town of CLARENCE new york
GREENPRINT program
town of CLARENCE new york

GREENPRINT program

Intros:

James Callahan
Director of Community Development

Education: Master of Urban Planning, State University of New York at Buffalo
B.A. of Geography, State University of New York at Buffalo

Experience: Creation and implementation of strategic and long range plans, land use regulation enforcement and acquisition of grants.


Steven Bengart, ESQ.
Deputy Town Attorney/Prosecutor

Education: Juris Doctorate, California Western School of Law, San Diego California.
B.A. of History, State University of New York at Geneseo.

Experience: Partner, Bengart & DeMarco, LLP. Member of Erie County and NY State Bar Association. Lecturer of Real Estate, Environmental & Municipal Law. Instructor for Penal Law at Erie County Police Academy.

Past Experience: Town Attorney/Prosecutor, Town of Clarence, New York
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GREENPRINT program

location:
Established in 1808
First township in Erie County

1st resident
Asa Ransom
town of CLARENCE new york

GREENPRINT program

demographics:

- average assessed value $370,432
- median household income $89,054
- median age 43.7
- pop. 31,000
- Average household size 2.7
- 574 people per square mile
- 53.4 square miles

- Race:
  - White alone: 3.6%
  - Asian alone: 1.1%
  - Black alone: 1.1%

- Average square footage 3,480
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summary:

Immense development pressure

Agricultural heritage

Oldest Township in Erie County

Affluent exurban community
“Preserve and protect the open space character of the Town through the development of an open space plan.”

“...to enhance existing open space preservation tools and to develop a preservation program, including a purchase of development rights (PDR) program for those areas most susceptible to development, prioritizing those lands, which are currently active in terms of agricultural production.”
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GREENPRINT program

mission:

To preserve and protect ecologically significant landscapes, valuable agricultural resources, aesthetic beauty and the rural character of the town, while maintaining a stable tax base and managing growth.
The Clarence Recreation Advisory Committee began research and analysis of residents’ concerns over sprawl, congestion and quality of life issues. The Committee undertook a review of efforts by other communities across New York State to preserve open space.

The Committee formally proposed to the Town Board a plan to preserve open space and the town’s rural character, protect property values and sustain the tax base through smart growth and balanced development.

The Committee recommended a Public Referendum to provide Greenprint Program funding and presented the proposal at a Public Hearing.
The Greenprint Program was approved in a public referendum by 2/3 vote of Town residents. Bond funds of $12.5 million was secured as part of a 10 year Greenprint Preservation Program.

After 10 years, the Greenprint Program had successfully preserved over 1,000 acres at a cost of $6.8 million. The Town Board authorized the extension of the bond for an additional 10 years, subject to permissive referendum.
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GREENPRINT program

legal authority:

General Municipal Law
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GREENPRINT program

process:

Willing property owners complete a participation interest survey. The Committee, in conjunction with the Western New York Land Conservancy, analyze property data, screen interest of the application, assess development potential, natural land, wetland, agriculture potential, open space, possible recreational uses including bike paths, size and scenic considerations of the property.

Committee decides whether the property fits within the goals and parameters of the program and is suitable for further consideration.

The Office of Planning and Zoning and Land Conservancy provide parcel data and an environmental review for the consideration.
The Land Conservancy evaluates and ranks each property with a point matrix analysis form arraigned in 2 categories:

- **Natural Land Form** – analyses natural land features: wetland and riparian corridors, scenic views, unique ecological communities, wildlife habitat, mature forests, open space and creek corridors.

- **Agricultural Land Form** – analyses agricultural land: value to the local agricultural economy, soil type, size and proximity to adjacent farms.
Based upon all data received and land rankings, the Committee decides whether to request a fair market appraisal.

The Committee reviews the property appraisal and discusses with the property owner whether to purchase outright and place a conservation easement on property or purchase development rights.

The Committee provides the Town Attorney’s Office with a “not to exceed” value and authorizes negotiations. The negotiated price may not exceed appraised value.
After agreement with the property owner, the Committee recommends acceptance by the Town Board.

The Town Board decides whether to conduct a public hearing to receive public comment. The Board then makes a final decision whether to contract with the property owner.

If the Town Board decides to purchase, the property or development rights are acquired and the land is preserved as forever green.
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results:

- Greenprint Acquisition
- Greenprint Purchase of Development Rights
- Park/Recreational Property
- Town Owned Property
- School Property
### Greenprint Program Results

<table>
<thead>
<tr>
<th>Total Greenprint Acreage</th>
<th>1,498</th>
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<tbody>
<tr>
<td>Acquisition</td>
<td>1,010</td>
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<tr>
<td>Purchase of Development Rights</td>
<td>489</td>
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<table>
<thead>
<tr>
<th>Total Purchase Price</th>
<th>$10,390,328</th>
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<tbody>
<tr>
<td>Acquisition</td>
<td>$7,756,680</td>
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<tr>
<td>Purchase of Development Rights</td>
<td>$2,633,648</td>
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<table>
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<tr>
<th>Average Cost Per Acre</th>
<th>$6,936</th>
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<tr>
<td>Acquisition</td>
<td>$7,680</td>
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<tr>
<td>Purchase of Development Rights</td>
<td>$5,386</td>
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GREENPRINT program
statistics:
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GREENPRINT program

stories:

ROOT DOWN FARM
A Community Supported Agriculture Farm
The Town of Clarence purchased the development rights for several parcels, known as the Ribbeck & Dynabrade properties, and placed a conservation easement on the land.

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stories:

Providence Creek Farm
10800 Rapids Rd, Clarence Center, NY 14032
The Town of Clarence purchased the Owen parcel and then placed a conservation easement on the land, eventually selling the parcel for farming. This process protects the land from future development.

Currently Ben and Lori Gehl own and operate the Providence Creek Farm, focusing on small scale sustainable agriculture.
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stories:

Willow Creek Farm
The Town of Clarence purchased the development rights of 118 acres of land owned by Mel Hedges. This ensured that the land will be forever preserved while allowing customary agricultural operations.

Mel Hedges utilized the proceeds to upgrade the Farm’s facilities such as fencing and barn restoration and acquire additional land to support his agricultural operations.
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stories:

Greg’s U-Pick Farm

Strawberries  Blueberries  Raspberries & Blackberries  CSA  Farm Market  Fall Harvest  Contact Us  Home
The Town of Clarence purchased the development rights of 96 acres of land owned by Greg and Sandy Spoth. This ensured that the land will be forever preserved while allowing customary agricultural operations.

The Spoth’s utilized the proceeds to upgrade their operation from growing strawberries to various berries and agricultural produce.
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future: