

WINNAKEE



LAND TRUST

**Winnakee Land Trust  
Easement Evaluation Worksheet**  
2010-11, Version 2.0 (working doc)

Scoring guidelines  
inside booklet.

% of Total	Points Available	Qualities and Considerations	Points Available	Subcategory	Rating
<b>PHASE ONE: ESSENTIAL CONSERVATION VALUES (MIN SCORE OF 60)</b>					
26.25	105	<b>Natural</b>	25 20 20 25 15	Connectivity and corridors Habitat quality and rarity Acreage in conservation Watershed resource protection Aquifer protection	Line 1 Line 2 Line 3 Line 4 Line 5
17.5	70	<b>Agricultural</b>	20 20 20 10	Soils Acreage in agriculture Connectivity Ag district / working farm	Line 6 Line 7 Line 8 Line 9
15	60	<b>Scenic</b>	18 42	Acreage of scenic value Aesthetic qualities	Line 10 Line 11
<b>PHASE TWO: SECONDARY VALUES AND BONUS POINTS</b>					
12.5	50	<b>Financial</b>	15 15 20	Endowment contribution Cost of stewardship Risks of violation or encroachment	Line 12 Line 13 Line 14
10	40	<b>Community Priorities and Considerations</b>	20 20	Town, county, state, and federal priorities and programs Partnerships	Line 15 Line 16
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 20	Historic houses or barns Historically significant landscape	Line 19 Line 20

<b>Total Score</b>	Line 21
<b>Phase One must score at least 60 points for acceptance.</b>	

## Completing the Evaluation Form: A Line-by-Line Guide

The following are suggested guidelines, recognizing that each parcel is unique.

### **Natural Qualities**      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>	
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>Score:</b>
<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.		

### **Agricultural Qualities**      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.		

**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.**

**Scenic Qualities** Assess the public benefit of the scenic values of the easement, from the public’s vantage point.

**Score:**

**Line 10: Acreage of scenic value**

**18 points**

How much of the property presents a scenic vista *to the public, i.e., from a public vantage point*?

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.

**Line 11: Aesthetic qualities**

**42 points**

**Score:**

How enjoyable *to the public* 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.

**TOTAL PHASE ONE NOW**

**Financial Considerations** Assess the financial sustainability of the easement from a business perspective.

**Line 12: Endowment Contribution**

**15 points**

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.

**Score:**

**Line 13: Cost of Stewardship**

**15 points**

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.

**Score:**

**Line 14: Risks of Violation or Encroachment**

**20 points**

**Score:**

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.

**Community Priorities and Considerations** Assess the importance of the easement to local municipalities and organizations.

**Line 15: Town, State and Federal priorities and programs**

**20 points**

**Score:**

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.

**Line 16: Partnerships**

**20 points**

**Score:**

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.

<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 190/400, subject to review and discussion.		

<b>Notes on this evaluation sheet</b>
<p><b>Endnotes</b></p> <ol style="list-style-type: none"> <li>1. North-south corridors are a hedge against the loss of biodiversity resulting from climate change.</li> <li>2. Pre-existing conditions may include old dump sites or quarries, burned or logged areas, farm structures.</li> <li>3. Other considerations may include powerline easements with ATV use, dense development in vicinity, etc.</li> <li>4. Each town has unique inventories of scenic and historic assets, documented in diverse sources.</li> <li>5. At the time of easement consideration, zoning regs and landscape precluded development.</li> <li>6. Such as seasonal or member access at pick-your-own farms, hunt trails, rod &amp; gun clubs, and historic nonprofit properties.</li> </ol> <p><b>General Notes</b></p> <p>The following issues have been discussed but have not been included in this evaluation, though they may be factored in through Easement Committee discussion:</p> <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>