

AGRICULTURAL DISTRICT 2

EIGHT-YEAR REVIEW

TOWNS OF MARCELLUS, SKANEATELES, AND SPAFFORD

Onondaga County Agriculture and Farmland Protection Board

May 2012

ONONDAGA COUNTY
AGRICULTURE AND FARMLAND PROTECTION BOARD
MEMBERS

BRIAN REEVES, CHAIR

F. Spencer Givens III

Kay Hilsberg

Lee Hudson

Don Jordan

Brian May

Meghan Schader

Edwin Skeele

Donald Weber

Scott Winkelman

CONTENTS

| | |
|---------------------------------------------------------------|----|
| INTRODUCTION | 1 |
| DISTRICT AGRICULTURAL VIABILITY | 3 |
| Physical Characteristics..... | 3 |
| Land Ownership and Use | 3 |
| Settlement Patterns..... | 5 |
| Agricultural Census | 6 |
| District Agricultural Trends | 7 |
| Farm Survey Results..... | 8 |
| POLICY CONSISTENCY AND COORDINATION | 11 |
| County Policies | 11 |
| Onondaga County Agriculture and Farmland Protection Plan..... | 11 |
| Onondaga County 2010 Plan..... | 12 |
| Onondaga County Settlement Plan | 12 |
| Onondaga County Sustainable Development Plan..... | 12 |
| Local Policies | 13 |
| ACHIEVEMENT OF DISTRICT OBJECTIVES..... | 13 |
| RECOMMENDATIONS | 14 |
| Additions..... | 14 |
| Removals..... | 14 |
| Final Acreage..... | 15 |
| APPENDICES | 16 |
| Resolution - Notice of Review | |
| Notice - Notice of Review | |
| Map - Review | |
| Letter - Municipal | |
| Letter - Property Owner | |
| Form – Property Owner Removal and Addition Request (Sample) | |
| Form –Blank Removal and Addition Request | |
| Form - Farm Survey | |
| Resolution - Public Hearing | |
| Notice - Public Hearing | |
| Minutes - Public Hearing | |
| Resolution - Approval | |
| SEQR Environmental Assessment Form | |
| District Profile (RA-114) | |
| List - District Parcel Final | |
| Map - Final | |

INTRODUCTION

This report presents the findings of the Onondaga County Agriculture and Farmland Protection Board's (AFPB) 2012, eight-year review and final recommendations to the County Legislature for agricultural district 2 in the Onondaga County towns of Marcellus, Skaneateles, and Spafford.

Article 25-AA of the NYS Agriculture and Markets Law was enacted in 1971 to help keep farmland in agricultural production through a combination of landowner incentives and protections that discourage the conversion of farmland to non-agricultural uses, including:

- providing reduced property tax bills for agricultural lands (agricultural landowners must apply to the local tax assessor for an annual agricultural assessment);
- providing the framework to limit unreasonable local regulation on accepted agricultural practices;
- providing Right to Farm provisions that protect accepted agricultural practices from private nuisance suits;
- modifying state agency administrative regulations and procedures to encourage the continuation of agricultural businesses;
- modifying the ability to advance public funds to construct facilities that encourage development;
- preventing benefit assessments, special ad valorem levies, or other rates and fees on farmland for the finance of improvements such as water, sewer or nonfarm drainage; and
- modifying the ability of public agencies to acquire farmland through eminent domain.

Agricultural districts primarily benefit owners of land that is farmed. Being part of an agricultural district does not require that the land be used for agriculture and it does not directly affect tax assessments (agricultural landowners must apply to the local tax assessor for an annual agricultural assessment).

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 a farm survey.

Article 25-AA of the NYS Agriculture and Markets Law requires the AFPB to consider the following factors when creating and reviewing 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 Article 25-AA of the NYS Agriculture and Markets Law, 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." 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.

Agricultural district 2 was last reviewed and recertified in 2004. (At that time districts 7 and 9 were consolidated into district 2.) Following the 2004 review and recertification, district 2 encompassed 45,747 acres. Since 2003, property owners have had the option to enroll viable agricultural land into a certified agricultural district on an annual basis. As a result, 673 acres have been added to district 2 since the last review in 2004.

| Agricultural District 2 Annual Additions Since 2004 | | | | | |
|----------------------------------------------------------------|-------------|--------------------------------|---------------|----------------------|-------|
| Year | Town | Owner | Tax ID | RPS Acres | |
| 2005 | Spafford | Mary Rupert | 004-01-071 | 140.26 | |
| | | | 004-01-221 | 2.15 | |
| 2007 | Marcellus | John & Olga Powers | 010-02-031 | 43.42 | |
| | | | 010-02-033 | 0.68 | |
| | Skaneateles | James Nocek | 055-03-141 | 30.96 | |
| 2008 | Skaneateles | Mark & Ellen Kulik | 043-02-014 | 42.7 | |
| | | | 043-02-060 | 12.99 | |
| 2009 | Skaneateles | Connie Scrivens | 016-04-063 | 4.05 | |
| 2010 | Skaneateles | Burton Matt | 026-01-060 | 20.47 | |
| | | | Byrne Mark | 026-01-040 | 66.29 |
| | | | Tanner Tom | 025-01-031 | 66.62 |
| | | | | 026-01-010 | 68.54 |
| | Spafford | Rios Ellen | 045-04-010 | 10.12 | |
| | | | 022-01-300 | 14.95 | |
| | | 022-02-050 | 28.23 | | |
| 2011 | Skaneateles | Hourigan Farms of Elbridge LLC | 017-02-020 | 120.27 | |
| Grand Total | | | | 672.70 | |

DISTRICT AGRICULTURAL VIABILITY

PHYSICAL CHARACTERISTICS

Agricultural district 2 is located on the Alleghany Plateau and extends from the Onondaga Escarpment on the northern boundaries of the Towns of Skaneateles and Marcellus to the southern highlands along the boundary of the Town of Spafford and Cortland County. Elevation within the district ranges from 500 to 600 feet in the northern-most areas near the Onondaga Escarpment to 1,986 feet on Ripley Hill in the southern highlands in the Town of Spafford.

Most of the land in the district can be described as rolling hills and large steep-sided glacial outwash valleys (Skaneateles and Otisco Lakes) that are characteristic of the Alleghany Plateau. Soils in this area consist primarily of deep to moderately deep soils that formed in glacial till in upland areas.

Approximately 80 percent of the District is composed of high quality farm lands: 56 percent are Prime Farm Land, 22 percent are of Statewide Importance, and 12 percent are Prime if Drained. Relatively high in calcium as a result of the area’s limestone bedrock, much of the soil requires minimal soil amendments to modify pH.

| FARMLAND QUALITY | |
|----------------------------------|----------------|
| Classification | Percent |
| Prime Farmland | 46 % |
| Farmland of Statewide Importance | 22 % |
| Prime Farmland if Drained | 12 % |
| Not Prime Farmland | 20 % |

The majority of the area is within the head waters of the Seneca-Oneida-Oswego River Basin and includes Carpenter’s Brook, Nine Mile Creek, and Skaneateles Creek, and the Skaneateles Lake and Otisco Lake watersheds and their numerous tributaries in steep, forested ravines, all of which are within the larger Onondaga Lake basin. Skaneateles Lake is a water supply for the City of Syracuse, the Village of Skaneateles, and areas in the Towns of Skaneateles and Elbridge. Otisco Lake is a public water supply for the Onondaga County Water Authority. A small area incorporating the Cold Brook watershed in southern Spafford is in the Susquehanna River Basin.

LAND OWNERSHIP AND USE

At the start of the review, there were approximately 1,693 land owners who owned 2,576 parcels totaling 46,919 GIS acres within district 2. District review notices, removal and addition request forms, and farm surveys were mailed to all land owners (37 addresses were undeliverable) and 22 percent responded to the mailing with either a parcel request or a farm survey response.

The district is almost evenly divided between the three towns and there were a wide range of parcel sizes, which average 18.21 acres. The Town of Skaneateles has the most acreage within the district (18,057.26 acres or 38 percent).

| EXISTING PARCELS AND ACREAGES BY TOWN | | | | | |
|---------------------------------------|-------------------|-----------|-------|-------|--------|
| Municipality | Number of Parcels | GIS Acres | Avg | Min | Max |
| MARCELLUS | 979 | 14,817.03 | 15.13 | 0.02 | 217.49 |
| SKANEATELES | 865 | 18,057.26 | 20.88 | 0.06 | 307.59 |
| SKANEATELES (V) | 1 | 0.07 | 0.07 | 0.07 | 0.07 |
| SPAFFORD | 731 | 14,044.89 | 19.21 | 0.004 | 618.23 |
| | 2,576 | 46,919.25 | 18.21 | 0.004 | 618.23 |

A majority (62 percent) of the district is assessed agricultural (29,392.78 acres), followed by residential (11,297.81 acres,) and vacant (5,278.61 acres). The largest acreage (13,081.15 acres) and number of agriculturally-assessed parcels (273 parcels) are in Skaneateles.

| EXISTING PARCELS AND ACREAGES BY ASSESSMENT AND TOWN | | | | | | |
|------------------------------------------------------|-----------------|--------------|------------------|--------------|--------------|---------------|
| ASSESSMNET | MUNICIPALITY | PARCELS | ACRES GIS | AVG | MIN | MAX |
| AGRICULTURAL | MARCELLUS | 174 | 9,437.31 | 54.24 | 0.49 | 217.49 |
| AGRICULTURAL | SKANEATELES | 273 | 13,081.15 | 47.92 | 0.98 | 307.59 |
| AGRICULTURAL | SPAFFORD | 120 | 6,874.32 | 57.29 | 0.87 | 315.65 |
| AGRICULTURAL | | 567 | 29,392.78 | 51.84 | 0.49 | 315.65 |
| COMMERCIAL | SKANEATELES | 8 | 253.86 | 31.73 | 1.36 | 94.27 |
| COMMERCIAL | SPAFFORD | 4 | 8.61 | 2.15 | 0.17 | 4.65 |
| COMMERCIAL | | 31 | 422.07 | 13.62 | 0.17 | 94.27 |
| INDUSTRIAL/UTILITY | MARCELLUS | 10 | 37.74 | 3.77 | 0.24 | 11.55 |
| INDUSTRIAL/UTILITY | SKANEATELES | 3 | 1.09 | 0.36 | 0.25 | 0.44 |
| INDUSTRIAL/UTILITY | SPAFFORD | 5 | 49.58 | 9.92 | 0.51 | 45.58 |
| INDUSTRIAL/UTILITY | | 18 | 88.41 | 4.91 | 0.24 | 45.58 |
| MINING | MARCELLUS | 2 | 91.86 | 45.93 | 29.15 | 62.71 |
| MINING | SKANEATELES | 1 | 74.53 | 74.53 | 74.53 | 74.53 |
| MINING | | 3 | 166.39 | 55.46 | 29.15 | 74.53 |
| PARKS/OPEN SPACE | SKANEATELES | 2 | 56.75 | 28.38 | 7.16 | 49.59 |
| PARKS/OPEN SPACE | SPAFFORD | 2 | 68.39 | 34.19 | 4.71 | 63.68 |
| PARKS/OPEN SPACE | | 4 | 125.14 | 31.29 | 4.71 | 63.68 |
| PUBLIC SERVICE | MARCELLUS | 6 | 10.01 | 1.67 | 0.08 | 8.24 |
| PUBLIC SERVICE | SKANEATELES | 4 | 17.34 | 4.33 | 0.78 | 7.93 |
| PUBLIC SERVICE | SPAFFORD | 13 | 30.27 | 2.33 | 0.03 | 10.80 |
| PUBLIC SERVICE | | 23 | 57.62 | 2.51 | 0.03 | 10.80 |
| RESIDENTIAL | MARCELLUS | 609 | 4,192.46 | 6.88 | 0.22 | 104.08 |
| RESIDENTIAL | SKANEATELES | 415 | 2,523.75 | 6.08 | 0.19 | 91.34 |
| RESIDENTIAL | SPAFFORD | 380 | 4,581.59 | 12.06 | 0.15 | 618.23 |
| RESIDENTIAL | | 1,404 | 11,297.81 | 8.05 | 0.15 | 618.23 |
| VACANT | MARCELLUS | 158 | 800.09 | 5.06 | 0.02 | 53.12 |
| VACANT | SKANEATELES | 159 | 2,048.78 | 12.89 | 0.06 | 143.91 |
| VACANT | SKANEATELES (V) | 1 | 0.07 | 0.07 | 0.07 | 0.07 |
| VACANT | SPAFFORD | 205 | 2,429.67 | 11.85 | 0.00 | 175.39 |
| VACANT | | 523 | 5,278.61 | 10.09 | 0.00 | 175.39 |
| UNKNOWN | MARCELLUS | 1 | 87.95 | 87.95 | 87.95 | 87.95 |
| UNKNOWN | SPAFFORD | 2 | 2.46 | 1.23 | 0.05 | 2.41 |
| UNKNOWN | | 3 | 90.41 | 30.14 | 0.05 | 87.95 |

Marcellus, which is closer to the expanding Syracuse Urbanized Area that extends from the Town of Onondaga along the NYS Route 174, Nine Mile Creek, and former M&O railway corridor to the Village of

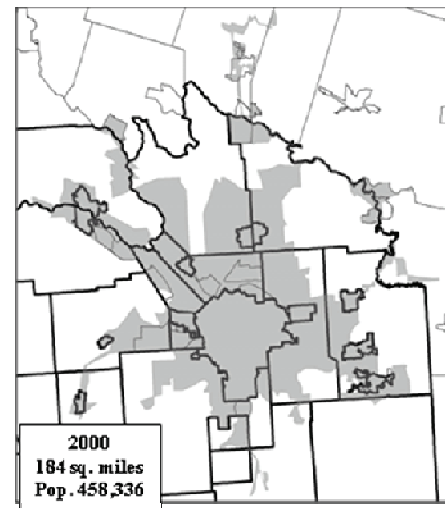
Marcellus, has the largest number of residential parcels, which average 6.88 acres—slightly higher than the Skaneateles average of 6.08 acres per residential parcel and 50 percent smaller than Spafford’s average of 12.06 acres. Spafford has the greatest acreage and number of vacant parcels, which average 11.85 acres in size—similar to the Skaneateles average size of 12.89 acres and over 50 percent larger than the Marcellus average size of 5.06 acres. (Property assessments vary by municipality and assessor.)

SETTLEMENT PATTERNS

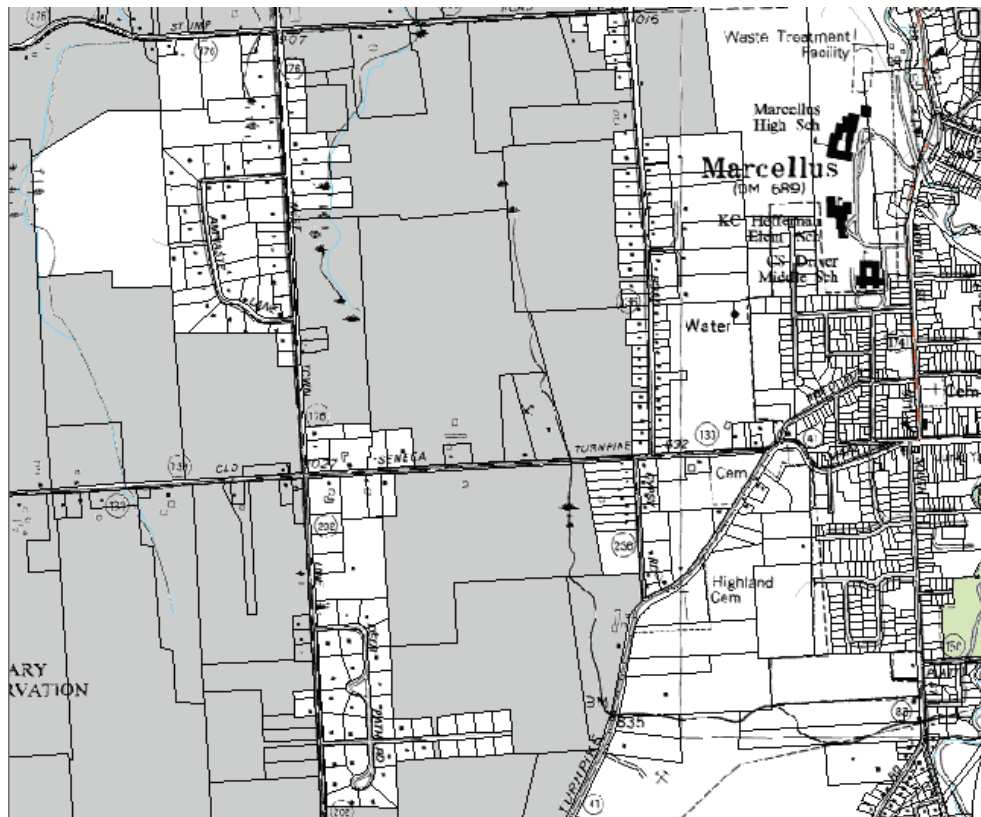
The district is primarily rural with settlements historically consisting of farmsteads, small clusters of houses at major road intersections (e.g., Spafford), concentrated lake-front communities (e.g., Jones Beach), agricultural hamlets (e.g., Bordino), industrial-based hamlets on Skaneateles and Nine Mile Creeks (e.g., Mottville), and the Villages of Marcellus and Skaneateles. Settlements were built on a traditional walkable and human scale and rural areas were primarily the domain of farmers and associated services.

During the 20th century, particularly following WWII, historic settlement patterns underwent dramatic change as a result of: 1) major shifts in intellectual and philosophical paradigms (e.g., Scientific Method, Modernism, Garden Cities of Tomorrow, and Euclidean Zoning), 2) heavy industrialization of cities and declining living conditions, 3) Federal policies (e.g., FHA mortgages, Interstate Highway System, and sewer, water, and road investments), 4) new technologies (high rise buildings, industrialization/manufacturing, cars, roads, and mass housing production), 5) changing migration patterns (African American migration to northern cities), 6) State enabling of town special districts, and 7) major changes to State annexation laws.

Settlements subsequently took on a suburban form and expanded to a regional, automotive scale and rural areas became much more accessible to the average person. This increasing scale of settlement is demonstrated by the expanding Syracuse Urbanized Area as defined and measured by the US Census Bureau. Between 1970 and 2000, when County population stabilized with an aging population and a small net loss in migration, the Syracuse Urbanized Area nearly doubled in size from 96 to 184 square miles, an expansion of 88 square miles. During that same time County farm acres declined by 76 square miles. Rural population increases have resulted in higher taxes, increased traffic, and more residential neighbor complaints regarding agricultural operations.



The Syracuse Urbanized as defined by the Census 2000.



Road front and rural residential subdivisions located west of the historic Village of Marcellus.

AGRICULTURAL CENSUS

The 2007 Agricultural Census 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 2007 Census of Agriculture, total farm sales in Onondaga County was a record breaking \$137,372,000, up from \$82,164,000 in 2002. Although the number of part- and full-time farm businesses decreased by 4.5 percent, compared to a New York State average loss of 2.4 percent, those farms with more than \$10,000 gross farm sales increased from 325 farms in 2002 to 338 farms in 2007.

Land in farms decreased 3.8 percent from 156,284 acres in 2002 to 150,499 acres in 2007 and total cropland decreased 7.0 percent from 114,237 acres in 2002 to 106,223 acres in 2007. Total harvested cropland increased 6.6 percent from 91,946 acres to 98,044 acres. Part of this increase can be attributed to the anticipated increase of commodity prices, which was responsible for a portion of pastureland to be converted to row crops. Pastureland dropped 14.3 percent from 6,370 acres in 2002 to 5,462 acres in 2007.

The number of farm operators remained about the same with 1,109 in 2007 and 1,111 in 2002. The number of farms with a single operator decreased from 417 operators in 2002 to 366 in 2007 and farms

with two or more operators increased from 308 farms in 2002 to 326 farms in 2007. The number of farms managed by part-time farmers increased from 283 farm businesses to 319 farm businesses. Being in the Syracuse Metropolitan Area allows part-time operators the opportunity to continue to farm the land while securing household income from non-farm sources.

The number of male operators decreased 10 percent from 594 to 535 and the number of female operators increased 20 percent from 131 to 157. In addition the number of acres managed by women as principal operators increased from 8,200 acres to 10,280 acres.

DISTRICT AGRICULTURAL TRENDS

The Onondaga County Soil and Water Conservation District (SWCD) reports the following trends within district 2. In general crop farmers are thriving with high commodity prices, and despite higher feed costs dairy farmers are currently “holding their own.” They also note an apparent resurgence of beef farms and specialty/niche farms, presumably a result of the expanding market for locally grown food.

Farm property is in demand and many smaller farms are being bought by larger Concentrated Animal Feed Operations (CAFO) that need additional land for manure spreading. Localized storms during the past year have caused significant wave action and erosion problems in district 2. In response, farmers are embracing cover crops as a means to help conservation soil and nutrients. Grant funding has provided BMP-implementation assistance for erosion control to farms in the Skaneateles Lake Watershed.

The Cornell Cooperative Extension of Onondaga County reports that smaller dairy farms struggle to remain profitable and to grow as the demand for land by large producers increases and smaller producers are subsequently forced to buy feed from the larger producers. It’s anticipated that there will be a continued loss of these smaller dairy farms as the competition for agricultural lands for rent or sale increases.

The larger vegetable farms are strong, but are suffering with the limited availability of a temporary immigrant labor force, which they hope to increase through proposed immigration program reforms. Many are experimenting with ethnic crops that can be supplied to the local, foreign-born population via small local ethnic markets as well as local grocers, like Nojaims and Tops. Fruit producers are also strong, but the loss of local dried fruit processing facilities has eliminated some farms that could not compete with foreign markets, primarily China.

Local consumers are showing an increased preference for locally grown foods and as a result the number of smaller Community Supported Agriculture (CSA) farms less than 10 acres is increasing. The Extension assisted five CSA operations get started for the upcoming 2012 season, and the CSA farms’ full subscription services are already sold out. Also, a new farmers’ market is opening in Cicero and two additional markets within the County are trying to start up. A local co-op program supplying products to BJ’s has been successful. A smaller co-op would benefit smaller operations. Meat producers, however, have been unable to build on improving locally grown direct marketing opportunities because of the limited number of local USDA-approved processing facilities.

FARM SURVEY RESULTS

Seven percent, 126, of the 1,693 farm surveys mailed to all landowners within the district were returned. Fifty two respondents (41 percent) stated that they owned an agricultural operation and a total of 20,077 acres of which 16,238 acres are productive, and they also rent an additional 13,063 acres. Seventy four respondents (70 percent) stated that they rented a total of 2,727 productive acres to agricultural operations.

Tax assessment data indicate that there are approximately 115 farm operations that own 537 parcels totaling 26,470 acres within the district. A majority of the operations (67 operations) and acreages (10,563.64) are located in the Town of Skaneateles.

| FARM PARCELS BY MUNICIPALITY | | | | | | |
|-----------------------------------------------------------------------------------------------------------------------|----------------|----------------|------------------|--------------|-------------|---------------|
| MUNICIPALITY | FARMS * | PARCELS | GIS ACRES | AVG | MIN | MAX |
| MARCELLUS | 37 | 144 | 7,216.44 | 50.11 | 0.11 | 217.49 |
| SKANEATELES | 67 | 228 | 10,563.64 | 46.33 | 0.21 | 307.59 |
| SKANEATELES (V) | 1 | 1 | 0.07 | 0.07 | 0.07 | 0.07 |
| SPAFFORD | 26 | 164 | 8,689.51 | 52.98 | 0.10 | 618.23 |
| TOTAL | 115 | 537 | 26,469.66 | 49.29 | 0.07 | 618.23 |
| * Farms have parcels in more than one municipality, so the grand total is less than the sum of farms by municipality. | | | | | | |

Tax assessment data also indicate that 170 landowners rent 322 parcels totaling 9,068 acres to farmers within the district. The Towns of Marcellus and Skaneateles have nearly an equal number of parcels and acreages and the more rural Town of Spafford has considerably fewer rented parcels and less rented acreage.

| RENTED PARCELS BY MUNICIPALITY | | | | | | |
|----------------------------------------------------------------------------------------------------------------------------|-----------------|----------------|------------------|--------------|-------------|---------------|
| MUNICIPALITY | OWNERS * | PARCELS | GIS ACRES | AVG | MIN | MAX |
| MARCELLUS | 76 | 131 | 3,569.31 | 27.25 | 0.52 | 147.83 |
| SKANEATELES | 77 | 137 | 3,946.09 | 28.80 | 0.06 | 145.03 |
| SPAFFORD | 25 | 54 | 1,552.38 | 28.75 | 0.16 | 175.39 |
| TOTAL | 170 | 322 | 9,067.79 | 28.16 | 0.06 | 175.39 |
| * Owners rent parcels in more than one municipality, so the total of owners is less than the sum of farms by municipality. | | | | | | |

As shown in the tables below, the majority of the farm enterprises reported were dairy (22 operators) and grain cash crop (20 operators). Fifteen dairy operators reported that grain cash crops were also part of their agricultural enterprise and nine grain cash crops operators reported that vegetables were an additional enterprise. Also reported were beef, sheep, goats, hogs, alpaca (eight operators), vegetable cash crop (six operators), poultry (four operators), flowers (three operators), commercial horse (two), and commercial horticulture (two) operations. One of each of the remaining farm enterprises was also reported. Gross sales and investments were reported in almost all ranges, with a concentration of farms in the lower ranges.

Respondents reported that dairy operations had the largest acreages in production (12,985 acres) and acres rented (11,410 acres). The next largest reported acreages were in grain cash crops (9,323 acres in

productivity and 8,320 acres rented). Vegetable crops had the third largest acreages in production (3,047 acres) and acres rented (5,200 acres). Other enterprises reported significantly less acreages.

The greatest sales amounts are, not surprisingly, the large dairy, grain, and vegetable enterprises. (The high grossing berries enterprise is part of a large dairy, grain cash crop, and livestock operation.) Capital investments, similar to gross sales data, were highest for the large dairy, grain, and vegetable enterprises. Livestock, flowers, beekeeping, horse, vineyard, and agri-tourism also reported relatively high investments.

| FARM ENTERPRISES * | |
|-------------------------------------------|----|
| Dairy | 22 |
| Grain Cash Crop | 20 |
| Beef, Sheep, Goats, Hogs, Alpaca | 8 |
| Vegetable Cash Crop | 6 |
| Poultry | 4 |
| Flowers | 3 |
| Commercial Horse | 2 |
| Commercial Horticulture | 2 |
| Agri-Tourism | 1 |
| Agro-Forestry | 1 |
| Aquaculture | 1 |
| Beekeeping | 1 |
| Berries | 1 |
| Christmas Trees | 1 |
| Orchard | 1 |
| Surgarbush | 1 |
| Vineyard | 1 |
| *Farms can have more than one enterprise. | |

| GROSS SALES * | |
|--------------------------------|----|
| Below \$10,000 | 10 |
| \$10,000 to \$39,999 | 4 |
| \$40,000 to \$99,999 | 12 |
| \$100,000 to \$199,999 | 4 |
| \$200,000 to \$499,999 | 5 |
| \$500,000 to \$999,999 | 7 |
| \$1,000,000 to \$1,999,999 | 0 |
| \$2,000,000 to \$4,999,999 | 3 |
| Over \$5,000,000 | 4 |
| * Agricultural operators only. | |

| TOTAL INVESTMENTS OVER PAST SEVEN YEARS * | |
|-------------------------------------------|----|
| Below \$10,000 | 9 |
| \$10,000 to \$49,999 | 14 |
| \$50,000 to \$99,999 | 5 |
| \$100,000 to \$499,999 | 9 |
| \$500,000 to \$999,999 | 2 |
| \$1,000,000 to \$1,999,999 | 5 |
| \$2,000,000 to \$4,999,999 | 2 |
| Over \$5,000,000 | 2 |
| * Agricultural operators only. | |

| FARM ACRES | | | |
|------------------------------------------|-------------|---------------------|--------------|
| Farm Enterprise | Acres Owned | Acres in Production | Acres Rented |
| Dairy | 15,550 | 12,985 | 11,410 |
| Grain Cash Crop | 11,006 | 9,323 | 8,320 |
| Vegetable Cash Crop | 3,194 | 3,047 | 5,200 |
| Beef, Sheep, Goats, Hogs, Alpaca | 471 | 383 | 124 |
| Commercial Horticulture | 138 | 96 | - |
| Flowers | 136 | 74 | - |
| Beekeeping | 58 | 58 | 25 |
| Commercial Horse | 93 | 52 | - |
| Christmas Trees | 60 | 30 | - |
| Orchard | 60 | 30 | - |
| Berries | 100 | 25 | - |
| Vineyard | 100 | 25 | - |
| Poultry | 89 | 17 | - |
| Sugarbush | 347 | 17 | 90 |
| Agro-Forestry | 12 | 10 | - |
| Agri-Tourism | 6 | 6 | - |
| Aquaculture | 98 | - | - |
| * Not all respondents reported acreages. | | | |

| GROSS SALES BY FARM ENTERPRISE * | | | | | | | | | |
|----------------------------------|----------------|---------------------|---------------------|-----------------------|-----------------------|-----------------------|---------------------------|---------------------|-------------|
| Farm Enterprise | Below \$10,000 | \$10,000 - \$39,999 | \$40,000 - \$99,999 | \$100,000 - \$199,999 | \$200,000 - \$499,999 | \$500,000 - \$999,999 | \$2,000,000 - \$4,999,999 | \$5,000,000 or more | Grand Total |
| Dairy | 2 | 1 | 2 | 1 | 2 | 1 | 1 | 3 | 13 |
| Grain... | 1 | 3 | 1 | | 3 | 2 | | 2 | 12 |
| Vegetable... | 2 | | 1 | | 1 | | | 1 | 5 |
| Beef... | 2 | 4 | | | | | | | 6 |
| Horticulture | | | 1 | | | | | | 1 |
| Flowers | 2 | | | | | | | | 2 |
| Beekeeping | | 1 | | | | | | | 1 |
| Horse | | 1 | | | | | | | 1 |
| X-mas Trees | 1 | | | | | | | | 1 |
| Orchard | 1 | | | | | | | | 1 |
| Berries | | | | | | 1 | | | 1 |
| Vineyard | | | | | | 1 | | | 1 |
| Poultry | 3 | 1 | | | | | | | 4 |
| Sugarbush | 2 | | | | | | | | 2 |
| Agro-Forestry | 1 | | | | | | | | 1 |
| Agri-Tourism | | 1 | | | | | | | 1 |
| Aquaculture | 1 | | | | | | | | 1 |
| Grand Total | 18 | 12 | 5 | 1 | 6 | 5 | 1 | 6 | 54 |

* Not all respondents reported gross sales.

| CAPITAL INVESTMENTS BY FARM ENTERPRISE * | | | | | | | | |
|------------------------------------------|----------------|---------------------|---------------------|-----------------------|-----------------------|---------------------------|---------------------|-------------|
| Farm Enterprise | Below \$10,000 | \$10,000 - \$49,999 | \$50,000 - \$99,999 | \$100,000 - \$499,999 | \$500,000 - \$999,999 | \$1,000,000 - \$1,999,999 | \$5,000,000 or more | Grand Total |
| Dairy | 1 | 2 | 1 | 1 | 1 | 3 | 2 | 11 |
| Grain... | 2 | 4 | 1 | 3 | 2 | 1 | 2 | 15 |
| Vegetable... | 1 | 2 | | 1 | | | 1 | 5 |
| Beef... | | 3 | 2 | | | | | 5 |
| Horticulture | | 1 | | | | | | 1 |
| Flowers | | 2 | | | | | | 2 |
| Beekeeping | | | 1 | | | | | 1 |
| Horse | 1 | | | 1 | | | | 2 |
| X-mas Trees | | 1 | | | | | | 1 |
| Orchard | | 1 | | | | | | 1 |
| Berries | | | | | | 1 | | 1 |
| Vineyard | | | | | | 1 | | 1 |
| Poultry | 2 | 1 | | | | | | 3 |
| Sugarbush | 2 | | | | | | | 2 |
| Agro-Forestry | 1 | | | | | | | 1 |
| Agri-Tourism | | | 1 | | | | | 1 |
| Aquaculture | | | | | | | | |
| Grand Total | 10 | 17 | 6 | 6 | 3 | 6 | 5 | 53 |

* Not all respondents reported capital investments.

Farm survey respondents were asked to identify agricultural changes over the past eight years. Agricultural operators were more likely to respond to this question and many noted that larger farms are replacing smaller farms and that there were fewer farms overall. A high and equal percentage also thought that conditions have either remained the same and/or thought that there were more houses.

Non-agricultural operators (renters) were more likely to comment on increasing traffic, but otherwise they seem to have the same perceptions of change as the agricultural operators.

| REPORTED AGRICULTURAL CHANGES | | |
|--------------------------------------|---------|------------------------|
| Change | Renters | Agricultural Operators |
| Larger farms replacing smaller farms | 26 | 36 |
| Fewer farms overall | 22 | 27 |
| Stayed the same | 16 | 21 |
| More houses | 15 | 19 |
| More traffic | 14 | 4 |
| More abandoned farmland | 6 | 2 |

Agricultural operators were more likely to respond that residential development has had negative impacts on their agricultural operations than non-agricultural operators who responded to this question. Respondents commented on:

- increasing land prices, assessments, and taxes as a result of residential development and assessment policies that over-value future use;
- increasing land prices as a result of farm consolidation;
- a more stringent regulatory environment and increasing agricultural practice/management complexities, and efficiencies;
- the impacts of recreational uses and users on farm land;
- non-agricultural operators and neighbors complaining about agricultural operations;
- the negative impacts on drainage patterns resulting from residential subdivisions; and
- the pros and cons of increasing development on improved local agricultural markets (increase demand for smaller niche farms) and the related increase in service demands and taxes.

Most farm survey respondents, both renters and agricultural operators, envisioned that their property would remain in agricultural production for the foreseeable future. A majority of agricultural operators (29) reported that the farm would most likely remain in the family and a large number (15) also reported that a family member would ultimately lease their farm to another operation. Several renters and agricultural operators (a total of six) reported that their land would most likely be sold to developers/speculators for future development. Similar to residential impacts, respondents commented that the ability to keep the land in agricultural production, either both rented and owned, will greatly depend on local taxes and land affordability.

POLICY CONSISTENCY AND COORDINATION

COUNTY POLICIES

ONONDAGA COUNTY AGRICULTURE AND FARMLAND PROTECTION PLAN

The Onondaga County Legislature approved the *Onondaga County Agriculture and Farmland Protection Plan* in April 1997, which was subsequently endorsed by the NYS Department of Agriculture and

Markets. The Plan contains a series of goals and objectives for the protection of agricultural land in Onondaga County and proposes a number of recommendations and strategies for attaining the goals.

The Onondaga County AFPB has been very active in implementing one of the plans elements, the Purchase of Development Rights (PDR) program, funded by NYS Department of Agriculture and Markets Farmland Protection Implementation Program. Since that program's inception in 1998, 11 Onondaga County farms have been awarded grants. Eight PDR farm projects have been completed and three are in progress. When all 11 projects have been completed, approximately 6,000 acres of farmland will be protected by the PDR program in Onondaga County. Three PDR farms and part of a fourth are located in district 2.

ONONDAGA COUNTY SUSTAINABLE DEVELOPMENT PLAN

With a direct focus on settlement patterns and urban design, the Onondaga County Sustainable Development Plan aims to foster more efficient, attractive and sustainable communities by outlining a framework of policies, projects and practices consistent with the collective community vision for a sustainable Onondaga County. The draft Sustainable Development Plan was completed in 2012 but will continue to evolve as a living plan, comprised of a website that will adapt to new ideas, opportunities, and conditions.

The Sustainable Development Plan has several important components, including the Summary Report, nine Elements of Sustainable Development Reports, and the Action Plan. The Action Plan provides recommended policies and strategies grouped into the following policy areas: Grow Smarter, Sustainability Pays, Protect the Environment, Strengthen the Center, Fix It First, Keep Rural Communities Rural, Lighten Our Footprint and Plan for People.

ONONDAGA COUNTY 2010 PLAN

First adopted in 1991, the "2010 Plan" was updated in 1998 and consists of two documents. The *Onondaga County 2010 Development Guide* provides policies that guide County and municipal officials who are making land use and economic development decisions that ultimately affect the community-at-large. It is based on the *Framework for Growth in Onondaga County*, a report that examines County-wide conditions and trends.

The *2010 Development Guide* emphasizes the following goals and strategies, which are based on the principals of sustainability and Smart Growth: conduct coordinated project reviews; consider natural resources environmental constraints and infrastructure costs; reinvest in existing communities; redevelop obsolete and vacant sites; protect and maintain existing infrastructure; create urban and suburban settlement patterns and densities; preserve transportation assets; expand infrastructure for job creation; protect the rural economy, agriculture, and access to natural resources; and promote sustainable land development practices.

ONONDAGA COUNTY SETTLEMENT PLAN

The Onondaga County Settlement Plan was completed in 2001 to demonstrate how communities can implement Smart Growth principles by replacing suburban-based zoning codes with Traditional

Neighborhood Development (TND) form-based codes that preserves open space, creates natural resource corridors, and generates high quality places and walkable neighborhoods that have a continuous street network with small blocks and a well designed public realm (streets, buildings, and parks), and provides a diversity of building types, uses, density, and housing within a 10-minute pedestrian shed (walkable area).

LOCAL POLICIES

The *Onondaga County Sustainable Development Plan*, the *Onondaga County Agriculture and Farmland Protection Plan*, and the *Onondaga County 2010 Plan* all encourage municipalities to implement and update plans and adopt codes that incorporate measures for protecting agricultural land. Most towns in Onondaga County have some form of a 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 lofty 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 starting to recognize and implement clustering, a potentially beneficial technique for protecting community character, open space, scenic resources, and environmental features, but not considered effective at protecting farmland.

Implementing settlement patterns other than the dominant suburban pattern, like traditional neighborhoods demonstrated in the *Onondaga County Settlement Plan*, and adopting new density average/fixed ratio zoning techniques, like those recommended by the American Farmland Trust, are ultimately needed to protect agricultural lands. There is also a need to adopt integrated County and local farmland protection plans that explore and implement a full-range of agricultural protection tools that are summarized and promoted by the American Farmland Trust.

ACHIEVEMENT OF DISTRICT OBJECTIVES

Production agriculture in district 2 remains viable and will continue to do so in the foreseeable future. Soils, climate, topography, transportation, nearby agri-service and suppliers, and product markets provide the elements necessary for a successful agricultural economy. Farms are making significant investments into their operations and are increasing in size, and most farmers envision the land staying in agricultural production within the foreseeable future.

Ongoing issues revolve around both the larger agricultural economy, for example, increasing farm sizes and more stringent regulatory requirements, as well as local conditions including increasing rural residential development and neighbor conflicts, increased local government service demands and higher taxes, recent local climatic conditions, and, in particular, the ongoing loss of affordable land, owned and rented, that is crucial to agricultural production.

Town zoning and subdivision standards based on increasingly antiquated Euclidean zoning continue to enable and encourage large road-frontage lots and large-lot subdivisions. Numerous policies at all levels of government that influence and precipitate sprawling rural and suburban development patterns need

to be adjusted to address these complex issues. That process has essentially started and concepts of “Sustainability,” “Green,” and “Smart Growth,” are starting to influence government at all levels. Continued movement in these directions will hopefully generate positive outcomes for agriculture in Onondaga County.

RECOMMENDATIONS

ADDITIONS

The following property owners requested that their land be added to the district.

| SUMMARY OF ADDITIONS | | | | | |
|--------------------------|--------------------|--------------------|--------------|-------------------------|---------------|
| # | TOWN | OWNER | PARCEL | USE | GIS ACRES |
| 1 | SKANEATELES | BROWN ROBERT M | 018.-04-25.1 | FARM - FIELD CROPS | 55.15 |
| 2 | SKANEATELES | KOGLER ROBERT | 047.-01-06.1 | RESIDENTIAL VACANT LAND | 18.99 |
| SKANEATELES Total | | | | | 74.14 |
| 3 | SPAFFORD | FISHER ALLAN J | 026.-02-05.0 | FARM - FIELD CROPS | 139.38 |
| 4 | SPAFFORD | FISHER ALLAN J SR | 026.-02-18.0 | FARM VACANT LAND | 30.62 |
| 5 | SPAFFORD | FRANKLIN MICHAEL L | 032.-01-09.1 | FARM VACANT LAND | 42.15 |
| 6 | SPAFFORD | FRANKLIN MICHAEL L | 032.-01-10.1 | FARM VACANT LAND | 22.3 |
| 7 | SPAFFORD | OSADCHEY BRUCE J | 026.-01-01.0 | RURAL LOT 10 AC OR MORE | 46.77 |
| 8 | SPAFFORD | OSADCHEY BRUCE J | 026.-01-02.0 | FARM VACANT LAND | 103.52 |
| 9 | SPAFFORD | OSADCHEY BRUCE J | 026.-01-26.0 | RURAL LOT 10 AC OR LESS | 8.35 |
| 10 | SPAFFORD | OSADCHEY BRUCE J | 026.-02-06.0 | RURAL LOT 10 AC OR MORE | 26.66 |
| SPAFFORD Total | | | | | 419.75 |
| 10 | Grand Total | | | | 493.89 |

REMOVALS

The following property owners requested that their land be removed from the district.

| SUMMARY OF REMOVALS | | | | | |
|------------------------|-------------|--------------------------|--------------|-------------------------|--------------|
| # | TOWN | OWNER | PARCEL | USE | GIS ACRES |
| 1 | MARCELLUS | MAVES | 017.-07-01.8 | VACANT COMMERCIAL LAND | 1.35 |
| 2 | MARCELLUS | MCBURNEY JAMES M LU | 023.-03-09.1 | RURAL RESIDENCE | 19.03 |
| 3 | MARCELLUS | NOZNSKI FRANCIS S | 023.-01-22.1 | SINGLE FAMILY RESIDENCE | 0.89 |
| 4 | MARCELLUS | OCWA | 018.-03-14.0 | WATER SUPPLY | 11.55 |
| 5 | MARCELLUS | OCWA | 023.-01-02.0 | WATER SUPPLY | 8.07 |
| 6 | MARCELLUS | SZCZECH JOHN E | 018.-03-28.0 | RURAL VACANT LAND | 6.92 |
| MARCELLUS Total | | | | | 47.81 |
| 7 | SKANEATELES | DESHANE STEVEN F | 019.-01-01.3 | SINGLE FAMILY RESIDENCE | 2.52 |
| 8 | SKANEATELES | EGGERT DAVID F | 036.-01-18.0 | RESIDENTIAL VACANT LAND | 0.95 |
| 9 | SKANEATELES | FITZGERALD JAMES W | 061.-03-08.0 | SINGLE FAMILY RESIDENCE | 5.19 |
| 10 | SKANEATELES | FOOTE BETSY R | 055.-02-09.0 | SINGLE FAMILY RESIDENCE | 0.94 |
| 11 | SKANEATELES | GRACE SNOOK LIVING TRUST | 059.-01-08.0 | SINGLE FAMILY RESIDENCE | 1.06 |
| 12 | SKANEATELES | HELPER DAVID C | 022.-02-05.4 | SINGLE FAMILY RESIDENCE | 2.59 |
| 13 | SKANEATELES | KAUFMANN PAULINE V | 060.-01-01.7 | SINGLE FAMILY RESIDENCE | 4.38 |
| 14 | SKANEATELES | KOVAR RICHARD D | 036.-01-16.0 | SINGLE FAMILY RESIDENCE | 1.64 |
| 15 | SKANEATELES | ROURKE SUSAN J | 035.-03-09.0 | SINGLE FAMILY RESIDENCE | 0.99 |

| | | | | | |
|--------------------------|--------------------|---------------------------|--------------|--------------------------|---------------|
| 16 | SKANEATELES | SELF STORAGE RTE 321, LLC | 022.-01-12.3 | BOTTLED & NATURAL GAS | 11.7 |
| 17 | SKANEATELES | SYMONS DONALD C | 035.-01-06.0 | SINGLE FAMILY RESIDENCE | 5.34 |
| 18 | SKANEATELES | WINKELMAN SCOTT C | 048.-01-23.1 | FARM - FIELD CROPS | 49.32 |
| SKANEATELES Total | | | | | 86.62 |
| 19 | SPAFFORD | BARROW'S VIEW LLC | 013.-02-01.1 | RURAL LOT 10 AC OR LESS | 9.52 |
| 20 | SPAFFORD | FINLEY JAMES C | 010.-01-05.1 | SINGLE FAMILY RESIDENCE | 0.72 |
| 21 | SPAFFORD | LINKS AT BARROWS VIEW LLC | 015.-01-02.6 | COM VACANT W/MINOR IMPRV | 34.11 |
| 22 | SPAFFORD | LINKS AT BARROWS VIEW LLC | 013.-02-08.3 | RURAL LOT 10 AC OR LESS | 1.82 |
| 23 | SPAFFORD | PIRNIE FAMILY TRUST | 017.-01-17.0 | SINGLE FAMILY RESIDENCE | 0.99 |
| 24 | SPAFFORD | VASSAR MARGARET E | 021.-03-16.2 | RURAL LOT 10 AC OR LESS | 1.38 |
| SPAFFORD Total | | | | | 48.54 |
| 24 | Grand Total | | | | 182.97 |

FINAL ACREAGE

District 2 was last recertified in 2004 and encompassed 45,747 acres. Through the annual addition process 673 acres were added for a total of 46,420 acres. An additional adjustment of +500 acres was made to reflect the difference between assessment-based acreage and the GIS-based acreage, which are now used to track district acreages. The final reconciled district acreage is, therefore, 46,919 acres. Finally, the AFPB recommends that 187 acres be removed and 494 acres be added for a final agricultural district 2 total of 47,230 acres.

| FINAL ACREAGE | |
|----------------------|-----------|
| | GIS ACRES |
| RENEWAL | 45,747 |
| ANNUAL ADDITIONS | 673 |
| Sub Total | 46,420 |
| GIS ACRES | 46,919 |
| ADJUSTMENT | +500 |
| START | 46,919 |
| REMOVALS | 183 |
| Sub total | 46,736 |
| ADDITIONS | 494 |
| FINAL | 47,230 |
| NET | +311 |

APPENDICES

Resolution - Notice of Review

Notice - Notice of Review

Map - Review

Letter - Municipal

Letter - Property Owner

Form – Property Owner Removal and Addition Request (Sample)

Form –Blank Removal and Addition Request

Form - Farm Survey

Resolution - Public Hearing

Notice - Public Hearing

Minutes - Public Hearing

Resolution - Approval

SEQR Environmental Assessment Form

District Profile (RA-114)

List - District Parcel Final

Map - Final