



Onondaga County Legislature

DAVID H. KNAPP

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PLANNING & ECONOMIC DEVELOPMENT COMMITTEE AGENDA

Livestream Available: <https://www.facebook.com/OnondagaCountyLegislature>

9:30 a.m.
May 22, 2024

401 Montgomery St., Room 407 Court House
Syracuse, New York 13202

- A. Approval of the minutes of the previous meeting.
- B. Presentation of Resolutions and Local Laws:

1. PLANNING DEPARTMENT:

- a. Calling for a Public Hearing on the Proposed Inclusion of Viable Agricultural Lands Within Certified Agricultural Districts Pursuant to Section 303-B of the New York State Agriculture and Markets Law (July 2, 2024 at 12:50 p.m.)
- b. Calling for a Public Hearing on the Modification of Agricultural District No. 4, County of Onondaga, Towns of Dewitt, Fabius, and Pompey, and Towns of LaFayette, Onondaga, and Tully (East of I-81) (July 2, 2024 at 12:55 p.m.)
- c. Amending the 2024 Onondaga County Budget to Accept Grant Funds from New York State Empire State Development for the Preparation of the Central New York Regional Market Revitalization Strategy (\$100,000)

- C. Adjournment

June 4, 2024

Motion Made By Mr. Knapp

RESOLUTION NO. _____

CALLING FOR A PUBLIC HEARING ON THE PROPOSED INCLUSION OF VIABLE AGRICULTURAL LANDS WITHIN CERTIFIED AGRICULTURAL DISTRICTS PURSUANT TO SECTION 303-B OF THE NEW YORK STATE AGRICULTURE AND MARKETS LAW

WHEREAS, Section 303-b of the New York State Agriculture and Markets Law provides land owners with a thirty-day period to submit requests for the inclusion of predominantly viable agricultural lands within certified agricultural districts; and

WHEREAS, pursuant to Onondaga County Legislature Resolution No. 71-2004, that thirty-day period began January 1, 2024 and ended January 30, 2024; and

WHEREAS, the owner of the following properties filed a request for inclusion of predominantly viable agricultural land within certified agricultural districts:

| 2024 ADDITION REQUESTS | | | | |
|---|--------------------|-----------------|----------------|------------|
| DISTRICT | MUNICIPALITY | OWNER | PARCEL | GIS ACRES* |
| 3 | ELBRIDGE | JOSEPH M. MOORE | 038.-02-08.1 | 4.97 |
| 3 | ELBRIDGE (Village) | JOSEPH M. MOORE | 022.1.-02-07.0 | 2.37 |
| GRAND TOTAL | | | | 7.34 |
| * Geographic Information System (GIS) calculated data, not Real Property Services (RPS) data. | | | | |

and

WHEREAS, the Onondaga County Agricultural and Farmland Protection Board has reviewed such requests and determined that such property would serve the public interest by assisting in maintaining a viable agricultural industry within the district; and

WHEREAS, Section 303-b of the Agriculture and Markets Law requires a hearing upon notice concerning the request for inclusion of such parcels within the certified agricultural district, and it is the desire of this Legislature to call such hearing; now, therefore be it

RESOLVED, that pursuant to Section 303-b of New York State Agricultural and Markets Law, a public hearing on the above requests for recommendations on the inclusion of predominantly viable agricultural lands within certified agricultural districts shall be held at the Onondaga County Court House, County Legislative Chambers, 4th Floor, 401 Montgomery Street, Syracuse, New York on July 2, 2024 at 12:50 p.m.; and, be it further

RESOLVED, that the Clerk of this Legislature hereby is directed to cause publication of such hearing in accordance with the provisions of Article 25AA of the New York State Agriculture and Markets Law.

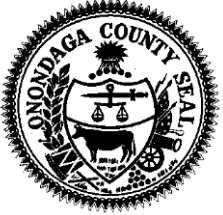
NOTICE OF A PUBLIC HEARING ON THE PROPOSED INCLUSION OF VIABLE
AGRICULTURAL LANDS WITHIN CERTIFIED AGRICULTURAL DISTRICTS PURSUANT TO
SECTION 303-B OF THE NEW YORK STATE AGRICULTURE AND MARKETS LAW

NOTICE IS HEREBY GIVEN, that a public hearing will be held by the Onondaga County Legislature on the inclusion of lands into certified agricultural districts in Onondaga County. The hearing will be held at the Onondaga County Courthouse, County Legislative Chambers, 4th Floor, 401 Montgomery St., Syracuse, New York on July 2, 2024 at 12.50 p.m.

Section 303-b of the New York State Agriculture and Markets Law provides landowners with a thirty-day period to submit requests for the inclusion of predominantly viable agricultural lands within certified agricultural districts. Pursuant to Resolution No. 71-2004 of the Onondaga County Legislature, that thirty-day period began January 1, 2024 and ended January 30, 2024.

The lands requested and accepted for consideration for inclusion into a certified agricultural district includes parcel 038.-02-08.1 in the Town of Elbridge and parcel 022.1-02-07.0 in the Village of Elbridge. The Onondaga County Agriculture and Farmland Protection Board has reviewed such requests and determined that such property would serve the public interest by assisting in maintaining a viable agricultural industry within the districts.

The proposed inclusions will be considered at the public hearing. The Agriculture and Farmland Protection Board report with a map may be examined at the Onondaga County Department of Planning, 335 Montgomery Street, 1st Floor, Syracuse, NY 13202, or viewed at <http://www.ongov.net/planning/additions.html>.



**DEPARTMENT
ONONDAGA COUNTY DEPARTMENT OF PLANNING
PROGRAM AND FINANCIAL INFORMATION SHEET**

PURPOSE:

This resolution calls for the authorization of a public hearing and the publication of a public notice for the consideration of the annual addition of predominantly viable agricultural lands to Agricultural Districts in Onondaga County.

OBJECTIVE/ WORK PLAN:

New York's Agricultural Districts Law, Article 25-AA of the NYS Agriculture and Markets Law was enacted in 1971 to help keep farmland in agricultural production. Agricultural districts are designed to protect agriculture through a combination of landowner incentives and protections that discourage the conversion of farmland to non-agricultural uses.

Responsibility for the creation and review of the State's agricultural districts lies within the authority of the county legislative body. AML Sections 303 (district creation), 303-a (district review), 303-b (annual inclusion/addition of lands) and 303-c (district consolidation) detail the role county agricultural and farmland protection boards and legislative bodies play in district creation and review and prescribe the public notice and public hearing requirements.

Per Section 303-b, landowners can submit requests during an annual thirty-day period for the inclusion of predominantly viable agricultural lands within certified agricultural districts. Pursuant to Onondaga County Resolution No. 71-2004, that thirty-day period is to occur January 1-30 of each year.

The Onondaga County Agriculture & Farmland Protection Board (AFPB) then prepares a report with a recommendation as to whether the land to be included in an agricultural district consists of predominantly viable agricultural land and presents it to the County Legislature, who is to hold a public hearing and then make its finding. The County Legislature then submits the final report with its finding to the Commissioner of Agriculture & Markets for certification.

During January 1-30, 2024 a landowner made a request to add land to an agricultural district. The Onondaga County Department of Planning prepared a report, and at its February 27, 2024 meeting the AFPB reviewed and voted to forward the report and recommendation for the inclusion of predominantly viable agricultural lands within a certified agricultural district to the Onondaga County Legislature. The Onondaga County Legislature shall conduct a public hearing and will subsequently make its finding at a following session.

FUNDING SOURCE:

No fiscal impact.

BUDGET:

No fiscal impact.

REPORT TO THE ONONDAGA COUNTY LEGISLATURE

ANNUAL ADDITION OF VIABLE AGRICULTURAL LANDS TO NEW YORK STATE CERTIFIED AGRICULTURAL DISTRICTS IN ONONDAGA COUNTY

FEBRUARY 2024

ONONDAGA COUNTY AGRICULTURE AND FARMLAND PROTECTION BOARD

| | | |
|--------------|----------------------------|-----------------|
| | BRIAN REEVES, CHAIR | |
| CRAIG DENNIS | DAN KWASNOWSKI | MARK TUCKER |
| KAY HILSBURG | BRIAN MAY | DONALD WEBER |
| LEE HUDSON | EDWIN SKEELE | SCOTT WINKELMAN |
| | DAVID SKEVAL | |

WITH ASSISTANCE FROM THE ONONDAGA COUNTY DEPARTMENT OF PLANNING

INTRODUCTION

This report presents the findings of the Onondaga County Agriculture and Farmland Protection Board's (AFPB) 2024 review for the addition of viable agricultural land to agricultural districts in Onondaga County. The Onondaga County Legislature formally designated by Resolution 71 on April 5, 2004 an annual 30-day period in January when landowners can request that their land be added to an agricultural district.

Viable agricultural land, as defined in NYS Agriculture and Markets Law, Article 25-AA, Section 301, sub.7, is "...land highly suitable for a farm operation..." and a farm operation as defined in sub.11 is "...the land and on-farm buildings, equipment, manure processing and handling facilities, and practices which contribute to the production, preparation and marketing of crops, livestock and livestock products as a commercial enterprise..."

NYS Department of Agriculture & Markets provides further guidance in how it defines farm operations and thresholds in determining farm activities to constitute a commercial enterprise, to include factors such as types of products, acreage in production, gross sales and capital investment, experience and commitment.

In judging viability, Article 25-AA of the NYS Agriculture and Markets Law requires the AFPB to consider:

- natural factors including soil, climate, topography;
- markets for farm products;
- the extent and nature of farm improvements;
- the present status of farming;
- anticipated trends in agricultural economic conditions and technology; and

- any other relevant factors.

The following requested additions are, therefore, examined primarily for the presence and characteristics of onsite and related commercial farm operations and production opportunities, highly suitable land, location relative to existing agricultural districts, nearby development, and natural features.

LANDOWNER REQUESTS

Landowners have requested that the following parcels be added to agricultural districts within Onondaga County.

| 2024 ADDITION REQUESTS | | | | |
|---|--------------------|-----------------|----------------|-------------|
| DISTRICT | MUNICIPALITY | OWNER | PARCEL | GIS ACRES* |
| 3 | ELBRIDGE | JOSEPH M. MOORE | 038.-02-08.1 | 4.97 |
| 3 | ELBRIDGE (Village) | JOSEPH M. MOORE | 022.1.-02-07.0 | 2.37 |
| GRAND TOTAL | | | | 7.34 |
| * Geographic Information System (GIS) calculated data, not Real Property Services (RPS) data. | | | | |

DISTRICT 3 ADDITION REQUESTS

ELBRIDGE (JOSEPH M MOORE): The landowner is requesting the addition of two parcels (outlined in blue on the image to the right) totaling approximately 7.34 acres at the northern-most terminus of Valley Drive in a rural location along the border between the Town and Village of Elbridge.



The parcels are part of the Moore farm, which includes two additional parcels to the west, 038.-01-37.1 (Town of Elbridge) and 022.1-01-01.0 (Village of Elbridge) that are both in Agricultural District 3 (shaded in green in the image to the right).

The agricultural productive areas of the requested parcel additions are comprised of Prime Soils and Soils of Statewide Importance.

RECOMMENDATIONS

The farm sector in Onondaga County is strong and stable and the Onondaga County Agricultural and Farmland Protection Plan, Plan Onondaga, and municipal planning documents identify protection of agriculture and farmland as an important goal for preserving the character of rural areas.

As mentioned in the Introduction to this report, the requested additions were examined primarily for the presence and characteristics of onsite and related commercial farm operations and production opportunities, highly suitable land, location relative to existing agricultural districts, nearby development, and natural features.

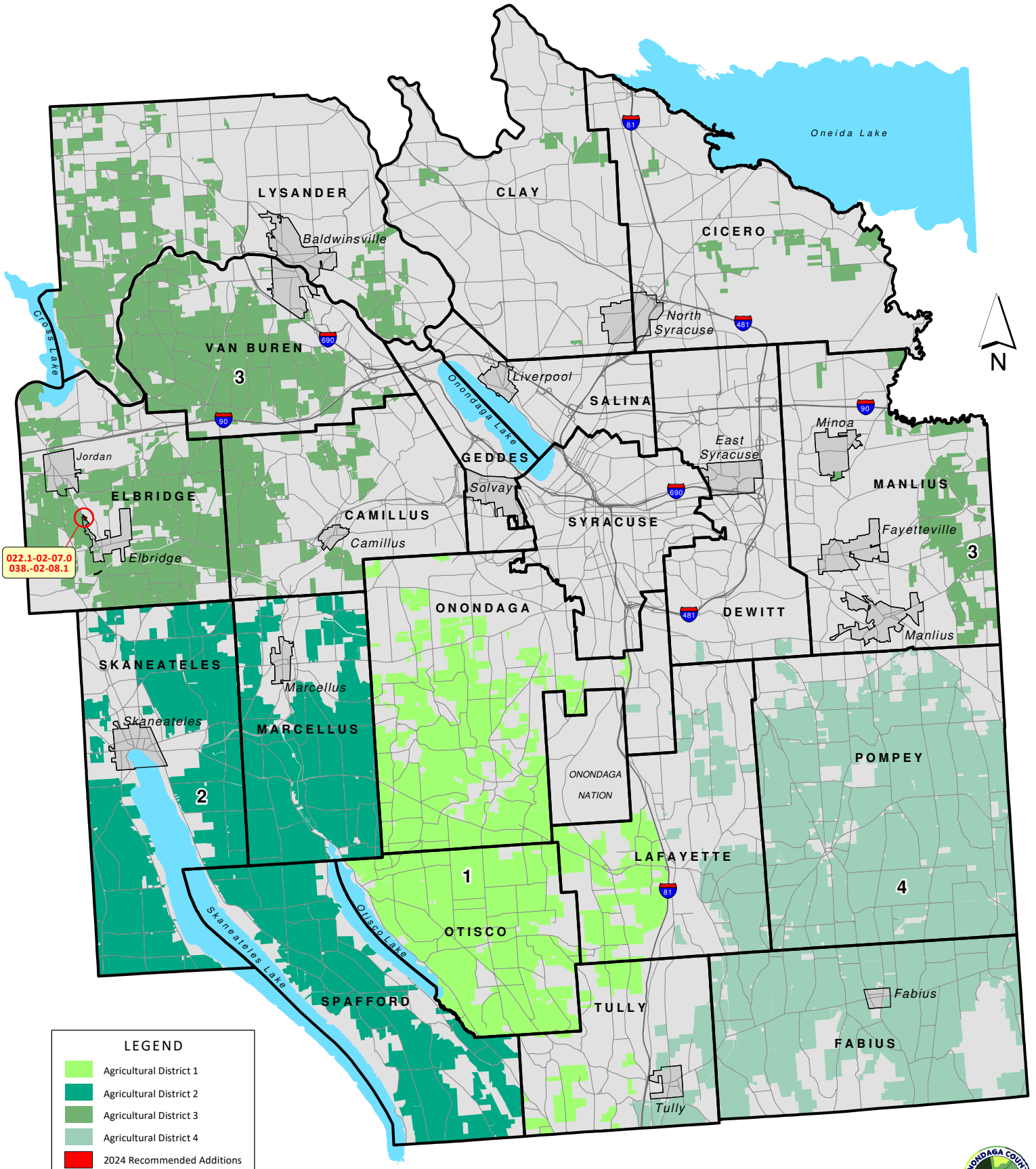
The Agriculture and Farmland Protection Board recommends adding the following requested parcels to Agricultural District 3, as they have demonstrated all or most of the abovementioned desired characteristics. The total acreage being recommended for addition is 7.34 acres.

| 2024 RECOMMENDED ANNUAL ADDITIONS | | | | |
|---|---------------------|-----------------|----------------|-------------------|
| DISTRICT | MUNICIPALITY | OWNER | PARCEL | GIS ACRES* |
| 3 | ELBRIDGE | JOSEPH M. MOORE | 038.-02-08.1 | 4.97 |
| 3 | ELBRIDGE (Village) | JOSEPH M. MOORE | 022.1.-02-07.0 | 2.37 |
| GRAND TOTAL | | | | 7.34 |
| * Geographic Information System (GIS) calculated data, not Real Property Services (RPS) data. | | | | |

APPENDICES

- Resolution - Annual 30-Day
- Form - Annual Additions Request
- Resolution - Public Hearing Notice
- Notice - Public Hearing Notice
- Letter - Public Hearing Landowner
- Minutes - Public Hearing
- Resolution - Approval
- Map – Annual Additions Map
- SEQRA - Environmental Assessment Form

Onondaga County Agricultural Districts 2024 Recommended Additions



022.1-02-07.0
038.-02-08.1

| LEGEND | |
|--|----------------------------|
| | Agricultural District 1 |
| | Agricultural District 2 |
| | Agricultural District 3 |
| | Agricultural District 4 |
| | 2024 Recommended Additions |



June 4, 2024

Motion Made By Mr. Knapp

RESOLUTION NO. _____

CALLING FOR A PUBLIC HEARING ON THE MODIFICATION OF AGRICULTURAL DISTRICT NO. 4, COUNTY OF ONONDAGA, TOWNS OF DEWITT, FABIUS, AND POMPEY, AND TOWNS OF LAFAYETTE, ONONDAGA, AND TULLY (EAST OF I-81)

WHEREAS, pursuant to Section 303-a of Article 25AA of the New York State Agriculture and Markets Law, this Onondaga County Legislature adopted Resolution No. 134-2023 calling for publication of the notice of the eight-year review of Agricultural District No. 4 in the Towns of DeWitt, Fabius, and Pompey, and the Towns of La Fayette, Onondaga, and Tully (east of I-81); and

WHEREAS, a notice of review for Agricultural District No. 4 was mailed to involved and affected agencies, municipalities, and landowners by the Onondaga Department of Planning and the Onondaga County Legislature; and

WHEREAS, the owners of the following properties filed requests to modify Agricultural District No. 4:

| ADDITION REQUESTS | | | |
|------------------------|------------------------------------|--------------|------------|
| MUNICIPALITY | OWNER | TAX ID | GIS ACRES* |
| Fabius (Village) | Herlihy Kevin J | 101.-02-11.0 | 9.10 |
| Fabius (Village) Total | | | 9.10 |
| La Fayette | Ellys Acres Farm LLC | 006.-01-18.2 | 1.29 |
| La Fayette | Ellys Acres Farm LLC | 006.-01-18.5 | 7.45 |
| La Fayette | Ellys Acres Farm LLC | 006.-01-18.7 | 8.11 |
| La Fayette | Ellys Acres Farm LLC/Kenny Griffin | 007.-02-23.0 | 5.50 |
| La Fayette | Nurse Albert V | 011.-02-25.1 | 2.02 |
| La Fayette Total | | | 24.36 |
| GRAND TOTAL | | | 33.46 |

* Geographic Information System (GIS) calculated data, not Real Property Services (RPS) data.

| REMOVAL REQUESTS | | | |
|------------------|--------------------|--------------|------------|
| MUNICIPALITY | OWNER | TAX ID | GIS ACRES* |
| Fabius | Aidun Meredith | 106.-01-21.0 | 2.45 |
| Fabius | County Of Onondaga | 112.-02-13.0 | 6.44 |
| Fabius | Crockett Peter J | 124.-02-14.0 | 0.45 |
| Fabius | Elter Thomas A | 107.-04-01.0 | 0.94 |
| Fabius | Ianuzi Stephen D | 111.-02-10.0 | 0.68 |
| Fabius | Jones Douglas M | 109.-02-10.0 | 1.06 |
| Fabius | Kowachik Michael J | 118.-04-07.7 | 2.17 |
| Fabius | Love Camp 355 LLC | 104.-03-19.0 | 0.14 |
| Fabius | Love Camp 355 LLC | 105.-01-01.1 | 25.23 |
| Fabius | Love Camp 355 LLC | 105.-01-01.2 | 0.16 |
| Fabius | Morford Anne | 104.-03-18.0 | 0.14 |
| Fabius | O'Reilly John R | 124.-02-02.0 | 9.41 |

| | | | |
|---|-----------------------------|--------------|--------|
| Fabius | Penoyer Robert H | 111.-01-01.0 | 0.42 |
| Fabius Total | | | 49.69 |
| Pompey | Baniewicz Richard R | 013.-01-05.0 | 0.47 |
| Pompey | Bargabos Dan E | 004.-03-14.1 | 12.52 |
| Pompey | Bargabos Dan E | 004.-03-74.1 | 1.67 |
| Pompey | Bargabos Dan E | 005.-01-11.2 | 42.36 |
| Pompey | Beasley Dr Kenneth | 004.-22-23.0 | 1.08 |
| Pompey | County Of Onondaga | 027.-02-10.0 | 0.02 |
| Pompey | DeHaas George | 004.-03-58.3 | 1.09 |
| Pompey | Pompey Community Church Inc | 021.-02-07.3 | 5.00 |
| Pompey | Ross Jennifer L | 004.-18-07.0 | 2.07 |
| Pompey | Ward Sarah A | 015.-03-06.0 | 1.76 |
| Pompey Total | | | 68.04 |
| Tully | Shaw Ronald J | 108.-03-06.6 | 22.79 |
| Tully Total | | | 22.79 |
| Grand Total | | | 140.52 |
| * Geographic Information System (GIS) calculated data, not Real Property Services (RPS) data. | | | |

and

WHEREAS, as part of that review, the County Agriculture and Farmland Protection Board has prepared a report in accordance with the provisions of Article 25AA, including a recommendation to modify Agricultural District No. 4; and

WHEREAS, as part of the review process, Article 25AA requires the County to hold a public hearing concerning the review of Agricultural District No. 4; now, therefore be it

RESOLVED, that pursuant to Article 25-AA of the New York State Agriculture and Markets Law, a public hearing on the above requested modifications and recommendation of continuation of Agricultural District No. 4 shall be held at the Onondaga County Court House, 401 Montgomery St., Syracuse, New York on Tuesday, July 2, 2024 at 12:55 p.m.; and, be it further

RESOLVED, that the Clerk of this Legislature hereby is directed to provide notice of such hearing in accordance with the provisions of Article 25AA of the New York State Agriculture and Markets Law.

NOTICE OF A PUBLIC HEARING ON THE MODIFICATION OF AGRICULTURAL DISTRICT NO. 4, COUNTY OF ONONDAGA, TOWNS OF DEWITT, FABIUS, AND POMPEY, AND TOWNS OF LA FAYETTE, ONONDAGA, AND TULLY (EAST OF I-81)

NOTICE IS HEREBY GIVEN, that a public hearing will be held by the Onondaga County Legislature on the modification of Agricultural District No. 4. The hearing will be held at the Onondaga County Courthouse, County Legislative Chambers, 4th Floor, 401 Montgomery St., Syracuse, New York on Tuesday July 2, 2024 at 12:55 p.m.;

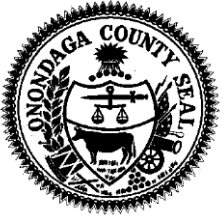
Pursuant to Section 303-a of Article 25AA of the New York State Agriculture and Markets Law, the Onondaga County Legislature adopted Resolution No. 134-2023 providing for notice of the eight-year review of Agricultural District No. 4 in the Towns of DeWitt, Fabius, Pompey, and Towns of LaFayette, Onondaga, and Tully (east of I-81).

The Onondaga County Agriculture and Farmland Protection Board has prepared a report in accordance with the provisions of Article 25AA, with recommendations to modify such district.

The lands proposed to be added are parcel 101.-02-11.0 in the Village of Fabius; and parcels 006.-01-18.2, 006.-01-18.5, 006.-01-18.7, 007.-02-23.0, and 011.-02-25.1 in the Town of LaFayette.

The lands proposed to be removed are parcels 106.-01-21.0, 112.-02-13.0, 124.-02-14.0, 107.-04-01.0, 111.-02-10.0, 109.-02-10.0, 118.-04-07.7, 104.-03-19.0, 105.-01-01.1, 105.-01-01.2, 104.-03-18.0, 124.-02-02.0 and 111.-01-01.0 in the Town of Fabius; parcels 013.-01-05.0, 004.-03-14.1, 004.-03-74.1, 005.-01-11.2, 004.-22-23.0, 027.-02-10.0, 004.-03-58.3, 021.-02-07.3, 004.-18-07.0, 015.-03-06.0, in the Town of Pompey; and parcel 108.-03-06.6 in the Town of Tully.

These proposed modifications will be considered at the public hearing. The Agriculture and Farmland Protection Board report with a map of Agricultural District No. 4 may be examined at the Onondaga County Department of Planning, 335 Montgomery Street, 1st Floor, Syracuse, NY 13202, or viewed at <http://www.ongov.net/planning/review.html>.



**DEPARTMENT
ONONDAGA COUNTY DEPARTMENT OF PLANNING
PROGRAM AND FINANCIAL INFORMATION SHEET**

PURPOSE:

This resolution calls for the authorization of a public hearing and the publication of a public notice for the consideration of the modification of Agricultural District 4 in the Towns of DeWitt, Fabius, La Fayette, and Towns of Onondaga, Pompey, and Tully (east of I-81).

OBJECTIVE/ WORK PLAN:

New York's Agricultural Districts Law, Article 25-AA of the NYS Agriculture and Markets Law was enacted in 1971 to help keep farmland in agricultural production. Agricultural districts are designed to protect agriculture through a combination of landowner incentives and protections that discourage the conversion of farmland to non-agricultural uses.

Responsibility for the creation and review of the State's agricultural districts lies within the authority of the county's legislative bodies. AML Sections 303 (district creation), 303-a (district review), 303-b (annual inclusion/addition of lands) and 303-c (district consolidation) detail the role county agricultural and farmland protection boards and legislative bodies play in district creation and review, and prescribe the public notice and public hearing requirements.

Per AML Section 303-a, the County Legislature is responsible for conducting a review of each agricultural district in the County on an eight-year schedule. During the review period, landowners and municipalities can request to have property added to or removed from the district, usually between January 1-30, to align with the annual additions request process for all districts in the County.

The Onondaga County Agricultural and Farmland Protection Board (AFPB) then prepares a report with a recommendation to continue, terminate, or modify the district and presents it to the County Legislature, who is to hold a public hearing and make its finding. The County Legislature then submits the final report with its finding to the Commissioner of the NYS Department of Agriculture & Markets for certification.

Agricultural District 4 is up for review in 2024 and landowners requested that lands be added and removed from the District. The Onondaga County Department of Planning prepared a report, and at its February 27, 2024 meeting the AFPB reviewed and voted to forward the report with its recommendation to modify Agricultural District 4 to the Onondaga County Legislature. The Onondaga County Legislature shall hold a public hearing and subsequently make its finding at a following session.

FUNDING SOURCE:

No fiscal impact.

BUDGET:

No fiscal impact.

REPORT TO THE ONONDAGA COUNTY LEGISLATURE

2024 EIGHT YEAR REVIEW

AGRICULTURAL DISTRICT 4

TOWNS OF DEWITT, FABIUS, AND POMPEY TOWNS OF LAFAYETTE, ONONDAGA, AND TULLY (EAST OF I-81)

FEBRUARY 2024

ONONDAGA COUNTY AGRICULTURE AND FARMLAND PROTECTION BOARD

| | | |
|--------------|----------------------------|-----------------|
| | BRIAN REEVES, CHAIR | |
| CRAIG DENNIS | DAN KWASNOWSKI | MARK TUCKER |
| KAY HILSBURG | BRIAN MAY | DONALD WEBER |
| LEE HUDSON | EDWIN SKEELE | SCOTT WINKELMAN |
| | DAVID SKEVAL | |

WITH ASSISTANCE FROM THE ONONDAGA COUNTY DEPARTMENT OF PLANNING

INTRODUCTION

This report presents the findings of the Onondaga County Agriculture and Farmland Protection Board's (AFPB) 2024 eight-year review and final recommendations to the County Legislature for Agricultural District 4 in the Onondaga County towns of DeWitt, Fabius, Pompey, and the Towns of LaFayette, Onondaga, and Tully (east of I-81).

The New York State Constitution directs the Legislature to provide for the protection of agricultural lands. Since 1971, the Agricultural Districts Law, Article 25AA of the Agriculture and Markets Law (AML), has fulfilled this constitutional mandate, in part, by providing a locally initiated mechanism for the protection and enhancement of farmlands as both a viable segment of the local and State economies, and as an economic and environmental resource of major importance. It is the cornerstone of State and county level efforts to preserve, protect, and encourage the development and improvement of agricultural land for the production of food, fiber and other agricultural products.

Several benefits accrue to farm operations conducted within certified agricultural districts. Chief among these include:

- the obligation of State agencies, as a matter of policy, to encourage the maintenance of viable farming in agricultural districts;
- limitations on the exercise of eminent domain and other public acquisitions, and the advance of public funds for certain construction activities;
- limitations on the siting of solid waste management facilities on land dedicated to agricultural production;
- limitations on the power to impose benefit assessments, special ad valorem levies, or other rates or fees in certain improvement districts or benefit areas;

- requirements that direct local governments to realize the intent of the Agricultural Districts Law and to avoid unreasonable restrictions in the regulation of farm operations when exercising their powers to enact and administer comprehensive plans, local laws, ordinances, rules and/or regulations; and
- requirements that applications for certain planning and zoning actions impacting a designated farm operation within an agricultural district, or on lands within five hundred feet of such farm operation within an agricultural district, include an agricultural data statement designed to allow the review agency to evaluate any possible impacts of the proposed action on farm operations.

The Agricultural Districts Law also:

- establishes a land classification system used to assign agricultural assessment values to qualified properties both within and outside district boundaries;
- creates a process for the review of agricultural practices;
- discourages private nuisance lawsuits arising from agricultural practices determined to be sound;
- provides for advisory opinions as to whether particular land uses are agricultural in nature;
- and requires disclosure to prospective grantees of real property that the property is in an agricultural district.

In addition, the Agricultural Districts Law also defines the procedure for district creation and review.

Agricultural districts do not preserve farmland in the sense that the use of land is restricted to agricultural production forever. Rather, districts provide benefits that help make and keep farming as a viable economic activity, thereby maintaining land in active agricultural use.

Article 25-AA of the NYS Agriculture and Markets Law requires the AFPB to consider the following factors when creating an agricultural district:

- the viability of active farming within and adjacent to the district;
- the presence of viable inactive farm lands within and adjacent to the district;
- the nature and extent of land uses other than active farming within and adjacent to the district;
- county developmental patterns and needs; and
- any other relevant matters.

Viable agricultural land, as defined in NYS Agriculture and Markets Law, Article 25-AA, Section 301, sub.7, is “...land highly suitable for a farm operation...” and a farm operation as defined in sub.11 is “...the land and on-farm buildings, equipment, manure processing and handling facilities, and practices which contribute to the production, preparation and marketing of crops, livestock and livestock products as a commercial enterprise...”

NYS Department of Agriculture & Markets provides further guidance in how it defines farm operations and thresholds in determining farm activities that constitute a commercial enterprise, to include factors such as types of products, acreage in production, gross sales and capital investment, experience, and commitment.

Districts must consist predominantly of viable agricultural land. Predominance has been interpreted as more than 50 percent of land in farms.

In judging viability, Article 25-AA of the NYS Agriculture and Markets Law requires the AFPB to consider:

- natural factors including soil, climate, topography;
- markets for farm products;
- the extent and nature of farm improvements;
- the present status of farming;
- anticipated trends in agricultural economic conditions and technology; and
- any other relevant factors.

DISTRICT EIGHT-YEAR REVIEW

Agricultural districts are reviewed by the Onondaga County Legislature and recertified by the NYS Department of Agriculture and Markets Commissioner every eight years. During the review landowners can decide if they want their property to remain in the district or be removed or added. The review is announced through public notices and announcements, a municipal notice letter, and a mailing to all landowners within the district, which includes a property owner notice letter, a removal and addition request form, and an optional farm questionnaire.

The Onondaga County Legislature directs the AFPB to prepare a report that includes:

- the nature and status of farming and farm resources within such district, including the total number of acres of land and the total number of acres of land in farm operations in the district;
- the extent to which the district has achieved its original objectives;
- the extent to which county and local comprehensive plans, policies and objectives are consistent with and support the district;
- the degree of coordination between local laws, ordinances, rules and regulations that apply to farm operations in such district and their influence on farming; and
- recommendations to continue, terminate or modify such district.

The District was last reviewed and recertified in 2016. Following the 2016 review and recertification, the District encompassed 62,893.41 acres. Since 2016, property owners have had the option to request to enroll viable agricultural land into the District on an annual basis. As a result, a total of 599.74 acres have been added to the District since the 2016 recertification. Following a parcel modification adjustment of 8.26 acres, the District totaled 63,501.41 acres at the start of this review.

| AGRICULTURAL DISTRICT 4 ACREAGE HISTORY | |
|--|-------------------|
| Year | GIS Acres* |
| 2016 Renewal Acreage | 62,893.41 |
| 2017 Additions | 434.66 |
| 2018 Additions | 112.76 |
| 2022 Additions | 52.32 |
| Parcel Mapping Adjustment ** | 8.26 |
| 2024 Review Total | 63,501.41 |
| * Geographic Information System (GIS) calculated data, not Real Property Services (RPS) data. | |
| ** A parcel mapping adjustment reflects acreage changes resulting from Geographic Information System (GIS) parcel splits, combinations, or redrafting. | |

STATUS OF FARMING AND FARM RESOURCES

The District is located in the southeast quadrant of Onondaga County. Onondaga County is geologically divided by the Onondaga Limestone Escarpment, which runs east/west through the middle of the County and demarcates the major watershed divide between the Lake Ontario and Susquehanna River Basins. The Erie-Ontario Plain encompasses the area north of the Escarpment, and the Allegheny Plateau encompasses the area south of the Escarpment and is where the District is located.

The District is situated primarily in rural agricultural and forested towns that contain small historic villages and hamlets, and rural roadside residences. The Syracuse Urbanized Area, and public sewer and water infrastructure reaches significantly into the northern Towns of DeWitt and Onondaga, and into the very northern edges of the Towns LaFayette and Pompey.

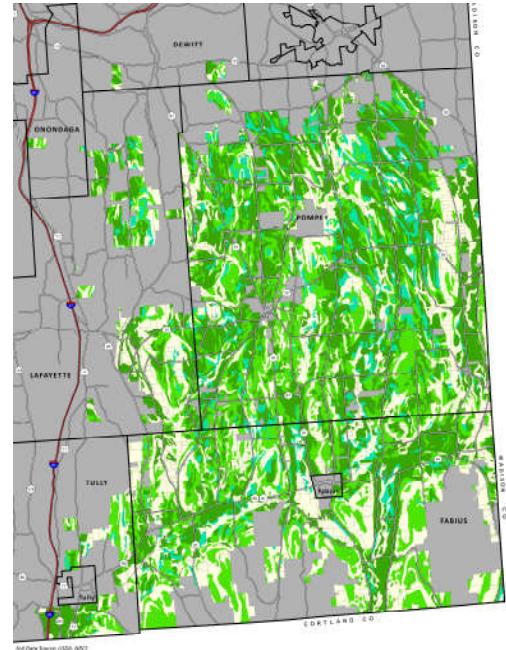
Transportation corridors within the District, including Interstate Route 81, US Route 20, and NYS Route 80, provide critical infrastructure for the movement of crops to markets, and services and goods for agricultural production.

Topography within the District boundaries consists of rolling hills that range in elevation between 600-1,800 feet. Generally speaking, the rolling hills and variable topography found within the District are best suited for a mix of dairy farms and field crops with land grading to forests at higher elevations.

SOILS

Approximately 69 percent of the District is composed of high quality farm soils: 34 percent is classified as Prime Farmland, 27 percent is classified as Prime Farmland of Statewide Importance, and eight percent is classified as Prime Farmland if Drained. These deep, well-drained soils are well-suited to farming and are responsive to agricultural management practices.

| Soil Classification | Acres | Percent of District |
|----------------------------------|--------|---------------------|
| Prime Farmland | 21,667 | 34% |
| Farmland of Statewide Importance | 17,436 | 27% |
| Prime Farmland if Drained | 4,823 | 8% |
| Not Prime Farmland | 19,575 | 31% |
| Total | 63,501 | 100% |



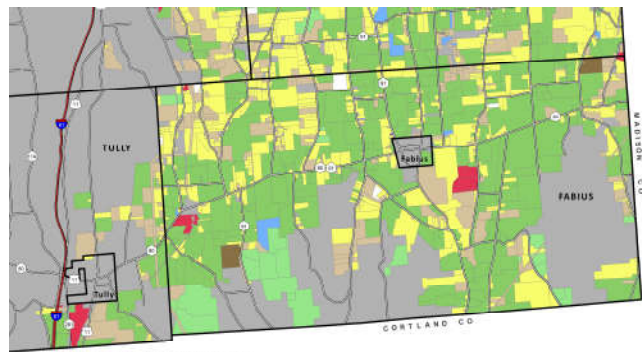
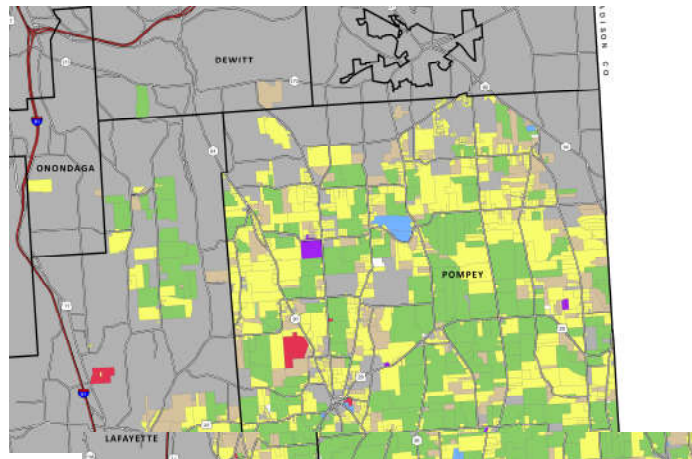
LAND USE

At the start of the review, there were approximately 2,370 landowners with 3,498 enrolled parcels totaling 63,501.41 acres within the District, according to Onondaga County’s Geographic Information System (GIS).

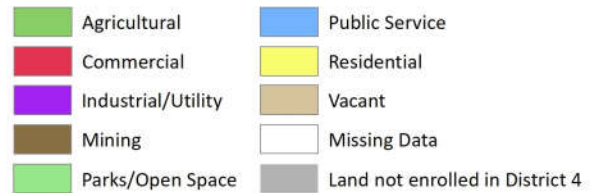
Agriculture, shown in green, is the dominant land use within the District, encompassing 47 percent of the land area. Residential uses, composed primarily of rural residential, comprise 33 percent of the land area.

| Land Use | Acres | Percent of District |
|--------------------|---------------|---------------------|
| Agricultural | 29,960 | 47% |
| Commercial | 644 | 1% |
| Industrial/Utility | 156 | 0% |
| Mining | 194 | 0% |
| Parks/Open Space | 1,816 | 3% |
| Public Service | 506 | 1% |
| Residential | 20,648 | 33% |
| Vacant | 9,381 | 15% |
| Missing Data | 196 | 0% |
| Total | 63,501 | 100% |

Onondaga County Real Property Data



Land Use Data Source: Onondaga County Real Property Data, February 2024



The District is located primarily in the Towns of Pompey and Fabius, and to a less extent Onondaga and Tully. Residential growth continues on the northern edges of the District, particularly in northern Pompey at the outer edges of the Village of Manlius where residential subdivisions created prior to 2016 continue to be built out. New rural, large-lot homesteads, some with viable secondary agricultural uses, have also emerged throughout the District, particularly in Pompey.

Commercial solar development is occurring on large, open parcels in and near the District, where significant electrical transmission infrastructure travels. Since 2016 there have been 13 large (>2.5 megawatts) proposed and/or built on and near District lands.

| Year Built 2016-2022 | | | |
|----------------------|---------------------|--------------------|------------|
| Town | Single-Family Units | Multi-Family Units | Total |
| Pompey | 55 | 0 | 55 |
| Fabius | 12 | 0 | 12 |
| LaFayette | 31 | 2 | 33 |
| Tully | 119 | 1 | 120 |
| Onondaga | 170 | 0 | 170 |
| DeWitt | 65 | 220 | 285 |
| Grand Total | 452 | 223 | 675 |

Onondaga County Real Property Data

AGRICULTURAL CENSUS

The 2017 US Census of Agriculture indicates a relatively stable farmland community within Onondaga County. Total farmland acreage has remained stable for the past two decades, a result of good soils, market forces, savvy farm operators, a trained labor force, and opportunities for nearby, off-farm employment in a metropolitan area.

According to the 2017 Census of Agriculture, total farm sales in Onondaga County were a record breaking \$178,409,000, up from \$152,050,000 in 2012. And land in farms increased from 150,269 acres in 2012 to 160,717 acres. And the 2017 Census cites 252 new and beginning farmers were added in the 5-year period.

However, the number of part- and full-time farm businesses decreased by 8% percent over this time period, and 10% since 2007, more than the State average. Farms in Onondaga County with more than \$10,000 gross farm sales also decreased from 342 in 2012 to 305 farms in 2017, a 10% change. And the number of farm operators decreased from 1,075 operators in 2012 to 1,068 operators in 2017.

Top crops include forage (34,950 acres), corn for silage and greenchop (18,422 acres), corn for grain (18,107 acres), soybeans (8,908 acres) and wheat for grain (5,290 acres). Livestock inventory includes over 47,000 cattle and calves, over 700,000 layers, 230,000 pullets, and 1,244 horses and ponies. Onondaga County ranks in the top 10 in the State for total value of agricultural products sold, (10th), livestock, poultry and products categories (6th), poultry and eggs (3rd), and milk from cows (9th).

2017 CENSUS of AGRICULTURE County Profile

Onondaga County New York

Total and Per Farm Overview, 2017 and change since 2012

| | 2017 | % change since 2012 |
|--|-------------|---------------------|
| Number of farms | 623 | -9 |
| Land in farms (acres) | 160,717 | +7 |
| Average size of farm (acres) | 258 | +17 |
| Total | (\$) | |
| Market value of products sold | 178,409,000 | +17 |
| Government payments | 1,815,000 | +8 |
| Farm-related income | 8,613,000 | +43 |
| Total farm production expenses | 142,226,000 | +7 |
| Net cash farm income | 46,610,000 | +70 |
| Per farm average | (\$) | |
| Market value of products sold | 286,371 | +28 |
| Government payments (average per farm receiving) | 11,273 | +48 |
| Farm-related income | 33,512 | +49 |
| Total farm production expenses | 228,293 | +17 |
| Net cash farm income | 74,816 | +86 |

3 Percent of state agriculture sales

Share of Sales by Type (%)

| | |
|----------------------------------|----|
| Crops | 22 |
| Livestock, poultry, and products | 78 |

Land in Farms by Use (%) *

| | |
|-------------|----|
| Cropland | 70 |
| Pastureland | 6 |
| Woodland | 11 |
| Other | 12 |

Acres irrigated: 1,330

1% of land in farms

Land Use Practices (percent of farms)

| | |
|----------------|----|
| No till | 13 |
| Reduced till | 14 |
| Intensive till | 26 |
| Cover crop | 18 |

Farms by Value of Sales

| Value of Sales | Number | Percent of Total * |
|----------------------|--------|--------------------|
| Less than \$2,500 | 226 | 36 |
| \$2,500 to \$4,999 | 42 | 7 |
| \$5,000 to \$9,999 | 50 | 8 |
| \$10,000 to \$24,999 | 100 | 16 |
| \$25,000 to \$49,999 | 40 | 6 |
| \$50,000 to \$99,999 | 35 | 6 |
| \$100,000 or more | 130 | 21 |

Farms by Size

| Size | Number | Percent of Total * |
|------------------|--------|--------------------|
| 1 to 9 acres | 106 | 17 |
| 10 to 49 acres | 172 | 28 |
| 50 to 179 acres | 154 | 25 |
| 180 to 499 acres | 90 | 14 |
| 500 to 999 acres | 29 | 5 |
| 1,000 + acres | 32 | 5 |

Onondaga County New York, 2017 Page 2

2017 CENSUS of AGRICULTURE County Profile

Market Value of Agricultural Products Sold

| | Sales (\$1,000) | Rank in State * | Counties Producing Item | Rank in U.S. * | Counties Producing Item |
|--|-----------------|-----------------|-------------------------|----------------|-------------------------|
| Total | 178,409 | 10 | 61 | 620 | 3,077 |
| Crops | 39,678 | 20 | 61 | 1,240 | 3,073 |
| Grains, oilseeds, dry beans, dry peas | 17,296 | 12 | 55 | 1,201 | 2,916 |
| Tobacco | - | - | - | - | 323 |
| Cotton and cottonseed | - | - | - | - | 647 |
| Vegetables, melons, potatoes, sweet potatoes | 7,742 | 16 | 60 | 254 | 2,821 |
| Fruits, tree nuts, berries | 4,685 | 13 | 60 | 213 | 2,748 |
| Nursery, greenhouse, floriculture, sod | 3,728 | 16 | 60 | 441 | 2,601 |
| Cultivated Christmas trees, short rotation woody crops | 276 | 11 | 53 | 138 | 1,384 |
| Other crops and hay | 5,970 | 27 | 55 | 422 | 3,040 |
| Livestock, poultry, and products | 138,731 | 6 | 58 | 340 | 3,073 |
| Poultry and eggs | 21,432 | 3 | 57 | 418 | 3,007 |
| Cattle and calves | 9,710 | 16 | 55 | 1,277 | 3,055 |
| Milk from cows | 106,816 | 9 | 51 | 76 | 1,892 |
| Hogs and pigs | (D) | 43 | 55 | 1,222 | 2,856 |
| Sheep, goats, wool, mohair, milk | 252 | 18 | 54 | 580 | 2,984 |
| Horses, ponies, mules, burros, donkeys | 100 | 47 | 55 | 1,441 | 2,970 |
| Aquaculture | (D) | 31 | 34 | (C) | 1,251 |
| Other animals and animal products | 356 | 14 | 58 | 376 | 2,878 |

Total Producers * 1,068

Percent of farms that:

- Have internet access: **86**
- Farm organically: **3**
- Sell directly to consumers: **21**
- Hire farm labor: **29**
- Are family farms: **96**

Top Crops in Acres *

| | |
|------------------------------|--------|
| Forage (hay/haylage), all | 34,950 |
| Corn for silage or greenchop | 18,422 |
| Corn for grain | 18,107 |
| Soybeans for beans | 8,908 |
| Wheat for grain, all | 5,290 |

Livestock Inventory (Dec 31, 2017)

| | |
|---------------------------------------|---------|
| Broilers and other meat-type chickens | 751 |
| Cattle and calves | 47,544 |
| Goats | 746 |
| Hogs and pigs | 83 |
| Horses and ponies | 1,244 |
| Layers | 703,190 |
| Pullets | 230,149 |
| Sheep and lambs | 415 |
| Turkeys | (D) |

See 2017 Census of Agriculture, U.S. Summary and State Data, for complete footnotes, explanations, definitions, commodity descriptions, and methodology.
 *May not add to 100% due to rounding. *Among counties whose rank can be displayed. *Data collected for a maximum of four producers per farm.
 **Crop commodity names may be shortened; see full names at www.nass.usda.gov/pfooprograms.pdf. * Position below the line does not indicate rank.
 (D) Withheld to avoid disclosing data for individual operations. (NA) Not available. (2) Less than half of the unit shown. (C) Represents zero.

USDA is an equal opportunity provider, employer, and lender.

AGRICULTURAL TRENDS

Cornell Cooperative Extension–Onondaga County reports that dairy farms and supporting croplands are the predominant agricultural operation in the District and is where approximately half of the largest dairies in Onondaga County are located. Dairy farms continue to grow through acquisition and consolidation of smaller dairy farms. Although the overall number of dairy farms has decreased, the number of acres in dairy farming has not. Manure handling and disposal is one of the primary challenges faced by dairy farms, particularly in the spring when freeze/thaw weight limits prohibit heavy trucks on some roads.

ACHIEVING DISTRICT OBJECTIVES

Agricultural production in the District remains viable and will continue to do so in the foreseeable future. Since the last renewal of the District in 2016, 599.74 acres have been added, an indication that agriculture within the District is growing. Agricultural districts are an important tool that promote the continuation of farming and the preservation of agricultural land.

COUNTY AND LOCAL COMPREHENSIVE PLANS, POLICIES, AND OBJECTIVES CONSISTENCY AND SUPPORT

PLAN ONONDAGA

On July 23, 2023, the County Legislature adopted *Plan Onondaga* as the new official Onondaga County comprehensive plan, which establishes a shared set of values and priorities that can lead the community toward a vision of the future.

Plan Onondaga provides a framework for understanding how and where the County can focus its resources in order to support and foster Global Economic Competitiveness characterized by Economic Collaboration (Leadership and Vision, Institutional Strength, and Coordination and Collaboration), Investments in People (Social Capital, Prioritization of Livability, and Education, Education, Education), and Strong Centers (Forward-Thinking Planning to Guide Organic Growth, Intelligent Infrastructure Investment, Closing Infrastructure Gaps, and Compact Development).

Plan Onondaga focuses on the linkages between Economic Development (encourage private sector investment); Quality of Life (attracting and retaining the modern workforce); and Community Based Planning (municipal cooperation); and explores five thematic areas as a framework for a Future Land Use Vision, including Agriculture, which calls for ensuring that agriculture remains a viable and integral part of the economy and a defining characteristic of the landscape.

Plan Onondaga recognizes that agriculture provides multiple benefits for local communities including local food support, natural environment protection, unplanned sprawl prevention, rural landscape conservation, and local economic strength. To further these key benefits, *Plan Onondaga* identifies the following agricultural goals: provide food and support local agriculture, grow the agricultural economy, protect farmland and rural landscapes, and protect natural resources and scenic views.

Working in tandem with Agriculture are the themes of Strong Centers, Housing and Neighborhoods, Community Mobility, and Greenways and Blueways, all of which emphasize the need to for amenity-rich, vibrant walkable centers with a diversity of affordable, attractive, and efficient housing that are accessible through a diverse and safe community mobility system; and a network of greenways and blueways for recreation and ecological health.

ONONDAGA COUNTY AGRICULTURE AND FARMLAND PROTECTION PLAN

The Onondaga County Legislature approved a new *Onondaga County Agriculture and Farmland Protection Plan* in October 2022, which was subsequently approved by the NYS Department of Agriculture and Markets. The Plan established a vision and planning goals, strategies, and tangible actions to be supported and embraced by public officials and the community. Specifically, the Plan identifies Goal 2 as follows: Strategically protect agricultural lands throughout Onondaga County to sustain and improve its vibrant agricultural operations. Within Goal 2, the Plan identifies 11 Action items including increasing conservation easement capacity, providing municipal planning assistance, developing a Farm-Friendly Toolbox for Municipalities, promoting the new Onondaga County Ag Mapper, and assisting with farm diversification through Agri-Tourism development and promotion.

The Onondaga County AFPB has been very active in implementing one of the plan's elements, the purchase or donation of development rights on prime farmland, funded by the NYS Department of Agriculture and Markets Farmland Protection Implementation Grants (FPIG) program and other federal and local funders. Since 1998, approximately 33 farm easement projects have been or are in the process of being completed, with over 11,000 acres of farmland protected by the State FPIG, Federal, and local programs in Onondaga County.

ONONDAGA COUNTY AGRICULTURE COUNCIL

In 2012, the Onondaga County Agriculture Council was formed to help ensure that county government is working to promote and preserve the County's strong farming community. The Council works to develop strategies and programs to promote local food regionally and strengthen and enhance connections between the urban core to rural, agricultural areas and to review, improve, and develop pro-agriculture/farming friendly policies and regulations that promote urban agriculture and make it easier for local farms to open and stay in business in Onondaga County.

Recently the Council initiated an Agri-Tourism grant opportunity and to date 33 applications have been received, 11 of which are situated in or near District 4 lands. Operations are diversifying and expanding and include beef, sheep and goat, u-pick cut flowers and fruit, local dairy café, gourmet mushrooms, Christmas Tree farms, and brewery/restaurant/event space.

LOCAL PLANNING

Plan Onondaga and the *Onondaga County Agriculture and Farmland Protection Plan* encourage municipalities to update plans and adopt codes that incorporate measures that build strong centers as well as protect agricultural lands and promote the agricultural economy. Onondaga County has initiated two new efforts to assist in this endeavor.

The Onondaga County Ag Mapper, which identifies the county's most important farmland and what makes it special, and how it interacts with the larger community, is now available to local municipalities. In addition, the development of the Farm-Friendly Municipal Toolbox will provide a place where municipalities can find best practices in local regulation and planning support and help them integrate and update their land use plans and regulations as they relate to supporting agriculture land uses, address new and changing agricultural dynamics, and ensure consistency with NYS Agriculture and Markets Law.

The County has also initiated a Town Planning Grants Program, now being accessed by rural towns in the County, to complete hamlet and comprehensive planning work which will complement County land use and agricultural protection planning.

Most towns in Onondaga County have some form of comprehensive plan, which typically recognize the value of agricultural lands and the desire to protect them. However, there are few methods that ultimately implement this goal. Many towns typically use large lot zoning, generally two or more acres, to reduce density and thereby protect open areas. However, these requirements create the unintentional consequences of large lots strung along rural roads and large-lot subdivisions, excessive consumption of farmland and open space, more farmer/neighbor conflicts, and more traffic on farm roads.

Towns are also starting to recognize and implement clustering as permitted in NYS Town Law, a potentially beneficial technique for protecting community character, open space, scenic resources, and environmental features, but not necessarily considered effective at protecting farmland.

Implementing settlement patterns other than the dominant suburban pattern, like adopting new density average/fixed ratio zoning techniques as recommended by the American Farmland Trust, are ultimately needed to protect agricultural lands.

The Town of LaFayette adopted an Agricultural and Farmland Protection Plan in October 2014 to complement their Comprehensive Plan adopted in 2012. There is a need for more towns to adopt integrated County and local farmland protection plans that explore and implement a full range of agricultural protection tools.

LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS COORDINATION AND INFLUENCE

The Onondaga County Soil and Water Conservation District reports that there is relatively strong coordination between local laws, ordinances, rules, and regulations that positively influence farm operations. They have found that it is one of the easiest agricultural districts to site manure nutrient storage and that there has been very little community resistance. Increased public awareness of agricultural practices and needs associated with Concentrated Animal Feeding Operations (CAFOs) would assist in continuing ongoing positive neighbor relations.

There is, however, continuing concern regarding increasing development pressure on open agricultural lands throughout the County, as it is easiest and least expensive to build new houses on. And, with new houses typically come new neighbor relations struggles.

New home owners looking to buy in an agricultural district need to be made aware that it’s an area where farmers have the right to operate including: moving machinery on public highways and roads which can slow down traffic and take up a lane-plus of road, and working the land all hours of the day and night which can generate noise, dust, and a release of odors from harvest, manure nutrient applications, etc.

Real estate sales professionals and attorneys need to be reminded, per Agriculture and Markets Law, that purchase, sale, and exchange contracts for real property located partially or wholly within an agricultural district shall have an agricultural district disclosure.

RECOMMENDATION TO CONTINUE, TERMINATE, OR MODIFY DISTRICT

The AFPB mailed a notice of the eight-year review of Agricultural District 4 and a removal and addition request form to landowners with property currently enrolled in the District and municipalities within the District. Those results are summarized below.

ADDITION REQUESTS

The following property owners requested that their land be added to the district. These properties have been reviewed to verify the presence and characteristics of land highly suitable for a farm operation, viability as a commercial enterprise, location relative to existing agricultural districts, nearby development, and natural features.

| ADDITION REQUESTS | | | |
|---|------------------------------------|--------------|--------------|
| MUNICIPALITY | OWNER | TAX ID | GIS ACRES* |
| Fabius (Village) | Herlihy Kevin J | 101.-02-11.0 | 9.10 |
| Fabius (Village) Total | | | 9.10 |
| La Fayette | Ellys Acres Farm LLC | 006.-01-18.2 | 1.29 |
| La Fayette | Ellys Acres Farm LLC | 006.-01-18.5 | 7.45 |
| La Fayette | Ellys Acres Farm LLC | 006.-01-18.7 | 8.11 |
| La Fayette | Ellys Acres Farm LLC/Kenny Griffin | 007.-02-23.0 | 5.50 |
| La Fayette | Nurse Albert V | 011.-02-25.1 | 2.02 |
| La Fayette Total | | | 24.36 |
| GRAND TOTAL | | | 33.46 |
| * Geographic Information System (GIS) calculated data, not Real Property Services (RPS) data. | | | |

REMOVAL REQUESTS

| REMOVAL REQUESTS | | | |
|------------------|--------------------|--------------|------------|
| MUNICIPALITY | OWNER | TAX ID | GIS ACRES* |
| Fabius | Aidun Meredith | 106.-01-21.0 | 2.45 |
| Fabius | County Of Onondaga | 112.-02-13.0 | 6.44 |
| Fabius | Crockett Peter J | 124.-02-14.0 | 0.45 |
| Fabius | Elter Thomas A | 107.-04-01.0 | 0.94 |
| Fabius | Ianuzi Stephen D | 111.-02-10.0 | 0.68 |
| Fabius | Jones Douglas M | 109.-02-10.0 | 1.06 |
| Fabius | Kowachik Michael J | 118.-04-07.7 | 2.17 |

| | | | |
|---|-----------------------------|--------------|---------------|
| Fabius | Love Camp 355 LLC | 104.-03-19.0 | 0.14 |
| Fabius | Love Camp 355 LLC | 105.-01-01.1 | 25.23 |
| Fabius | Love Camp 355 LLC | 105.-01-01.2 | 0.16 |
| Fabius | Morford Anne | 104.-03-18.0 | 0.14 |
| Fabius | O'Reilly John R | 124.-02-02.0 | 9.41 |
| Fabius | Penoyer Robert H | 111.-01-01.0 | 0.42 |
| Fabius Total | | | 49.69 |
| Pompey | Baniewicz Richard R | 013.-01-05.0 | 0.47 |
| Pompey | Bargabos Dan E | 004.-03-14.1 | 12.52 |
| Pompey | Bargabos Dan E | 004.-03-74.1 | 1.67 |
| Pompey | Bargabos Dan E | 005.-01-11.2 | 42.36 |
| Pompey | Beasley Dr Kenneth | 004.-22-23.0 | 1.08 |
| Pompey | County Of Onondaga | 027.-02-10.0 | 0.02 |
| Pompey | DeHaas George | 004.-03-58.3 | 1.09 |
| Pompey | Pompey Community Church Inc | 021.-02-07.3 | 5.00 |
| Pompey | Ross Jennifer L | 004.-18-07.0 | 2.07 |
| Pompey | Ward Sarah A | 015.-03-06.0 | 1.76 |
| Pompey Total | | | 68.04 |
| Tully | Shaw Ronald J | 108.-03-06.6 | 22.79 |
| Tully Total | | | 22.79 |
| Grand Total | | | 140.52 |
| * Geographic Information System (GIS) calculated data, not Real Property Services (RPS) data. | | | |

RECOMMENDATIONS

Production agriculture in the District remains viable and will continue to do so in the foreseeable future. Soils, climate, topography, transportation, agri-service and suppliers, and product markets provide the elements necessary for a successful agricultural economy. Since the last renewal of the District in 2016, 599.74 acres have been added.

The AFPB reviewed landowner removal and addition requests and had no objections to the list as presented. The AFPB recommends continuing Agricultural District 4 with the landowner-requested modifications.

FINAL ACREAGE

Agricultural District 4 was last recertified in 2016 and encompassed 62,893.41 acres. Through subsequent annual addition processes, 599.74 acres were added to the District for a total of 63,493.15 acres. In addition, an adjustment of 8.26 acres was made to reflect modifications resulting from parcel splits, combinations, or redrafting of the parcel data used in the Geographic Information System (GIS). As a result, the current District acreage at the time of the 2024 review was 63,501.41 acres.

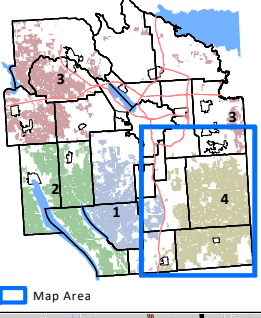
The AFPB recommends that 33.46 acres be added and 140.52 acres be removed per landowner-requested modifications, for a final proposed Agricultural District 4 acreage of 63,394.35 acres, a net decrease of 107.06 acres.

| RECOMMENDED AGRICULTURAL DISTRICT 4 FINAL ACREAGE | |
|--|-------------------|
| | GIS ACRES* |
| ACREAGE AFTER 2016 RENEWAL | 62,893.41 |
| ANNUAL ADDITIONS 2017-2023 | 599.74 |
| PARCEL MAPPING ADJUSTMENT 2017-2023* | 8.26 |
| ACREAGE PRIOR TO 2024 RENEWAL | 63,501.41 |
| 2024 RENEWAL ADDITIONS | 33.46 |
| 2024 RENEWAL REMOVALS | -140.52 |
| ACREAGE AFTER 2024 RENEWAL | 63,394.35 |
| NET ACREAGE CHANGE RESULTING FROM 2024 RENEWAL | -107.06 |
| * Geographic Information System (GIS) calculated data, not Real Property Services (RPS) data. | |
| ** A parcel mapping adjustment reflects acreage changes resulting from Geographic Information System (GIS) parcel splits, combinations, or redrafting. | |

APPENDICES

- Resolution - Notice of Review
- Notice - Notice of Review
- Map – District
- Letter - Municipal
- Letter - Property Owner
- Form - Blank Removal and Addition Request
- Form - Farm Questionnaire
- Resolution - Public Hearing
- Notice - Public Hearing
- Letter - Property Owner Public Hearing
- Minutes - Public Hearing
- Resolution - Approval
- SEQR - Environmental Assessment Form
- List - District Parcel Final
- Map – Final District

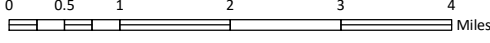
Onondaga County, NY



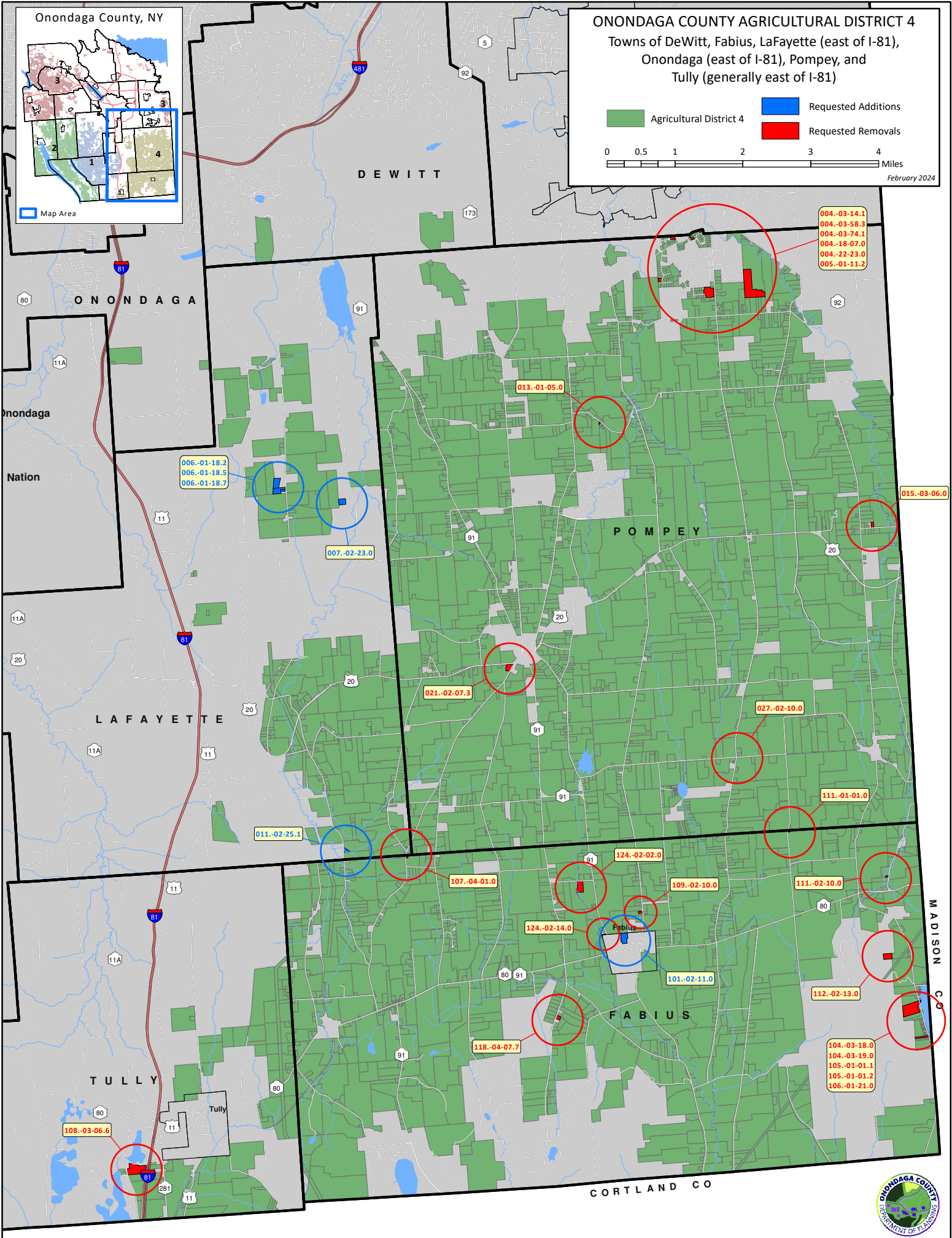
ONONDAGA COUNTY AGRICULTURAL DISTRICT 4

Towns of DeWitt, Fabius, LaFayette (east of I-81), Onondaga (east of I-81), Pompey, and Tully (generally east of I-81)

Agricultural District 4 Requested Additions Requested Removals



February 2024



006-01-18.2
006-01-18.5
006-01-18.7

007-02-23.0

011-02-25.1

108-03-06.6

013-01-05.0

021-02-07.3

107-04-01.0

124-02-14.0

118-04-07.7

124-02-02.0

109-02-10.0

101-02-11.0

CORTLAND CO

004-03-14.1
004-03-58.3
004-03-74.1
004-18-07.0
004-22-23.0
005-01-11.2

015-03-06.0

027-02-10.0

111-01-01.0

111-02-10.0

112-02-13.0

104-03-18.0
104-03-19.0
105-01-01.1
105-01-01.2
106-01-21.0



June 4, 2024

Motion Made By Mr. Knapp

RESOLUTION NO. _____

AMENDING THE 2024 ONONDAGA COUNTY BUDGET TO ACCEPT GRANT FUNDS FROM NEW YORK STATE EMPIRE STATE DEVELOPMENT FOR THE PREPARATION OF THE CENTRAL NEW YORK REGIONAL MARKET REVITALIZATION STRATEGY

WHEREAS, the Central New York Regional Market Authority was established in 1935 and operates the physical campus and operations of the Central New York Regional Market (Market) in the City of Syracuse; and

WHEREAS, the Market is a venue for both wholesale and retail food operations, and is the largest year-round retail farmers market operating on the East Coast, with weekend crowds exceeding 20,000 visitors per day, and serving as a longstanding cultural and community asset; and

WHEREAS, as many of the Market’s historic buildings and infrastructure enter their 85th year, the physical conditions of the Market are deteriorating and facilities are in need of repair and maintenance; and

WHEREAS, in an effort to support the Market as a center for regional agricultural economic activity, its role in the local food system and its value to local tourism, culture, and the community, Onondaga County and New York State Empire State Development (ESD) are providing funding to complete the Central New York Regional Market Revitalization Strategy to address both the physical needs of the physical campus and articulate a self-sustaining management strategy to guide capital investments and future Market operations; and

WHEREAS, Onondaga County is receiving \$100,000 in funding from ESD to prepare the Strategy document to stimulate and facilitate needed revitalization efforts; Onondaga County is also dedicating approximately \$225,000 in matching funds towards the effort, utilizing previously authorized funds dedicated to implementation of the Plan Onondaga comprehensive plan; and

WHEREAS, the Department of Planning will manage the planning process, and will solicit bids from qualified firms to prepare the Revitalization Strategy document, in partnership with the Central New York Regional Market Authority; now, therefore be it

RESOLVED, that the Onondaga County Legislature hereby accepts the \$100,000 in ESD grant funds and authorizes the County Executive to execute agreements and such other documents as may be reasonably necessary to implement the intent of this resolution; and, be it further

RESOLVED, that the 2024 County budget be amended as follows:

REVENUES:

In Admin Unit 8700000000

Planning Department

Speed Type #260157

Project 791086

Comp Plan Implementation – Regional Market

In Acct. 590026

St Aid – Other Econ Assist

\$100,000

APPROPRIATIONS:

In Admin Unit 8700000000

Planning Department

Speed Type #260157

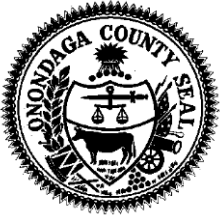
Project 791086

Comp Plan Implementation – Regional Market

In Acct. 657000

Contractual Services

\$100,000



**DEPARTMENT
ONONDAGA COUNTY DEPARTMENT OF PLANNING
PROGRAM AND FINANCIAL INFORMATION SHEET**

PURPOSE:

The purpose of this resolution is to accept funds from and enter into contract with NYS Empire State Development for the preparation of the CNY Regional Market Revitalization Strategy.

OBJECTIVE/ WORK PLAN:

The CNY Regional Market Authority, established in 1935, operates the physical campus and operations of the CNY Regional Market located on Park Street in the City of Syracuse. The Market is the largest year-round retail farmers market operating on the East Coast, and is a longstanding cultural and community asset.

Age and deferred maintenance have taken a toll on the market facilities which are in need of repair and revitalization. Important building spaces are in disrepair, underground and above-ground infrastructure is in need of much overdue modernization and maintenance, and the limitations inherent to existing structures is creating challenges for tenants and vendors, particularly for the long-term wholesale operations on site.

The Authority has recently begun a campaign to solicit public funding to address the physical deterioration of the Market property and buildings, with estimated \$90m in identified improvements. As a State Authority, the Regional Market is often not eligible to apply for typical public funding mechanisms for such work. And tenant rents and other revenue streams barely cover day-to-day Market operations.

In an effort to support this regional asset, Empire State Development has dedicated grant funds to stimulate needed revitalization activity. And in support of the County's recently adopted *Plan Onondaga* comprehensive plan and *Onondaga County Agriculture & Farmland Protection Plan* goals, Onondaga County has made surplus funds available for the advancement of developing a strategic master plan for the operation.

This Revitalization Plan is being developed to articulate the role the CNY Regional Market facilities are to play in the community, in the region, and as a critical component of the local food system – both today and for future generations. The plan will examine how the facilities serve the public, its vendors and tenants, and assess current conditions. It will also explore what physical changes are necessary to best meet ongoing maintenance challenges and future programmatic needs and opportunities.

In addition to a physical assessment of the Market structures, the planning process will also include an analysis of the fiscal and operational sustainability of the Market Authority in achieving its mission. This strategic plan is intended to set forth a clear course for public and private investment into the market operation, show investors and funding agencies the Market has a vision and plan which will reduce uncertainties for investment, and provide for a thriving and self-sustaining future for this unique, regional asset.

FUNDING SOURCE:

NYS Empire State Development – Urban Community and Development Program Strategic Planning Grant (\$100,000)