# TOMPKINS COUNTY AGRICULTURE & FARMLAND PROTECTION BOARD

615 Willow Avenue Ithaca, New York 14850 Telephone (607) 272-2292 Fax (607) 272-7088

#### NYS FARMLAND PROTECTION IMPLEMENTATION GRANT

#### **TOMPKINS COUNTY PRE-APPLICATION INSTRUCTIONS - 2025**

The New York State Farmland Protection Implementation Grant (FPIG) can be used to purchase development rights and/or pre-emptive purchase rights from willing landowners. With Purchase of Development Rights (PDR), a willing landowner gives up their rights to subdivide and develop the land in exchange for the monetary value of those rights up front. The resulting easement stays with the property in perpetuity. The current and future landowner retains full ownership of the property and can continue to use the property for agricultural and open space purposes. Pre-emptive Purchase Rights (PPR) can be used in combination with PDR to ensure that the property remains in agriculture and is affordable to farmers. With PPR restrictions in place, any future sale of the property must be at agricultural value and be sold to a farmer or family member. The current owner receives additional compensation in exchange for these further restrictions. PDR and PPR restrictions are in perpetuity.

Eligible applicants for FPIG include counties, municipalities, and land trusts. Landowners wishing to participate in an FPIG-funded project must partner with one of these eligible applicants in order to apply for the grant. For most of these projects, the applicant is a Land Trust. This Pre-application is a tool used by the Tompkins County Agriculture & Farmland Protection Board (AFPB) to identify the most viable and competitive lands to receive the Board's required endorsement for the NYS Farmland Protection Implementation Grant (FPIG) program. The AFPB typically endorses multiple farms for each grant round. These endorsed farms are ranked by the AFPB and then shared with the area land trusts (New York Agricultural Land Trust, the Finger Lakes Land Trust, and the Southern Tier Land Conservancy) who would be the eventual applicant to the grant program.

## **Important To Note**

Once a farmland conservation easement project is endorsed by the AFPB, landowners will be responsible for partnering with a land trust to prepare and advance a full application to the State FPIG Program. The partnering land trust will assist in preparing a full application, and act as the ultimate holder of the farmland conservation easement. The AFPB and Cornell Cooperative Extension Tompkins County (CCE) can assist with reaching out to land trusts, but it is the responsibility of these entities and the landowner to establish this partnership.

The AFPB Pre-Application solicitation is typically conducted every other year. There are often more AFPB-endorsed projects than can be advanced in one funding round. As such, it may take multiple funding rounds to move from endorsement to application advancement. Unless an endorsed project changes significantly, an AFPB endorsement does not expire. Pre-Applicants with endorsed projects are encouraged to stay in contact with the AFPB and eligible partners to remain in consideration.

Please note that an AFPB endorsement does not guarantee that a landowner will be successful in partnering with an eligible applicant entity, advancing a full application, or otherwise obtaining funding for their project.

#### **Pre-Application Submission**

- Interested parties should contact Crystal Buck at Cornell Cooperative Extension of Tompkins
  County as soon as possible to make an appointment to discuss the program and application
  process, receive assistance with mapping and data, and prepare a draft land plan map for your
  project. You can contact Crystal via email at <a href="mailto:cb258@cornell.edu">cb258@cornell.edu</a> or phone at 607272-2292 x265.
- Pre-application Deadline: All materials, except for maps and site plan, must be submitted no later than MONDAY, March 3, 2025 at 4:00 pm. The following are the options for submitting your complete materials:
  - Email: Email all materials to <a href="mailto:cb258@cornell.edu">cb258@cornell.edu</a>. Submission confirmation will be provided within one to two business days. If you do not receive confirmation, please call CCE at 607-272-2292.
  - Hand-Delivery: Bring all of the materials to the address below.
  - Mail: Mail all materials to the address below. Mailed submissions should be postmarked at least two days in advance of the deadline to ensure timely delivery.

Tompkins County Agriculture & Farmland Protection Board c/o Cornell Cooperative Extension Tompkins County 615 Willow Ave Ithaca, NY 14850

## **Pre-Application Submission Requirements**

Please note that the AFPB reserves the right to reject applications deemed incomplete.

- **Completed Pre-Application:** Please complete all relevant sections to the best of your ability. Preapplications may be filled in by hand, or digitally. Additional sheets may be used as necessary.
- **Required Signatures**: All Pre-Applications (including emailed forms) must include the required signatures.
- For Multi-County Projects Only: Multi-County projects (see below) are required to obtain letters of support from all involved counties outside of Tompkins County.
- **Additional Information**: Additional information relating to specific program criteria as may be requested by the AFPB.
- **Photos (optional):** Up to four (4) photos of important scenic viewsheds or distinguishing features of the farm may be submitted.
- Maps: With the assistance of the Tompkins County Department of Planning and Sustainability (TCDPS) applicants should provide a soil map, a location map showing natural features and nearby development, and an air photo map.
- **Draft Site Plan:** A land plan (or site plan) is a map and physical description of the Property being protected by a conservation easement. Specific "use areas" are defined in the land plan and integrated with provisions of the conservation easement.

### **Multiple Landowner and Multi-County Pre-Applications**

• Multiple Landowners: Multiple landowners are eligible to submit joint Pre-Applications. Each landowner must fill out and sign a separate Pre-Application. For questions that speak to the full

- farm operation or primary farm operator, co-applicants may defer to responses in a "lead applicant" Pre-Application.
- **Multi-County**: Projects with acreage spanning beyond Tompkins County are eligible. Applicants are advised to describe the project in full while highlighting Tompkins County features.

### **AFPB Pre-Application Review Process and Timeline**

- Initial phone call, email, and/or meetings with CCE staff: This initial conversation will help to determine eligibility and answer questions about the pre-application. Please get in touch ASAP to get the process started!
- **Pre-application consultation:** CCE staff will meet one-on-one with interested landowners to go over the application. (January and February)
- Applications Due: MONDAY MARCH 3, 2025 at 4:00 pm
- Mapping: CCE staff will help to coordinate with County Planning and Sustainability to provide maps for the application. (March)
- **Site Plan:** CCE staff will continue to work with applicants to prepare a draft Site Plan to accompany the Pre-Application. (March)
- Landowner Presentation: Landowners will be invited to present their Project to the AFPB at a meeting to be scheduled in late March. AFPB members will individually score each preapplication. (March)
- **Town input**: CCE staff and the landowner will meet with the town Planning Board and/or Ag Committee to solicit input on the proposed project. (March/April)
- Endorsement Notification: Landowners will be notified of the AFPB endorsement decision. (April)

#### **Links and Resources**

#### **Questions and Assistance**

- Cornell Cooperative Extension Tompkins County (CCE): Crystal Buck at <a href="mailto:cb258@cornell.edu">cb258@cornell.edu</a>,
  Tel: 607-272-2292 x265. Farmer outreach and education, AFPB staff support, applicant assistance, and general information.
- Tompkins County Department of Planning and Sustainability (TCDPS): Abigail Conner at <a href="mailto:aconner@tompkins-co.org">aconner@tompkins-co.org</a>, Tel: 607-274-5560. *Mapping assistance*.

#### **Eligible Applicant Partners (not an exclusive list)**

- New York Agricultural Land Trust (NYALT) info@nyalt.org or 315-657-0973, www.nyalt.org/
- Finger Lakes Land Trust (FLLT) info@fllt.org or 607- 275-9487, www.fllt.org/
- Southern Tier Land Conservancy board@southernTLC.org, www.southerntlc.org

#### NYS Department of Agriculture & Markets (NYSDAM) Farmland Protection Program

- State FPIG Info and Guidance, <a href="https://agriculture.ny.gov/land-and-water/farmland-protection-implementation-grants-program">https://agriculture.ny.gov/land-and-water/farmland-protection-implementation-grants-program</a>
- State FPIG Land Planning (Site Plan) Guidance, <a href="https://agriculture.ny.gov/system/files/documents/2019/07/GD">https://agriculture.ny.gov/system/files/documents/2019/07/GD</a> Land Planning.pdf

#### **Parcel and Mapping Information**

- **SDG Image Mate Online** (tax assessment information and tax maps), https://www.tompkinscountyny.gov/assessment/online
- **GIS on the Web** (tax parcel layer and additional map layers), <a href="https://mapping-tompkins-tompkinscounty.hub.arcgis.com/">https://mapping-tompkins-tompkinscounty.hub.arcgis.com/</a>

# NYS FARMLAND PROTECTION IMPLEMENTATION GRANT

## **TOMPKINS COUNTY PRE-APPLICATION - 2024**

FARM or FARMER NA	ME:	
FARM OPERATION TY	PE(S):	
TOWN(S)/VILLAGE(S):		
PRIMARY CONTACT:	NAME: PHONE:	
	MAILING ADDRESS:	
	EMAIL (required):	
Required Signat	ures	
•	WE) CERTIFY THAT ALL I OUR) KNOWLEDGE, ACC	INFORMATION PRESENTED IN THIS PRE-APPLICATION IS, CURATE AND TRUE
OWNER (or authorized r	epresentative):	PREPARER (if different from owner):
SIGNATURE:		SIGNATURE:
PRINT NAME:		PRINT NAME:
DATF.		DATF:

# **Pre-Application Information**

	HICH FARMLAND CONSERVATION EASEMENT FUNDING DO YOU INTEND TO APPLY FOR? (CHECK AT APPLY)
	PURCHASE OF DEVELOPMENT RIGHTS (PDR)  Purchase of Development (PDR) pays landowners to give up their right to subdivide and develop their property, beyond what is permitted by the conservation easement. This restriction stays with the property in perpetuity.
	PRE-EMPTIVE PURCHASE RIGHTS (PPR) Pre-emptive Purchase Rights (PPR) can be used in combination with PDR to ensure that the property remains in agriculture and is affordable to farmers. The current owner receives additional compensation in exchange for these further restrictions. Any future sale of the property must be at agricultural value and be sold to a farmer or family member. These restrictions stay with the property in perpetuity.
2. IS 1	A SINGLE LANDOWNER PROJECT, OR  A JOINT MULTIPLE LANDOWNER PROJECT  LEAD PRE-APPLICANT NAME:  OTHER CO-APPLICANTS:
	DINT PRE-APPLICATIONS, PLEASE DESCRIBE THE NUMBER OF FARM OPERATIONS AND THE TONSHIP BETWEEN FARM PROPERTIES AND OWNERS:
3. IS 1	THIS A MULTI-COUNTY PRE-APPLICATION?
=	ES, WITH THE PRIMARY FARMSTEAD/MAJORITY OF LAND IN TOMPKINS COUNTY, or ES, WITH THE PRIMARY FARMSTEAD/MAJORITY OF LAND INCOUNTY O
	VE YOU ALREADY CONTACTED A LAND TRUST OR OTHER ELIGIBLE PARTNER REGARDING KING TOGETHER ON A FARMLAND CONSERVATION EASEMENT PRE-APPLICATION FOR THIS ECT?
	NO YES
IF YES	, ORGANIZATION AND CONTACT NAME:

# **Project Lands**

5. PLEASE COMPLETE THE FOLLOWING FOR EACH PARCEL TO BE INCLUDED IN THIS PROJECT. (ATTACH ADDITIONAL SHEETS AS NECESSARY)

TOWN/VILLAGE	TAX MAP PARCEL ID NUMBER* (00101-01.1)	PRIMARY LAND USE(S) (CROP, PASTURE, FARMSTEAD, BARN, HOUSE, FOREST, ETC.)	PARCEL AREA (ACRES)	EXCLUDED AREA** (ACRES)
			TOTAL	TOTAL

<sup>\*</sup> Assessment Tax Parcel information can be obtained on the Tompkins County web site at (<a href="https://www.tompkinscountyny.gov/assessment/online">https://www.tompkinscountyny.gov/assessment/online</a>) and <a href="https://mapping-tompkins-tompkinscounty.hub.arcgis.com/">https://mapping-tompkins-tompkinscounty.hub.arcgis.com/</a>).

<sup>\*\*</sup> Farmsteads, support land, rural enterprise areas, resource protection areas, etc. that enhance farm viability are generally eligible and encouraged for inclusion. See the NYS Department of Agriculture & Markets Land Planning Guidance (https://agriculture.ny.gov/system/files/documents/2019/07/GD\_Land\_Planning.pdf)

OR ARE RENTED TO	OTHERS, OR IF LAN	CELS ABOVE ARE TO BE EXCLUIDOWNER NAMES VARY BY PERFORMED AND BEAUTH BEAUTH AND BEAUTH AND BEAUTH AND BEAUTH BEAUTH BEAUTH AND BEAUTH B	ARCEL, PLE	EASE EXPLAIN.
		MENTS, RIGHTS-OF-WAY, OR ID/SOLAR LEASES, UNDERGROUND		
NO YES IF YES, PLEASE EXPL	_AIN:			
8. DO YOU OWN A		S, NOT TO BE INCLUDED IN T	HE PROJEC	T?
TOWN/VILLAGE	TAX ID NUMBER (00101-01.1)	PRIMARY LAND USE(S) (CROP, PASTURE, FARMSTEAD, BARN, HOUSE, FOREST, ETC.)	PARCEL ACRES	REASON FOR NOT INCLUDING?

9. DO YOU <u><b>RENT</b></u> ADDITIONAL LAND <u><b>FROM OTHERS</b></u> TO SUPPORT YOUR FARM THAT WILL NOT INCLUDED IN THE PROJECT?	BE
NO YES IF YES, PLEASE EXPLAIN:	

# **Farm Operation**

10. PLEASE PROVIDE THE PERCENT (9 ENTERPRISE(S) ASSOCIATED WITH YO	•	
% DAIRY	% FRUITS & BERRIES	% AVIARY
% BEEF CATTLE	% ORCHARD	% AGRITOURSIM
% POULTRY	% VINEYARD	% OTHER:
% EGGS	% SUGARBUSH	% OTHER:
% EQUINE / HORSE BOARDING	% CHRISTMAS TREES	% OTHER:
% CASH CROP - GRAIN	% TIMBER OPERATION	% OTHER:
% CASH CROP - GRAIN% CASH CROP - VEGETABLE(S)	% HORTICULTURE	% OTHER:
11. PLEASE DESCRIBE YOUR PROJECT AND ACRES OF THE OPERATION, RECENT PROPERMANENT FULL-TIME, SEASONAL FULL-TIME PRODUCTION, AND MARKETS FOR FARM PRODUCTION.	DDUCTION HISTORY, NUMBER OF NO ME, AND SEASONAL PART-TIME EMPL	N-FAMILY EMPLOYEES INCLUDING
43 DOES VOLUD DROJECT LAND CONT		CLONUELO ANT CTRUCTURES
12. DOES YOUR PROJECT LAND CONT	AIN A FARMSTEAD OR OTHER S	SIGNIFICANT STRUCTURES?
(CHECK ALL THAT APPLY)	ON SITE	
OWNER/OPERATOR HOUSING	ON SITE	
MAIN FARMSTEAD ON SITE		
NEARBY FARMSTEAD (	IILES FROM SITE)	
LABOR HOUSING ON SITE		
OTHER BUILDINGS ON SITE, PL		
NO SIGNIFICANT STRUCTURES	ON SITE	

# 13. PLEASE BREAK OUT LAND USES FOR YOUR PROJECT. (THE SUM TOTAL OF LAND USE ACRES SHOULD EQUAL THE SUM TOTAL OF PROJECT ACRES FROM QUESTION?)

LAND USES	TOMPKINS	OTHER	TOTAL	PERCENT OF
LAND ODES	COUNTY	COUNTY	LAND	TOTAL
	ACRES	ACRES	USE	PROJECT
		(IF APPLICABLE)	ACRES	ACRES
TOTAL PROJECT ACRES (FROM QUESTION 7)				100%
ACTIVE AG PRODUCTION LANDS				
LIVESTOCK & LIVESTOCK PRODUCTS DESCRIBE:				
IMPROVED PASTURE				
FIELD CROPS				
VEGETABLES				
MUCKLAND				
FRUITS				
ORCHARDS				
VINEYARD				
HORTICULTURAL SPECIALTIES				
MAPLE SAP/SUGARBUSH				
CHRISTMAS TREES				
OTHER (NUTS, AQUACULTURE, WOODY BIOMASS, AVIARY, MANAGED WOODLAND MUSHROOMS, INDUSTRIAL HEMP, ETC.) DESCRIBE:				
OTHER AG PRODUCTION LANDS				
FARM WOODLAND (TIMBER AND WOODLAND PRODUCTS)				
EQUINE / HORSE BOARDING (BARNS, PADDOCKS, ARENAS, SHEDS, TRACKS, COURSES, TRAILS)				
OTHER:				
TRANSITIONAL LANDS				
DESCRIBE:				
OTHER LANDS				
RESIDENCE(S) AND SUPPORT BUILDINGS				
FARMSTAND/AGRITOURISM FACILITIES				
FOREST				
SHRUB / SCRUB				
WETLANDS				
WATERBODIES				
OTHER:				

ROLL IN FA	YOUR PROJECT LAND CONTAIN ANY OF THE FOLLOWING WATER RESOURCES THAT PLAY A ARM OPERATIONS? (FIRE PROTECTION, IRRIGATION, LIVESTOCK, SPRAYING, CLEANING, DRINKING, ESS, ETC.) (CHECK ALL THAT APPLY)
CC   CC   PC   GR	ASONAL STREAMS ONSTANT FLOW STREAMS (DRAINAGE ONLY) ONSTANT FLOW STREAMS ONDS / LAKES COUNDWATER / WELLS THER PLEASE DESCRIBE:
OPERATIO	ESCRIBE HOW EACH OF THE ABOVE WATER RESOURCES PLAY A ROLE IN YOUR FARM ON THE PROJECT LANDS (FIRE PROTECTION, IRRIGATION, LIVESTOCK, SPRAYING, CLEANING, PUBLIC ACCESS, ETC.)
	DU ENGAGE IN ANY WOODLAND/FOREST MANAGEMENT ON YOUR PROJECT LAND? THAT APPLY)
	FOLLOW A WRITTEN MANAGEMENT PLAN THAT PROVIDES FOR FOREST REGENERATION CONDUCT HARVESTS AND OTHER MANAGEMENT PRACTICES THAT RESULT IN SUFFICIENT REGENERATION TO ENSURE FUTURE FOREST CROPS HAVE WOODLANDS/FOREST, BUT NO MANAGEMENT PLAN HAVE NO WOODLANDS/FOREST
MANAGEI (COMPLETIC ASSESSMEN  NC TIE TIE TIE	SE SELECT THE FARM'S LEVEL OF PARTICIPATION IN THE NYS AGRICULTURAL ENVIRONMENTAL MENT (AEM) PROGRAM (OR EQUIVALENT WHOLE FARM PLANNING) ON PROJECT LANDS. ON OF ANAGRICULTURAL ENVIRONMENTAL MANAGEMENT (AEM) TIER 3 PLAN OR TIER 2 IT (OR EQUIVALENT) WITHIN THE PAST THREE YEARS WILL BE REQUIRED FOR STATE FPIG APPLICATION) OF AEM PARTICIPATION (OR EQUIVALENT)  ER 5: EVALUATING PRACTICES AND PLAN (OR EQUIVALENT)  ER 4: IMPLEMENTING PLAN (OR EQUIVALENT)  ER 3: COMPLETED PLAN (OR EQUIVALENT)  ER 2: COMPLETED ASSESSMENT (OR EQUIVALENT)  ER 1: COMPLETED WORKSHEET (OR EQUIVALENT)

N YOUR PROJECT AINAGE, DIVERSION	LANDS. (COVER CR	OPS, MINIMUM/ZOI	NE TILLAGE, RIPARIA	N BUFFERS,
	ERTY OWNER, PLE			HIS FARMLAND IS
				HIS FARMLAND IS
				HIS FARMLAND IS
				HIS FARMLAND IS

# **Farm Business** 19. FARM BUSINESS ORGANIZATION: **SOLE PROPRIETORSHIP** (CHECK ALL THAT APPLY) **PARTNERSHIP** LIMITED LIABILITY PARTNERSHIP **CORPORATION** LIMITED LIABILITY CORPORATION OTHER: NAMES AND TITLES OF SOLE PROPRIETOR / PARTNERS / CORPORATE OFFICERS 20. WHAT IS THE CURRENT STATUS OF YOUR FARM BUSINESS PLAN? NO WRITTEN PLAN IN PLACE PLAN IN PROCESS OF BEING WRITTEN WRITTEN, BUT NOT IMPLEMENTED, OR NOT RECENTLY UPDATED UPDATED AND IMPLEMENTED IN THE PAST THREE YEARS 21. PLEASE PROVIDE THE **AVERAGE ANNUAL COSTS** FOR MAJOR INVESTMENTS OVER THE PAST 10 YEARS THAT IMPROVED THE VIABILITY AND/OR INNOVATION OF YOUR FARM OPERATION. (PURCHASED LAND, IRRIGATION OR DRAINAGE SYSTEMS, FRUIT TREES OR VINEYARDS, HERD EXPANSION, CONSTRUCTION OF BARNS, FARM MARKET, MACHINERY, DIVERSIFICATION, OTHER FARM MANAGEMENT PRACTICES) \$0-\$10,000 ANNUALLY \$10,000-\$25,000 ANNUALLY \$25,000-\$50,000 ANNUALLY \$50,000-\$100,000 ANNUALLY \$100,000 + ANNUALLY PLEASE DESCRIBE THE NATURE OF INVESTMENTS:

22.	ARE ALL REAL PROPERTY TAXES CURRENTLY PAID? (SCHOOL, TOWN/VILLAGE, COUNTY)
☐ ☐ IF NO	YES NO D, PLEASE EXPLAIN:
23.	HAS THE FARM DECLARED BANKRUPTCY IN THE PAST 7 YEARS?
☐ ☐ IF YE	NO YES S, PLEASE EXPLAIN:
24.	PLEASE IDENTIFY ANY FUTURE OWNERSHIP PLANNING FOR YOUR FARM.
	NO FUTURE OWNERSHIP PLANNING NEXT GENERATION INTEREST LIKELY FARMER INTEREST ESTATE/TRANSITION PLAN IN PROCESS OF BEING WRITTEN ESTATE/TRANSITION PLAN IN PLACE DEFINITE FARMER INTEREST/PLANS TO PURCHASE
PLEA	ASE DESCRIBE ANY FUTURE OWNERSHIP PLANNING:
LEAD	PLEASE LIST OFF-FARM COMMUNITY AND AGRICULTURAL ORGANIZATION MEMBERSHIPS AND DERSHIP RESPONSIBILITIES, AND ANY PERTINENT RECOGNITION RECEIVED BY THE FARM NESS OR FARM FAMILY.

# **Farmland Protection**

	RIBE ANY THREATS TO THE LONG-TERM VIABILITY OF YOUR FARM OPERATION.  LUDE ECONOMIC, GENERATIONAL, FARM SIZE, OR OTHER SIMILAR TOPICS—ANY DEVELOPMENT  ESCRIBED BELOW IN QUESTION 27)
	RIBE THE DEVELOPMENT PRESSURES YOUR FARM BUSINESS AND FARMLAND IS
•	ARRATIVE CAN INCLUDE THE IMPACT OF DEVELOPMENT ON YOUR FARM BUSINESS, NEARBY D TO NON-FARM USES, DESIRE OF NEIGHBORS TO HAVE ACCESS TO PUBLIC WATER/SEWER, NEW
'ELOPMENT, ETC.	
	RIBE HOW PROTECTING YOUR FARMLAND BUFFERS AND ENHANCESIMPORTANT
TURAL RESOU	RCES AND NATURAL AREAS.

ΑN	MPKINS ( D	COUNTY A		AL FAR NS	MLAND PE COUNTY	ROTECT	ISERVATIO TON PLAN FOOD OWS:		nttps://b		
					=		eople and re farmers				_
farı	mland. Su	ch praction	es, implen	nented	across juri	sdiction	h land use ns, should i other farm	mprove a	ccess to	farmland	and
		=	=		_	-	ction, educ tutional, et		ers and	consumer	rs,

	ind promote sustaina f Tompkins County's				otection
	ioal 5: Grow land acc of Color (BIPOC), low				,
od System Plan G oduction:	ioal 2.3 3. Partner to	develop a systen	n to prioritize a	and protect land	for food