

ADDITION OF VIABLE AGRICULTURAL LANDS
NEW YORK STATE CERTIFIED AGRICULTURAL DISTRICTS
ONONDAGA COUNTY
Onondaga County Agriculture and Farmland Protection Board
March 2016

ONONDAGA COUNTY
AGRICULTURE AND FARMLAND PROTECTION BOARD
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INTRODUCTION

This report presents the findings of the Onondaga County Agriculture and Farmland Protection Board's 2016 review for the addition of viable agricultural land to agricultural districts in Onondaga County. The Onondaga County Legislature formally designated by Resolution 71 on April 5, 2004 an annual 30-day period in January when landowners can request that their land be added to an agricultural district.

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

LANDOWNER REQUESTS

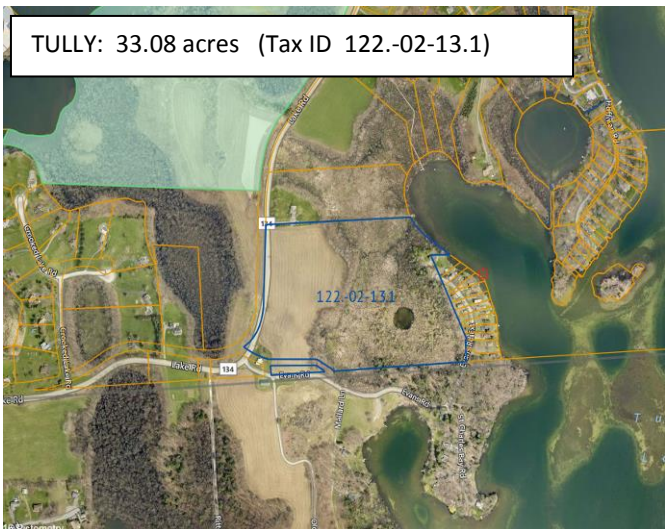
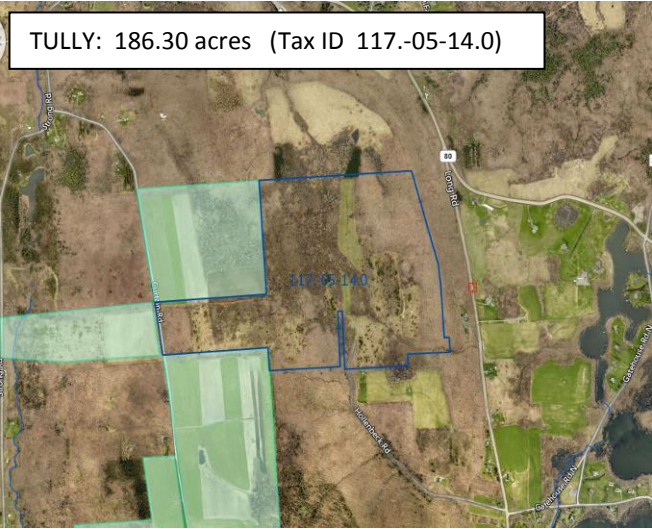
Landowners have requested that the following parcels be added to agricultural districts within Onondaga County. (Note, this report does not include parcels requested for addition which have been found to be currently enrolled in a certified agricultural district, and requests for additions to Agricultural District 4 have been considered as part of the 2016 Agricultural District 4 Eight-Year Review.

2016 ADDITIONS				
DISTRICT	TOWN	OWNER	PARCEL	ACRES*
1	TULLY	JOE & THERESA FLAHERTY / JAMES POTTER	117.-05-14.0	186.30
1	TULLY	JAMES & CHERYL POTTER	122.-02-13.1	33.08
District 1 Total				219.38
2	MARCELLUS	GEN III REALTY LLC	012.-01-79.0	134.67
2	SKANEATELES	MARK V BYRNE	025.-01-16.0	46.61
2	SPAFFORD	LINKS AT BARROWS VIEW LLC	015.-01-2.6	34.00
District 2 Total				215.28
3	CAMILLUS	JOHN C STOPEN	025.-03-34.0	50.96
3	MANLIUS	JOSEPH & VALERIE RINEFIERD	091.-03-34.6	25.27
3	MANLIUS	GL ASSETS LLC	116.-01-01.0	80.66
3	MANLIUS	GL ASSETS LLC	116.-01-24.0	0.92
District 3 Total				157.81
Grand Total				592.47
* Calculated using a Geographic Information System, not Real Property Services (RPS) data.				

The following is a description of each of the properties requested to be added to Agricultural Districts 1, 2 and 3, including aerial photography showing the proposed property, existing enrolled Agricultural District properties (shaded blue), and area context.

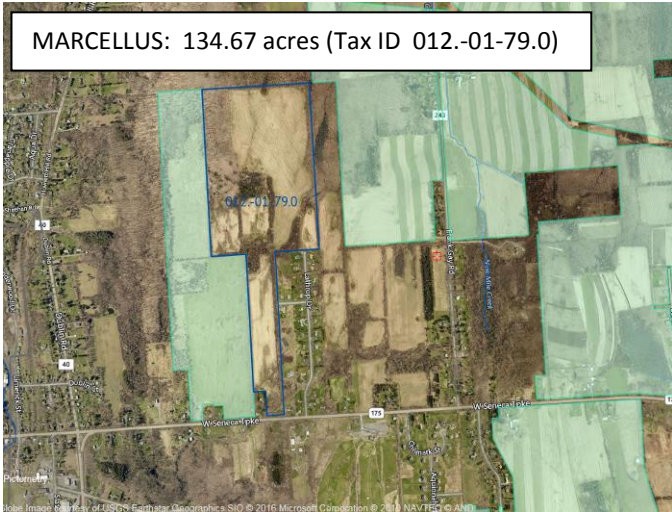
DISTRICT 1 ADDITIONS

TULLY: Two parcels are being proposed for addition in the Town of Tully, in the area west of Interstate 81. Two parcels in the Town of Tully are also being considered for addition to Agricultural District 4, located east of Interstate 81. Both properties appear to be affiliated with the same James Potter Farms, LLC farm enterprise, comprised of several properties in southern Onondaga County and northern Cortland County. The two proposed parcels are located within 1.5 miles of each other. Both parcels are vacant, appear to contain some currently farmed land, and lie near or adjacent to currently enrolled agricultural district lands. The applicant notes the growing of hay and grain on the 33-acre parcel.



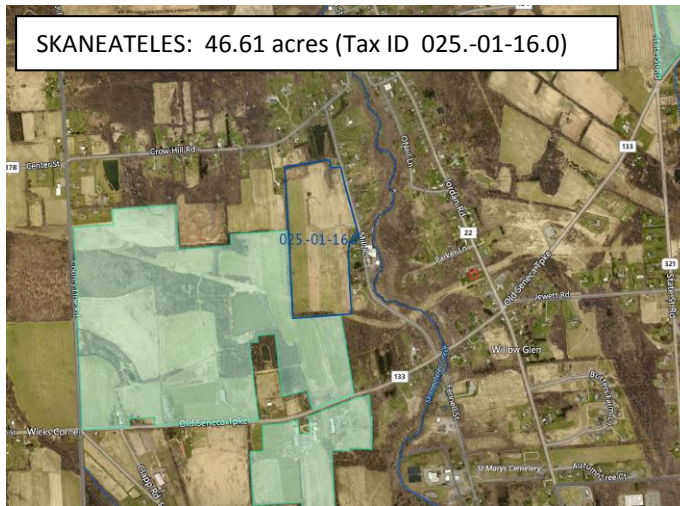
DISTRICT 2 ADDITIONS

MARCELLUS: One 134.67 acre parcel in the Town of Marcellus is proposed for addition to Agricultural District 2. As noted on the request form, the land is used in conjunction with other land in the county to support a 1,000 cow dairy farm operated by Elmer Richards & Sons, LLC. Other enrolled land under the same ownership lies within 1/2 mile of the property, and the site is less than one mile from a farm which is protected by an agricultural easement.

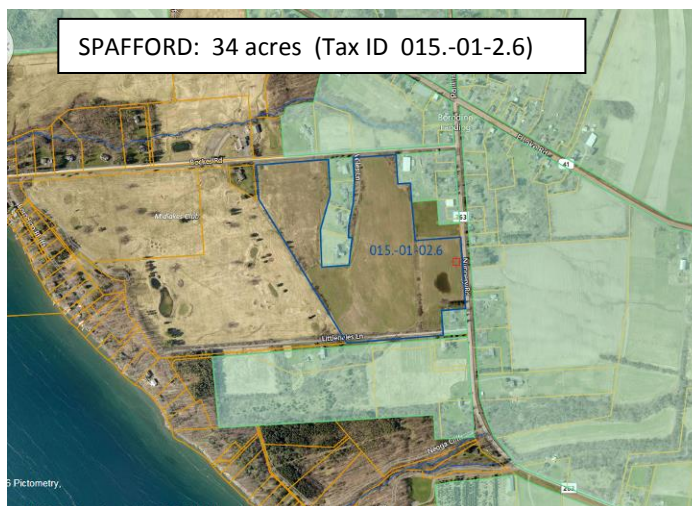


DISTRICT 2 ADDITIONS (cont'd)

SKANEATELES: A landowner requests that a 46.6 acre property be added to Agricultural District 2, and notes that the property is in agricultural production, and will continue to be used for crop production specifically. The vacant property is situated north of the Village of Skaneateles, adjacent to existing farmed parcels enrolled in the District, and also lies within the Skaneateles Lake and Skaneateles Creek watersheds. The property was purchased by the applicant in 2015.



SPAFFORD: A 34 acre parcel is proposed for addition to Agricultural District 2 in the Town of Spafford. The property is located on Nunnery Road, near the hamlet of Borodino. The property is surrounded on three sides by significant acreage of existing enrolled agricultural district parcels and actively farmed land. The property also sits less than ½ mile from the shoreline of Skaneateles Lake, a popular Finger Lake and important drinking water source. The parcel was removed from the District during the review of District 2 in 2012 at the request of the landowner; however the landowner notes the property was and still is used as agricultural land.

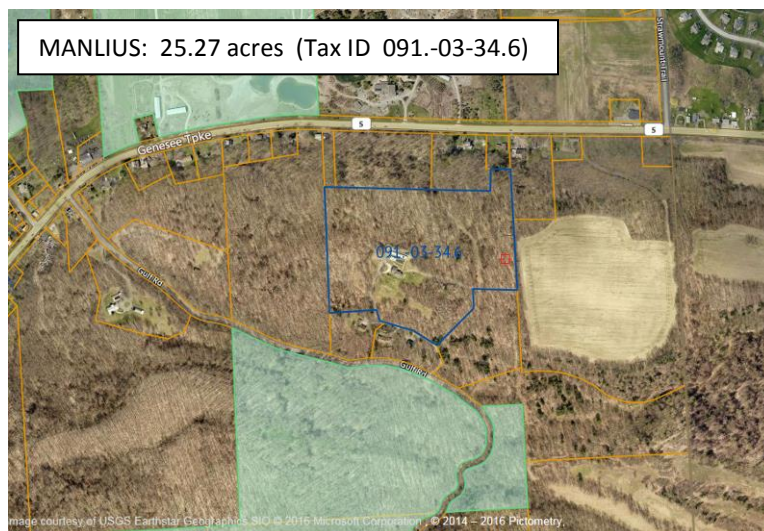


DISTRICT 3 ADDITIONS

CAMILLUS: A 50.96 acre parcel in the Town of Camillus, located along Howlett Hill Road at the south boundary between the Towns of Camillus and Marcellus, is proposed for addition. Per aerial photography, the site is largely tilled land, with some wooded area and two residential structures near the road frontage. The site is located near other large farmed parcels and lands enrolled in Agricultural District 3. The request form notes the nature of agricultural production as “rotational seasonal crops (corn, soy, oat, hay), currently hay, maple syrup, old growth apple, log culture mushroom, equine.”

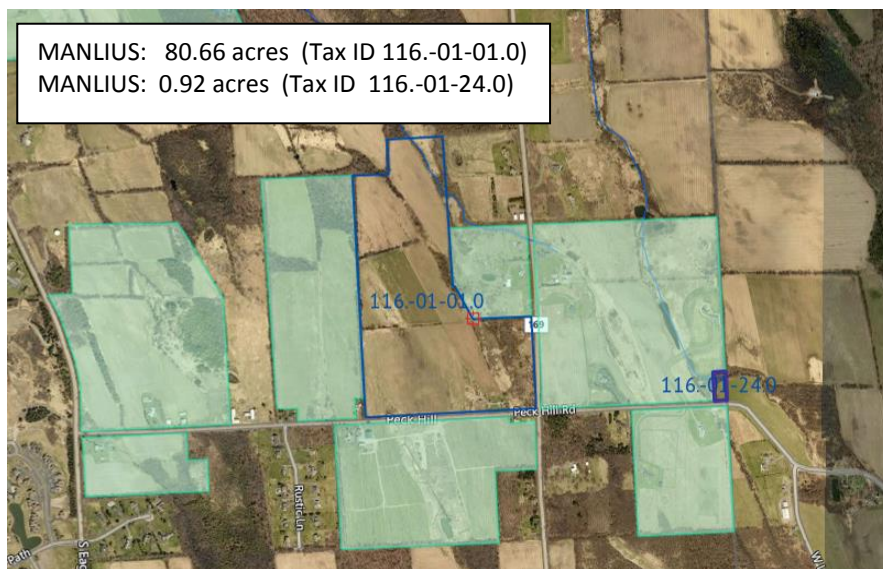


MANLIUS: Three parcels in the Town of Manlius are being proposed for addition. One parcel is 25.26 acres and is set back (without frontage) from the Route 5 corridor in the eastern portion of the Town of Manlius. The applicant notes there are greenhouses on the property producing flowering hanging baskets and pots that are wholesaled to multiple accounts.



DISTRICT 3 ADDITIONS (cont'd)

MANLIUS: Two parcels in the Town of Manlius, both on the north side of Peck Hill Road near the border with the Town of Cazenovia in Madison County, are also proposed for addition. Tax parcel 116.-01-01.1 measures 80.66 acres and is actively farmed land. Tax parcel 116.-01-24.0 measures 0.92 acres and contains a portion of a larger farmed field which extends into Madison County. The request notes the nature of the agricultural production associated with these lands as certified organic crop production. Both sites are surrounded by actively farmed land enrolled in Agricultural District 3. The owner is currently seeking the endorsement of the Onondaga County Agriculture & Farmland Protection Board for a Farmland Protection Implementation Grant proposal to New York State for these lands and approximately 400 total acres in Onondaga and Madison Counties.



According to the USDA NRCS Soil Survey Geographic (SSURGO) database, all of the properties proposed for addition consist largely of prime farmland soils.

RECOMMENDATIONS

The Agriculture and Farmland Protection Board recommends adding the parcels as requested to Agricultural Districts 1, 2 and 3. The farm sector in Onondaga County is strong and stable and the Onondaga County Agricultural and Farmland Protection Plan, Onondaga County 2010 Development Guide and the draft Onondaga County Sustainable Development Plan identify protection of agriculture and farmland as an important goal for preserving the character of rural areas.

APPENDICES

Resolution - Annual 30-Day

Media - News Release

Form - Annual Additions Request

Resolution - Public Hearing Notice

Notice - Public Hearing Notice

Letter - Public Hearing Landowner

Minutes - Public Hearing

Resolution - Approval

Map – Annual Additions Map

SEQRA - Environmental Assessment Form