

Town of Canandaigua

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Established 1789

PURCHASE OF DEVELOPMENT RIGHTS (PDR) 2017 FACT SHEET

What is a PDR?

A Purchase of Development Rights (PDR) is a transaction between a farm owner and the easement holder (in this case, the Town of Canandaigua or Preservation Partner) involving the sale (or donation) of development rights on the land involved that results in a perpetual conservation easement on the farmland. It means that the land can never be developed and will always remain as farmland.

Why would I want to apply for a PDR for my farm?

If you would like to see your land utilized for agricultural purposes indefinitely and are concerned about development pressure from surrounding areas, then a PDR might be right for you. Here are some benefits of the PDR program:

- Provides financial assistance to the land owner as an incentive to 1) not sell the land, and 2) keep farming the land
- Provides perpetual protection of the farmland even if it changes hands (i.e. the landowner passes away and it is passed to someone else who may or may not be interested in farming)

Who pays for the development rights in a PDR agreement?

In this case, funding is being provided by the New York State Department of Agriculture & Markets in the form of a Farmland Protection Implementation Grant and supported by the Town of Canandaigua.

Will my rights as a landowner be void if my farm becomes protected by a PDR?

Not all of them. The right of the landowner to develop the property or sub-divide the land would be removed by entering into a PDR agreement. The purpose of this program is to preserve farmland and protect it from being developed into a residential neighborhood or an industrial (non-farming) property.

Can any undeveloped land be eligible for a PDR?

- No. Only land that is considered to be viable agricultural land is eligible. See the following criteria:
- The land must support farming operations (production of crops, livestock, livestock products)
 - The property(s) must fall within the Town's designated Strategic Farmland Protection Area and Ontario County's Agricultural District.
 - The land must not have any existing conservation easements.
 - The area of land being considered for PDR must be ≥ 50 acres (can be multiple parcels)