

<b>Measure of Protection</b>	Assess the degree to which the easement prevents future development of the land.	
<b>Line 17: Development rights extinguished</b>	<b>30 points</b>	<b>Score:</b>
30 = No further development will be permitted on the property 20 = One additional 1- or 2-acre building envelope allowed or BEs are clustered outside easement area, <i>and</i> the property is more than 40 acres overall. 10 = Two or three 1- or 2-acre building envelopes allowed and the property is more than 100 acres overall 0 = Land deemed not buildable or will be overdeveloped. <sup>3</sup>		
<b>Recreational / Educational Qualities</b>	Assess the public benefit in terms of access and public-use potential.	
<b>Line 18: Public Access</b>	<b>20 points</b>	<b>Score:</b>
20 = Public access is formally allowed on the property by a public-access trail easement or establishment of public park area. 15 = The public will have occasional access or paid access to the property in its use by a nonprofit organization or other means. <sup>4</sup> 0 = No formal public access permitted.		
<b>Historical Qualities</b>	Assess the public benefit of protection in terms of the historic significance of the property.	
<b>Line 19: Historic houses or barns</b>	<b>5 points</b>	<b>Score:</b>
5 = Historic houses or barns exist on the property in reasonably sound or restorable condition.		
<b>Line 20: Historically significant landscape</b>	<b>20 points</b>	<b>Score:</b>
20 = The property is or is part of a landscape recognized in local planning documents or other designations as historically significant. 12 = The property exhibits all of the qualities associated with historically significant landscape, such as an emblematic place in historical events, the site of a notable event, portrayal in historic context, etc.		
<b>TOTAL</b>		
<b>Line 21: Total Score</b>	<b>400 points</b>	<b>Score:</b>
Total all criteria scores. The threshold for acceptance is 240/400, subject to review and discussion.		

<b>Notes on this evaluation sheet</b>
<b>Endnotes</b>
1. North-south corridors are a hedge against the loss of biodiversity resulting from climate change.
2. Pre-existing conditions may include old dump sites or quarries, burned or logged areas, farm structures.
3. Other considerations may include powerline easements with ATV use, dense development in vicinity, etc.
4. Each town has unique inventories of scenic and historic assets, documented in diverse sources.
5. At the time of easement consideration, zoning regs and landscape precluded development.
6. Such as seasonal or member access at pick-your-own farms, hunt trails, rod & gun clubs, and historic nonprofit properties.
<b>General Notes</b>
The following issues have been discussed but have not been included in this evaluation, though they may be factored in through Easement Committee discussion:
<ul style="list-style-type: none"> <li>• Toxicity of ground or large existing dump that may need removal.</li> <li>• Well-water quality, according to mandated well testing.</li> <li>• Presence of prior encroachment.</li> <li>• Cost of easement, if purchased.</li> <li>• Use of green building strategies or technologies by landowner.</li> <li>• Financial viability of existing farm, for agricultural easements.</li> <li>• Potential for landowner to add more easement area at a later date.</li> </ul>



**Winnakee Land Trust**  
**Easement Evaluation Worksheet**  
 2009-10, Version 1.0 (working doc)

Scoring guidelines  
inside booklet.

% of Total	Points Available	Qualities and Considerations	Points Available	Subcategory	Rating	
26.25	105	<b>Natural</b>	25	Connectivity and corridors		Line 1 Line 2 Line 3 Line 4 Line 5
			20	Habitat quality and rarity		
			20	Acreage in conservation		
			25	Watershed resource protection		
			15	Aquifer protection		
17.5	70	<b>Agricultural</b>	20	Soils		Line 6 Line 7 Line 8 Line 9
			20	Acreage in agriculture		
			20	Connectivity		
			10	Ag district / working farm		
12.5	50	<b>Financial</b>	15	Endowment contribution		Line 10 Line 11 Line 12
			15	Cost of stewardship		
			20	Risks of violation or encroachment		
15	60	<b>Scenic</b>	18	Acreage of scenic value		Line 13 Line 14
			42	Aesthetic qualities		
10	40	<b>Community Priorities and Considerations</b>	20	Town, county, state, and federal priorities and programs		Line 15 Line 16
			20	Partnerships		
7.5	30	<b>Measure of Protection</b>	30	Development rights extinguished		Line 17
5	20	<b>Recreational/Educational</b>	20	Public access		Line 18
6.25	25	<b>Historical</b>	5	Historic houses or barns		Line 19 Line 20
			20	Historically significant landscape		
<b>Total Score</b>						Line 21
100% = 400 points						

**Threshold:**  
**60% or 240/400= strong candidate**

Completing the Evaluation Form: A Line-by-Line Guide		
The following are suggested guidelines, recognizing that each parcel is unique.		
<b>Natural Qualities</b> Assess the value of the land in terms of environmental health in a landscape context.		
<b>Line 1: Connectivity and Corridors</b>	<b>25 points</b>	<b>Score:</b>
25 = Part of more than 200 acres of protected contiguous thriving habitat, including north-south corridors <sup>1</sup> 20 = Part of more than 100 acres of contiguous protected landscape, including north-south corridors. 16 = Part of more than 100 acres of contiguous landscape. 6 = Part of more than 50 acres of contiguous landscape.		
<b>Line 2: Habitat Quality and Rarity</b>	<b>20 points</b>	<b>Score:</b>
20 = Substantial healthy and rare habitat, as per Hudsonia's standards, or designated Critical Environmental Area 15 = Healthy yet threatened habitats such as intermittent woodland pools and healthy waterways. 10 = Substantial healthy habitat but not of particular rarity.		
<b>Line 3: Acreage in Conservation</b>	<b>20 points</b>	<b>Score:</b>
20 = More than 100 acres 14 = More than 50 acres 7 = More than 25 acres		
<b>Line 4: Watershed resource protection</b>	<b>25 points</b>	<b>Score:</b>
25 = Protection of major stream corridors and/or DEC-designated wetlands, and/or a network of intermittent woodland pools and their buffer areas. Consider contiguity with other resources. 15 = Protection of a significant area of healthy intermittent woodland pools or intermittent streams or wetland areas, with buffer areas protected. 5 = Protection of some wetlands.		
<b>Line 5: Aquifer protection</b>	<b>15 points</b>	
15 = Protect of aquifer recharge area.		
<b>Agricultural Qualities</b> Assess the value of the land in terms of potential food source, both present and future.		
<b>Line 6: Soils</b>	<b>20 points</b>	<b>Score:</b>
20 = 30% or more of total acreage is prime soil or soil of statewide importance and/or significant open fields with proven crop productivity. 12 = 10% or more of total acreage is prime soil or soil of statewide importance. 6 = Open fields.		
<b>Line 7: Acreage in agriculture</b>	<b>20 points</b>	<b>Score:</b>
20 = More than 100 acres 12 = More than 50 acres 5 = More than 25 acres		
<b>Line 8: Connectivity to agricultural lands</b>	<b>20 points</b>	<b>Score:</b>
20 = Part of 100+ contiguous protected acres in agriculture. 16 = Part of 100+ contiguous acres of agricultural land. 7 = Part of 50+ acres of contiguous agricultural land.		
<b>Line 9: Agricultural District / Working Farm</b>	<b>10 points</b>	<b>Score:</b>
10 = In Ag District and is a working farm. 5 = Working farm. 5 = In Ag District.		
<b>Mission Statement: The mission of the Winnakee Land Trust is to protect and preserve the natural, agricultural, recreational architectural, cultural, scenic, historical and open space resources of northern Dutchess County.</b>		

<b>Financial Considerations</b> Assess the financial sustainability of the easement from a business perspective.		
<b>Line 10: Endowment Contribution</b>	<b>15 points</b>	<b>Score:</b>
To what degree does the contribution meet Winnakee's long-term endowment need? 15 = Fully meets long-term need. 10 = Substantially meets need. 5 = Contribution below need. 0 = No contribution.		
<b>Line 11: Cost of Stewardship</b>	<b>15 points</b>	<b>Score:</b>
How burdensome is stewardship of this easement at build-out, i.e., when all building rights are exercised? 15 = Easement is uncomplicated to monitor and there is one landowner. 7 = 2 or 3 landowners/building rights and few complications or minor pre-existing conditions. <sup>2</sup> 0 = 4 or more landowners or exercisable building rights, or poorly located building envelopes, posing a larger stewardship task and more potential encroachment.		
<b>Line 12: Risks of Violation or Encroachment</b>	<b>20 points</b>	<b>Score:</b>
20 = Very low risk of violation. One landowner, donated easement, little potential encroachment. 15 = Minor risk of violation. One landowner, other considerations. <sup>3</sup> 0 = Many landowners or exercisable building rights, dense development, mandated unwanted easement, or a clear threat of violation.		
<b>Scenic Qualities</b> Assess the public benefit of the scenic values of the easement, from the public's vantage point.		
<b>Line 13: Acreage of scenic value</b>	<b>18 points</b>	<b>Score:</b>
How much of the property presents a scenic vista <i>to the public, i.e., from a public vantage point</i> ? 18 = Property is highly scenic with long road or shore frontage or prominently visible to the public or is a key piece in an important viewshed or has a Scenic Area of Statewide Significance designation. 9 = Property has some road or shore frontage and presents a scenic view from public vantage point(s) across a 20+ acre area of protect land. 0 = Property is either not visible from a public vantage point or not of significant size to offer a scenic amenity.		
<b>Line 14: Aesthetic qualities</b>	<b>42 points</b>	<b>Score:</b>
How enjoyable <i>to the public</i> is the view of the property? 42 = The public has identified the property as being a local asset of special aesthetic quality—through local planning documents, public forums, or scenic designations, or other means <sup>4</sup> 30 = The property exhibits particular beauty or qualities that enhance local rural character of place. 21 = The property is part of a scenic landscape that enhances local rural character of place. 14 = The property is attractive and a scenic asset to the local environment.		
<b>Community Priorities and Considerations</b> Assess the importance of the easement to local municipalities and organizations.		
<b>Line 15: Town, State and Federal priorities and programs</b>	<b>20 points</b>	<b>Score:</b>
20 = Protection of the property is a clearly articulated goal of the Town, Dutchess County, or a NY State or federal agency. 16 = The property exhibits many of the qualities that are identified as high priorities for protection by local, state, or federal programs. 8 = The property exhibits some of the qualities that are identified as high priorities for protection by local, state, or federal programs. 0 = The property is not within an area designated for protection by any municipality or agency and does not have particular priority characteristics.		
<b>Line 16: Partnerships</b>	<b>20 points</b>	<b>Score:</b>
20 = A partner or assemblage of partners is contributing substantial financial support for this easement. 6 = The property will be protected by Winnakee in partnership with one or more municipalities, agencies, or nonprofit organizations.		