

AGRICULTURAL DISTRICT 3

EIGHT-YEAR REVIEW

TOWNS OF CAMILLUS, CICERO, CLAY, ELBRIDGE, LYSANDER, MANLIUS, AND VAN BUREN

Onondaga County Agriculture and Farmland Protection Board

December 2014

ONONDAGA COUNTY
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CONTENTS

INTRODUCTION	1
DISTRICT AGRICULTURAL VIABILITY	3
Physical Characteristics	3
Land Ownership and Use	4
Agricultural Census	6
District Agricultural Trends	7
Farm Survey Results	7
POLICY CONSISTENCY AND COORDINATION	10
County Policies	10
Onondaga County Agriculture and Farmland Protection Plan	10
Onondaga County Agriculture Council	11
DRAFT Onondaga County Sustainable Development Plan	11
Onondaga County 2010 Development Guide	11
Onondaga County Settlement Plan	12
Local Policies	12
ACHIEVEMENT OF DISTRICT OBJECTIVES	12
REQUESTS & RECOMMENDATIONS	13
Addition Requests – Landowners	13
Removal Requests – Landowners	14
Removal Requests – Municipalities	16
Recommendations	23
Final Acreage	23
APPENDICES	24

INTRODUCTION

This report presents the findings of the Onondaga County Agriculture and Farmland Protection Board's (AFPB) 2014, eight-year review and final recommendations to the County Legislature for Agricultural District 3 in the Onondaga County Towns of Camillus, Cicero, Clay, Elbridge, Lysander, Manlius, and Van Buren.

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 3 was last reviewed and recertified in 2006. Following the 2006 review and recertification, District 3 encompassed 45,841 acres. Since 2006, property owners have had the option to enroll viable agricultural land into a certified agricultural district on an annual basis. As a result, 1,307.97 acres have been added to District 3 since the last review in 2006.

Agricultural District 3			
Annual Additions Since 2006			
Year	Town	Tax ID	Acres
2007	Camillus	024.-02-11.1	67.87
	Camillus	024.-02-11.2	18.75
	Cicero	038.-02-06.0	10.5
	Lysander	027.-03-28.0	3.48
	Lysander	044.-02-16.0	18.55
	Lysander	045.-01-11.0	0.19
	Van Buren	046.-06-13.1	30.79
2008	Elbridge	027.-04-02.0	32
2009	Elbridge	018.-01-01.0	46.28
	Elbridge	019.-03-02.1	9.71
	Elbridge	040.-04-31.1	119.3
	Elbridge	044.-03-25.2	20.02
2010	Camillus	027.-03-09.1	262.3
	Camillus	027.-03-10.2	176.94
	Cicero	060.-01-04.1	24.65
	Elbridge	029.-03-24.1	8.96
	Manlius	099.-01-17.0	0.85
2011	Camillus	022.-02-12.2	39.89
	Camillus	022.-02-12.3	4.98
	Elbridge	027.-01-09.0	17.92
	Elbridge	029.-03-10.0	11.46
	Elbridge	030.-03-11.1	46.75

	Elbridge	032.-02-44.2	14.79
	Elbridge	033.-01-16.0	38.65
	Elbridge	033.-01-25.0	15.12
	Elbridge	034.-01-09.0	26.84
	Elbridge	039.-01-02.0	42.41
	Elbridge	039.-02-03.0	12.28
2012	Elbridge	030.-02-11.2	5.14
	Elbridge	030.-02-11.3	3.14
	Elbridge	030.-03-17.0	9.05
	Elbridge	037.-01-25.0	35.23
	Elbridge	040.-03-03.1	7.9
	Elbridge	041.-03-42.0	125.28
2013	None		0
TOTAL			1,307.97

DISTRICT AGRICULTURAL VIABILITY

PHYSICAL CHARACTERISTICS

Agricultural District 3 is located in the northern half of Onondaga County. Onondaga County is geologically divided by the Onondaga Limestone Escarpment, which runs east/west through the middle of the county. The Erie-Ontario Plain is located in the northern half of the county, and most of the drainage in this portion of the county is north to Lake Ontario.

The dominant soils in Agricultural District 3 were formed from glacial till and include well-drained Ontario and moderately well-drained Hilton soils, which are high to medium in content of lime. Other soil associations prevalent in Agricultural District 3 include well-drained Madrid soils and moderately well-drained Bombay soils with medium to low lime content on till plains and drumlins. Hilton, Madrid, and Bombay soils are classified by the USDA Natural Resource Conservation Service as prime agricultural soils. Less common soils found within the district include Palmyra and Howard soils, which are highly erodible and generally have slow internal drainage. These soils are located in the northeastern portion of the Erie-Ontario Plain, close to Oneida Lake. These soils are also classified as prime agricultural soils. Other soil associations of significance are the somewhat poorly drained Niagara soils and the moderately well-drained Collamer soils. Collamer soils are classified as prime, while Niagara soils are neither prime soils nor soils of statewide importance.

The level to gently rolling nature of the area's topography and well-drained to moderately well-drained soils allow farm operators to initiate spring crop work approximately 10 days earlier than the southern portion of the county. The Seneca River provides irrigation water to local growers.

Transportation corridors within the district also provide access for inputs necessary for agricultural production and movement of crops to markets. Interstate Routes 81 and 90 provide transportation to markets north/south and east/west, respectively. In addition, NYS Routes 370 and 31 traverse the agricultural district in an easterly/westerly direction.

Approximately 76 percent of the District is composed of high quality farm lands: 48 percent is classified as Prime Farm Land, 21 percent is classified Prime Farmland of Statewide Importance, and 7 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. Physical factors such as soils and climate that make the land viable for farming have not changed.

FARMLAND QUALITY	
Classification	Percent
Prime Farmland	48 %
Farmland of Statewide Importance	21 %
Prime Farmland if Drained	7 %
Not Prime Farmland	24 %

LAND OWNERSHIP AND USE

At the start of the review, there were approximately 1,638 land owners who owned 2,623 parcels totaling 47,025 acres within District 3, according to Onondaga County's geographic information system (GIS). District review notices, removal and addition request forms, and farm surveys were mailed to all land owners with land currently enrolled in the District (43 addresses were undeliverable).

The Towns of Van Buren (12,788 acres), Elbridge (12,147 acres), and Lysander (10,797 acres) have the most acreage within the district, while agricultural uses represent a smaller portion of the land use and economy in the more urban Towns of Clay, Cicero, and parts of Camillus and Manlius. There were a wide range of parcel sizes, averaging 17.93 acres, within the district.

EXISTING AGRICULTURAL DISTRICT PARCELS AND ACREAGES BY TOWN					
Town	# of Parcels	Acres (GIS)	Avg. Parcel Size (Acres)	Min Acres	Max Acres
CAMILLUS	289	5,134	17.76	0.06	207.65
CICERO	67	1,451	21.65	0.16	159.08
CLAY	9	291	32.33	6.49	108.5
ELBRIDGE	721	12,147	16.85	0.05	346.09
LYSANDER	430	10,797	25.11	0.09	169.86
MANLIUS	132	4,418	33.47	0.13	286.69
VAN BUREN	975	12,788	13.12	0.01	224.54
TOTAL	2,623	47,025	17.93	0.01	346.09

A majority (61 percent) of the district is assessed as agricultural (28,626 acres), followed by residential (10,826 acres,) and vacant (6,282 acres). The largest agriculturally-assessed acreage (8,201 acres) is in the Town of Lysander and the largest number of agriculturally-assessed parcels (177 parcels) is in the Town of Van Buren.

EXISTING PARCELS AND ACREAGES BY ASSESSMENT AND TOWN						
ASSESSMENT	MUNICIPALITY	PARCELS	ACRES GIS	AVG ACRES	MIN ACRES	MAX ACRES
AGRICULTURAL	CAMILLUS	42	2,352	55.99	1.35	179.5
AGRICULTURAL	CICERO	16	515	32.2	0.44	159.08
AGRICULTURAL	CLAY	4	116	29.06	6.49	62.64
AGRICULTURAL	ELBRIDGE	144	6,754	46.91	0.22	346.09
AGRICULTURAL	LYSANDER	160	8,201	51.26	0.12	169.86
AGRICULTURAL	MANLIUS	58	3,265	56.29	0.38	286.69
AGRICULTURAL	VAN BUREN	177	7,423	41.94	0.88	224.54
AGRICULTURAL TOTAL		601	28,626	47.63	0.12	346.09
COMMERCIAL	CAMILLUS	3	210	70.16	0.15	207.65
COMMERCIAL	CICERO	5	153	30.65	0.72	74.11
COMMERCIAL	CLAY	1	21	20.96	20.95	20.95
COMMERCIAL	ELBRIDGE	4	73	18.27	2.95	55.17
COMMERCIAL	LYSANDER	3	27	8.99	5.17	15.66
COMMERCIAL	MANLIUS	2	96	48.08	5.57	90.59
COMMERCIAL	VAN BUREN	10	162	16.21	0.68	57.11
COMMERCIAL TOTAL		28	742	26.50	0.15	207.65
INDUSTRIAL/UTILITY	ELBRIDGE	20	185	9.24	0.06	43.79
INDUSTRIAL/UTILITY	MANLIUS	1	0	0.13	0.13	0.13
INDUSTRIAL/UTILITY	VAN BUREN	2	8	3.8	1.98	5.63
INDUSTRIAL/UTILITY TOTAL		23	193	8.39	0.06	43.79
PARKS/OPEN SPACE	CICERO	5	55	10.9	5.89	20.72
PARKS/OPEN SPACE	ELBRIDGE	3	170	56.82	1.72	88
PARKS/OPEN SPACE	VAN BUREN	5	31	6.28	0.03	18.72
PARKS/OPEN SPACE TOTAL		13	256	19.69	0.03	88
PUBLIC SERVICE	CAMILLUS	1	2	1.52	1.52	1.52
PUBLIC SERVICE	ELBRIDGE	4	69	17.35	0.46	57.76
PUBLIC SERVICE	LYSANDER	1	1	0.56	0.56	0.56
PUBLIC SERVICE	MANLIUS	1	17	17.25	17.25	17.25
PUBLIC SERVICE	VAN BUREN	5	4	0.78	0.04	2.29
PUBLIC SERVICE TOTAL		12	93	7.75	0.04	57.76
RESIDENTIAL	CAMILLUS	157	1,258	8.01	0.09	179.7
RESIDENTIAL	CICERO	26	468	18.01	0.87	49.73
RESIDENTIAL	CLAY	2	118	59.13	9.76	108.5
RESIDENTIAL	ELBRIDGE	398	3,275	8.23	0.15	154.89
RESIDENTIAL	LYSANDER	203	1,898	9.35	0.09	124.84
RESIDENTIAL	MANLIUS	43	475	11.04	0.5	54.97
RESIDENTIAL	VAN BUREN	543	3,334	6.14	0.05	116.77
RESIDENTIAL TOTAL		1,372	10,826	7.89	0.05	179.7

VACANT	CAMILLUS	86	1,313	15.26	0.06	92.87
VACANT	CICERO	14	253	18.05	0.16	72.74
VACANT	CLAY	2	36	17.77	11.77	23.78
VACANT	ELBRIDGE	148	1,620	10.94	0.05	119.85
VACANT	LYSANDER	63	670	10.63	0.19	150.13
VACANT	MANLIUS	27	565	20.94	0.45	114.22
VACANT	VAN BUREN	233	1,825	7.83	0.01	128.43
VACANT TOTAL		573	6,282	10.96	0.01	150.13
WATER	CICERO	1	7	6.69	6.69	6.69
WATER TOTAL		1	7	6.69	6.69	6.69
TOTAL		2,623	47,025	17.93	0.01	346.09

Van Buren has the largest number of residential parcels (543 parcels) enrolled in the District, which average 6.14 acres—lower than the average acres per residential parcel in all of the other towns. Van Buren also has the greatest acreage (1,825 acres) and number of vacant parcels (233 parcels), averaging 7.83 acres in size, which is the smallest average size of vacant parcels of all of the towns. Manlius has the greatest average size of vacant parcels (20.94 acres) for its 27 vacant parcels. (Property assessments vary by municipality and assessor.)

AGRICULTURAL CENSUS

The 2012 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 2012 Census of Agriculture, total farm sales in Onondaga County were a record breaking \$152,050,000, up from \$137,372,000 in 2007. The number of part- and full-time farm businesses decreased by 1.6 percent over this time period, which was lower than the New York State loss of 2.2 percent. Farms in Onondaga County with more than \$10,000 gross farm sales increased from 338 farms in 2007 to 342 farms in 2012.

Land in farms decreased slightly from 150,499 acres in 2007 to 150,269 acres in 2012 and total cropland decreased 4.2 percent from 106,223 acres in 2007 to 101,800 acres in 2012. Total harvested cropland increased 2.8 percent from 91,946 acres to 94,478 acres. Pastureland dropped 69.2 percent from 5,462 acres in 2007 to 1,680 acres in 2012, mirroring a statewide trend in which pastureland decreased nearly 60 percent from 2007 to 2012.

The number of farm operators decreased from 1,109 operators in 2007 to 1,075 operators in 2012. The number of farms with a single operator decreased slightly from 366 operators in 2007 to 356 in 2012 and farms with two or more operators remained about the same with 326 farms in 2007 and 325 farms in 2012. The number of farms managed by part-time farmers decreased from 319 farm businesses to

307 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 5 percent from 535 in 2007 to 508 in 2012 and the number of female operators increased 10 percent from 157 in 2007 to 173 in 2012. In addition the number of acres managed by women as principal operators increased from 10,280 acres in 2007 to 10,487 in 2012.

DISTRICT AGRICULTURAL TRENDS

The Onondaga County Soil and Water Conservation District (SWCD) reports the following trends within District 3. Agriculture has been strong and farmer participation in SWCD programs has been consistent in Camillus, Elbridge, Lysander, Manlius, and Van Buren.

Farmers in the Towns of Clay and Cicero portion of the District have been reluctant to work with the SWCD, though SWCD staff has made a concentrated effort to address this in the last five years as agricultural BMP assistance programs have been long overdue to reach these farmers. Several of the farmers with whom the SWCD has tried to work indicate that there will be additional transition of land from agriculture to other uses in the future as land is sold to developers/speculators for future development. This is unfortunate as these truck crop farms are on productive soil and in close proximity to the consumers. These northern suburbs are experiencing the fastest growth rates in the County. These northern watersheds also are not of a high priority in the NYS DEC waters ranking list.

As suburban development pushes out further into the countryside, the number of residential complaints against farmers in their communities, primarily regarding slow traffic, noise, dust, and odor, has increased. Farmers have tried to reach out to their neighbors to encourage them to communicate when they are having an event so that the farmers cannot work in that area and cause a potential disturbance. Many neighbors have been reluctant to communicate with their neighboring farmers. Many issues have arisen in the Town of Camillus area.

FARM SURVEY RESULTS

Nine percent, 147, of the 1,638 farm surveys mailed to all landowners with land currently enrolled in the district were returned. Seventy five respondents (51 percent) stated that they owned an agricultural operation and a total of 29,138.74 acres of which 13,322.45 acres are productive. One hundred one respondents (69 percent) stated that they rented a total of 14,873.40 acres to agricultural operations of which 14,093.95 are productive.

As shown in the tables below, the majority of the farm enterprises reported were grain cash crop (83 operators), dairy (30 operators), and vegetable cash crop (25 operators). Twelve grain cash crop operators reported that dairy was also part of their agricultural enterprise and nine grain cash crop operators reported that vegetables were an additional enterprise. Also reported were commercial horse (11 operators), beef, sheep, goats, hogs, alpaca (nine operators), berries (nine operators), commercial horticulture (six operators), agro-forestry (5 operators), orchard (four operators), poultry

(four operators), Christmas trees (four operators), flowers (three operators), sugarbush (two), agri-tourism (two operators), and aquaculture (one operation). 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 grain cash crop operations had the largest acreages in production (21,042 acres) and acres rented (12,358 acres). The next largest reported acreages were in dairy (12,847 acres in productivity and 8,230 acres rented). Vegetable cash crops had the third largest acreages in production (3,047 acres) and acres rented (3,706 acres). The greatest sales amounts are, not surprisingly, the large grain, dairy, and vegetable enterprises. Capital investments, similar to gross sales data, were highest for the large grain, dairy, and vegetable enterprises.

FARM ENTERPRISES *	
Grain Cash Crop	83
Dairy	30
Vegetable Cash Crop	25
Commercial Horse	11
Beef, Sheef, Goats, Hogs, Alpaca	9
Berries	9
Commercial Horticulture	6
Agro-Forestry	5
Orchard	4
Poultry	4
Christmas Trees	4
Flowers	3
Sugarbush	2
Agri-Tourism	2
Aquaculture	1
Vineyard	0
*Farms can have more than one enterprise.	

GROSS SALES *	
Below \$10,000	30
\$10,000 to \$39,999	37
\$40,000 to \$99,999	6
\$100,000 to \$199,999	6
\$200,000 to \$499,999	10
\$500,000 to \$999,999	6
\$1,000,000 to \$1,999,999	4
\$2,000,000 to \$4,999,999	4
Over \$5,000,000	4
No answer / Don't know	38
* Agricultural operators only.	

TOTAL CAPITAL INVESTMENT OVER PAST SEVEN YEARS *	
Below \$10,000	34
\$10,000 to \$49,999	29
\$50,000 to \$99,999	11
\$100,000 to \$499,999	16
\$500,000 to \$999,999	6
\$1,000,000 to \$1,999,999	3
\$2,000,000 to \$4,999,999	3
Over \$5,000,000	3
No answer / Don't know	41
* Agricultural operators only.	

FARM ACRES			
Farm Enterprise	Acres Owned	Acres in Production	Acres Rented
Grain Cash Crop	19,979	21,042	12,358
Dairy	9,746	12,847	8,230
Vegetable Cash Crop	4,121	3,047	3,706
Berries	3,627	2,524	806
Agro-Forestry	3,150	2,416	1,350
Orchard	1,087	775	425
Beef, Sheep, Goats, Hogs, Alpaca	742	637	241
Commercial Horse	611	444	141
Commercial Horticulture	586	433	11
Christmas Trees	556	477	135
Agri-Tourism	415	414	325
Poultry	246	177	35
Flowers	123	79	43
Aquaculture	99	139	70
Sugarbush	85	89	20
* 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	\$1,000,000- \$1,999,999	\$2,000,000- \$4,999,999	\$5,000,000 or more	Grand Total
Grain...	38	18	3	4	7	2	1	2	4	79
Dairy	13	3	3		3	1	1	3	2	29
Vegetable...	10	6		3	2		2	1		24
Horse	4	5	2							11
Berries	1	1	1	1	2	1	1	1		9
Beef...	3	6								9
Horticulture	2	1	1	1			1			6
Agro-Forestry	2	1			1	1				5
X-mas Trees	2		1			1				4
Orchard		2				1	1			4
Poultry	1	2							1	4
Flowers	1	1					1			3
Sugarbush		2								2
Agri-Tourism		1				1				2
Aquaculture		1								1
Grand Total	77	50	11	9	15	8	8	7	7	192

* 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	\$2,000,000- \$4,999,999	\$5,000,000 or more	Grand Total
Grain...	44	12	3	12	2	2	2	3	80
Dairy	13	6	2		3	1	1	3	29
Vegetable...	10	5	1	4	2	1	1		24
Horse	2	4	3	1			1		11
Berries	1	1	1	3	1	1	1		9
Beef...	4	3	1	1					9
Horticulture	2	3		1					6
Agro-Forestry	2			3					5
X-mas Trees	2		1		1				4
Orchard		2		1		1			4
Poultry	3		1						4
Flowers		1	1	1					3
Sugarbush			2						2
Agri-Tourism		1		1					2
Aquaculture	1								1
Grand Total	84	38	16	28	9	6	6	6	193

* Not all respondents reported capital investments.

Farm survey respondents were asked to identify agricultural changes over the past eight years. The largest reported agricultural change by 68 respondents was that there are fewer farms overall. Many also noted that there are more houses, larger farms are replacing smaller farms, and that there is more traffic. Twenty-seven respondents thought that conditions had stayed the same, and only nine respondents noted that there was more abandoned farmland.

REPORTED AGRICULTURAL CHANGES	
Change	Respondents
Fewer farms overall	68
More houses	56
Larger farms replacing smaller farms	54
More traffic	45
Stayed the same	27
More abandoned farmland	9

When asked about the impact that residential development has had on respondents’ agricultural operations, 78 respondents stated that there has been no impact, 49 respondents stated there has been a negative impact, and four respondents noted a positive impact. Respondents commented on several issues, including:

- 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 traffic and drainage patterns resulting from residential subdivisions; and
- the impacts of rising land prices and taxes on retirement and transfer of farms to the next generation.

Most farm survey respondents envisioned that their property would remain in agricultural production for the foreseeable future. When asked who was viewed as the next generation owner of the farm or property, 54 respondents reported that a family member would lease property to another farm operator, 50 reported that the farm would most likely remain with a family member and active farm business, and 27 reported that the farm would go to a non-farm owner with land remaining in agricultural production. Ten respondents reported that their land would most likely be sold to developers (8) or land speculators (2) 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. Ten PDR farm projects have been completed and one has just been awarded. When all 11 projects are completed, approximately 6,400 acres of farmland will be protected by the PDR program in Onondaga County. All or parts of seven of the PDR farms are located in District 3.

ONONDAGA COUNTY AGRICULTURE COUNCIL

In 2012, County Executive Mahoney formed the Onondaga County Agriculture Council 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 County's 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 and more likely for local farms to open and stay in business in Onondaga County.

DRAFT ONONDAGA COUNTY SUSTAINABLE DEVELOPMENT PLAN

With a direct focus on settlement patterns and urban design, the draft 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 DEVELOPMENT GUIDE

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 Agriculture and Farmland Protection Plan*, the draft *Onondaga County Sustainable Development 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 3 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.

REQUESTS & RECOMMENDATIONS

The AFPB mailed a notice of the eight-year review of Agricultural District 3 and a removal and addition request form to landowners with property currently enrolled in District 3 and municipalities within the District. The tables below reflect the requests for additions and removals that were submitted by landowners and municipalities.

ADDITION REQUESTS – LANDOWNERS

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

SUMMARY OF ADDITIONS (LANDOWNER REQUESTS)			
TOWN	OWNER	PARCEL	ACRES*
CAMILLUS	MICHAEL F & DONNA L FORWARD	023.-01-24.1	40.34
CAMILLUS Total			40.34
CICERO	T&N INC	071.-01-21.1	7.84
CICERO	CYNTHIA J GRIFFO	071.-01-25.1	29.8
CICERO Total			37.64
CLAY	STEPHEN C & ELIZABETH A FLEURY	041.2-04-02.0	3.41
CLAY Total			3.41
ELBRIDGE	KENNETH W ALPHA	041.-02-07.4	21.87
ELBRIDGE	HOURIGAN FARMS OF ELBRIDGE	045.-02-02.1	80.42
ELBRIDGE Total			102.29
LYSANDER	DAVID C REDFIELD	027.-04-14.1	22.63
LYSANDER	DAVID C REDFIELD	027.-04-14.3	62.23
LYSANDER Total			84.86

MANLIUS	BRIAN E REASER & ALICIA M BROWN	060.-02-06.1	16.94
MANLIUS	BRIAN E REASER & ALICIA M BROWN	060.1-01-03.2	219.07
MANLIUS	BRIAN E REASER & ALICIA M BROWN	060.1-01-04.2	70.58
MANLIUS Total			306.59
VAN BUREN	DOUGLAS J & PENNY J BRATT	042.-03-01.1	54.33
VAN BUREN	TRISHA & STEPHEN ST GERMAIN	046.-03-14.0	32.37
VAN BUREN	HAROLD J & CONSTANCE M CRANDON	049.-04-06.2	61.16
VAN BUREN Total			147.86
Grand Total			722.99
*Calculated using a Geographic Information System, not Real Property Services (RPS) data.			

REMOVAL REQUESTS – LANDOWNERS

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

SUMMARY OF REMOVALS (LANDOWNER REQUESTS)			
TOWN	OWNER	PARCEL	ACRES*
CAMILLUS	WATERBRIDGE DEV CORP	006.1-01-01.1	44.39
CAMILLUS	WATERBRIDGE DEV CORP	006.1-01-10.0	43.33
CAMILLUS	VIEWPOINT ESTATES INC	006.1-02-01.1	0.15
CAMILLUS	VIEWPOINT ESTATES INC	006.1-02-06.0	2.02
CAMILLUS	VIEWPOINT ESTATES INC	006.1-02-08.0	1.05
CAMILLUS	VIEWPOINT ESTATES INC	006.1-02-09.0	1.02
CAMILLUS	JOHN R & JEAN A THOMAS	006.1-03-01.5	2.14
CAMILLUS	CATHERINE S & JOHN G KING	006.1-03-23.0	1.45
CAMILLUS	VIEWPOINT ESTATES INC	006.1-03-32.0	1.33
CAMILLUS	VIEWPOINT ESTATES INC	006.1-03-33.0	1.34
CAMILLUS	VIEWPOINT ESTATES INC	006.1-03-34.0	1.53
CAMILLUS	JFW PROPERTIES LLC	023.-02-03.1	2.62
CAMILLUS Total			102.37
CICERO	MARY T CORMIER	060.-01-04.1	24.65
CICERO Total			24.65
ELBRIDGE	GERALD F & RUTH BIGNESS	009.-01-14.0	1.31
ELBRIDGE	CHERYL A MOTT	028.-04-01.0	0.82
ELBRIDGE	PATRICIA E MOTT	028.-04-02.0	1.46
ELBRIDGE	MARK & SALLY RAMSDEN	030.-03-06.3	1.33
ELBRIDGE	PHILIP C & PAMELA J YOUNGS	032.-02-35.0	1.52
ELBRIDGE	JOHN J RYAN	032.-03-01.1	0.73
ELBRIDGE	JAMES M & DIANE M VINCIGUERRA	032.-03-02.0	1.05
ELBRIDGE	WILLIAM E & NANCY W ZOBEL	032.-03-05.0	0.66
ELBRIDGE	JOHN J & ELENA J RYAN	032.-03-07.2	1.07
ELBRIDGE	GERALD F & RUTH BIGNESS	032.-03-16.0	0.84
ELBRIDGE	STEPHEN K & TERESA ROOF	032.-03-17.0	1.54

ELBRIDGE	DONALD & WANDA M BARD	032.-03-25.0	1.47
ELBRIDGE	TOWN OF ELBRIDGE	032.-03-28.0	0.77
ELBRIDGE	TOWN OF ELBRIDGE	035.-02-10.3	0.46
ELBRIDGE	JOHN A CIRANDO	035.-02-11.0	3.93
ELBRIDGE	JOHN A CIRANDO	035.-03-16.0	29.95
ELBRIDGE	PETER W BAKER	036.-01-14.0	1.38
ELBRIDGE	PRESTON L & CARRIE A BISHOP	036.-02-04.1	2.4
ELBRIDGE	CARL F & ANN M PETROSINO	037.-01-03.0	0.85
ELBRIDGE	RAYMOND H & SALLY A EICK	037.-01-14.0	0.91
ELBRIDGE	VILLAGE OF JORDAN	038.-01-10.0	1.02
ELBRIDGE	CAROL SMART	038.-01-32.0	1.18
ELBRIDGE	PHILIP J & LACEY WETHERELL	038.-01-36.0	0.45
ELBRIDGE	DAVID A & LINDA E DONAHUE	039.-02-07.0	1.53
ELBRIDGE	CAROL S WOOLLIS	040.-01-01.6	0.93
ELBRIDGE	VIRGINIA S WILLIAMS	040.-01-01.7	1.22
ELBRIDGE	MARY ANN BANER	040.-01-03.2	1.37
ELBRIDGE	DAVID J & LEORA CHILSON	041.-02-11.0	0.62
ELBRIDGE	DAVID J CHILSON	041.-02-12.2	0.61
ELBRIDGE	DANIEL V & DEBORAH S CLEVELAND	041.-02-12.4	0.98
ELBRIDGE	NIAGARA MOHAWK POWER CORP	042.-01-04.1	4.32
ELBRIDGE	DUANE H & RENEE ABRAMS	043.-04-10.0	1.64
ELBRIDGE	MARK A EZZO	044.-03-18.0	2.79
ELBRIDGE	MARK A EZZO	044.-03-27.0	1.99
ELBRIDGE	DOROTHY C & DONALD BENEDICT	044.-04-10.0	2.59
ELBRIDGE	JAMES J & THERESA C HANKIN	044.-04-13.0	0.85
ELBRIDGE	TIMOTHY & COLLEEN JOHNSON	044.-05-04.4	1.60
ELBRIDGE Total			80.14
LYSANDER	DAVID C & ELAINE REDFIELD	027.-03-21.3	8.91
LYSANDER	GENEVIEVE & EARL SCHADER	031.-01-17.1	1.86
LYSANDER	NANCY H ABBOTT RVCBL TRUST	071.-02-47.4	2.75
LYSANDER	NANCY H ABBOTT RVCBL TRUST	071.-02-47.6	1.84
LYSANDER	CLARK LIVING TRUST	073.-01-22.0	1.46
LYSANDER	CLARK LIVING TRUST	073.-01-24.1	100.37
LYSANDER Total			117.19
MANLIUS	ANN E KELLY	099.-01-12.1	12.75
MANLIUS	ANN E KELLY	099.-01-14.1	80.45
MANLIUS Total			93.2
VAN BUREN	WILLIAM & NOREEN ENNIS	031.-02-06.1	5.34
VAN BUREN	TOWN OF VAN BUREN	046.-06-06.0	0.12
VAN BUREN Total			5.46
Grand Total			423.01
*Calculated using a Geographic Information System, not Real Property Services (RPS) data.			

REMOVAL REQUESTS – MUNICIPALITIES

The Town of Elbridge requested that the following 292 properties be removed from the district, which includes all properties smaller than 3 acres (according to Real Property data) that do not receive an agricultural exemption and whose owner did not return an addition/removal request form indicating that they did not want their land removed.

SUMMARY OF REMOVALS (TOWN OF ELBRIDGE REQUESTS)			
TOWN	OWNER	PARCEL	ACRES*
ELBRIDGE	BRYAN WILLIAM J	028.-02-01.0	0.35
ELBRIDGE	TIFFANY ROBERT W TIFFANY PATRICIA A	028.-02-02.0	0.46
ELBRIDGE	SEARLE KANDI	028.-02-03.2	0.51
ELBRIDGE	POLMANTEER GARY W POLMANTEER PATRICIA A	028.-02-03.3	1.19
ELBRIDGE	SCHWEITZER RONALD W SCHWEITZER JULIE G	028.-02-04.0	0.44
ELBRIDGE	BELLERDINE JAMES D BELLERDINE SHANNON M	028.-02-05.1	1.26
ELBRIDGE	SMART AMBER L TBE SMART SCOTT Z TBE	028.-02-06.2	0.88
ELBRIDGE	ZELIAS STEVEN D	028.-02-09.1	1.03
ELBRIDGE	CHRISTMAN MANDY L	028.-02-10.1	1.34
ELBRIDGE	FADDEN TIMOTHY D FADDEN DONNA C	028.-03-05.0	0.61
ELBRIDGE	MOTT CHERYL A	028.-04-01.0	0.82
ELBRIDGE	MOTT PATRICIA E	028.-04-02.0	1.46
ELBRIDGE	RAICHLIN JAMES F	028.-04-04.0	0.70
ELBRIDGE	DOOLITTLE TERRI J	028.-04-05.0	0.82
ELBRIDGE	WILLIAMS STEVEN J WILLIAMS WENDY S	028.-04-07.2	1.89
ELBRIDGE	SHEA MARK T PEKOLA KAREN M	028.-04-08.0	0.92
ELBRIDGE	WAITE RONALD A WAITE SHARON	028.-04-11.0	1.84
ELBRIDGE	BAKER MYKEL H	028.-04-13.0	0.45
ELBRIDGE	POLMANTEER LEWIS POLMANTEER SHIRLEY A	028.-04-21.0	2.71
ELBRIDGE	TROMBLEY BRADLEY J TROMBLEY CHRYSAL D	028.-04-22.0	1.37
ELBRIDGE	HOLBROOK CHRISTINE F	028.-04-25.0	0.92
ELBRIDGE	TIMMONS JOHN M TIMMONS JANICE A	028.-04-26.0	0.75
ELBRIDGE	GREENLESE GARY C BISSI LORRAINE J	028.-04-27.0	2.38
ELBRIDGE	KEHOSKIE DONALD P KEHOSKIE VICTORIA M	028.-04-28.0	0.87
ELBRIDGE	CLARK WILLIAM W	028.-04-29.0	0.80
ELBRIDGE	GREEN DAVID G GREEN DEBORAH S	028.-04-30.0	1.70
ELBRIDGE	BRUNELLE RYAN W BRUNELLE CARRIE J	028.-04-31.2	0.67
ELBRIDGE	LIPPERT VICTOR G LIPPERT EILEEN O	028.-04-32.1	0.40
ELBRIDGE	HEIGHT RICHARD B	028.-04-32.2	0.22
ELBRIDGE	ARGESE ANTONIO ARGESSE DEBRA A	028.-04-33.0	0.27
ELBRIDGE	MCNEILL ELLEN	028.-04-34.0	0.31
ELBRIDGE	MENDZEF RICHARD J FRIOT ALICE L	028.-04-36.0	0.40
ELBRIDGE	MORANO JOSEPH R MORANO LINDA M	028.-04-37.0	0.34

ELBRIDGE	HEIGHT RICHARD HEIGHT BARBARA	028.-04-38.0	2.65
ELBRIDGE	COLVIN BENEFIT TRUST THE	028.-04-39.0	0.12
ELBRIDGE	MUNCY CHRISTINE	028.-04-40.0	1.02
ELBRIDGE	EMMONS JOHN JTS BENNETT LYNNETTE JTS	028.-04-41.0	0.94
ELBRIDGE	ABAR NATHAN L	028.-05-02.0	0.94
ELBRIDGE	SIMPSON WILLIAM C SIMPSON BARBARA S	028.-05-06.0	0.96
ELBRIDGE	CASE WM K CASE MARCIA E	028.-05-07.0	1.02
ELBRIDGE	DILLON VALERIE	028.-05-19.2	1.88
ELBRIDGE	DARLING-LU MILDRED M DARLING JOHN P	028.-05-20.0	0.38
ELBRIDGE	MCCORMACK PATRICK J	028.-05-21.0	1.44
ELBRIDGE	DUGER DONALD DUGER PATRICIA	028.-05-26.0	1.59
ELBRIDGE	SPERLING TIMOTHY J JTRS MUNGER CHARNEL E JTRS	030.-03-06.2	1.20
ELBRIDGE	RAMSDEN MARK RAMSDEN SALLY	030.-03-06.3	1.33
ELBRIDGE	YOUNG DAVID A	030.-03-06.4	1.22
ELBRIDGE	KREISLER DOUGLAS B KREISLER JENNIFER L	030.-03-06.5	1.31
ELBRIDGE	YOUNG RICHARD A	030.-03-06.6	1.33
ELBRIDGE	YOUNG DAVID A YOUNG SUSAN A	030.-03-06.7	2.65
ELBRIDGE	425 STATE ROUTE 31 LLC JORDAN MINI MART	030.-03-12.2	2.95
ELBRIDGE	COOPER BRIAN E	030.-03-12.3	0.93
ELBRIDGE	YOUNG RICHARD A YOUNG CHARLOTTE M	030.-03-12.4	1.14
ELBRIDGE	BITZ FAMILY II LLC MARK W	031.-02-11.0	0.45
ELBRIDGE	BITZ FAMILY II LLC MARK W	031.-02-12.0	0.40
ELBRIDGE	BITZ FAMILLY II LLC MARK	031.-02-13.0	0.34
ELBRIDGE	ORLOWSKI DONALD J	031.-03-10.2	0.80
ELBRIDGE	DIRISIO PHILIP DIRISIO BRENDA J	032.-02-04.2	0.42
ELBRIDGE	ROGERS HARRY B JR ROGERS CECELIA	032.-02-05.1	1.04
ELBRIDGE	ANDREWS MARGARET	032.-02-18.0	1.32
ELBRIDGE	CASSAVAUGH KOTH M	032.-02-19.0	0.30
ELBRIDGE	WOODCOCK GORDON TBE WOODCOCK ROSE M TBE	032.-02-20.2	1.59
ELBRIDGE	CASSAVAUGH KOTH M	032.-02-20.3	2.53
ELBRIDGE	NYSEG C/O UTILITY SHARED SVCS	032.-02-21.0	0.38
ELBRIDGE	BRONSON THOMAS E TIC YAWNEY ESTATE HARRY J T	032.-02-23.0	2.37
ELBRIDGE	HARVEY CRAIG	032.-02-24.0	1.01
ELBRIDGE	MILLER DANIEL E	032.-02-25.1	1.13
ELBRIDGE	EDWARDS BRADLEY C EDWARDS SHERRI L	032.-02-25.2	1.15
ELBRIDGE	WHELOCK PAUL	032.-02-25.3	1.16
ELBRIDGE	DEGRAY JOSEPH M DEGRAY ROBIN E	032.-02-26.1	1.16
ELBRIDGE	BADGER ALAN L BADGER MARY E	032.-02-28.0	1.69
ELBRIDGE	SNOW FREDERICK SNOW YVONNE	032.-02-30.0	0.35
ELBRIDGE	SCHLEGEL JAMES M BENCH KAREN A	032.-02-31.0	0.37
ELBRIDGE	HOWE PATRICIA A	032.-02-32.1	1.24
ELBRIDGE	HEMLER MARK A HEMLER KAREN E	032.-02-34.0	0.80
ELBRIDGE	YOUNGS PHILIP C YOUNGS PAMELA J	032.-02-35.0	1.52
ELBRIDGE	WIXSON HEATHER A	032.-02-36.2	0.84

ELBRIDGE	HUTCHINSON DAVID R HUTCHINSON DIANE L	032.-02-36.3	1.78
ELBRIDGE	JOHNSON DAVID G JOHNSON LORETTA L	032.-02-38.0	2.68
ELBRIDGE	RYAN JOHN J	032.-03-01.1	0.73
ELBRIDGE	VINCIGUERRA JAMES M VINCIGUERRA DIANE M	032.-03-02.0	1.05
ELBRIDGE	DESIMONE MICHAEL G	032.-03-03.0	0.71
ELBRIDGE	MERRICK KAY M	032.-03-04.0	1.19
ELBRIDGE	ZOBEL WILLIAM E ZOBEL NANCY W	032.-03-05.0	0.66
ELBRIDGE	SWANSON GERALD S	032.-03-06.0	0.43
ELBRIDGE	RYAN JOHN J TIC RYAN ELENA J TIC	032.-03-07.2	1.07
ELBRIDGE	RYAN SHAWN T	032.-03-08.0	0.39
ELBRIDGE	NYSEG C/O UTILITY SHARED SVCS	032.-03-09.0	0.38
ELBRIDGE	SMITH CARL E SMITH ANNA	032.-03-11.0	0.35
ELBRIDGE	SMITH FRANCIS P SMITH SUSAN A	032.-03-14.1	0.78
ELBRIDGE	RADCLIFFE STEPHEN RADCLIFFE SUSAN	032.-03-14.2	0.80
ELBRIDGE	ROOF STEPHEN K ROOF TERESA	032.-03-17.0	1.54
ELBRIDGE	TAYLOR WAYNE D	032.-03-18.0	1.33
ELBRIDGE	TAYLOR WAYNE D	032.-03-19.0	1.74
ELBRIDGE	SMITH HARRY JOHN SMITH ANGELA	032.-03-21.1	0.05
ELBRIDGE	TESKA BRIDGET A	032.-03-21.2	0.77
ELBRIDGE	SMITH ANGELA C/O BRIDGET A TESKA	032.-03-21.3	1.11
ELBRIDGE	SMITH ANGELA C/O BRIDGET A TESKA	032.-03-22.0	0.75
ELBRIDGE	TAYLOR GEORGE M TAYLOR CONCETTA M	032.-03-24.0	0.15
ELBRIDGE	BARD DONALD BARD WANDA M	032.-03-25.0	1.47
ELBRIDGE	FROST KEITH FROST SHANNON	032.-03-26.0	3.01
ELBRIDGE	GAFFEY-LT CORA J KING, ET AL WILLIAM L	032.-03-27.2	1.06
ELBRIDGE	WEATHERSTONE ERIC	033.-01-12.0	1.10
ELBRIDGE	DEAN ESTATE ALBERT B C/O SANDRA DEAN	033.-01-31.0	1.20
ELBRIDGE	HUXFORD JAMES D	033.-01-39.0	2.86
ELBRIDGE	DERBY SHARON	033.-01-40.0	0.89
ELBRIDGE	HUTCHINGS GREGORY B HUTCHINGS LORI ANN	033.-01-41.0	2.25
ELBRIDGE	MAHONEY JOHN F MAHONEY MARY S	033.-01-42.0	2.75
ELBRIDGE	BARNES WILLIAM	033.-02-05.2	1.01
ELBRIDGE	KLABEN PAUL F	034.-01-14.0	0.91
ELBRIDGE	DENEVE RICHARD DENEVE LORETTA J	034.-01-18.0	2.40
ELBRIDGE	PAGE DARLENE A	034.-01-19.0	0.95
ELBRIDGE	TEACHOUT GAIL R	034.-02-01.2	2.61
ELBRIDGE	KLABEN ALFRED O	034.-02-07.2	0.45
ELBRIDGE	DELANO HAROLD R	034.-02-19.0	0.89
ELBRIDGE	ZAKALA MICHAEL J	034.-02-20.0	1.73
ELBRIDGE	MATOUSEK SHERRIE	034.-02-21.2	2.21
ELBRIDGE	BATES DAVID D BATES LAURA A	034.-02-21.3	1.23
ELBRIDGE	CONTINI JOSEPH P CONTINI KRISTEN E	034.-02-21.4	0.94
ELBRIDGE	MANGIN CAROLYN B	034.-02-21.5	0.88
ELBRIDGE	WHITE-LU J LARRY LIFE U WHITE-LU DIANE LIFE USE	035.-01-03.0	2.65

ELBRIDGE	BAKER DARCI E L	035.-01-04.1	2.23
ELBRIDGE	MCCOY DANIEL R MCCOY SUSAN W	035.-01-05.1	2.65
ELBRIDGE	RANIERI RICHARD L RANIERI MARYELLEN	035.-01-06.0	0.93
ELBRIDGE	SAUVE DENNIS A SAUVE SUSAN E	035.-01-07.0	0.93
ELBRIDGE	SAUVE DENNIS A SAUVE SUSAN E	035.-01-08.0	0.93
ELBRIDGE	COX PAUL J COX VALERIE H	035.-01-09.0	0.98
ELBRIDGE	GUERESCHI FREDERICK J GUERESCHI JOYCE A	035.-01-11.0	1.01
ELBRIDGE	GUERESCHI FREDERICK J	035.-01-12.0	0.88
ELBRIDGE	BURNHAM DAVID M BURNHAM KATHLEEN M	035.-01-13.0	0.88
ELBRIDGE	LING CHAD B LING VICKI L	035.-01-14.0	0.92
ELBRIDGE	LOPEZ EDGARDO LOPEZ MARIA	035.-01-15.0	0.78
ELBRIDGE	FOX LYNDA M	035.-01-16.0	0.87
ELBRIDGE	CHERRY JOHN T CHERRY CYNTHIA A	035.-01-17.0	0.87
ELBRIDGE	KANE WILLIAM J	035.-01-18.0	0.82
ELBRIDGE	SENN WILLIAM	035.-02-02.4	1.67
ELBRIDGE	HEFFERNAN JOHN	035.-02-06.0	0.48
ELBRIDGE	FLETCHER ROBERT E TBE FLETCHER KATHERINE M TB	035.-03-02.0	0.39
ELBRIDGE	FRANZA SHARON	035.-03-13.0	0.41
ELBRIDGE	MEAKER JOHN F	036.-01-01.0	0.86
ELBRIDGE	TIMBERLAND FARMS INC	036.-01-06.0	0.42
ELBRIDGE	MULDOON MICHAEL F MULDOON CHERYL L	036.-01-12.2	1.64
ELBRIDGE	HILL III ROBERT K	036.-01-13.1	0.71
ELBRIDGE	BAKER PETER W	036.-01-14.0	1.39
ELBRIDGE	LAPRAIRIE DAVID	036.-01-17.0	0.73
ELBRIDGE	BUCK-CLARRY PATIENCE	036.-01-18.0	0.85
ELBRIDGE	BRIGGS DANIEL C BRIGGS IRIS D	036.-01-19.0	0.85
ELBRIDGE	KOPP II DAVID E	036.-01-20.0	0.87
ELBRIDGE	ISELL - LU JOHN W UO ISBELL - LU CATHERINE M	036.-01-21.0	0.85
ELBRIDGE	LOBELLO ANGELA	036.-02-01.1	1.09
ELBRIDGE	PLOCHOCKI JAMES	036.-02-01.2	0.24
ELBRIDGE	HUDSON EGG FARMS LLC	036.-02-03.0	2.00
ELBRIDGE	BISHOP PRESTON L BISHOP CARRIE A	036.-02-04.1	2.40
ELBRIDGE	AUPPERLE SCOTT W	036.-02-05.2	2.59
ELBRIDGE	LYNCH KENNETH P LYNCH MICHELE T O	036.-02-10.3	1.48
ELBRIDGE	PETROSINO CARL F TBE PETROSINO ANN M TBE	037.-01-03.0	0.85
ELBRIDGE	HOLM BRIAN C HOLM ESTATE MARILYN J	037.-01-04.0	0.85
ELBRIDGE	GROBEN MICHAEL T GROBEN MELISSA J	037.-01-05.0	0.85
ELBRIDGE	GLEASON WAYNE T	037.-01-06.0	0.85
ELBRIDGE	FREARSON STAFFORD J JTS MILTON CAROLYNN A JTS	037.-01-07.0	0.84
ELBRIDGE	GOETTEL STANLEY R GOETTEL NADIA M	037.-01-08.0	0.78
ELBRIDGE	NOLL GARY K NOLL PAULA S	037.-01-09.0	0.84
ELBRIDGE	BELCHER JERRY BELCHER CLAUDIA	037.-01-10.0	0.87
ELBRIDGE	BOWEN SEAN	037.-01-12.1	0.91
ELBRIDGE	BEACH JOHN D	037.-01-12.2	0.90

ELBRIDGE	DOBMEIER THOMAS J JTRS RASCHELLA LAURIE A JTRS	037.-01-13.0	0.91
ELBRIDGE	EICK RAYMOND H EICK SALLY A	037.-01-14.0	0.91
ELBRIDGE	CONROY DANIEL J VITAGLIANO ROBERT G	037.-01-45.0	2.09
ELBRIDGE	CNY LAND TRUST INC	037.-01-46.0	2.06
ELBRIDGE	RICHTER GERARD C	037.-02-26.8	2.51
ELBRIDGE	JEWSBURY JASON S JEWSBURY LORRAINE A	037.-02-26.9	0.92
ELBRIDGE	RICHTER GERARD C	037.-02-27.0	1.10
ELBRIDGE	PERKINS ROBERT	037.-02-32.0	1.83
ELBRIDGE	VILLAGE OF JORDAN WATER STORAGE	038.-01-10.0	1.02
ELBRIDGE	VERBECK HAROLD E	038.-01-19.1	0.39
ELBRIDGE	VERBECK HAROLD	038.-01-19.2	1.57
ELBRIDGE	BEAUMONT MICHELLE	038.-01-20.0	0.47
ELBRIDGE	BEAUMONT MICHELLE	038.-01-21.1	0.33
ELBRIDGE	WHEELDEN MICHAEL WHEELDEN LAURIE	038.-01-22.2	0.60
ELBRIDGE	HARRIS FRED HARRIS PATRICIA	038.-01-23.0	0.38
ELBRIDGE	VELLONE NEIL T VELLONE KAREN P	038.-01-24.0	0.64
ELBRIDGE	BOURQUE DAVID M BOURQUE SHEILA M	038.-01-25.0	1.31
ELBRIDGE	DUDA SCOTT R DUDA CRYSTAL A	038.-01-26.0	1.04
ELBRIDGE	SMART MICHAEL A SMART MELINDA L	038.-01-28.0	0.48
ELBRIDGE	GIGACZ MELINDA	038.-01-30.1	0.80
ELBRIDGE	DERUE PATRICIA L	038.-01-31.0	0.50
ELBRIDGE	SMART CAROL	038.-01-32.0	1.18
ELBRIDGE	LAHAH CARL J DEPIETRO MARGARET	038.-01-33.1	0.70
ELBRIDGE	KARLIK S EDWARD KARLIK KAREN A	038.-01-35.0	0.42
ELBRIDGE	WETHERELL PHILIP J TBE WETHERELL LACEY TBE	038.-01-36.0	0.45
ELBRIDGE	TENEYCK-LU ARTHUR M TENEYCK SANDRA N	038.-01-38.0	0.30
ELBRIDGE	LEONTI THOMAS LEONTI LINDA	038.-01-39.0	0.29
ELBRIDGE	LEONTI THOMAS H LEONTI LINDA	038.-01-40.0	0.32
ELBRIDGE	DONAHUE DAVID A DONAHUE LINDA E	039.-02-07.0	1.53
ELBRIDGE	CARLISLE ESTATE RONALD D C/O NATALIE R CARLISLE	039.-02-08.0	1.15
ELBRIDGE	ROOT CHERYL S	039.-02-09.0	0.97
ELBRIDGE	DESENA CHARLES III	039.-02-10.0	0.50
ELBRIDGE	KECK RONALD KECK BARBARA	040.-01-01.4	2.63
ELBRIDGE	LIPPA MICHAEL T LIPPA JULIE A	040.-01-01.5	2.37
ELBRIDGE	WOOLLIS CAROL S	040.-01-01.6	0.93
ELBRIDGE	WILLIAMS VIRGINIA S	040.-01-01.7	1.22
ELBRIDGE	BANER MARY ANN	040.-01-03.2	1.37
ELBRIDGE	FLETCHER PHILLIP	041.-01-03.0	0.68
ELBRIDGE	CHILSON ARTHUR A	041.-02-10.0	1.19
ELBRIDGE	CHILSON DAVID J CHILSON LEORA	041.-02-11.0	0.62
ELBRIDGE	CHILSON DAVID J	041.-02-12.2	0.61
ELBRIDGE	SCHWARTING DAVID SCHWARTING AMY L	041.-02-12.3	0.78
ELBRIDGE	CLEVELAND DANIEL V CLEVELAND DEBORAH S	041.-02-12.4	0.98
ELBRIDGE	BARD MATTHEW A	041.-02-12.6	1.70

ELBRIDGE	SEVIGNY JONATHAN R	041.-02-15.1	0.80
ELBRIDGE	REAGAN JOHN REAGAN MICHELLE	041.-02-15.2	1.04
ELBRIDGE	REAGAN JOSEPH J REAGAN JULIE L	041.-02-16.0	1.01
ELBRIDGE	PECK ROBERT PECK BABETTA	041.-02-17.2	0.60
ELBRIDGE	MCCARTHY JACQUELINE	041.-02-24.0	2.12
ELBRIDGE	STANDISH GARR S STANDISH ROBIN E	041.-03-03.0	1.27
ELBRIDGE	TURNER-LU BEVERLY J TURNER JAMES M	041.-03-04.0	2.91
ELBRIDGE	LANE MICHAEL R LANE MICHELLE L	041.-03-06.0	1.95
ELBRIDGE	FERGUSON BRUCE J FERGUSON LINDA J	041.-03-08.2	1.74
ELBRIDGE	POTTER CHERYL	041.-03-09.2	0.49
ELBRIDGE	RENZI-LU FRANCES J RENZI TRUST FRANCES J	041.-03-12.0	0.91
ELBRIDGE	RENZI - LU FRANCES J RENZI TRUST FRANCES J	041.-03-13.0	0.91
ELBRIDGE	GROSSNIKLAUS EDWARD A	041.-03-49.1	0.55
ELBRIDGE	LAWLESS CHRISTOPHER M T LAWLESS KRISTIN J TBE	041.-03-49.2	0.83
ELBRIDGE	MIEMIETZ RICHARD J MIEMIETZ MARY ANN	041.-03-50.0	0.48
ELBRIDGE	FARRAR RICHARD S FARRAR DAWN M	041.-03-51.0	0.49
ELBRIDGE	GRAF RICHARD J LINDSAY THOMAS	042.-01-01.1	0.72
ELBRIDGE	CAMPAGNONE SALLY	042.-01-02.0	0.72
ELBRIDGE	NIAGARA MOHAWK POWER CORP	042.-01-04.1	4.32
ELBRIDGE	PANASCI RESIDUARY TRUST F	042.-01-07.0	0.19
ELBRIDGE	SMITH DOUGLAS C	042.-01-09.0	1.75
ELBRIDGE	DENNEE JACOB M JTS KINSELLA TARA E JTS	042.-01-10.0	1.25
ELBRIDGE	CARR THOMAS CARR KIMBERLY	042.-01-11.0	1.09
ELBRIDGE	MCCORMACK MELANIE J	042.-01-12.0	1.28
ELBRIDGE	MOORE ROGER D	042.-02-13.1	0.36
ELBRIDGE	ADELSPERGER ERIC J ADELSPERGER LISA A	042.-02-14.0	0.40
ELBRIDGE	WITHERS KATHLEEN WITHERS CRAIG	042.-02-15.0	1.21
ELBRIDGE	MAHAFFY JOHN D JR	042.-02-17.1	0.23
ELBRIDGE	OLMSTEAD MARK J	042.-02-18.2	1.84
ELBRIDGE	HUDSON EGG FARMS LLC	042.-02-26.0	0.50
ELBRIDGE	VITAGLIANO ROBERT ET AL CONROY DAN ET AL	042.-02-27.0	2.68
ELBRIDGE	VITAGLIANO ROBERT ET AL CONROY DAN ET AL	042.-02-28.0	2.88
ELBRIDGE	VITAGLIANO ROBERT ET AL CONROY DAN ET AL	042.-02-29.0	1.91
ELBRIDGE	CHILSON DAVID	042.-02-30.0	0.82
ELBRIDGE	LEE JACK E LEE SHELLY F	043.-01-01.3	2.07
ELBRIDGE	LEE JACK LEE SHELLY F	043.-01-01.6	2.29
ELBRIDGE	HUGHES WALTER R HUGHES PATRICIA I	043.-01-08.0	2.85
ELBRIDGE	FRASER JOHN H FRASER BROOKE	043.-01-09.0	1.96
ELBRIDGE	TIME WARNER CABLE NE LLC	043.-01-12.0	1.49
ELBRIDGE	WILSON LISA A	043.-02-01.1	0.80
ELBRIDGE	KUSZAJ WANDA L	043.-02-01.2	1.93
ELBRIDGE	LADISAIR PAUL K JR LADISAIR THERESA A	043.-02-01.3	1.91
ELBRIDGE	CUMMINS DEAN D	043.-02-05.0	2.06
ELBRIDGE	DESANTIS MICHAEL J DESANTIS MYNA	043.-02-06.0	2.17

ELBRIDGE	BRYANT ROSEMARY	043.-02-10.0	0.61
ELBRIDGE	INGERSON BRUCE M TBE INGERSON RITA J TBE	043.-03-03.0	1.85
ELBRIDGE	FICHTER KEVIN C FICHTER NANCY	043.-03-05.0	0.81
ELBRIDGE	BEAN JORDAN A BEAN JESSICA L	043.-04-01.3	0.67
ELBRIDGE	BEAN JORDAN A BEAN JESSICA L	043.-04-02.0	0.38
ELBRIDGE	MILLS KIRK A	043.-04-09.0	1.61
ELBRIDGE	ABRAMS DUANE H ABRAMS RENEE	043.-04-10.0	1.64
ELBRIDGE	LARRABEE LARRY	043.-04-11.1	1.78
ELBRIDGE	WING BRENT A	044.-04-05.0	2.82
ELBRIDGE	VINCENT MICHAEL M VINCENT JULIE M	044.-04-09.2	0.93
ELBRIDGE	BENEDICT DOROTHY C JTS BENEDICT DONALD JTS	044.-04-10.0	2.59
ELBRIDGE	WEAVER JENNIFER	044.-04-11.0	1.28
ELBRIDGE	HANKIN JAMES J HANKIN THERESA C	044.-04-13.0	0.85
ELBRIDGE	LIMESTONE RIDGE LLC	044.-04-14.2	0.96
ELBRIDGE	CHESTNUT ROBERT JR	044.-04-14.3	1.03
ELBRIDGE	DANIELS MARK A DANIELS GAYLE L	044.-04-14.4	0.67
ELBRIDGE	HARVEY PAMELA A	044.-04-14.5	0.61
ELBRIDGE	MILLS LINDA A	044.-04-14.6	2.66
ELBRIDGE	FIESTER SHIRLEY L	044.-04-16.0	1.42
ELBRIDGE	FOOTE JOSEPH F	044.-04-17.0	0.82
ELBRIDGE	PESU FLORENCE A	044.-04-20.0	0.79
ELBRIDGE	GONYEA SHANNON E LEE GREGORY	044.-04-23.0	0.88
ELBRIDGE	DEITMAN CHRISTOPHER A	044.-04-25.2	1.04
ELBRIDGE	FERRARA VINCENT J FERRARA CHER T	044.-04-28.0	2.09
ELBRIDGE	SHAFFER DAVID P SHAFFER JUDITH A	044.-04-29.0	2.41
ELBRIDGE	FOOTE BRUCE E FOOTE DOROTHY G	044.-04-30.0	0.45
ELBRIDGE	WALTERS RONALD WALTERS CAROL	044.-04-31.0	1.98
ELBRIDGE	FARNEY DARRELL	044.-04-32.0	2.25
ELBRIDGE	KRINGER MICHAEL D KRINGER JANET L	044.-04-33.0	2.18
ELBRIDGE	LAUZON JOHN LANDRY LUCILLE	044.-04-34.0	1.33
ELBRIDGE	OLSON DONALD A JTS OLSON MARYJANE A JTS	044.-04-35.0	1.43
ELBRIDGE	OHARA CHRISTOPHER D OHARA REBECCA E	044.-04-36.0	1.93
ELBRIDGE	FLORES AMADEO E JR GONZALSKI DAWN M	044.-05-04.2	1.34
ELBRIDGE	JOHNSON TIMOTHY JOHNSON COLLEEN	044.-05-04.4	1.60
ELBRIDGE	BARANELLO LEONA A	044.-05-04.5	2.38
ELBRIDGE	HAMILTON PATRICIA J HAMILTON ASA	044.-05-04.6	1.41
ELBRIDGE	RICHARDSON HENRY W	044.-05-05.0	1.02
ELBRIDGE	VILLAGE OF ELBRIDGE	044.-05-06.2	0.50
ELBRIDGE	MORGAN SHARON	044.-05-06.3	1.11
ELBRIDGE Total			345.06
Grand Total			345.06
*Calculated using a Geographic Information System, not Real Property Services (RPS) data.			

RECOMMENDATIONS

The farm sector in Onondaga County is robust and stable and the agricultural economy in Agricultural District 3 continues to be strong and diverse. As a result, the AFPB recommends continuing Agricultural District 3 with the modifications requested by landowners.

As for the request made by the Town of Elbridge, while the AFPB recognizes that section 303-a of Article 25-AA of the NYS Agriculture and Markets Law indicates that the Town may propose a modification, the AFPB is concerned about potentially removing agricultural land by simply removing all properties in the Town that are smaller than 3 acres that do not receive an agricultural exemption and. Perhaps more importantly, the AFPB is reluctant to recommend removal of land without the landowner’s consent, which the Town did not provide. In an attempt to solicit landowner input, the AFPB mailed a notice to each of the landowners that would be affected by the Town’s request and asked them to respond, indicating whether they wanted their land to be removed from or remain in the District. The landowners that responded requested that 88 properties remain in the District and 29 properties be removed. As a result, the AFPB recommends that the 29 properties that the Town of Elbridge proposed be removed and the landowners agreed, be considered landowner requests and be removed from the District. The AFPB recommends that the rest of the properties that the Town requested be removed, remain in Agricultural District 3.

FINAL ACREAGE

District 3 was last recertified in 2006 and encompassed 45,841 acres. Through the annual addition process from 2007-2013, 1,308 acres were added to the District for a total of 47,149 acres. An additional adjustment of -124 acres was made to reflect modifications resulting from redrafting of the parcel data used in the GIS. Therefore, the final reconciled district acreage prior to the additions and removals proposed herein is 47,025 acres. Finally, the AFPB recommends that 423.01 acres be removed and 722.99 acres be added for a final Agricultural District 3 total of 47,325 acres.

DISTRICT 3 FINAL ACREAGE	
	GIS ACRES
ACREAGE AFTER 2006 RENEWAL	45,841
ANNUAL ADDITIONS SINCE 2006	1,308
CHANGES RESULTING FROM PARCEL MODIFICATIONS*	-124
ACREAGE PRIOR TO 2014 RENEWAL	47,025
2014 RENEWAL REMOVALS	-423.01
2014 RENEWAL ADDITIONS	722.99
ACREAGE AFTER 2014 RENEWAL	47,325
NET CHANGE IN ACREAGE RESULTING FROM 2014 RENEWAL	300
*Modifications resulting from parcel splits or combinations or redrafting of the parcel data used in the GIS.	

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

Letter - Elbridge Property Owner

Resolution - Public Hearing

Notice - Public Hearing

Letter - Property Owner Public Hearing

Minutes - Public Hearing

Resolution - Approval

SEQR - Environmental Assessment Form

Profile - District Profile (RA-114)

List - District Parcel Final

Map - Final