

Narrative - *Site Plan for Gateway Farms*

As shown on the provided Context Map, the project area consists of properties in New York State and the State of Connecticut. *Gateway Farms* is a grass-fed/free range beef livestock operation. The farm operation consists of approximately *189* acres in the Town of *Salisbury* and *320* acres in *Salisbury* CT. The Connecticut Department of Agriculture is pursuing purchasing the development rights on the *320* acres in CT, and brought into the conversation as a means of protecting some of the NYS acreage. Both properties are shown on Detail Map #1, though only the New York property would be subject to a conservation easement to be held by *Farmlands Forever*.

1(b) Detail Map #1.

- *rationale for the need of designated Use Areas (e.g., Farmstead Area, Rural Enterprise Area, Resource Protection Area, etc.);*

Two Use Areas have been designated on the property: One *10* 1-acre Farmstead Area ("FA") encompassing existing residential and agricultural structures; one *2* -acre Rural Enterprise Area ("REA") for future retail business.

- *rationale for the size and location of designated Use Areas;*

Farmstead Area: The FA size and location were determined by existing structures.

Rural Enterprise Area: The REA was kept relatively small in effort to preserve, as much as possible, the prime soils. The REA is located roadside along *Sil Road* to capture vehicular traffic *along it*, a main thoroughfare for access between *Seneca Vista* and CT.

- *rationale for any Use Area not designated but for which a right to establish each shall be reserved in the conservation easement;*

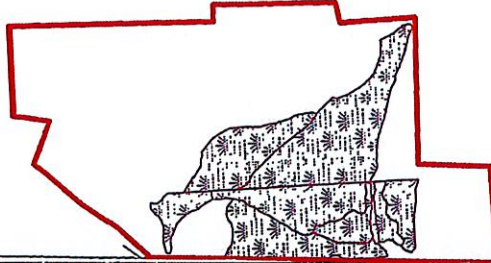
Not Applicable

- *rationale for the need, size and location of any exclusion;*

The property on the east side of Randall Road is owned by *the owner's* older sister. Her house is on this same tax parcel *and she* is retaining a portion of that parcel in order to provide a buffer for her residence.



1(a) Context Map: Gateway Farms
 Scenic Views Road
 Town of
 Clinton County, NY



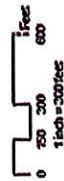
State of Connecticut

--- = Exclusion

[illegible]

Gateway Farm
Town of Columbia Co.
1885A.

Medical Photography



Farmstead Complex: An area to contain existing or any future residence (including farm labor housing), necessary 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.

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.

Established March



OFFICE OF THE TOWN

TOWN OF

COUNTY OF (P.O. BOX)

New York

TELEPHONE

Director
Division of Fiscal Management
NYS Dept. of Agriculture and Markets

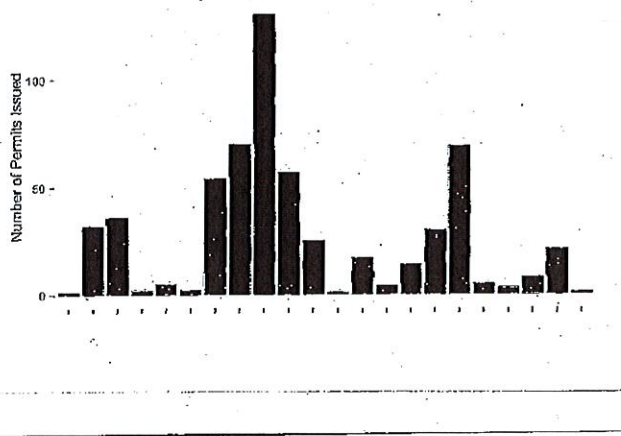
Albany, New York 12235

Dear :

On behalf of the Planning Board, It is with great enthusiasm that I submit this letter of support to preserve agricultural land in the Town of .

Our town has always been primarily a farming community but the community has seen vast amounts of farmland converted for homes over the last few years. Presently our Building Department is issuing over 50 permits a year for single family homes. *Most of those permits are in close proximity to*

Howard County, Maryland, 2011 Residential Building Permits



farm.

Sincerely,

FINANCIAL WORKSHEET - Option Agreement Project

RFP0xxx - FPIG Financial Worksheet - Option Agreement Project with 25% Cash Contribution												
Farm Name: Gateway Farms		Applicant: Farmlands Forever										
Estimated Acres to be Permanently Protected = 188.5000												
"Land only" Assessed Value of Acres = \$ 651,700		\$ per acre = \$ 3,457		Indexed to 100% = \$4,067 per acre		Calculated Option Payment = \$69,004		for 3-year period				
Uniform % of Value = 85.0%		FUNDING SOURCES										
Estimated Costs ¹	State Contribution ²	Municipal Government				Other ³ (Identify cash source(s) below.)		Sum of Funding Sources (cash) ⁶	Sum of In-Kind Contributions ⁷	Landowner Contribution ⁸	Proposed Option Payment ⁹	
		County (cash) ³	County (in-kind)	Town (cash) ⁴	Town (in-kind)	(cash)	(in-kind)					
LAND COSTS												
Total Option Payment	\$69,004	\$ 51,753	\$ -		\$ -		\$ 17,251		\$ 69,004		\$0.00	\$ 69,004
TRANSACTION COSTS												
Commitment for Title Insurance	\$ 1,500	\$ 1,500	\$ -		\$ -		\$ -		\$ 1,500		\$ -	
Appraisal (one per easement)	\$ 8,000	\$ 6,600	\$ -		\$ -		\$ -		\$ 6,600		\$ 1,400	
Project Partners' Staff Time ¹⁰ (e.g., contract administration and project management)	\$ 2,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	
Project Partners' Legal Fees	\$ 1,500	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750	\$ -	\$ 750	
Recording Fees	\$ 150	\$ -	\$ -		\$ -		\$ -		\$ -		\$ 150	
Other transaction cost ¹¹ :	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Subtotal =	\$ 13,150	\$ 9,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,850	\$ -	\$ 3,300	
											Local Match Total ¹³	
TOTAL PROJECT COSTS	\$ 82,154	\$ 61,603	\$ -	\$ -	\$ -	\$ -	\$ 17,251	\$ -	\$ 78,854	\$ -	\$ 3,300	\$ 20,551
Percentage of Total Project Cost from Each Contributor ¹²		75.0%	0.0%	0.0%	0.0%	0.0%	21.0%	0.0%			4.0%	25.0%
Auto Math Check ¹⁵	Total Project Costs = \$ 82,154	100.0%								Percentage of Local Match that is In-Kind ¹⁴ = 0.0%		

NOTE: NYS real estate transfer tax, if any, shall NOT be paid from proceeds provided to the Applicant from the State via the FPIG contract associated with this project.

Identify each "Other" source of cash and specify the amount to be provided from each source in the box immediately below:

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FINANCIAL WORKSHEET - Option Agreement Project

INSTRUCTIONS FOR FILLING OUT FINANCIAL WORKSHEET.

- (1) Enter estimated costs for each item associated with this Option Agreement Project. Total Option Payment will automatically fill from above. All costs should be based on the most accurate data available at the time of application.
- (2) State contribution shall not exceed 75.0% of total project costs. However, the State contribution toward any individual transaction cost item may be greater than 75.0%. 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, local project manager must allocate that funding as it is anticipated to be used to complete the Option Agreement 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 complete the Option Agreement Project. Actual allocation may be altered prior to the final distribution of State funds provided that the State approves any such reallocation.
- (5) The sum of all "Other" funding applied to the project must be allocated in this column in the same manner as that for county and/or town funds. Each source and the specific amount being contributed from each source must be identified in supplemental budget documentation provided at the bottom of the front side of this form.
- (6) This column automatically sums all sources of cash allocated to cover the project costs.
- (7) This column automatically sums all contributions of in-kind services allocated to certain project costs.
- (8) The Landowner Contribution (if any) for any transaction cost item is calculated as the difference between total cost of the item and funding available for it. The Landowner shall not make any cash or in-kind contribution toward the Total Option Payment. For any 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 or from any local source of cash match.
- (9) Proposed Option Payment is the amount of consideration that the landowner will receive for participating in the 3-year agreement.
- (10) Value of staff time necessary to administer the funding agreement and to manage the Option Agreement 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.
- (11) Other eligible transaction cost, if any, must be identified on this line.
- (12) State funding % shall not exceed 75.0% of total project costs.
- (13) 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, as part of the final report associated with this Option Agreement Project.
- (14) In-kind contributions shall not exceed 80% of the local match or \$5,000, whichever is less.
- (15) 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; NEVER enter data anywhere else on this worksheet.
Second, transfer the sum totals shown below (those amounts in blue) to the corresponding locations on the "Performance Budget" page of the Forms Menu.

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

Enter the "Total Amount Per Unit":

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

estimated total cost of "Project Partners' Staff Time" =

\$2,000

estimated total cost of "Project Partners' Legal Fees" =

\$1,500

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

\$1,500 plus 50% of estimated cost of "Project Partners' Staff Time" plus 50% of estimated cost of "Project Partners' Legal Fees"

\$1,500

 +

\$1,000

 +

\$750

 =

\$3,250

Enter the "Grant Amount Per Unit":

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

proposed State contribution toward "Project Partners' Staff Time" =

\$1,000

proposed State contribution toward "Project Partners' Legal Fees" =

\$750

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 "Project Partners' Legal Fees"

\$1,500

 +

\$500

 +

\$375

 =

\$2,375

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"

\$3,250

 -

\$2,375

 =

\$875

DO NOT ENTER ANY AMOUNT INTO "OTHER FUNDS"

REMEMBER TO "SAVE" YOUR DATA ENTRIES!

Instructions for Attachment B-2,
Performance Based Budget Summary

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

Enter the "Total Amount Per Unit":

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

estimated total cost of "Appraisal" =	\$8,000
estimated total cost of "Project Partners' Staff Time" =	\$2,000
estimated total cost of "Project Partners' Legal Fees" =	\$1,500
estimated total cost of "Other Transaction Cost" =	\$150

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

estimated cost of "Appraisal" plus 50% of estimated cost of "Project Partners' Staff Time" plus 50% of estimated cost of "Project Partners' Legal Fees" plus estimated cost of "Other Transaction Cost"

$$\boxed{\$8,000} + \boxed{\$1,000} + \boxed{\$750} + \boxed{\$150} = \boxed{\$9,900}$$

Enter the "Grant Amount Per Unit":

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

proposed State contribution toward "Appraisal" =	\$6,600
proposed State contribution toward "Project Partners' Staff Time" =	\$1,000
proposed State contribution toward "Project Partners' Legal Fees" =	\$750
proposed State contribution toward "Other Transaction Cost" =	\$0

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

State contribution toward "Appraisal" plus 50% of State contribution toward "Project Partners' Staff Time" plus 50% of State contribution toward "Project Partners' Legal Fees" plus State contribution toward "Other Transaction Cost"

$$\boxed{\$6,600} + \boxed{\$500} + \boxed{\$375} + \boxed{\$0} = \boxed{\$7,475}$$

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"

$$\boxed{\$9,900} - \boxed{\$7,475} = \boxed{\$2,425}$$

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 "TOTAL PROJECT COSTS" amount here from the "Estimated Costs" column of "Financial Worksheet" =

\$82,154

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

10% of "TOTAL PROJECT COSTS"

\$82,154 x 0.10 = \$8,215

Enter the "Grant Amount Per Unit":

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

\$61,603

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

10% of "TOTAL PROJECT COSTS"

\$61,603 x 0.10 = \$6,160

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"

\$8,215 - \$6,160 = \$2,055

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" =

\$82,154

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

\$82,154 - \$3,250 - \$9,900 - \$8,215 = \$60,789

Enter the "Grant Amount Per Unit":

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

\$61,603

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

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

\$61,603 - \$2,375 - \$7,475 - \$6,160 = \$45,593

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 #13) here from "Financial Worksheet" =

\$20,551

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

\$20,551 - \$875 - \$2,425 - \$2,055 = \$15,196

DO NOT ENTER ANY AMOUNT INTO "OTHER FUNDS"

REMEMBER TO "SAVE" YOUR DATA ENTRIES!

STATE OF NEW YORK
COUNTY - Columbia
TOWN - CHATHAM
SWIS - 102689

2017 FINAL ASSESSMENT ROLL
TAXABLE SECTION OF THE ROLL - 1

PAGE 315
VALUATION DATE-JUL 01, 2016
TAXABLE STATUS DATE-MAR 01, 2017

OWNERS NAME SEQUENCE
UNIFORM PERCENT OF VALUE IS 085.00

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE	ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS		
24.-1-25.112	Sutherland Rd			24.-1-25.112	
Little Pine LLC	120 Field crops		AG DISTRICT 41720	0	61,520
PO Box 146	Chatham	79,300	COUNTY TAXABLE VALUE	17,780	61,520
Chatham, NY 12037	Micro 94-258	79,300	TOWN TAXABLE VALUE	17,780	
	ACRES 32.34		SCHOOL TAXABLE VALUE	17,780	
	EAST-0725599 NRTH-1316265		FP263 TRI-VILL FIRE PROT	79,300 TO M	
MAY BE SUBJECT TO PAYMENT	DEED BOOK 567 PG-262				
UNDER AGDIST LAW TIL 2021	FULL MARKET VALUE	93,294			
	Lot 1 Sutherland Rd			24.-1-25.120	
24.-1-25.120	210 1 Family Res		COUNTY TAXABLE VALUE	120,700	
Little Pine LLC	Chatham	50,000	TOWN TAXABLE VALUE	120,700	
PO Box 146	Micro 94-258	120,700	SCHOOL TAXABLE VALUE	120,700	
Chatham, NY 12037	ACRES 5.00		FP263 TRI-VILL FIRE PROT	120,700 TO M	
	EAST-0724901 NRTH-1315123				
	DEED BOOK 567 PG-262				
	FULL MARKET VALUE	142,000			
	Lot 2 Sutherland Rd			24.-1-25.200	
24.-1-25.200	322 Rural vac>10		COUNTY TAXABLE VALUE	45,000	
Little Pine LLC	Chatham	45,000	TOWN TAXABLE VALUE	45,000	
PO Box 146	Micro 94-258	45,000	SCHOOL TAXABLE VALUE	45,000	
Chatham, NY 12037	ACRES 15.00		FP263 TRI-VILL FIRE PROT	45,000 TO M	
	EAST-0723643 NRTH-1314171				
	DEED BOOK 567 PG-262				
	FULL MARKET VALUE	52,941			
	State Route 203			55.-1-16.100	
55.-1-16.100	105 Vac farmland		AG DISTRICT 41720	0	156,953
Little Pine LLC	Chatham	321,600	COUNTY TAXABLE VALUE	164,647	156,953
PO Box 146	Micro 93-81	321,600	TOWN TAXABLE VALUE	164,647	
Chatham, NY 12037	ACRES 80.40 BANK0080490		SCHOOL TAXABLE VALUE	164,647	
	EAST-0725205 NRTH-1292305		FP261 CHATHAM FIRE PROT	321,600 TO M	
MAY BE SUBJECT TO PAYMENT	DEED BOOK C0523 PG-F1333				
UNDER AGDIST LAW TIL 2021	FULL MARKET VALUE	378,353			
	High Bridge Rd			56.-1-88.111	
56.-1-88.111	311 Res vac land		COUNTY TAXABLE VALUE	99,300	
Little Pine LLC	Chatham	99,300	TOWN TAXABLE VALUE	99,300	
83 Silvernail Rd	Micro 8932 & 10402	99,300	SCHOOL TAXABLE VALUE	99,300	
Valatie, NY 12184	ACRES 11.37		FP261 CHATHAM FIRE PROT	99,300 TO M	
	EAST-0734171 NRTH-1121926				
	DEED BOOK 535 PG-187				
	FULL MARKET VALUE	116,824			

STATE OF NEW YORK
COUNTY - Columbia
TOWN - CHATHAM
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2017 FINAL ASSESSMENT ROLL
TAXABLE SECTION OF THE ROLL - 1

PAGE 375
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UNIFORM PERCENT OF VALUE IS 085.00

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	TAXABLE VALUE	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		ACCOUNT NO.
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			
14.-1-73	State Route 203			14.-1-73		
Ooms Family Holding Co.	322 Rural vac>10		AG DISTRICT 41720	0	116,261	116,261
243 County Route 28A	Ichabod Crane 104401	153,500	COUNTY TAXABLE VALUE		37,239	
Valatie, NY 12184	micro 07-272	153,500	TOWN TAXABLE VALUE		37,239	
	ACRES 65.14		SCHOOL TAXABLE VALUE		37,239	
MAY BE SUBJECT TO PAYMENT	EAST-0726949 NRTH-1325573		FD261 N CHAT FIRE DIST		153,500 TO M	
UNDER AGDIST LAW TIL 2021	DEED BOOK 786 PG-509	180,588	LT262 N CHAT LIGHT		153,500 TO M	
	FULL MARKET VALUE					
45.-1-18.120	White Mills Rd			45.-1-18.120		
Ooms Family Holding Co. LLC	120 Field crops		AG DISTRICT 41720	0	119,790	119,790
243 County Route 28A	Chatham	162,200	COUNTY TAXABLE VALUE		42,410	
Valatie, NY 12184	Bk 166 Pg 170	162,200	TOWN TAXABLE VALUE		42,410	
	ACRES 73.66		SCHOOL TAXABLE VALUE		42,410	
MAY BE SUBJECT TO PAYMENT	EAST-0730949 NRTH-1300436		FP263 TRI-VILL FIRE PROT		162,200 TO M	
UNDER AGDIST LAW TIL 2021	DEED BOOK 815 PG-2369	190,824				
	FULL MARKET VALUE					
24.-1-24.200	23 Sutherland Rd			24.-1-24.200		
Ooms Michael	210 1 Family Res		COUNTY TAXABLE VALUE		275,000	
Ooms Judith	Ichabod Crane 104401	58,300	TOWN TAXABLE VALUE		275,000	
23 Sutherland Rd	ACRES 7.67	275,000	SCHOOL TAXABLE VALUE		275,000	
Valatie, NY 12184	EAST-0761528 NRTH-1316493		FP264 KROOK FIRE PROT#2		275,000 TO M	
	DEED BOOK C0532 PG-F1088	323,529				
	FULL MARKET VALUE					
15.-1-60	State Route 66			15.-1-60		
Orbek Meghan	240 Rural res		COUNTY TAXABLE VALUE		180,000	
70 Third Ave	New Lebanon 104801	80,200	TOWN TAXABLE VALUE		180,000	
Albany, NY 12202	ACRES 19.53	180,000	SCHOOL TAXABLE VALUE		180,000	
	EAST-0737668 NRTH-1321338		FP263 TRI-VILL FIRE PROT		180,000 TO M	
	DEED BOOK 831 PG-2003	211,765				
	FULL MARKET VALUE					
47.2-1-4	26 Decker St			47.2-1-4		
Ordway Ann L	210 1 Family Res		BAS STAR 41854	0	0	25,910
PO Box 27	Chatham 103801	16,600	COUNTY TAXABLE VALUE		104,000	
East Chatham, NY 12060	ACRES 0.44	104,000	TOWN TAXABLE VALUE		104,000	
	EAST-0754568 NRTH-1305862		SCHOOL TAXABLE VALUE		78,090	
	DEED BOOK C0523 PG-F1998	122,353	FP262 E CHAT FIRE PROT		104,000 TO M	
	FULL MARKET VALUE					

STATE OF NEW YORK
COUNTY - Columbia
TOWN - CHATHAM
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2017 FINAL ASSESSMENT ROLL
TAXABLE SECTION OF THE ROLL - 1

PAGE 435
VALUATION DATE-JUL 01, 2016
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UNIFORM PERCENT OF VALUE IS 085.00

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	TAXABLE VALUE	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
24.5-1-18	103 Eberle Rd			24.5-1-18		
Skordilis Lynn	210 1 Family Res - WTRFNT		BAS STAR 41854	0	0	25,910
103 Eberle Rd Ext	Ichabod Crane 104401	39,000	COUNTY TAXABLE VALUE	175,000		
Valatie, NY 12184	FRNT 98.00 DPTH 114.00	175,000	TOWN TAXABLE VALUE	175,000		
	BANK0000000		SCHOOL TAXABLE VALUE	149,090		
	EAST-0721440 NRTH-1320596		FP264 KHOK FIRE PROT#2	175,000 TO M		
	DEED BOOK 00745 PG-00051		LT263 KHOK LAKE LIGHT	175,000 TO M		
	FULL MARKET VALUE	205,882				
66.-1-38.200	Lot 2 Loomis Rd			66.-1-38.200		
Skype Kevin	210 1 Family Res		BAS STAR 41854	0	0	25,910
Skype Judith	Chatham 103801	50,000	COUNTY TAXABLE VALUE	254,900		
174 Main St	ACRES 5.00	254,900	TOWN TAXABLE VALUE	254,900		
Philmont, NY 12565	EAST-0744854 NRTH-1287424		SCHOOL TAXABLE VALUE	228,990		
	DEED BOOK C0283 PG-F0790		FP261 CHATHAM FIRE PROT	254,900 TO M		
	FULL MARKET VALUE	299,882				
14.-1-66	82 Pebble Ln			14.-1-66		
Slater Fred L	210 1 Family Res		COUNTY TAXABLE VALUE	261,300		
Minkow Ellen J	Ichabod Crane 104401	40,800	TOWN TAXABLE VALUE	261,300		
309 W 57th St Ste 301	ACRES 3.16 BANKC070170	261,300	SCHOOL TAXABLE VALUE	261,300		
New York, NY 10019	EAST-0724079 NRTH-1326241		FD261 N CHAT FIRE DIST	261,300 TO M		
	DEED BOOK 663 PG-522					
	FULL MARKET VALUE	307,412				
15.4-1-15	509 Shaker Museum Rd			15.4-1-15		
Sloane Michael	210 1 Family Res		COUNTY TAXABLE VALUE	300,000		
Sloane Stephanie	New Lebanon 104801	18,900	TOWN TAXABLE VALUE	300,000		
100 United Nations Plaza Apt 4	FRNT 82.00 DPTH 180.00	300,000	SCHOOL TAXABLE VALUE	300,000		
New York, NY 10017	ACRES 0.34		FP263 TRI-VILL FIRE PROT	300,000 TO M		
	EAST-0739902 NRTH-1324443					
	DEED BOOK 837 PG-926					
	FULL MARKET VALUE	352,941				
46.-1-9.110	206 Thomas Rd			46.-1-9.110		
Sloane Adam E	241 Rural resdag		COUNTY TAXABLE VALUE	924,000		
1521 Alton Road #638	Chatham 103801	122,600	TOWN TAXABLE VALUE	924,000		
Miami Beach, FL 33139	micro 08-72	924,000	SCHOOL TAXABLE VALUE	924,000		
	ACRES 26.07		FP263 TRI-VILL FIRE PROT	924,000 TO M		
	EAST-0739468 NRTH-1310060					
	DEED BOOK 795 PG-305					
	FULL MARKET VALUE	1087,059				
MAY BE SUBJECT TO PAYMENT						
UNDER AGDIST LAW TIL 2019						

STATE OF NEW YORK
COUNTY - Columbia
TOWN - CHATHAM
SWIS - 102689

2017 FINAL ASSESSMENT ROLL
TAXABLE SECTION OF THE ROLL - 1

PAGE 178
VALUATION DATE-JUL 01, 2016
TAXABLE STATUS DATE-MAR 01, 2017

OWNERS NAME SEQUENCE

UNIFORM PERCENT OF VALUE IS 085.00

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	TAXABLE VALUE	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
15.-1-70	Richmond & Reed Rds			15.-1-70		
Devo Russell Family	105 Vac farmland		COUNTY TAXABLE VALUE			
Devo Norma Family	New Lebanon 104801	47,500	TOWN TAXABLE VALUE	47,500		
4445 Rte 66	ACRES 37.00	47,500	SCHOOL TAXABLE VALUE	47,500		
Malden Bridge, NY 12115	EAST-0735876 NRTH-1322445		FP263 TRI-VILL FIRE PROT	47,500 TO M		
	DEED BOOK C0410 PG-F1464					
	FULL MARKET VALUE	55,882				
24.-1-3-200	491 County Route 17			24.-1-3-200		
Dickson Lois	322 Rural vac>10		AG DISTRICT 41720			
PO Box 916	Chatham 103801	138,000	COUNTY TAXABLE VALUE	21,677	21,677	21,677
North Chatham, NY 12132	Micro 00-113	138,000	TOWN TAXABLE VALUE	116,323		
	ACRES 30.13		TOWN TAXABLE VALUE	116,323		
	EAST-0764247 NRTH-1321288		SCHOOL TAXABLE VALUE	116,323		
MAY BE SUBJECT TO PAYMENT	DEED BOOK C0529 PG-F1566		FD261 N CHAT FIRE DIST	138,000 TO M		
UNDER AGDIST LAW TIL 2021	FULL MARKET VALUE	162,353				
24.-1-74	491 County Route 17			24.-1-74		
Dickson Lois	240 Rural res		AG DISTRICT 41720			
PO Box 916	Chatham 103801	235,700	COUNTY TAXABLE VALUE	118,565	118,565	118,565
North Chatham, NY 12132	ACRES 38.93	911,000	TOWN TAXABLE VALUE	792,435		
	EAST-0763387 NRTH-1321199		TOWN TAXABLE VALUE	792,435		
MAY BE SUBJECT TO PAYMENT	DEED BOOK C0461 PG-F0729		SCHOOL TAXABLE VALUE	792,435		
UNDER AGDIST LAW TIL 2021	FULL MARKET VALUE	1071,765	FD261 N CHAT FIRE DIST	911,000 TO M		
57.-1-1	State Route 295			57.-1-1		
Dimick Bonnie	241 Rural res/ag		BAS STAR 41854			
PO Box 251	Chatham 103801	68,200	COUNTY TAXABLE VALUE	0	0	25,910
Chatham, NY 12037	Trust U/a Fifth Will Of	352,000	TOWN TAXABLE VALUE	352,000		
	Thomas J Ossendorff		TOWN TAXABLE VALUE	352,000		
	ACRES 12.60		SCHOOL TAXABLE VALUE	326,090		
	EAST-0744828 NRTH-1296014		FP261 CHATHAM FIRE PROT	352,000 TO M		
	DEED BOOK C0484 PG-F1768					
	FULL MARKET VALUE	414,118				
57.-1-65	511 State Route 295			57.-1-65		
Dimick Bonnie	484 1 use sm bld		COUNTY TAXABLE VALUE			
PO Box 251	Chatham 103801	19,500	TOWN TAXABLE VALUE	81,000	81,000	81,000
Chatham, NY 12037	Trust U/a Fifth Will Of	81,000	SCHOOL TAXABLE VALUE	81,000		
	Thomas J. Ossendorff		FP261 CHATHAM FIRE PROT	81,000 TO M		
	ACRES 0.39					
	EAST-0744778 NRTH-1295584					
	DEED BOOK C0484 PG-F1768					
	FULL MARKET VALUE	95,294				

~ \$5413/A X 8.37A = \$45,307 → \$45,300

includes 4.23 A exclusion

easement area

New York State Department of Agriculture and Markets
Application for State Assistance Payments for
Round 15 Farmland Protection Implementation Grants (FPIG) Program

POTENTIAL CONFLICTS OF INTEREST

The Department awards public funds through its Agricultural and Farmland Protection Program (AFPP) pursuant to Agriculture and Markets Law (AML) Article 25-AAA. By participating in any of the grant programs authorized by AFPP (including Farmland Protection Implementation Grants), the Department expects the applicant entity to evaluate whether any potential conflicts of interest are associated with any application it submits for funding consideration. Any such evaluation of potential conflicts of interest must consider both organizational and personal conflicts. The organizations that the applicant entity must evaluate include (1) itself, (2) County Agricultural and Farmland Protection Board, and, if applicable, (3) municipality (if the applicant entity must obtain an endorsement from that municipality). The individuals that the applicant entity must evaluate include (1) landowner(s) participating in the proposed project, (2) farm operator(s) participating in the proposed project, (3) staff (if any) of the applicant entity, and, if applicable, (4) consultants or sub-contractors retained by the applicant entity to assist with or otherwise help complete the proposed project.

Regarding organizational conflicts of interest, the Department expects that voting members of a governing body of each type of eligible applicant (counties, municipalities, soil and water conservation districts and not-for-profit conservation organizations (or "land trusts")) to perform their respective duties solely in the public interest, and to avoid circumstances which compromise their ability to make impartial judgments on any basis other than the public good. That expectation applies whether associated with the submission of each grant application or as associated with the administration of each awarded contract.

Discharging the duties of a member of any governing body requires that each member vote on all matters that come before that governing body, provided that each member has no conflict of interest or that there is no appearance of impropriety associated with each member. If any potential conflict of interest or any appearance of impropriety exists for any member, each such member is required to recuse him or herself.

To help ensure that the actions of every governing body are conducted in the public interest, it is essential that every member of each governing body understand that recuse and abstain are two very different actions.

To recuse means "to remove (oneself) from participation to avoid a conflict of interest" (<http://www.merriam-webster.com/dictionary/recuse>).

To abstain means "to choose not to vote" (<http://www.merriam-webster.com/dictionary/abstain>).

**New York State Department of Agriculture and Markets
Application for State Assistance Payments for
Round 15 Farmland Protection Implementation Grants (FPIG) Program**

POTENTIAL CONFLICTS OF INTEREST

Recusal is the proper response to a conflict of interest; it is the only response deemed acceptable to the Department. When a conflict of interest exists, a member of a deliberative body must recuse him or herself from all participation in the matter, i.e. from discussing, questioning, commenting and voting. Ideally, the person should leave the room so that there is no way that she or he can influence the procedure (for instance by smiles, glares or other body language). By recusing oneself, each such member is not counted as part of the quorum needed for the governing body to be authorized to vote to determine its action. Thus, one or more recused members may result in less than a quorum of the governing body being present and, accordingly, the governing body is unable to take any action on that particular matter. For example, if the recusal of one or more members of a governing body reduces the number of "those present" to vote on an authorizing resolution to submit an application to the Department in response to a grant opportunity, that entity would be unable to vote on any such authorizing resolution at that particular meeting of that governing body.

In contrast, a board member must abstain from voting in a case in which he or she has inadequate information on which to judge the merits of the matter at hand. This may occur where the member has not had the opportunity to adequately examine or evaluate the matter at hand for reasons other than conflict of interest. While not voting on a particular action of a governing body, that member's presence at the vote will help ensure that a quorum of that governing body was present to enable that body to take an action at that meeting.

In summary, a recused board member should not participate in a deliberation concerning a matter in which he or she has a conflict of interest. The recused member should not be present, and, in fact, is not counted as one of those present. A vote to abstain would come after a member has participated in the deliberation; furthermore, that member must be present to indicate his or her abstention, and, thus, that member is counted as part of the quorum of the governing body to help ensure that it is able to take action at that meeting.

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 application.

New York State Department of Agriculture and Markets
Application for State Assistance Payments for
Round 15 Farmland Protection Implementation Grants (FPIG) Program

POTENTIAL CONFLICTS OF INTEREST

Organizational:

1. Please identify each organization for which a potential conflict of interest may exist as associated with this application. For each potentially conflicted organization, please identify the potential conflict.

- Sean Prius is a member of Farmlands Forever's Board of Trustees, a member of the AFPB and a member of the Hamlet Town Board
- Shari Penny sometimes appraises properties for Farmlands Forever, and is a member of the AFPB

2. Did each organization listed above follow its written policy regarding conflicts of interest?

No ___ - Describe why.

Yes ☒ - Describe the action(s) taken.

Sean Prius and Shari Penny both recused themselves from a vote on behalf of the AFPB to support these projects so as to avoid any chance of a potential conflict of interest.

**New York State Department of Agriculture and Markets
Application for State Assistance Payments for
Round 15 Farmland Protection Implementation Grants (FPIG) Program**

POTENTIAL CONFLICTS OF INTEREST

Personal:

1. Please identify each individual for which a potential conflict of interest may exist as associated with this application. For each potentially conflicted individual, please identify the potential conflict.

Shari Penny sometimes appraises properties for Farmlands Forever.

2. How did (or will) each individual listed above address his or her potential conflict?

Shari Penny recused herself from any meetings conducted by Farmlands Forever so that she could be considered by Farmlands Forever as an eligible appraiser for this project (should it be awarded a State grant) without any potential conflict of interest.

Organization	Grant Opportunity	Application #	Project Title	Date/Time Submitted
<i>Farmlands Forever</i>	Round 15 Farmland Protection Implementation Grants (FPIG) Program - Request For Applications	AGM01-FPIG-2017-0001	Gateway Farms Option Agreement Project	Dec 26 2017 2:31PM

**ATTACHMENT B-2: PERFORMANCE BASED BUDGET
SUMMARY**

Project Name: Gateway Farms Option Agreement Project

SFS Payee Name: *Farmlands Forever*

#	DELIVERABLE/OUTCOME	TOTAL AMOUNT PER UNIT	GRANT AMOUNT PER UNIT	NUMBER OF UNITS	GRANT FUNDS	MATCH FUNDS	MATCH % CALCULATED	OTHER FUNDS	TOTAL
1	Contract Approval	\$3,250.00	\$2,375.00	1	\$2,375.00	\$875.00	36%	\$0.00	\$3,250.00
2	Preliminary Approval	\$9,900.00	\$7,475.00	1	\$7,475.00	\$2,425.00	32%	\$0.00	\$9,900.00
3	Final Report Approval	\$8,215.00	\$6,160.00	1	\$6,160.00	\$2,055.00	33%	\$0.00	\$8,215.00
4	Project File Approval	\$60,789.00	\$45,593.00	1	\$45,593.00	\$15,196.00	33%	\$0.00	\$60,789.00
Subtotal					\$61,603.00	\$20,551.00	33%	\$0.00	\$82,154.00
Available Bonus					\$0.00				\$0.00
Total					\$61,603.00	\$20,551.00	33%	\$0.00	\$82,154.00

Organization	Grant Opportunity	Application #	Project Title	Date/Time Submitted
<i>Farm lands Forever</i>	Round 15 Farmland Protection Implementation Grants (FPIG) Program - Request For Applications	AGM01-FPIG-2017-0001	Gateway Farms Option Agreement Project	Dec 26 2017 2:31PM

ATTACHMENT C - WORK PLAN

SUMMARY

PROJECT NAME: Gateway Farms Option Agreement Project

CONTRACTOR SFS PAYEE NAME: *Farmlands Forever*

CONTRACT PERIOD: From: 03/12/2018
To: 03/11/2022

Provide a high-level overview of the project, including the overall goal and desired outcomes. Include information such as location, target population, overall number of persons to be served, service delivery method and hours of operation.

The proposed project will result in the participating landowner(s) granting to an option holder the option to purchase a perpetual agricultural conservation easement. If each performance measure is achieved, this Option Agreement Project will be completed within two years of the date of State approval of the funding agreement.

Organization	Grant Opportunity	Application #	Project Title	Date/Time Submitted
<i>Farmlands Forever</i>	Round 15 Farmland Protection Implementation Grants (FPIG) Program - Request For Applications	AGM01-FPIG-2017-0001	Gateway Farms Option Agreement Project	Dec 26 2017 2:31PM

ATTACHMENT C - WORK PLAN

DETAIL

Objective

- 1 Vendor Tasks - Option Agreement Project - The proposed project will result in the participating landowner(s) granting to an option holder the option to purchase a perpetual agricultural conservation easement. If each performance measure is achieved, this Option Agreement Project will be completed within two years of the date of State approval of the funding agreement.

Tasks

- 1 Vendor compiles required documents to submit to Department for preliminary review of the proposed Option Agreement Project (refer to Attachment D for list of required contract deliverables).

Performance Measures

Tasks

- 2 Vendor submits complete preliminary review package to the Department for its preliminary review of the proposed Option Agreement Project.

Performance Measures

- 1 Preliminary Review Package - Preliminary review package submitted within six (6) months of Department notification of State approval of awarded funding agreement.

Tasks

- 3 Vendor compiles required documents to submit to Department for its project file review of the proposed Option Agreement Project (refer to Attachment D for list of required contract deliverables).

Performance Measures

Tasks

- 4 Vendor submits complete project file to Department for final review of proposed Option Agreement Project.

Performance Measures

- 1 Project File - Complete project file submitted within ten (10) months of Department notification of State approval of awarded funding agreement.

Tasks

- 5 Upon its receipt of Interim Payment #2, vendor conducts the closing of the option agreement transaction.

Performance Measures

Tasks

- 6 After the closing of the option agreement transaction, vendor compiles final report to submit to Department for its review of the completed Option Agreement Project (refer to Attachment D for list of required contract deliverables).

Performance Measures

Tasks

- 7 Vendor submits complete final report to Department for its review.

Performance Measures

- 1 Final Report - Complete final report submitted within 120 calendar days of receipt of Interim Payment #2.

Organization	Grant Opportunity	Application #	Project Title	Date/Time Submitted
Farmlands Forever	Round 15 Farmland Protection Implementation Grants (FPIG) Program - Request For Applications	AGM01-FPIG-2017-0 0001	Gateway Farms Option Agreement Project	Dec 26 2017 2:31PM

ATTACHMENT C - WORK PLAN

ORGANIZATIONAL CAPACITY

Describe the staffing, qualifications and ongoing staff development/training activities, and relevant experience of the provider organization to support the project.

Joe Schmoe, B.S-Agriculture, Cornell; Joe has completed two FPIG-funded conservation easement projects (Town of NAME-Sunset Acres project; Mother Lode Land Trust-Happy Holsteins Ranch project), serving as the local project manager for both. He is presently the local project manager for an HVAEP-funded conservation easement project (Golden Sands farm project in Town of NAME). Joe will be assisted by Farmland Forever's attorney, Gregor Jurisprudence, who has provided similar legal review and support for the three above-referenced projects.