

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

Onondaga County Agricultural and Farmland Protection Board

March 2010

ONONDAGA COUNTY
AGRICULTURAL AND FARMLAND PROTECTION BOARD
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INTRODUCTION

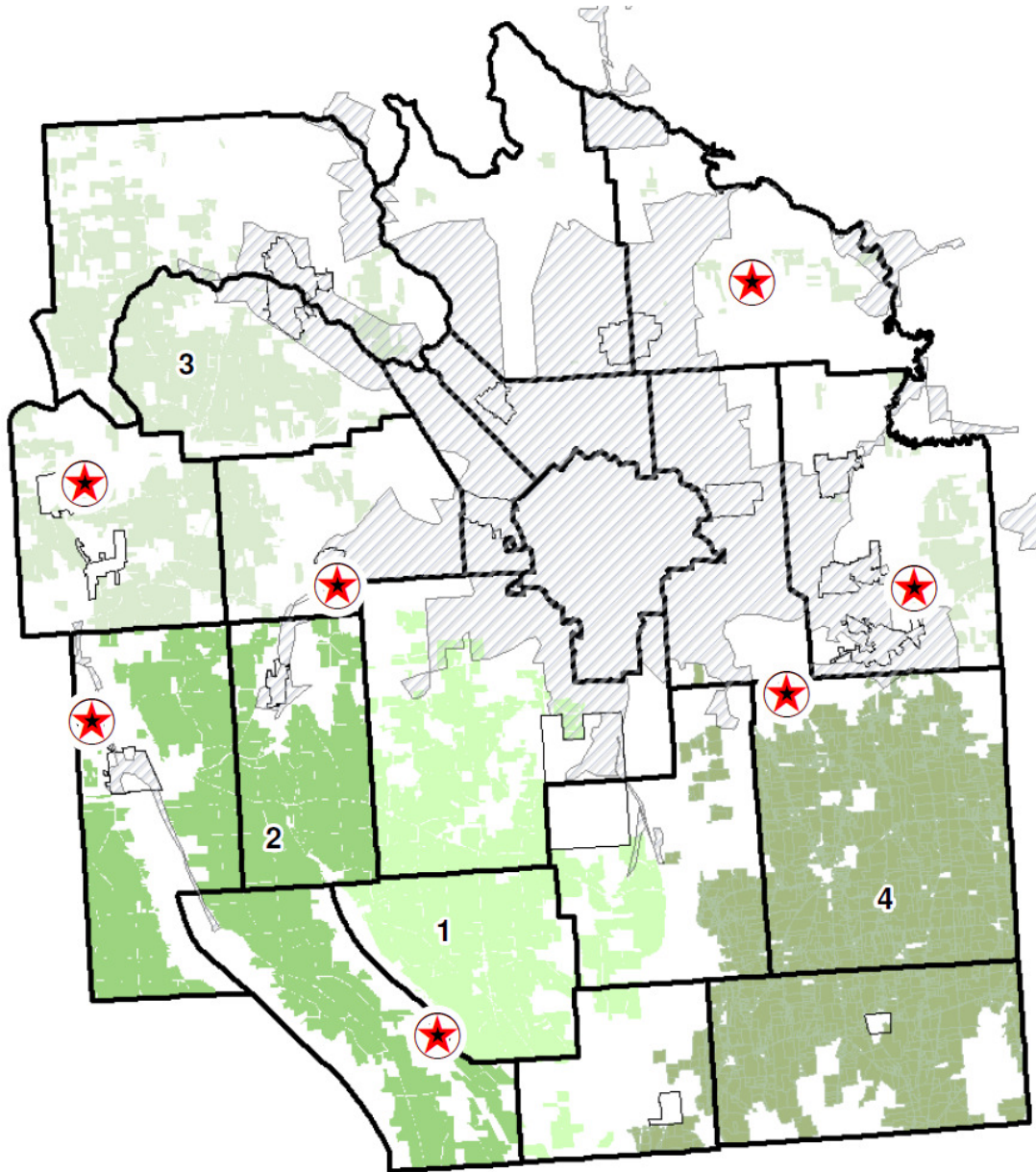
This report presents the findings of the Onondaga County Agricultural and Farmland Protection Board's 2010 review for the addition of viable agricultural land to certified agricultural districts in Onondaga County. The Onondaga County Legislature formally designated the annual 30-day period for submitting landowner inclusion requests as January 1 to January 31 by Resolution No. 71 on April 5, 2004.

Viable agricultural land, as defined in NYS Agriculture and Markets 25-AA, Section 301, sub.7, is "...land highly suitable for agricultural production and which will continue to be economically feasible for such use if real property taxes, farm use restrictions, and speculative activities are limited to levels approximating those in commercial agricultural areas not influenced by the proximity of non-agricultural development." The requested additions were, therefore, examined primarily for location relative to existing agricultural districts, the size and characteristics of onsite and adjacent agricultural operations, and nearby development trends.

LAND OWNER REQUESTS

Land owners have requested that the following parcels be added to certified agricultural districts within Onondaga County.

DISTRICT	MUNICIPALITY	PARCEL	OWNER	ACRES *
2	Skaneateles	026.-01-06.0	Burton Matt	68.54
2	Skaneateles	026.-01-04.0	Byrne Mark	66.62
2	Skaneateles	025.-01-03.1	Tanner Tom	20.47
2	Skaneateles	026.-01-01.0	Tanner Tom	66.29
2	Skaneateles	045.-04-01.0	Tanner Tom	10.12
2	Spafford	022.-01-30.0	Rios Ellen	14.95
2	Spafford	022.-02-05.0	Rios Ellen	28.23
2 Total				275.22
3	Camillus	027.-03-09.1	Hourigan Michael	262.30
3	Camillus	027.-03-10.2	Hourigan Michael	176.94
3	Cicero	060.-01-04.1	Cormier Mary	24.65
3	Elbridge	029.-03-24.1	Drummond Gregory	8.96
3	Manlius	099.-01-17.0	Hudson Bradley	0.85
3 Total				473.70
4	Pompey	001.-02-14.4	Nappi / Alliance Property Group, Inc.	121.58
4	Pompey	001.-06-03.0	Nappi / Alliance Property Group, Inc.	3.60
4	Pompey	001.-06-04.0	Nappi / Alliance Property Group, Inc.	25.93
4 Total				151.11
Grand Total				900.03
* Calculated using a Geographic Information System, not Real Property Services (RPS) data. Parcel numbers and acres updated 5/14/2010.				



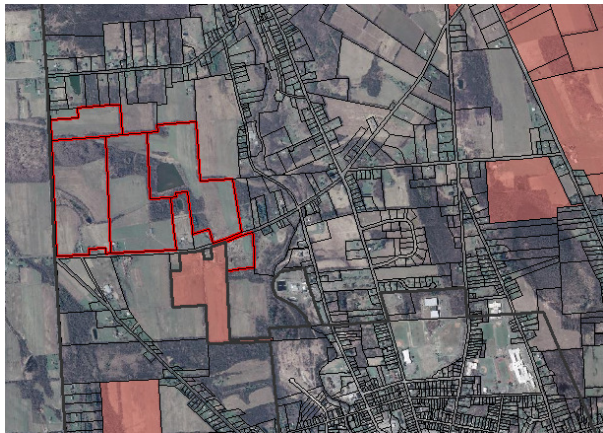
*Onondaga County
 Proposed Addition Request (stars,) Agricultural Districts 1, 2, 3, and 4 (shaded green), and
 the US Census Bureau Syracuse Urbanized Area as of the 2000 Census (hatch marks).*

AGRICULTURAL DISTRICT 2

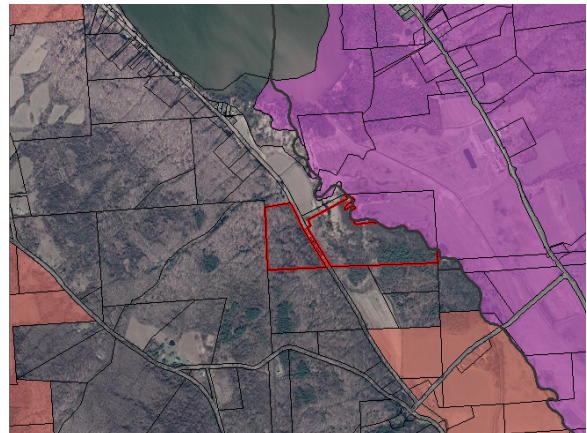
Located in the Towns of Marcellus, Skaneateles, and Spafford in southwestern Onondaga County, Agricultural District 2 was recertified in 2004 by the New York State Department of Agriculture and Markets and Onondaga County Legislature Resolution 156-04. At recertification it consisted of 46,392 acres. As of 2009 an additional 227 acres have been added for a total of 46,619 acres.

Three property owners are requesting to add five parcels totaling 232 acres located on Old Seneca Turnpike in the Town of Skaneateles at Wick’s Corners, northeast of the Village of Skaneateles on the Cayuga County border. These properties are currently farmed. Located on the outskirts of District 2, the nearest agricultural district properties are located to the south and east in District 2. Public water and nearby Skaneateles and Elbridge population centers have made this area successful for ongoing residential and business development. Large residential lots are located to the north, east, and south of these properties.

The owners of two Spafford properties, which are located south of Otisco Lake on the Town of Otisco border, also own property in District 1, currently under review. The owners had requested that the Spafford land be added to District 1, however, there are no District 1 lands in Spafford, so these properties will be added to District 2. The Spafford properties are largely forested. The Otisco property in District 1 has fields or pastures and also a neighboring farm. District 1 and District 2 parcels surround these properties and the area is very rural.



Skaneateles addition requests outlined in red.
District 2 is shaded red.



Spafford addition requests outlined in red.
District 2 is shaded red and District 1 is purple.

AGRICULTURAL DISTRICT 3

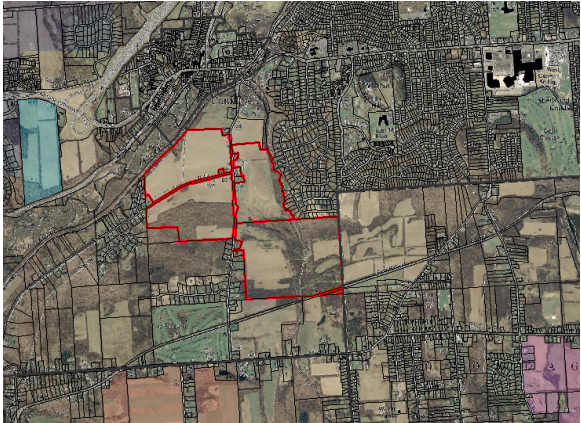
Agriculture District 3 was last recertified in 2006 by the NYS Department of Agriculture and Markets and Onondaga County Legislature Resolution 154-06. At that time it consisted of 45,945 acres over a large and scattered area in the Towns of Camillus, Cicero, Clay, Elbridge, Lysander, Manlius and Van Buren. Since 2006, 377 acres have been added to the District for a total of 46,322 acres.

An owner has requested to add two parcels totaling 439.24 acres on Munro Road in the Town of Camillus. Once part of the Manorcrest Farm, which received State Purchase of Development Rights (PDR) funding in 1998, it is currently used to grow feed crops for a large 2,000 cattle dairy operation. Numerous subdivisions and road-front development has taken place in this area, including the expansion of water and sewer infrastructure. This area is clearly on the edge of the Syracuse Urbanized Area. Districts 1, 2, and 3 are located to the east, south, and west.

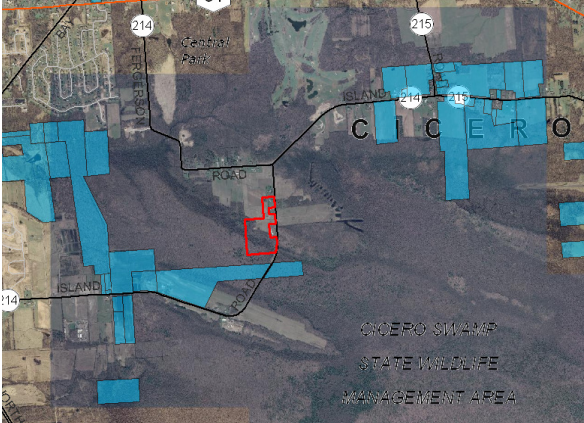
An owner has requested to add a 25 acre property on Island Road along the western edge of Cicero Swamp in the Town of Cicero. Numerous large subdivisions are located to the west and north. Surrounding District 3 properties are located west, south, and east of this property. The land is not actively farmed, but is mowed and there is a neighboring pasture. Development in the immediate vicinity of this property is limited by the surrounding State-owned Cicero Swamp Wildlife Management Area.

A nine-acre property on Peru Road east of the Village of Jordan is being proposed. It is located immediately north of District 3 and a farm that is in the process of selling their development rights as part of the PDR program. The owners rent the land to an area farmer for growing corn or soybeans. Rental property is very important to the local agricultural economy. Like many rural areas along NYS Route 5 corridor between the Syracuse and Auburn Urbanized Areas, road-front subdivision and residential development is common, but this area is still relatively rural. The concentration of PDR projects in this area is assisting in the protection and growth of the local agricultural economy.

A property owner is requesting that a .85 acre parcel on Salt Springs Road in the Town of Manlius be added to District 3. The parcel is surrounded by another farm that is within District 3. The owner would like to establish a vegetable and small animal operation. Public water was recently installed along this road. The Fayetteville-Manlius High School is located to the south. Subdivisions and development are very common in this area.



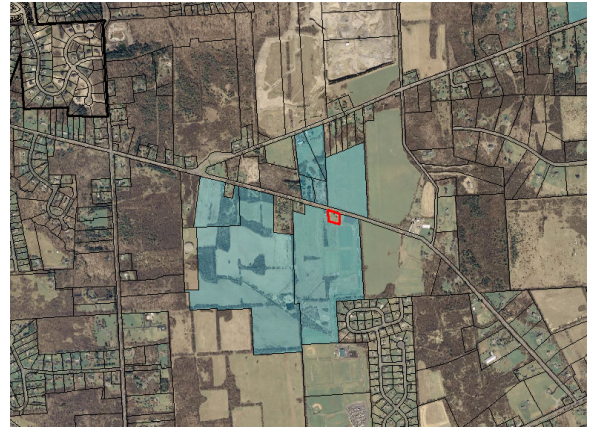
Camillus addition requests outlined in red.
District 1 is shaded in purple, 2 in red, and 3 in light blue.



Cicero addition request is outlined in red.
District 3 is shaded light blue.



Elbridge addition request is outlined in red.
District 3 is shaded light blue.

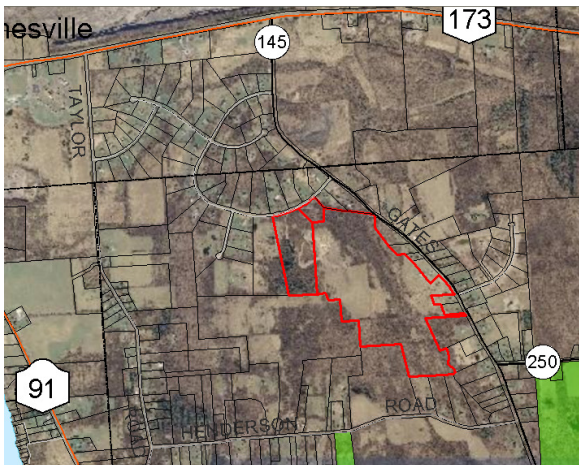


Manlius addition request is outlined in red.
District 3 is shaded light blue.

AGRICULTURAL DISTRICT 4

Agricultural District 4 was recently recertified in 2008 by the New York State Department of Agriculture and Markets and Onondaga County Legislature Resolution 213-08. It totals 61,075 acres and is located in the towns of DeWitt, LaFayette, Pompey, Fabius, and Tully. There have been no additions since recertification.

One property owner requests that three properties totaling 151.11 acres in the northwest corner of the Town of Pompey, southeast of the Hamlet of Jamesville, be added to District 4. It is located south of Route 173, a major east-west traffic corridor between Syracuse and Manlius, where there are numerous new residential subdivisions. This area is on the outskirts of the northern most end of District 4. The owner raises horses, beef cattle, grapes, tomatoes, and potatoes.



Pompey addition requests outlined in red.
District 4 is shaded light green.

RECOMMENDATIONS

The Onondaga County Agricultural and Farmland Protection Board recommend adding all of the requested properties to adjacent agricultural districts. The continued strength of the farm sector in Onondaga County and the desire to retain and protect agriculture creates an impetus to add lands to districts when requested. Protecting agricultural uses and retaining an agricultural identity at the edge of the Urbanized Area is particularly important. Four of the seven areas are on the very edge of the Syracuse Urbanized Area and the frontline of development. Only one is located in a relatively remote rural area. All are within a reasonable distance of a nearby district and they add to the region's working landscapes that are viewed favorably by area residents. In addition, locally grown products are becoming more marketable, so smaller operations located close to settled areas represent an increasing potential for local business opportunities.

APPENDICES

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