

ADDITION OF VIABLE AGRICULTURAL LANDS
NEW YORK STATE CERTIFIED AGRICULTURAL DISTRICTS
ONONDAGA COUNTY
Onondaga County Agriculture and Farmland Protection Board
March 2017

ONONDAGA COUNTY
AGRICULTURE AND FARMLAND PROTECTION BOARD
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INTRODUCTION

This report presents the findings of the Onondaga County Agriculture and Farmland Protection Board's 2017 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... Such farm operation may consist of one or more parcels of owned or rented land, which parcels may be contiguous or noncontiguous to each other."

The requested additions were, therefore, examined primarily for the presence and characteristics of onsite and adjacent agricultural operations, agricultural production opportunities, location relative to existing agricultural districts, nearby development trends, and natural features.

LANDOWNER REQUESTS

Landowners have requested that the following parcels be added to agricultural districts within Onondaga County. (Note, this report does not include parcels requested for addition which have been found to be currently enrolled in a certified agricultural district.)

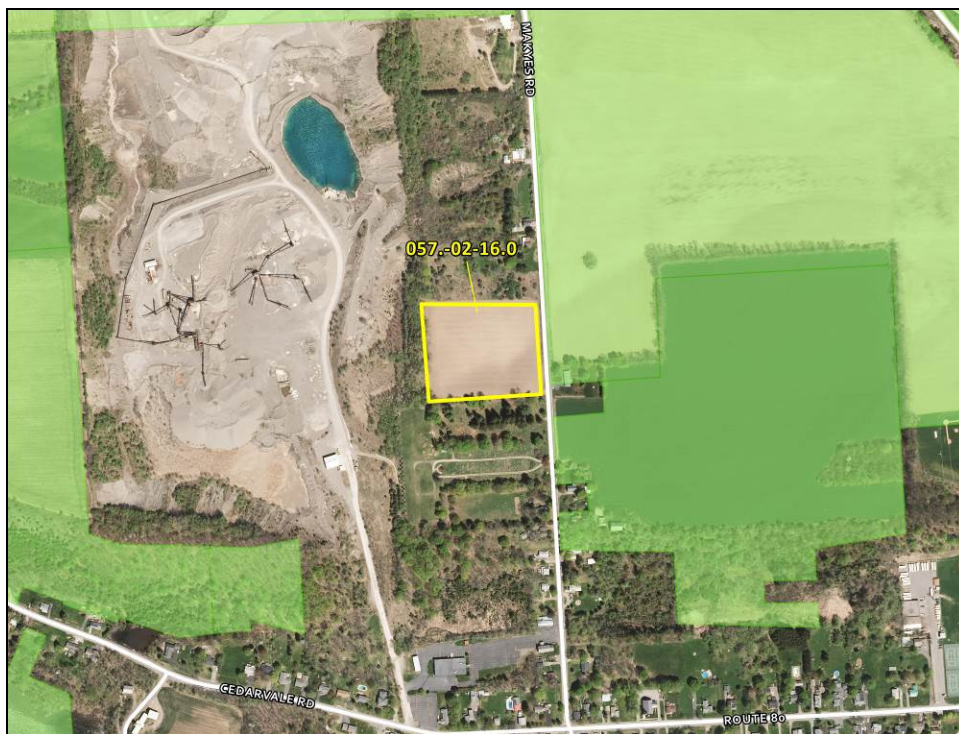
2017 ADDITIONS				
DISTRICT	TOWN	OWNER	PARCEL	ACRES*
1	ONONDAGA	VOLLES REALTY, LLC	057.-02-16.0	5.10
District 1 Total				5.10
3	ELBRIDGE	ANGEL & DAWN MALDONADO	020.-01-14.0	3.90
3	ELBRIDGE	ANGEL & DAWN MALDONADO	020.-01-15.0	0.58
3	ELBRIDGE	KEVIN & ROBERT AUYSER	028.-01-23.1	1.24
3	VAN BUREN	RANDY & ABIGAIL EVANS SHUTE	041.-01-05.1	93.71
3	VAN BUREN	RANDY & ABIGAIL EVANS SHUTE	041.-02-01.1	6.49
3	VAN BUREN	SHIRLEY REDMOND	045.-02-13.1	69.83
District 3 Total				175.75
4	LAFAYETTE	JOHN & MARTHA LEMONDES	006.-02-01.0	194.07
4	LAFAYETTE	JOHN & MARTHA LEMONDES	006.-02-04.0	4.42
4	LAFAYETTE	JOHN & MARTHA LEMONDES	006.-02-13.2	70.94
4	LAFAYETTE	JOHN & MARTHA LEMONDES	007.-01-01.0	97.58

4	LAFAYETTE	JOHN & MARTHA LEMONDES	007.-02-06.2	39.12
4	LAFAYETTE	JOHN & MARTHA LEMONDES	007.-02-06.3	26.48
4	LAFAYETTE	JOHN & MARTHA LEMONDES	007.-02-07.0	2.05
District 4 Total				434.66
Grand Total				615.51
* Calculated using a Geographic Information System, not Real Property Services (RPS) data.				

The following is a description of each of the properties requested to be added to Agricultural Districts 1, 3 and 4, including aerial photography showing the proposed property, existing enrolled Agricultural District properties (shaded green), and area context.

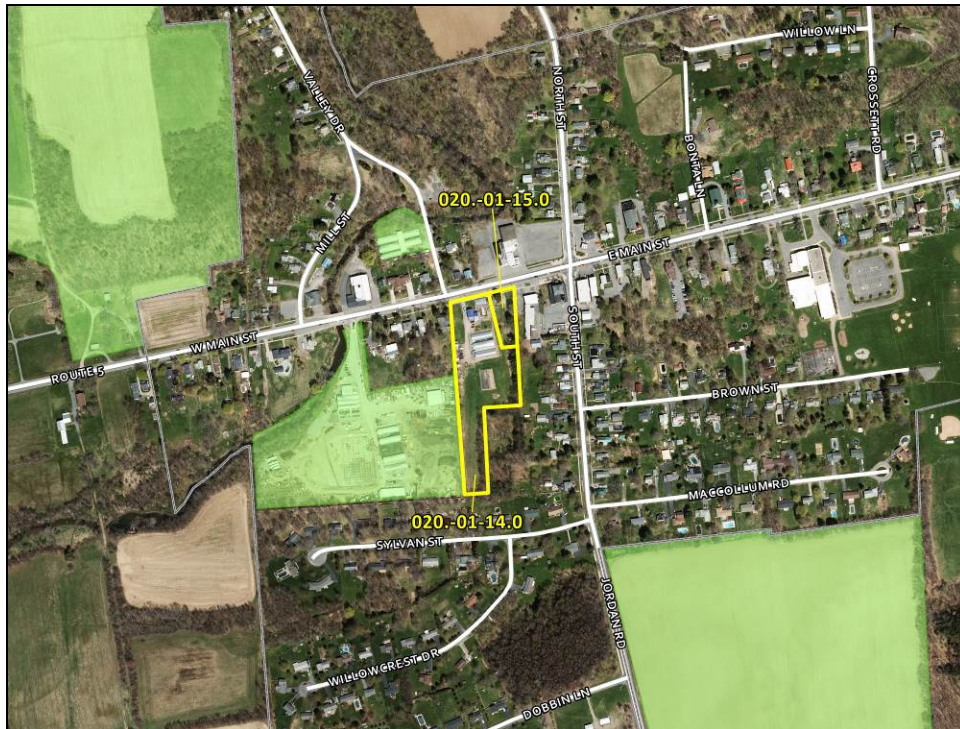
DISTRICT 1 ADDITIONS

ONONDAGA (VOLLES): One parcel is being proposed for addition near the hamlet of South Onondaga in the Town of Onondaga, approximately 4 miles southwest of the City of Syracuse. The 5.10 acre parcel on Makyes Road is owned by the large Volles Dairy Farm operation, which has land holdings in several towns in Onondaga County. The parcel is noted to be currently used for crop production, including corn or alfalfa. The site is bordered by farmed lands enrolled in the Agricultural District to the east, a cemetery to the south, and a gravel mining operation to the west. This parcel was included in an application for a State farmland protection implementation grant in 2016.



DISTRICT 3 ADDITIONS

ELBRIDGE (MALDONADO): Two adjacent parcels totaling 4.48 acres in the Village of Elbridge are proposed for addition to Agricultural District 3. The parcels are home to Maldonado Gardens, Inc., which is a greenhouse operation growing and selling annuals, perennials, vegetables and herbs on site. A farm stand building sits along the frontage of the parcel along NYS Route 5 (West Main Street) in the Village, with a house and three greenhouse structures to the rear. A small growing plot also appears on aerial photography. According to Real Property records, both parcels currently receive an agricultural exemption. An 11 acre parcel directly to the west also contains greenhouse facilities and is currently enrolled in the Agricultural District.

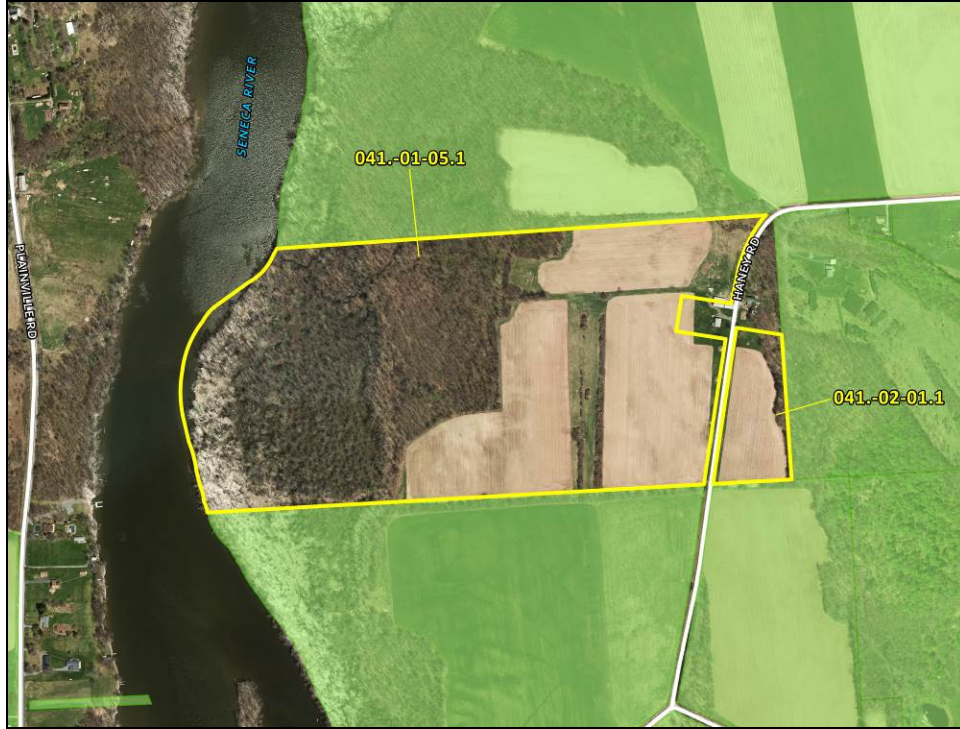


ELBRIDGE (AUYER): A 1.24 acre parcel on Laird Road in the Town of Elbridge is proposed for addition to Agricultural District 3. The parcel is part of the Seneca Bend Farm operation, which pursued State farmland protection implementation grant funds in 2016. As noted on the request form, the property is used as a farm equipment service and repair facility and a hay storage barn will be built on the parcel in 2017. The owners recently signed a 5-year lease to farm two nearby parcels, with approximately 60 tillable acres. The parcel borders the historic Erie Canal just to the north, including the statewide Erie Canalway Trail.

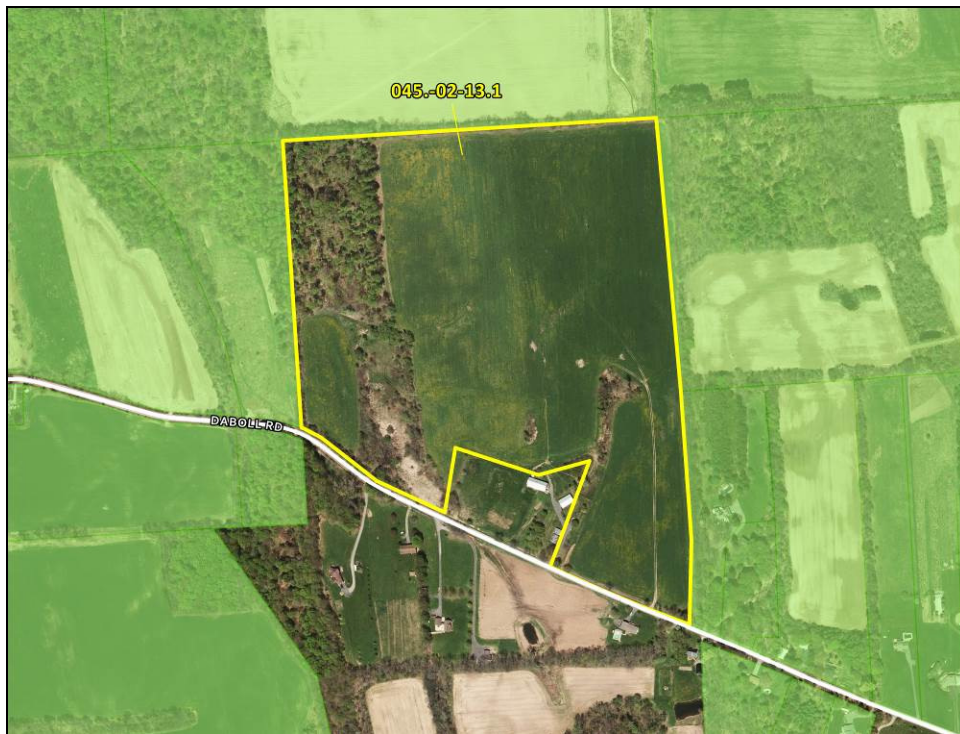


VAN BUREN (SHUTE AND REDMOND): Each of the three parcels herein is leased to the River Ridge Dairy Farm, whose main farm operation is less than one mile from each of the proposed additions. In 2016, River Ridge Dairy Farm applied for State farmland protection implementation grant funding for its holdings as well as several leased parcels, including these three being requested for addition to the District.

Landowners Randy & Abigail Evans Shute are requesting that two parcels along Haney Road in the western portion of the Town of Van Buren be added to the Agricultural District. The 93.71 acre parcel contains approximately 50 acres of tillable land, while the rear half of the site is wooded and contains significant areas of floodplains and wetlands along the Seneca River, which borders the rear of the parcel. Directly across Haney Road, the 6.49 acre parcel is almost entirely tillable field. The application notes the nature of the agricultural production as dairy (forage crops), maple sugar and bee (honey). The two parcels are surrounded by actively farmed land currently enrolled in the Agricultural District.

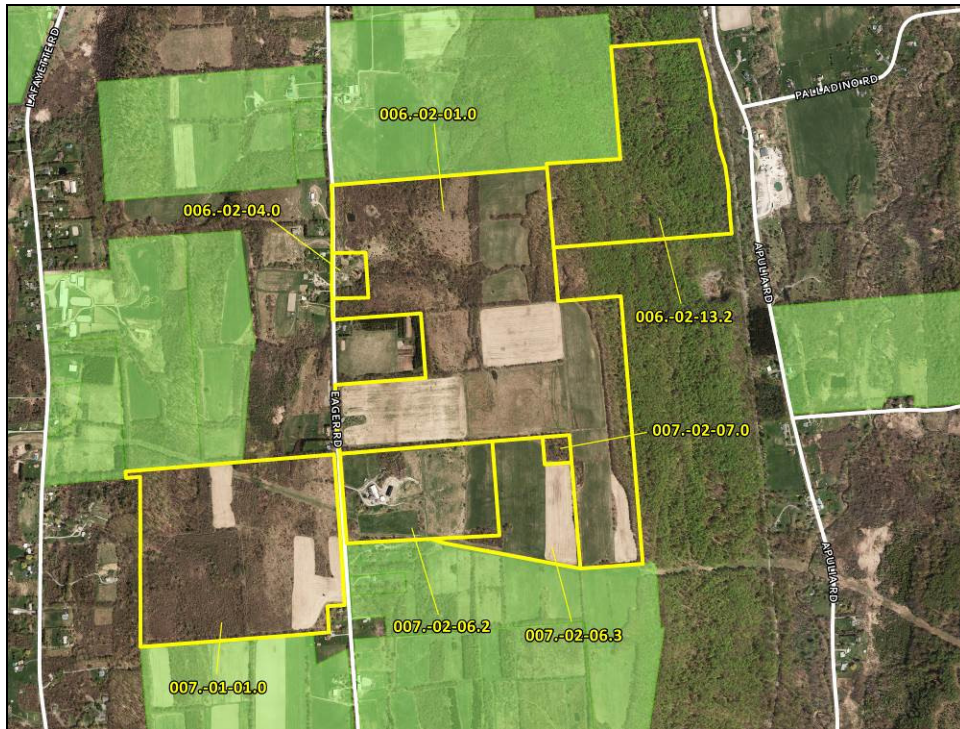


Landowner Shirley Redmond is requesting that her 69.83 acre parcel on Daboll Road be added to the Agricultural District. Aerial photography shows that most of the parcel is tillable and the application notes that the land is used for forage crops. The site is surrounded on three sides by lands currently enrolled in the Agricultural District.



DISTRICT 4 ADDITIONS

LAFAYETTE (LEMONDES): John & Martha Lemondes are requesting that seven parcels totaling 434.66 acres be added to Agricultural District 4. The parcels are part of their Elly's Acres Farm operation, which pursued State farmland protection implementation grant funds in 2016. The lands are located along Eager Road in the northern part of the Town of LaFayette, approximately four miles from the City of Syracuse. The parcels are contiguous and contain large areas of tillable and wooded land and are bordered by actively farmed lands currently enrolled in Agricultural District 4. The application notes the land is used for lamb and wool production, hay/forage, and maple syrup.



RECOMMENDATIONS

The Agriculture and Farmland Protection Board recommends adding the parcels as requested to Agricultural Districts 1, 3 and 4. The farm sector in Onondaga County is strong and stable and the Onondaga County Agricultural and Farmland Protection Plan, Onondaga County 2010 Development Guide and the draft Onondaga County Sustainable Development Plan identify protection of agriculture and farmland as an important goal for preserving the character of rural areas.

APPENDICES

Resolution - Annual 30-Day

Media - News Release

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