6D89EF0AC}
4523041-ProgramSpecificQuestion14d-OPTIONALbonusptsitem2su.pdf

- 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).

Uploaded Document:

FileNetDocRetrieval.aspx?docID={A3C4BE6A-AE37-47E5-BAA2-1FC762BAA72D}
4523041-ProgramSpecificQuestion14e-OPTIONALbonusptsitem2su.pdf

- 15) Item #3 - OPTIONAL: Supplemental Information for Bonus Points Consideration. Presence of exclusion(s) on site plan and whether any such exclusion is separated from the proposed easement area by a landscape buffer. Your upload must clearly indicate ONE of the following (a or b or c): (a) no exclusions are associated with this Conservation Easement Project, OR (b) all exclusions associated with this Conservation Easement Project are buffered by the landscape from the proposed easement area; OR (c) one or more exclusions associated with this Conservation Easement Project are not buffered by landscape from the proposed easement area.

Uploaded Document:

FileNetDocRetrieval.aspx?docID={E98E0E57-E62F-46C9-88C2-8C35F650815E}
4523041-ProgramSpecificQuestion7and15-siteplanmapupload-HV.pdf

- 16) Item #4 - 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={87BE8D85-11AD-4213-9F98-7B9DC6F2C022}
4523041-ProgramSpecificQuestion16-OPTIONALbonusptsitem4-su.pdf

Gateway Farms (TEST1 - 87.5%)

- 17) Item #5 - 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:

FileNetDocRetrieval.aspx?docID={3EC39901-9DC1-4F7E-B1E8-AB8A67D7D7AE}
4523041-ProgramSpecificQuestion6and17-soilsmapupload-HVAEP.pdf

- 18a) Item #6 (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={9C3FA04C-9404-4EE7-B062-D0014D671BA1}
4523041-ProgramSpecificQuestion18a-OPTIONALbonuspsitem6su.pdf

- 18b) Item #6 (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={D7F500B2-7149-46BE-8EC0-69FBFE42A9A1}
4523041-ProgramSpecificQuestion18b-OPTIONALbonuspsitem6su.pdf

Gateway Farms (TEST1 - 87.5%)

- 18c) Item #6 (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={B74CF7F6-9258-48FE-A2B6-0E72E2C2FCDF}
4523041-ProgramSpecificQuestion18c-OPTIONALbonusptsitem6su.pdf

- 18d) Item #6 (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={33B6AD80-60D6-4408-A5B7-A2B718BC448F}
4523041-ProgramSpecificQuestion18d-OPTIONALbonusptsitem6su.pdf

- 19) 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={3C13C565-BBCC-4BF6-82EB-74F485AA2668}
4523041-ProgramSpecificQuestion19-PotentialConflictsofInte.pdf

- 20) 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={EEE72AA5-490F-48C6-A96A-D06786880B42}
4523041-ProgramSpecificQuestion20-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 located in , 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

Dated:

the Farm
7 Avenue
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 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 farm in 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 that have already been conserved, and especially to see the 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

Board Members

Chair
Farmer
Vice Chair
Farmer
Planning Commissioner

November 23,

Chairman
County Agricultural & Farmland Protection Board
Main Street
NY

Farmer
Connell Cooperative Extension
Director, Real Property
Tax Service

Commissioner
County Planning Department
Main Street
NY

Chairman, Soil & Water
Conservation District,
County Legislator

County Legislator

Farmer
Farmland Preservation
Agri-business

Dear

The County Agricultural and Farmland Protection Board understands that the application for grant money to the New York State Department of Agriculture and Markets to

is applying for the Agricultural and Farmland Protection Grant through the New York State Department of Agriculture and Markets to support the processes. Our Board has endorsed the application for grant money to and is willing to participate in the processes.

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 #17
if seeking Bonus Pts



Gateway Farms

Town of
Columbia County NY
June 5, 2015

138,5 Acres (Acreage per County Tax Parcel Data)



0 125 250 500 Feet
1 inch = 550 feet

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



NOTE!
 Upload for Prog #7
 Spec Rules #7
 AND
 Prog Spec Rules #15
 if seeking Bonus Pts

Gateway Farms
 Town of Columbia Co.
 1385A

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
 2013 Aerial Photograph by the Office of Information Technology Services, GIS Program, Ohio Department of Public Safety, 2013. Aerial photograph is a 2-DSD map of the area. DSD is a registered trademark of the Ohio Department of Public Safety.

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.

DESTINATION GUIDE | HUDSON VALLEY AND CATSKILLS
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 (1) - Perpetual Conservation Easement Project
LTorEQto29K - Project Budget for FPIG Proposal (≤ \$29,000/A for development rights)

FPIG Project Budget											
Farmland Protection Implementation Project Involving a Perpetual Conservation Easement											
Farm Name:	Gateway Farms (TEST1 - 87.5%)		Applicant:		FARMLANDS FOREVER LAND TRUST						
	Estimated Acres to be Permanently Protected =		\$ per acre =								
	\$ 2,240,000		\$ 16,173		If value is greater than \$29,000/acre, use FINANCIAL WORKSHEET (2).						
FUNDING SOURCES											
LAND COSTS	Estimated Costs ¹	State Contribution ²	Municipal Government			Other ⁵		Sum of Funding Sources (cash) ⁶	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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ 12,000	\$ -
Baseline Documentation	\$ 2,400	\$ 2,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400	\$ -	\$ -	\$ -
Report	\$ 2,400	\$ 2,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400	\$ -	\$ -	\$ -
Other transaction cost ¹² :											
ESA Phase I	\$ 1,350	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350	\$ -	\$ -	\$ -
Other transaction cost ¹² :											
Title continuation fee	\$ 850	\$ 850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850	\$ -	\$ -	\$ -
Other transaction cost ¹² :											
Subtotal =	\$ 78,050	\$ 66,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,050	\$ -	\$ 12,000	\$ -
TOTAL PROJECT COSTS \$ 2,318,050											
Percentage of Total Project Cost from Each Contributor ¹³											
Auto Match			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	13.7%	0.0%
Total Project Costs =	\$ 2,318,050	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000	\$ -	\$ 318,050	\$ -
Check ¹⁶	\$ 2,318,050	100.0%								Percentage of Local Match that is In-Kind ¹⁵ =	0.0%
											Local Match Total¹⁴
											\$ 318,050
											13.7%
											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.

FINANCIAL WORKSHEET (1) - Perpetual Conservation Easement Project
LTorEQto29K - Project Budget for FPIG Proposal (≤ \$29,000/A for development rights)

INSTRUCTIONS FOR FILLING OUT ATTACHMENT B-5a.

- (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) Any "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.
- (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) 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.
- (13) 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.
- (14) 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.
- (15) In-kind contributions shall not exceed 80% of the local match or \$25,000, whichever is less.
- (16) 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 (1)":
 estimated total cost of "Project Partners' Staff Time" =

\$15,000

 estimated total cost of "Outside Legal Fees" =

\$6,000

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"

\$1,500

 +

\$15,000

 +

\$6,000

 =

\$22,500

Enter the "Grant Amount Per Unit":

Step One: Enter the following amounts here from the "State Contribution" column of "Financial Worksheet (1)":
 proposed State contribution toward "Project Partners' Staff Time" =

\$15,000

 proposed State contribution toward "Outside Legal Fees" =

\$6,000

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"

\$1,500

 +

\$7,500.00

 +

\$3,000.00

 =

\$12,000.00

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"

\$22,500

 -

-\$12,000.00

 =

\$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 "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 (1)":

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 (1)":

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 "Stewardship Fee" amount here from the "Estimated Costs" column of "Financial Worksheet (1)" =

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

Enter the "Grant Amount Per Unit":

Step One: Enter the "Stewardship Fee" amount here from the "State Contribution" column of "Financial Worksheet (1)" =

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"
 - =

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 (1)" =

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 (1)" =

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 (1)" =

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

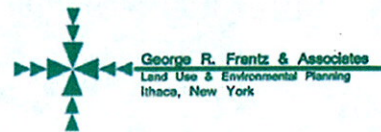
"Local Match Total" less those associated with Advance Payment less those associated with Interim Payment #1 less those associated with Final Payment
 - - =

DO NOT ENTER ANY AMOUNT INTO "OTHER FUNDS"

REMEMBER TO "SAVE" YOUR DATA ENTRIES!

Town of Nichols Agriculture & Farmland Protection Plan

March 13, 2012



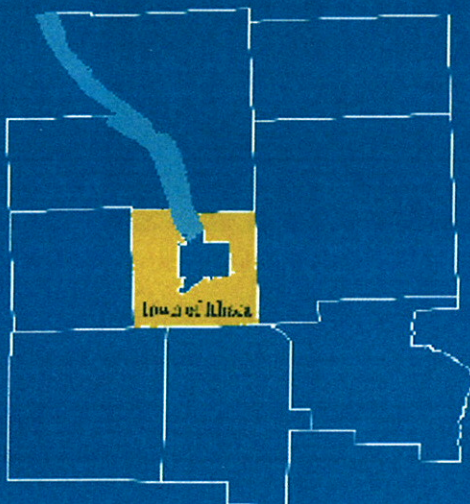


A VISION FOR THE 21ST CENTURY



2014 Comprehensive Plan

TOWN OF ITHACA NEW YORK



ADOPTED SEPTEMBER 2014

New York State Department of Agriculture and Markets
Proposal for State Assistance Payments for Hudson Valley Agricultural Enhancement Program

POTENTIAL CONFLICTS OF INTEREST

An organizational conflict of interest exists if, in its deliberation or selection of this proposal for submission to the Department for funding consideration, the organization's governing body (or any committee from which a recommendation was made to its governing body) includes any participating landowner associated with this proposal.

An organizational conflict of interest exists when the nature of the work to be performed for the project associated with this proposal may, without some restriction on future activities, impair or appear to impair the successful applicant's objectivity (or the objectivity of its sub-contractor(s)) in performing the work associated with this proposal.

A personal conflict of interest is defined as a relationship of an employee, subcontractor employee, or consultant with an entity that may impair or appear to impair the objectivity of the employee, subcontractor employee, or consultant in performing the work associated with this proposal.

A conflict of interest (whether organizational or personal) may also arise if any individual from one of the bulleted groups listed below has a personal or family or business relationship with an individual from any other bulleted group listed below:

- Participating landowner or farm operator
- Authorized Representative or Principal Contact or member of governing body of the applicant entity
- Member of the County Agricultural & Farmland Protection Board
- Member of governing body of the municipality endorsing this proposal (if applicable)

For County Agricultural and Farmland Protection Board (AFPB):

1. Does the AFPB have a potential conflict of interest associated with this proposal?

No Yes - Identify the conflict: *member is also member of governing body of applicant*

2. Did the AFPB follow its policy regarding conflicts of interest?

No - Describe why.

Yes - Describe the action(s) taken.

member recused herself from AFPB meetings at which HVAEP RFP potential projects were discussed (mtg minutes available upon request)

New York State Department of Agriculture and Markets
Proposal for State Assistance Payments for Hudson Valley Agricultural Enhancement Program

POTENTIAL CONFLICTS OF INTEREST

For Entity submitting this proposal:

1. Does the entity have a potential conflict of interest associated with this proposal?

No ___ Yes - Identify the conflict: member of governing body also a member of County AFPB

2. Did the entity follow its policy regarding conflicts of interest?

No ___ - Describe why.

Yes - Describe the action(s) taken.

(mtg minutes available) upon request member recused herself from land trust board and land conservation committee meetings at which HVAEP RFP potential projects were discussed

For Any Other Potential Conflict of Interest:

1. Please identify the potential conflict of interest.

none

For each "other potential conflict of interest," describe the action(s) taken or describe why no action(s) taken:

n/a

Ulster County Planning Department

Agricultural Districts

2015 Agricultural District Inclusions

On August 28, 2015, the [New York State Commissioner of Agriculture and Markets certified \(/sites/default/files/NYS%20certification%20letter.pdf\)](/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 \(/sites/default/files/2015%20AFPB%20Recommendation_0.pdf\)](/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 \(/sites/default/files/AFPB%20Presentation%20May%202015.pdf\)](/sites/default/files/AFPB%20Presentation%20May%202015.pdf).

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

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

- [Esopus \(/sites/default/files/Esopus.pdf\)](/sites/default/files/Esopus.pdf)
- [Marbletown \(/sites/default/files/Marbletown.pdf\)](/sites/default/files/Marbletown.pdf)
- [New Paltz \(/sites/default/files/New%20Paltz.pdf\)](/sites/default/files/New%20Paltz.pdf)
- [Olive \(/sites/default/files/Olive.pdf\)](/sites/default/files/Olive.pdf)
- [Plattekill \(/sites/default/files/Plattekill.pdf\)](/sites/default/files/Plattekill.pdf)
- [Rochester \(/sites/default/files/Rochester.pdf\)](/sites/default/files/Rochester.pdf)
- [Rosendale \(/sites/default/files/Rosendale_0.pdf\)](/sites/default/files/Rosendale_0.pdf)
- [Wawarsing \(/sites/default/files/Wawarsing.pdf\)](/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/agservices/agdistricts.html (<http://www.agriculture.ny.gov/ap/agservices/agdistricts.html>).

Documents and Forms

- [Agricultural District General Information Brochure \(/sites/default/files/documents/brochure.pdf\)](/sites/default/files/documents/brochure.pdf)
- [Fact Sheet - Information on the 30 Day Inclusion Period \(/sites/default/files/FACT%20SHEET%20AGRICULTURAL%20DISTRICTS.pdf\)](/sites/default/files/FACT%20SHEET%20AGRICULTURAL%20DISTRICTS.pdf)
- [Agricultural District Inclusions Statute \(/sites/default/files/documents/303-b.pdf\)](/sites/default/files/documents/303-b.pdf)
- [Agricultural District Inclusion Notice Flier \(/sites/default/files/Ag%20Inclusions%20Flyer%202015.pdf\)](/sites/default/files/Ag%20Inclusions%20Flyer%202015.pdf)
- [2015 Press Release \(/sites/default/files/2015%20PressRelease.pdf\)](/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 \(/sites/default/files/AFPB_recommendations2014.pdf\)](/sites/default/files/AFPB_recommendations2014.pdf)

[Ulster County Resolution 245-14 Adopting Inclusion into Agricultural Districts Lands recommended by the AFPB \(/sites/default/files/265-14_3.pdf\)](/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 \(/sites/default/files/2014_Commissioner_approval_letter_1.pdf\)](/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 \(/sites/default/files/documents/AFPB_recommendations2013.pdf\)](/sites/default/files/documents/AFPB_recommendations2013.pdf)

[Ulster County Resolution 231-13 Adopting Inclusion into Agricultural Districts Lands recommended by the AFPB \(/sites/default/files/Ulster%20County%20Resolution%20231-13.pdf\)](/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 \(/sites/default/files/2013_Commissioner_approval_letter_0.pdf\)](/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>)

(845) 340-3000 - 244 Fair Street, PO Box 1800, Kingston, NY 12402

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TOWN OF WHITE CREEK

RIGHT TO FARM LAW

Section 1. Authority.

Under Section 10 of the Municipal Home Rule Law the Town of White Creek adopts the Right to Farm Law.

Section 2. Definitions.

As used in this Law No. I of 1992:

(a) "Agricultural Land" shall mean all that real property within the boundaries of the Town of White Creek currently used for agricultural operations or upon which agricultural operations may in the future be established.

(b) "Agricultural Farm Operation" shall mean any person, organization, entity, association, partnership or corporation engaged in the business of agriculture, whether for profit or otherwise.

(c) "Agricultural Practices" shall mean any activity including the cultivation of land, the raising of crops, or the raising of livestock, poultry, horticulture, timber, apiculture and fur bearing animals. Further, agricultural practices shall mean any activity now permitted by law, engaged in by a farmer as defined herein, in connection with and in furtherance of the business of farming and shall include, without limitation, the collection, transportation, distribution, and storage of animal and poultry wastes; storage, transportation, and use of equipment for tillage, planting and harvesting; transportation, storage and use of legally permitted fertilizers and limes, insecticides, herbicides, and pesticides all in accordance with local, state, and federal law and regulation and in accordance with the manufacturer's instructions and warnings; construction of farm structures and facilities as permitted by local and state building code and regulation; construction and maintenance of fences.

Section 3. Findings and Policy.

(a) It is the declared policy of this town to enhance and encourage agricultural operations within the town. It is the further intent of this town to provide to the residents of this town proper notification of the town's recognition and support through this law of those persons' and/or entities' right to farm.

(b) Where non-agricultural land uses extend into agricultural areas or exist side by side, agricultural operations frequently become the subjects of nuisance complaints due to lack of information about such operations. As a result agricultural operators are forced to cease or curtail their operations. Such actions discourage investments in farm improvements to the detriment of adjacent agricultural uses and the economic viability of the town's agricultural industry as a whole. It is the purpose and intent of this section to reduce the loss to the town of its agricultural industry as a whole. It is the purpose and intent of this section to reduce the loss to the town of its agricultural resources by clarifying the circumstances under which agricultural operations may be considered a nuisance. This law is not to be construed as in any way modifying or abridging any New York State law or any other applicable provision of State law relative to nuisances, rather it is only to be utilized in the interpretation and enforcement of the provisions of this town law.

40A.03.0 FARMLAND PRESERVATION

40A.03.0 FARMLAND PRESERVATION

40A.03.010 Purpose and findings. (2)

(a) The purpose of this chapter and this article is to implement the agricultural land conservation policies contained in the Davis general plan with a program designed to permanently protect agricultural land located within the Davis planning area for agricultural uses.

(b) The city, since 1995 has required agricultural mitigation for development projects that would change the general plan designation or zoning from agricultural land to nonagricultural land and for discretionary land use approvals that would change an agricultural use to a nonagricultural use, and the city council finds that this chapter and this article are necessary for the following reasons: California is losing farmland at a rapid rate; Yolo and Solano County farmland is of exceptional productive quality; loss of agricultural land is consistently a significant impact under CEQA in development projects; the Davis general plan has policies to preserve farmland; the city is surrounded by farmland; the Yolo and Solano County general plans clearly include policies to preserve farmland; the continuation of agricultural operations preserves the landscape and environmental resources; loss of farmland to development is irreparable and agriculture is an important component of the city's economy; and losing agricultural land will have a cumulatively negative impact on the economy of the city and the counties of Yolo and Solano.

(c) It is the policy of the city to work cooperatively with Yolo and Solano counties to preserve agricultural land within the Davis planning area, as shown in the "Planning Area" map found in the Davis General Plan, beyond that deemed necessary for development. It is further the policy of the city to protect and conserve agricultural land, especially in areas presently farmed or having Class 1, 2, 3, or 4 soils.

(d) The City Council finds that some urban uses when contiguous to farmland can affect how an agricultural use can be operated, which can lead to the conversion of agricultural land to urban use.

(e) The City Council further finds that by requiring adjacent mitigation for land being converted from an agricultural use and by requiring a one hundred fifty foot buffer, the city shall be helping to ensure prime farmland remains in agricultural use.

(Ord. No. 1823, § 1 (part); Ord. No. 2300, § 1, Amended 11/27/2007)

40A.03.020 Definitions. (3)

(a) **Adjacent mitigation.** Agricultural mitigation land that is required to be located at the non-urbanized perimeter of a project.

(b) **Advisory committee.** The city of Davis open space and habitat commission shall serve as the advisory committee.

(c) **Agricultural land or farmland.** Those land areas of the county and/or city specifically designated and zoned as Agricultural Preserve (A-P), Agricultural Exclusive (A-E), or Agricultural General (A-I), as those zones are defined in the Yolo County zoning ordinance; those land areas designated and zoned

§322. TRANSFERABLE DEVELOPMENT RIGHTS.

1. Purpose. In accordance with §§603(b)(5), 603(c)(2.2), 605(4) and 619.1 of the Act, this Section establishes procedures by which transferable development rights are granted, conveyed, applied and recorded to preserve the Township's valuable farmland and agricultural landscape and economy.
2. Granting of Transferable Development Rights Within the Sending Tract.
 - A. Except as noted below, every lot within the (A) Agricultural Zone which on the effective date of this Chapter (August 30, 1993) contains a farm (as defined herein), is granted one transferable development right for each 2 gross acres contained therein. Should a lot containing a farm (as defined herein) which was not classified as part of the Agricultural Zone (A) on the effective date of this Chapter, be subsequently rezoned to the Agricultural Zone (A), that farm will be granted one transferable development right for each 2 gross acres contained therein on the effective date of the rezoning.
 - B. TDRs are not granted to:
 - (1) Portions of lots owned by or subject to easements (including, but not limited to, easements of roads, railroads, electrical transmission lines and water, gas or petroleum pipelines) in favor of governmental agencies, utilities and nonprofit corporations.
 - (2) Land restricted from development by covenant, easement or deed restriction (with the exception of preferential tax assessments), unless and until such time as said covenant, easement or restriction is dissolved or rescinded. In the event said covenant, easement or restriction is dissolved or rescinded, such land shall be eligible for issuance of transferable development rights.
3. Obligation of Landowner to Convey Transferable Development Rights. The conveyance of TDRs is accomplished solely on a voluntary basis. Landowners are in no way compelled to convey their TDRs. If conveyances occur, they shall be accomplished according to §322(5) of this Part. Unconveyed TDRs may be transferred with land sold, donated or devised.
4. Value of Transferable Development Rights. The monetary value of TDRs is completely determined between the seller and buyer.
5. Process of Conveyance of a Transferable Development Right from the Sending Tract. Transferable development rights granted §322(2) of this Part may be sold and/or donated to any party, subject to the following:



JUANITA FRIDAY MARKET RULES & REGULATIONS

City of Kirkland
Parks & Community Services
505 Market Street, Ste. A
Kirkland, WA 98033
www.kirklandwa.gov

The Juanita Friday Market (JFM) is operated by the City of Kirkland, Parks and Community Services Department. The Market will provide an opportunity where community members can come together and support their local farmers by purchasing quality, locally grown goods. In addition, the Market will be an outlet for area non-profit organizations to provide information to the public. One stall will be set aside each week for non-profit groups to use.

For questions/ information please contact: Tina Lathia
Market Manager
Phone: 425-587-3385
Email: TLathia@kirklandwa.gov
Website: www.kirklandwa.gov/JuanitaFridayMarket

The following rules and regulations are in effect at the JFM. Please read carefully.

MARKET HOURS

The Market will operate every Friday from May 13 to October 7, 2011. Hours of operation will be 3 pm to 7pm.

Location: Juanita Beach Park
9703 NE Juanita Drive
Kirkland WA 98034

SELECTION OF VENDORS

JFM is a Washington State Farmers Market Association (WSFMA) member market; as such vendors are required to abide by all regulations set forth by the WSFMA. All Vendors must grow, craft, or process what they sell within the state of Washington. All items will be judged on quality, value, and contribution to the Market. All items offered for sale shall be subject to inspection and approval by the Market Manager. Please call or email for New Vendor Product Screening.

STALL ASSIGNMENTS

Stalls will be assigned to Vendors upon arrival.

BOOTH SET-UP

Vendors will be allowed in the Market area to begin setting up starting at 1:00 pm.

TEAR DOWN

Vendors cannot begin breaking down until close of market at 7 pm.

STALLS

Stalls will be approximately 10' x 10'. If the Vendor exceeds past the 10' x 10' area, they will be charged accordingly.

All Vendors must provide a container for waste matter and haul it away at the end of Market day. Vendors selling beverages in cans or plastic bottles must provide a recycling container. No dumping of waste is allowed on the property.

ALL TENTS AND AWNINGS MUST BE SECURED WITH PROPER WEIGHTS (25LBS. EACH POST) TO PREVENT BLOWING AWAY AND CAUSING DAMAGE.

FEES & PAYMENTS

Daily rental fees of \$30 per stall are payable to the Market Manager and shall be paid before the end of each Market day.

CLEAN UP

Each Vendor is responsible for leaving their area clean. NO EXCEPTIONS.

SIGNS

All Vendors must have a sign clearly marking the name of the business and price of products.



Protecting Farmland in Our Community



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Lands We've Protected

You are here: [Home](#) | [Land Conservation](#) | Lands We've Protected

To date, ASA has assisted landowners with the conservation of 15,599 acres on 100 properties!

Since its inception in 1990, the Agricultural Stewardship Association has helped landowners protect a variety of lands throughout Washington and Rensselaer counties. Regardless of their size, location, or type of easement, the unifying characteristic of these properties is that they are working lands, actively used for agriculture or forestry. Check out our maps of conserved land in [Washington](#) and [Rensselaer](#) counties.

UPCOMING EVENTS

[Oct 9, Landscapes for Landsake Preview Party](#) -----

[Oct 10, Landscapes for Landsake Art Sale & Exhibition](#) -----

[Oct 12, Greece Vacation Raffle](#) -----

[Oct 15, An Evening of Good Taste at Sperry's](#) -----

[Oct 17, Game of Logging-Level 1](#) -----

< Sep 2015 >

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

Kitty Highstein donates

125 ACRES IN THE TOWN OF SALEM

Over 30 years ago, while reading the morning paper, Jene and Kitty Highstein saw an interesting property for sale, a house and 125-acres of mostly forested land located on Bogtown Road in Salem, NY. While a second home was not in their plans, a place just a few hours from New York City seemed like a perfect weekend get-away. It would also provide some much needed serenity.

What they found on their first visit to the farm was undisturbed beauty. Recalling her first impressions of the property, Kitty said, "We fell in love with it from the moment we saw it. The bog is so beautiful and the animal habitat it creates was very important to us. We knew right then we wanted to preserve this special place."

[READ MORE...](#)



McArthur-Sauert Farm

155 ACRES CONSERVED IN THE TOWN OF GREENWICH



ASA closed the deal to conserve its 100th farm property, the McArthur-Sauert Farm on County Route 77 in Greenwich, NY. This historic farm, a

FILED

JUN 18 2014

COUNTY
CLERK'S OFFICE

Deed of Conservation Easement

THIS CONSERVATION EASEMENT ("Easement") is granted this 17th day of December, 2014, ("Grantor") an individual residing at _____ Road, _____ NY to Town of _____ (the Town) ("Grantee"), a New York municipal corporation having an office at _____ Street, _____ New York, and to _____ / (the Conservancy) ("Grantee"), a New York not-for-profit corporation having a mailing address of _____ NY,

WHEREAS:

- A. Grantor is the owner of certain real property (the "Property") consisting of 66.94 acres, in one tax map parcel located on _____ Road in the Town of _____ Erie County, New York, more fully described in the legal description of the property ("EXHIBIT A") and shown on the Easement Map ("EXHIBIT B"), both attached hereto and as depicted on a survey of the Property, dated March 16, 2011, by _____, and revised on March 18, 2014.
- B. Grantee is a New York not-for-profit corporation within the meaning of Article 49, Title 3 of the Environmental Conservation Law of the State of New York (together with any successor statute, the "ECL"), is organized for, among other purposes, conserving real property, is a tax exempt and qualified organization within the meaning of Sections 501(c)(3), 509(a)(1) and 170(b)(1)(A)(iv) of the Internal Revenue Code ("Code"), and is a "qualified organization" to accept, purchase, and hold Conservation Easements under Section 170(h) of the Code and Treasury Regulation Section 1.170A-14(c).
- C. Grantee is a municipal corporation and has the authority pursuant to Section 247 of the General Municipal Law and Article 49, Title 3 of the New York Environmental Conservation Law (the "ECL") to acquire conservation easements.
- D. The Property consists primarily of productive agricultural land. The Property contains approximately .8 acre of prime soils, approximately 51.3 acres of prime-if drained soils, and approximately 14.6 acres of soils of statewide importance as defined by the U.S. Department of Agriculture Natural Resources Conservation Service.
- E. Article 14, Section 4 of the New York State Constitution states that "the policy of this state shall be to conserve and protect its natural resources and scenic beauty and encourage the development and improvement of its agricultural lands for the production of food and other agricultural products"
- F. In Section 49-0301 of the ECL, the Legislature of the State of New York found and declared that "in order to implement the state policy of conserving, preserving and protecting its

1. Grant of Conservation Easement.

Grantor hereby grants and conveys to Grantee, a Conservation Easement (the "Easement"), an immediately vested interest in real property defined by Article 49, Title 3 of the ECL of the nature and character described herein, for the benefit of the general public, which Easement shall run with and bind the Property in perpetuity. Grantor will neither perform, nor knowingly allow others to perform, any act on or affecting the Property that is inconsistent with the covenants contained herein. Grantor authorizes Grantee to enforce these covenants in the manner described below.

2. Purpose.

The Purpose of this easement is to conserve viable agricultural land and soil resources by preventing uses of the Property that will significantly impair or interfere with the Property's agricultural and forestry viability and productive capacity.

3 Implementation.

This Easement shall be implemented by limiting and restricting the development and use of the Property in accordance with its provisions. The Property remains subject to all applicable local, state and federal laws and regulations. This Easement and the administration of its provisions shall not unreasonably restrict or regulate farm operations in contravention of the purposes of Article 25-AA of the Agriculture and Markets Law.

4. Definitions.

4.(a). "Grantor" or "owner" include the original Grantor, its heirs, successors and assigns, all future owners of any legal or equitable interest in all or any portion of the Property, and any party entitled to the possession or use of all or any part thereof.

4.(b). "Grantees" includes the original Grantees and their successors and assigns. The term "Lead Grantee" is the Grantee designated by mutual agreement between the Grantees to give and receive all notices and other communications to and from the Grantor as specifically indicated in this Easement and to pursue any legal action to enforce this Easement. The Town of Amherst shall be Lead Grantee unless the Grantors receive written notice of a change in such designation executed by both Grantees.

4.(c). "Residential Dwelling" means dwellings or structures, together with accessory improvements that comprise single-family, multi-family, apartments, "in-law" apartments, guest houses and farm labor housing, whether or not the structure(s) are used as the primary residence of a farm owner.

4.(d). "Farm Labor Housing" means dwellings or structures, together with accessory improvements used to house seasonal and/or full-time employees where such residences are provided by the farm landowner and/or operator, the worker is an essential employee of the farm landowner and/or operator employed in the operation of the farm and the farm worker is not a partner or owner of the Farm Operation. A structure used as the primary residence of a farm owner is not "farm labor housing".

Northeast Land Trust Conference

2006

Farms, Fields & Forests: Building Community Conservation

Skidmore College
Saratoga Springs, New York
June 9-11, 2006





LAND TRUST ALLIANCE

Meeting Confirmation

Mr. Dave Behm
Farmland Protection Program Manager
NYS Dept. of Agriculture & Markets
10B Airline Dr
Albany, NY 12235-0001

RECEIVED

MAY 19 2006

Ag. Protection & Development
NYS Dept. of Agriculture & Markets

Northeast Land Trust Conference
Friday, June 09, 2006
Skidmore College
Saratoga Springs, NY

You are registered for the following:

Function	Quantity	Amount
Conference Registration	1	\$100.00
FT 4. Developing Conservation Easements for Working Farms	1	\$10.00
	Total	\$110.00
	Payment	\$110.00
	Balance	\$0.00

Check Number: 2440

For Registration Information Call the Registration Coordinator at 202-638-4725 x.304 / email: registration@lta.org

LTA * 1331 H Street, NW * Suite 400 * Washington, DC 20005



Land Trust Alliance

Northeast Land Trust Conference

Attendance List

Friday, June 09, 2006 - Sunday, June 11, 2006

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