

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

Onondaga County Agricultural and Farmland Protection Board

February 2011

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 2011 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 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 natural features, location relative to existing Agricultural Districts, the size and characteristics of onsite and adjacent agricultural operations, agricultural production opportunities, and nearby development trends.

LAND OWNER REQUESTS

Land owners have requested that the following parcels be added to Agricultural Districts within Onondaga County.

DISTRICT	MUNICIPALITY	PARCEL	OWNER(S)	ACRES*
1	Onondaga	040.-01-01.2	Shaffer, Patrick & Connie	30.54
1	Onondaga	042.-03-05.1	Shaffer, Patrick & Connie	20.26
1	Onondaga	028.-01-01.1	Wilkinson, Timothy & Lynda	11.55
1 TOTAL				62.35
2	Skaneateles	017.-02-02.0	Hourigan Farms of Elbridge LLC	120.27
2 TOTAL				120.27
3	Elbridge	029.-03-10.0	Davis, Sr., Ronald A.	11.46
3	Elbridge	033.-01-25.0	Davis, Sr., Ronald A.	15.12
3	Elbridge	030.-03-11.1	Hourigan Farms of Elbridge LLC	46.75
3	Elbridge	032.-02-44.2	Hourigan Farms of Elbridge LLC	14.79
3	Elbridge	039.-01-02.0	Hourigan Farms of Elbridge LLC	42.41
3	Elbridge	039.-02-03.0	Hourigan Farms of Elbridge LLC	12.28
3	Elbridge	033.-01-16.0	McIntyre, Jane W.	38.65
3	Elbridge	034.-01-09.0	McIntyre, Jane W.	26.84
3	Elbridge	027.-01-09.0	Ramos, John P.	17.92
3	Camillus	022.-02-12.2	Stanistreet, Daniel W.	39.89
3	Camillus	022.-02-12.3	Stanistreet, Daniel W.	4.98
3 TOTAL				271.09
4	LaFayette	005.-02-13.1	DaRin, Robert & Patricia	14.62
4 TOTAL				14.62
GRAND TOTAL				468.33

* Calculated using a Geographic Information System, not Real Property Services (RPS) data.

AGRICULTURAL DISTRICT 1

Located in southern Onondaga County in the Towns of Onondaga and Otisco, and Tully and LaFayette west of Interstate 81, Agricultural District 1 was recertified in 2010 by the New York State Department of Agriculture and Markets and Onondaga County Legislature Resolution 206-10. At recertification it consisted of 37,579 acres.

The Shaffers have requested that two Town of Onondaga parcels totaling 50.80 acres be added to Agricultural District 1. The parcels are located east of Nedrow and border the western side of Interstate 81. They are on the fringe of the Syracuse Urbanized Area as defined by the 2000 Census and within the Onondaga County Sanitary District. There is access to public water, and public sewers are provided on nearby parcels. Surrounding land uses are residential neighborhoods associated with Nedrow and vacant open space that is primarily forested. Nedrow is a small community south of the City of Syracuse with housing built prior to 1960 when the Syracuse Metropolitan Area and population were growing.

A large area of the parcels is comprised of soils that are not Prime or of Statewide Importance as reflected in the largely sloping and forested character of the area. The closest District parcel is approximately one mile to the west. The owner states that they are in the first stages of building a new farm enterprise including maple syrup production, firewood, alfalfa, sugar beets, and winter wheat. The owner has also stated that they are in the process of purchasing a large parcel on the eastern side of Interstate 81, which they anticipate adding to a District next year.

The Wilkinson's have requested that an 11.55 acre parcel located on West Seneca Turnpike west of Onondaga Community College be added to Agricultural District 1. The site is located in a rural and urbanizing area on the fringe of the Syracuse Urbanized Area as defined by the 2000 Census. Surrounding land uses are rural residential, recent residential subdivisions, agriculture, vacant land, and a neighboring commercial and industrial area. The site is within the Onondaga County Sanitary District and public water and sewer are available. The parcel is flat and tilled, and comprised of soils that are Prime and of Statewide Significance. The nearest parcel within the District is 2,000 feet to the south. The owner states that an area farmer plants corn and soybean on the parcel.

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 2010 an additional 552 acres have been added for a total of 46,944 acres.

The Hourigan Farms of Elbridge, LLC have requested that a 120.27 acre parcel be added to Agricultural District 2. It is located adjacent to the Skaneateles Urban Cluster, as defined by the 2000 Census, and south of the NYS Route 5 corridor, on Stump and Masters Roads between the Villages of Skaneateles and Elbridge and west of Skaneateles Falls. It is approximately five miles west of the Syracuse Urbanized Area. Public water is available. Surrounding land uses are agriculture, vacant forested lands, rural residential, and the hamlet of Skaneateles

Falls. The rolling topography is composed of farmland soils that are Prime and of Statewide Importance. The parcel is tilled and forested and is used to raise crops for the owner's large dairy and other area farms. An adjacent parcel and many other nearby parcels are within the District.

AGRICULTURAL DISTRICT 3

Agriculture District 3 was recertified in 2006 by the NYS Department of Agriculture and Markets and Onondaga County Legislature Resolution 154-06. At recertification it consisted of 45,945 acres scattered over a large area in the Towns of Camillus, Cicero, Clay, Elbridge, Lysander, Manlius and Van Buren. Since 2006, 1,462 acres have been added to the District for a total of 47,407 acres.

Ronald Davis has requested that two parcels totaling 26.58 acres and located on Peru Road, west of South McDonald Road and south of the Old Erie Canal, be added to Agricultural District 3. The parcels are located in a rural area north of the NYS Route 5 corridor between Auburn and Syracuse, approximately five miles to the west of the Syracuse Urbanized Area as defined by the 2000 Census. The owner states that he raises and trains horses. On the southern parcel there is a large horse ring and associated barns. The northern parcel is largely forested and is part of the floodplain and wetland system associated with the nearby McGraw Swamp and Carpenter's Brook. The open areas are comprised of farmland soils that are Prime and of Statewide Importance. An adjacent parcel to the south and nearby parcels to the east and west are also part of the District.

The Hourigan Farms of Elbridge, LLC have requested that three parcels totaling 69.48 acres and located on Barker Road west of the Jordan-Elbridge High School and northwest of the Village of Elbridge be added to Agricultural District 3. The parcels are located in a rural area north of the NYS Route 5 corridor between Syracuse and Auburn, approximately eight miles from the Syracuse Urbanized Area as defined by the 2000 Census. Surrounding land uses are primarily agriculture, vacant, and rural residential. The parcels are mostly tilled and comprised of farmland soils that are Prime and of Statewide Importance, and are used to raise crops for the owner's large dairy farm and other area farms. Adjacent and area parcels are within the District.

The Hourigan Farms of Elbridge, LLC have also requested that a 46.75 acre parcel in a rural area north of the Village of Jordan and the NYS Thruway be added to Agricultural District 3. The parcels are located north of the Route 5 corridor between Syracuse and Auburn, approximately 8.5 miles west of the Syracuse Urbanized Area as defined by the 2000 Census. This largely tilled parcel is comprised of farmland soils that are Prime and of Statewide Importance. Surrounding land uses are agriculture, vacant forested land, rural residential, and a small corner settlement to the west.

Jane McIntyre has requested that two parcels totaling 65.49 acres and located on Whiting Road east of the Village of Jordan be added to Agricultural District 3. The parcels are located north of the Route 5 corridor between Syracuse and Auburn, approximately five miles west of the Syracuse Urbanized Area as defined by the 2000 Census. Surrounding land uses are rural residential, agriculture and vacant forested lands. The parcels are forested and tilled; the tilled areas are comprised of soils that are Prime and of Statewide Importance. The owner states that the land has been rented to a nearby farmer since 1976 and before that it had been the family farm since 1912.

John Ramos has requested that a 17.92 acre parcel located on Old Route 31 south of Jack's Reef and north of the NYS Thruway be added to the Agricultural District 3. The parcel is located in a rural area north of the NYS Route 5 corridor between Syracuse and Auburn, approximately five miles west of the Syracuse Urbanized Area as defined by the 2000 Census. Public water is available. Surrounding land uses are rural residential, agriculture, and vacant forested land. Carpenter's Brook and associated wetlands are located on adjacent parcels to the east. A large area of the parcel is in fields that are comprised of soils that are Prime and of Statewide Importance. The owner states the parcel is used for pasture and hay.

Daniel Stanistreet has requested that two parcels totaling 44.87 acres and located on Ike Dixon Road to the north and adjacent to the Camillus Middle School be added to the Agricultural District 3. The site is located in a rural and urbanizing area, one mile west of the Syracuse Urbanized Area as defined by the 2000 Census. The Onondaga County Sanitary Sewer District is located across the street and there is public water available. Surrounding land uses are very recent residential subdivisions, rural residential, vacant, agriculture, and two golf courses. Recent sewer and water infrastructure expansions and road improvements have generated residential subdivisions and commercial uses. Adjacent and nearby parcels are located in the District. The parcels are largely forested and are comprised of approximately 50 percent wetlands and 50 percent farmland soils that are Prime and of Statewide Significance. The owner states that the parcel is used for the raising and caring of horses, animal feed production, maple syrup production, and herb farming.

AGRICULTURAL DISTRICT 4

Agricultural District 4 was recertified in 2008 by the New York State Department of Agriculture and Markets and Onondaga County Legislature Resolution 213-08. At recertification it consisted of 61,075 acres and is located in the towns of DeWitt, LaFayette, Pompey, Fabius, and Tully east of Interstate 81. Since 2008, 151 acres have been added to the District for a total of 61,226 acres.

Robert DaRin requests that a 14.62 acre parcel located on Coye Road west of Jamesville Reservoir be added to Agricultural District 4. It is located in a rural area one mile of the Syracuse Urbanized Area as defined by the 2000 Census and outside the Onondaga County Sanitary District. Public water is available on adjacent parcels to the east. Surrounding land uses are agriculture, vacant, and rural residential, particularly along Coye Road leading to Jamesville Reservoir and off of NYS Route 173 to the north. Parcel topography is flat and it is being planted with grape vines in anticipation of eventually becoming a winery. Another new grape and winery operation in the Jamesville area was added to the District in 2010. Farmland soils are primarily Prime and of Statewide Importance.

RECOMMENDATIONS

The Onondaga County Agricultural and Farmland Protection Board recommend adding all of the requested properties to Agricultural Districts. The farm sector in Onondaga County is strong and stable and the 2010 Onondaga County Development Guide and the Agricultural Farmland Protection Plan identify agriculture and farmland protection as an important goal for protecting rural areas and slowing the ongoing urbanization during a period of declining and aging population. Three of the nine areas are within or on the fringe of the expanding Syracuse Urbanized Area as defined by the 2000 Census. Six of the areas are served by public

water, and three are within or on the edge of the County's Sanitary District and nearby expanding sewer infrastructure. Seven are located in still rural areas north and south of the economically vibrant NYS Route 5 corridor and its expanding public water infrastructure, job centers (Welch Allyn and Tessy Plastics), and rural residential development. All of the parcels 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 and smaller specialty operations located close to settled areas have the potential for expanding business opportunities.

APPENDICES

Onondaga County 2011 Annual Additions Map

2011 Annual Additions Aerial Photographs

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