

OPEN SPACE AND FARMLAND PROTECTION

SOME NEWSTEAD INFORMATION

Of the 35,000 acres in Newstead, greater than 20,000 are undeveloped but could be converted to nonagricultural uses

Of the greater than 20,000 acres undeveloped, approximately 75% is tillable with prime or important soils distributed throughout the town.

Currently about 11,000 acres are receiving agricultural assessments

DEFINITION OF OPEN SPACE/FARMLAND PRESERVATION TERMS

Zoning---Ordinance or law that specifies what uses or activities are permitted. Variances may be granted by the zoning board of appeals

Master plan --- represents a vision or future goals of the community. Also, serves as a guidance document for future land use. A master plan can be adopted, updated or amended

Green Printing --- A process for open space preservation that emphasizes community involvement, transparency, consensus building, and development of well defined selection criteria, for the purpose of strategic acquisition of lands or development rights from willing sellers.

Agricultural assessment--- Land used in agriculture is effectively assessed at its agricultural value.

Conservation Easement --- Deed restriction limiting development. A conservation easement can be temporary or permanent.

Agricultural Conservation Easement--- Conservation easement aimed at agricultural operations. Allows agricultural related activities including construction of agricultural buildings.

Development Rights --- Right of property owner to develop his land. Can be extinguished, sold, leased, transferred or limited in some way by terms contained on an easement.

FINANCING OF PRESERVATION

Private Financing

Individual Donations

Developer financed as in green space contribution or land set asides. Cluster homes with green space or development rights transferred elsewhere in town. Essentially new owners absorb purchase cost.

Public Financing

Property tax exemptions- Shifts property tax burden to other tax payers

Approx \$500M taxable in Town so 1 cent per \$1000 tax rate increase raises \$5000

Municipal funds for purchases-can be bonded and repaid over years to spread out cost

State and federal grant funds- very complex regulations are permanent and require some local funds.

LOCAL AREA HISTORY

Marilla, lateral restrictions, (PACE) Purchase of Agricultural Conservation Easements 773 total acres

Orchard Park is using a term conservation easement program

Amherst, (PACE) Purchase of Agricultural Conservation Easements 716 total acres to date

Clarence has an integrated multiple tool approach including a bond financed green print program

Zoning/Master Planning and green space funds are in almost all towns in Erie County including Newstead