



Finger Lakes Land Trust
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Land Protection Specialist

FARMLAND PROTECTION

- To date, the Land Trust has protected more than 16,000 acres of the region's wetlands, forests, farmland, grassland, and gorges.



SHARPLESS LAKE Mouth of Bear Swamp Creek and Finger Lakes Land Trust's Baker Preserve. September 18, 2005. Photo by and copyright © Bill Becht.



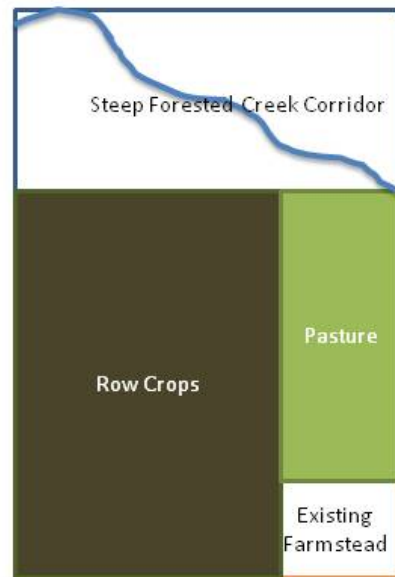


- The landowner can use the land in any way that is consistent with the easement.

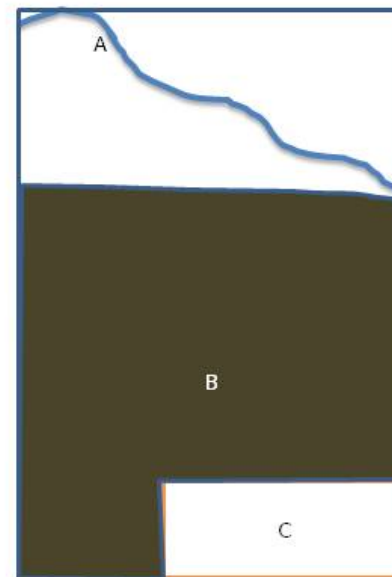


Land Planning

Sample Conservation Easement



Road Front

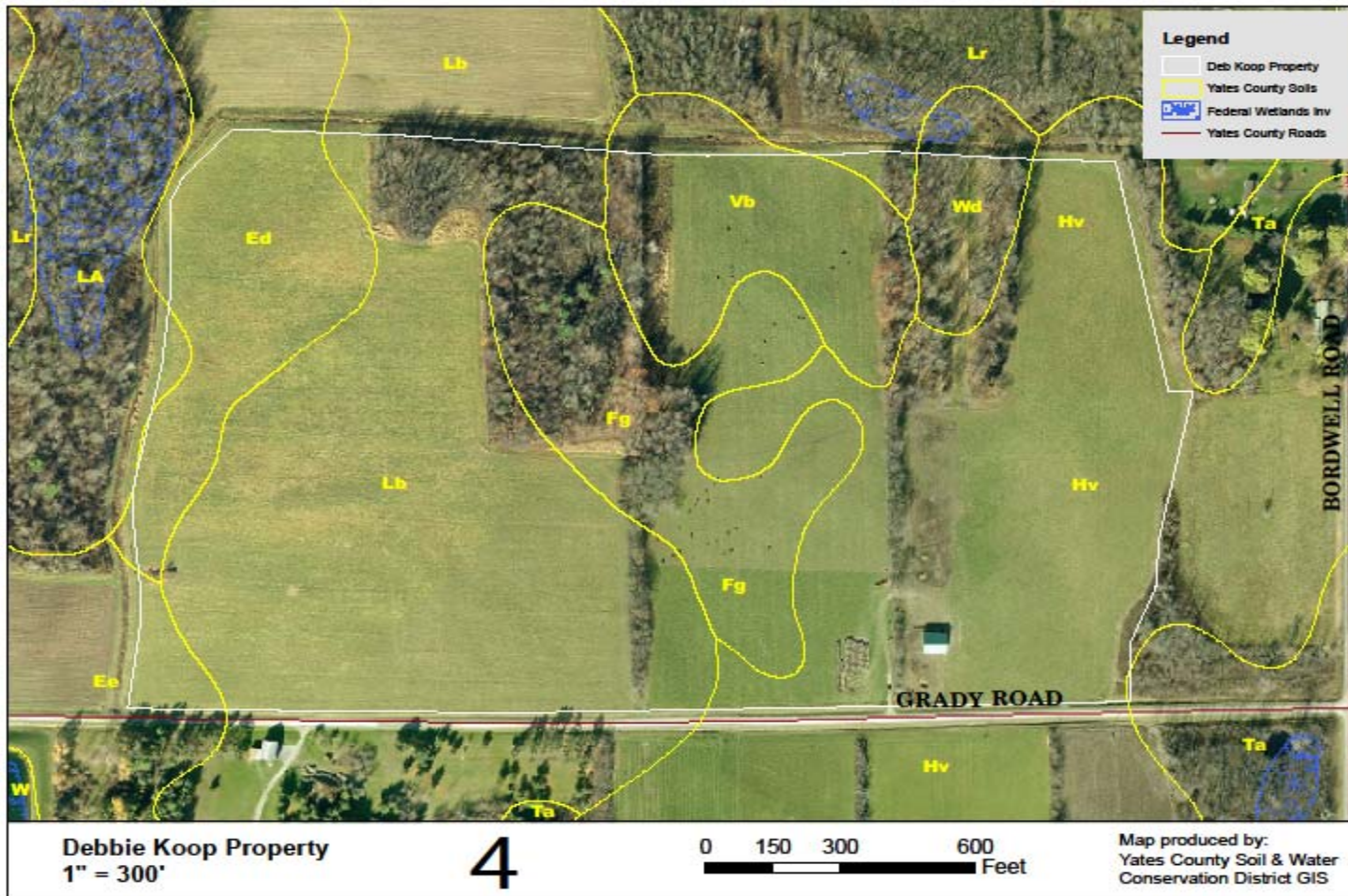


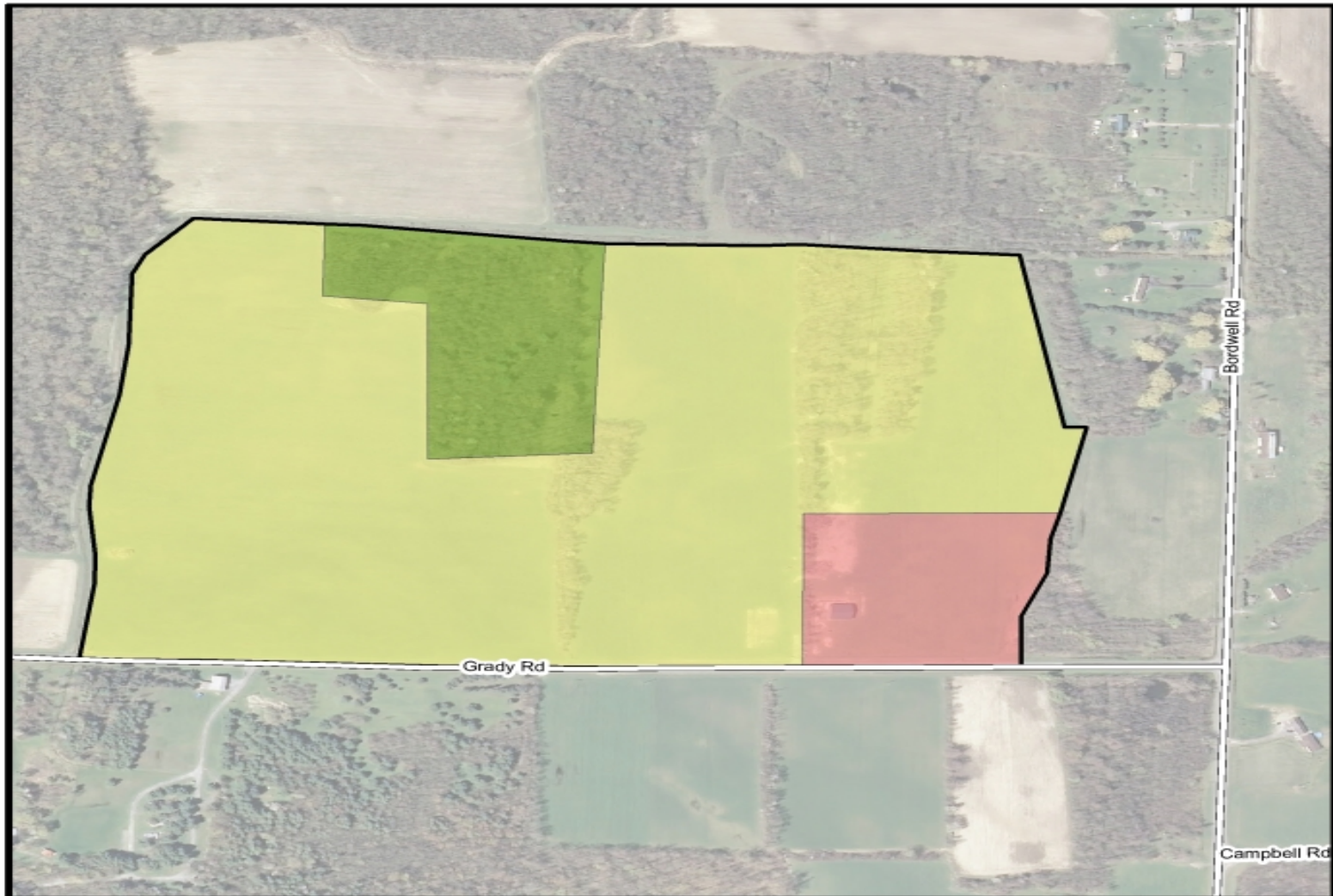
A: Most restrictive area with focus on protecting stream water quality. Allowable uses may include managed timber harvest.

B: Agricultural practices allowed.

C: Existing farmstead with minimal restrictions.

Land Planning in Real Life





0 250 500 Feet

Map scale: 1:5,000

Data sources: New York State GIS Clearinghouse, CUGIR

Finger Lakes Land Trust
Conservation Easement Program



EASEMENT NAME

KOOP


MAP TITLE/ PURPOSE


*Map of Designated Property Zones
and/or Building Areas
April 2010, Natural Color Digital Orthoimagery*

 Koop Conservation Easement

Zone

 Agricultural/ Field Management Zone

 Environmental Protection Zone

 Residential/ Farm Complex/ Active Use Zone

LOCATION



Agricultural Conservation Easements

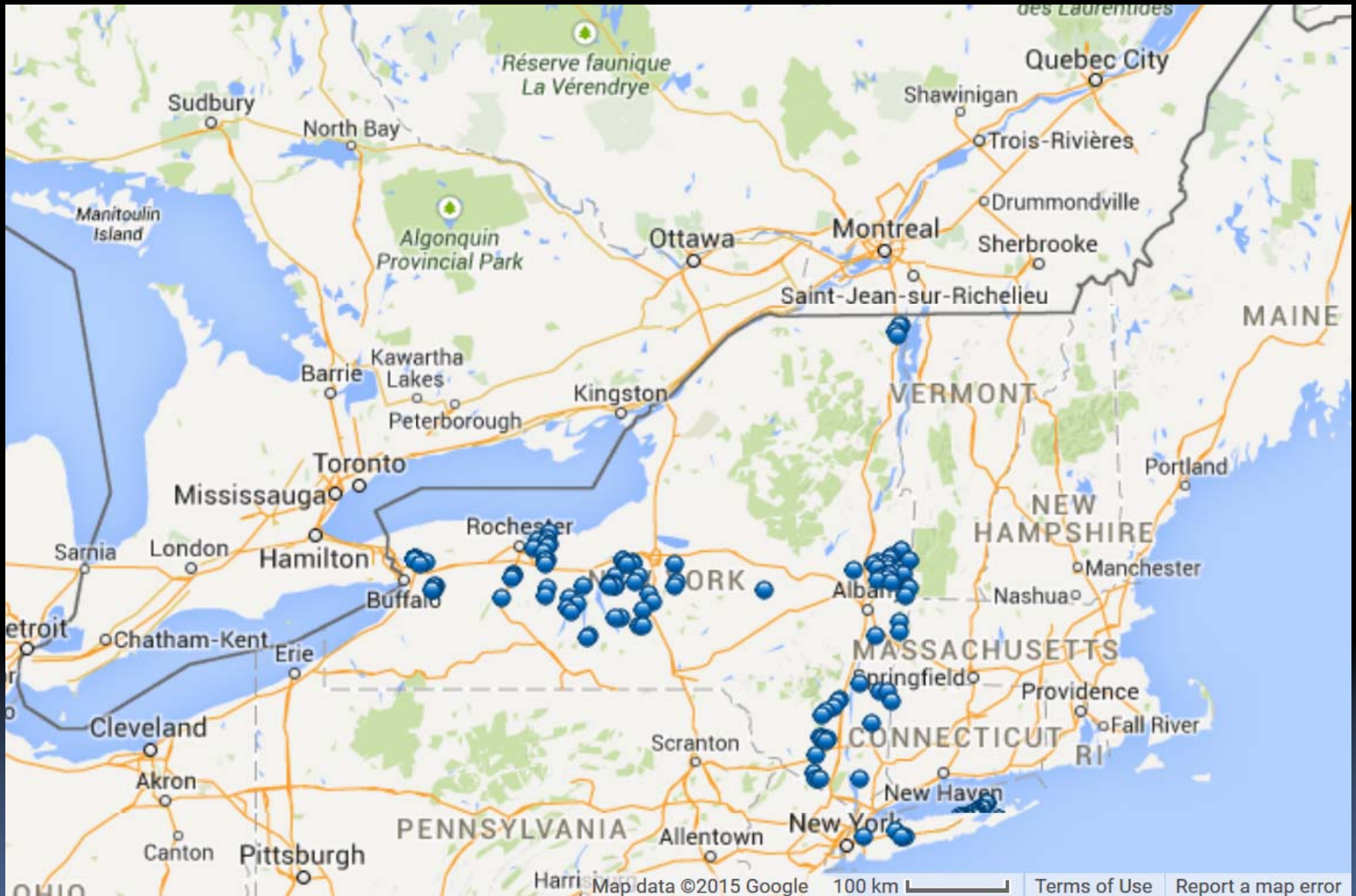
- Donated Conservation Easements
- Purchased Conservation Easements

Farmland Protection Implementation Program (FPIG)

- AKA – Purchase of Development Rights (PDR)
 - Funds to protect viable farmland from conversion to non-farm uses through the use of perpetual conservation easements
 - Administered by the State Department of Agriculture and Markets

- Since 1996, New York has awarded nearly \$195 million for farmland protection projects, assisting 223 projects with local partners in 29 counties





<http://www.agriculture.ny.gov/ap/agservices/farmprotect.html>

How the Program Works:

- Eligible Applicant (must hold easement)
 - County Ag & Farmland Protection Board
 - Municipality with Farmland Protection Plan
 - Conservation Organization (Land Trust)
 - County Soil and Water
- Eligible Projects
 - Perpetual conservation easements
 - Incentive payment agreement

How the Program Works:

Applicant Webinar
ROUND 13
Farmland Protection Implementation Grants (FPIG)
REQUEST FOR PROPOSALS (RFP)

Match Contribution Requirements and Associated Stipulations for Conservation Easement Projects						
Duration	Maximum State Award	Maximum State Contribution	Other "Caps" on State Contribution	Minimum Local Match		Other State Requirements
				%	Cash	
Perpetual ²	\$2,000,000	87.5% of total project costs	\$29,000/acre toward purchase price of development rights	12.5% of total project costs (solely from landowner)	None specified	Use of Department conservation easement
Perpetual ²	\$2,000,000	75.0% of total project costs	\$29,000/acre toward purchase price of development rights	25.0% of total project costs	5.0% of total project costs or \$5,000, whichever is less (waived if development rights value fully donated)	Use of Department-required conservation easement provisions
Perpetual ²	\$500,000	25.0% of purchase price plus all transaction costs	\$29,000/acre toward purchase price of development rights	remainder of all project costs	Federal farmland protection grant award	Land remains available for agricultural use
5-10 year term	\$125,000	75.0% of total project costs	\$450/acre toward annual incentive payment amount	25.0% of total project costs	25.0% of incentive payment amount to be paid to landowner	Use of Department-required provisions







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