AGRICULTURAL DISTRICT 4

EIGHT-YEAR REVIEW

TOWNS OF DEWITT, FABIUS AND POMPEY

TOWNS OF LAFAYETTE, ONONDAGA AND TULLY (EAST OF ROUTE 81)

Onondaga County Agriculture and Farmland Protection Board

APRIL 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 (AFPB) 2016 eight-year review and final recommendations to the County Legislature for Agricultural District 4 in the Onondaga County Towns of DeWitt, Fabius and Pompey, and in the lands generally east of Interstate Route 81 in the Towns of LaFayette, Onondaga and Tully.

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 4 was last reviewed and recertified in 2008. Following the 2008 review and recertification, District 4 encompassed approximately 61,950 acres, after adjustments (refer to note on page 14). Since 2008, property owners have had the option to enroll viable agricultural land into a certified agricultural district on an annual basis. As a result, 435.61 acres have been added to District 4 since the last review in 2008.

AGRICULTURAL DISTRICT 4 ANNUAL ADDITIONS SINCE 2008			
YEAR	**TOWN**	**TAX ID**	**ACRES**
2009	NONE ADDED		
2010	POMPEY	001.-02-14.4	121.58
	POMPEY	001.-06-03.0	3.60
	POMPEY	001.-06-04.0	25.93
2011	LAFAYETTE	005.-02-13.1	14.62
2012	ONONDAGA	038.-02-03.1	75.32
2013	NONE ADDED		
2014	LAFAYETTE	005.-01-04.1	42.9
	LAFAYETTE	025.-04-04.1	99.4
	ONONDAGA	038.-03-12.0	12.9
2015	FABIUS	116.-03-06.1	39.36
TOTAL			**435.61**

DISTRICT AGRICULTURAL VIABILITY

PHYSICAL CHARACTERISTICS

Agricultural District 4 is located in the southeastern quadrant of Onondaga County. Onondaga County is geologically divided by the Onondaga Limestone Escarpment, which runs east/west through the middle of the county.

Topography within the district boundaries consists of rolling hills that range in elevation generally between 600-1800 feet. The area lies along the northern boundary of the Alleghany Plateau region and also includes the major watershed divide between the Lake Ontario and Susquehanna River Basins. The district surrounds the Villages of Tully and Fabius and the Hamlets of La Fayette and Delphi Falls.

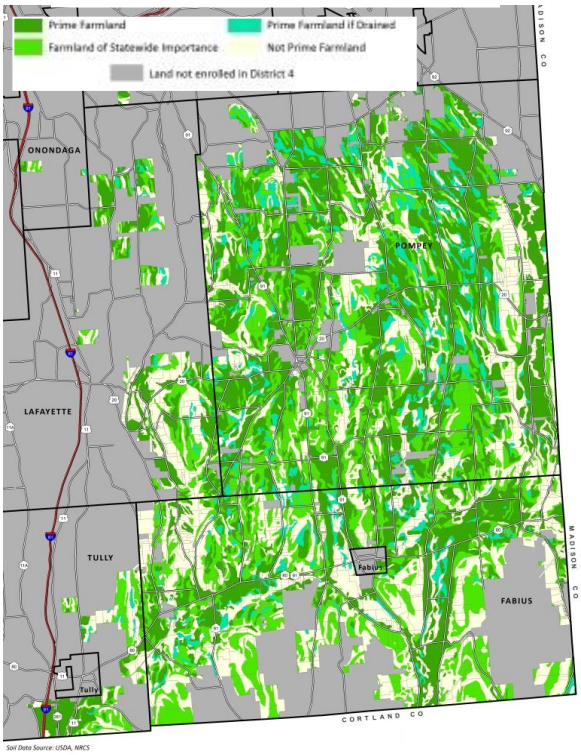
Most of the land within District No. 4 is located in rural towns that contain scattered hamlets and roadside residences owned by people who are mostly non-farmers. The Syracuse Urbanized Area reaches significantly into the Towns of DeWitt and into the very northern portions of the Towns of Onondaga, La Fayette and Pompey.

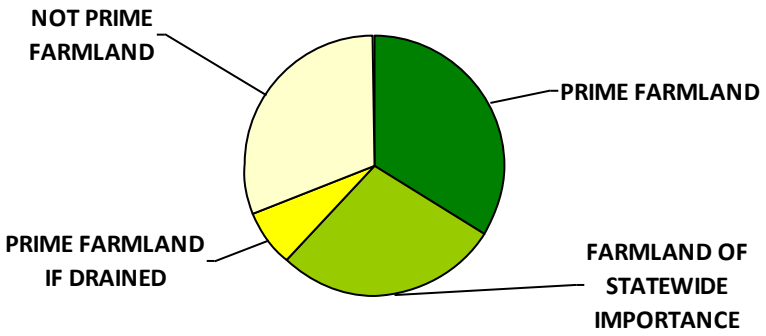
Generally speaking, the rolling hills and variable topography found within Agricultural District No. 4 are best suited for a mix of dairy farms and field crops with land grading to forests at higher elevations.

Transportation corridors within the district provide infrastructure for services and goods for agricultural production and movement of crops to markets. Interstate Route 81, US Route 20 and NYS Route 80 traverse the District.

Approximately 69 percent of the District is composed of high quality farm lands: 34 percent is classified as Prime Farmland, 28 percent is classified 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 SOILS IN DISTRICT 4





LAND OWNERSHIP AND USE

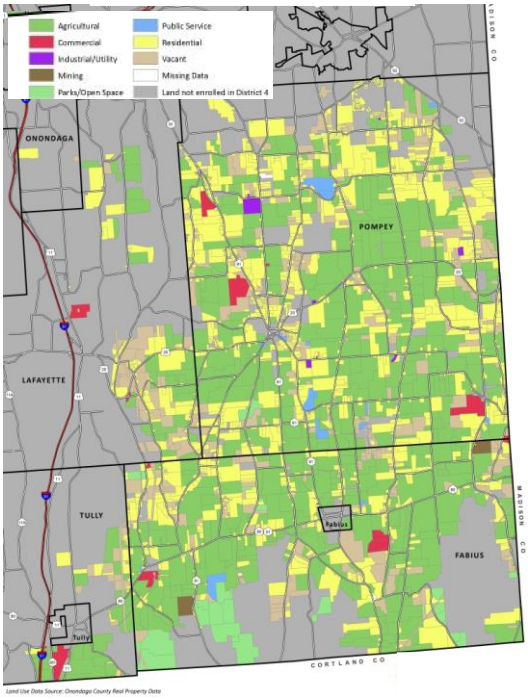
At the start of the review, there were approximately 2,400 land owners who owned 3,454 enrolled parcels totaling 62,515 acres within District 4, according to Onondaga County's geographic information system (GIS). District review notices, removal and addition request forms, and farm surveys were mailed to all land owners with land currently enrolled in the District.

The Towns of Pompey (34,032 enrolled acres) and Fabius (21,749 enrolled acres) have the most significant enrolled acreage within the District, while only one parcel in the Town of De Witt is enrolled, and two parcels are enrolled in the small portion of District 4 in the Town of Onondaga. There were a wide range of parcel sizes, averaging 18.1 acres, within the district.

EXISTING AGRICULTURAL DISTRICT PARCELS AND ACREAGES BY TOWN			
TOWN	**NUMBER OF ENROLLED PARCELS**	**ACRES (GIS) ENROLLED**	**AVERAGE PARCEL SIZE (in acres)**
DEWITT	1	101	100.52
FABIUS	1,056	21,749	20.60
LAFAYETTE (east of I-81)	230	4,458	19.38
ONONDAGA (east of I-81)	2	88	44.11
POMPEY	2,088	34,032	16.30
TULLY (generally east of I-81)	77	2,087	27.11
TOTAL	**3,454**	**62,515**	**18.10**

Per the tables on the following page, just over half (51 percent) of enrolled acres in District No. 4 are assessed as agricultural, with most acres in the Towns of Pompey and Fabius. Combined, the two towns encompass 28,924 of the 31,960 acres assessed as agricultural land uses in the District, and 528 of the 589 parcels that are assessed as agricultural.

LAND USE IN DISTRICT 4



Residential assessed land represents approximately 30% of assessed acres, much of it large-lot development, where agriculture may remain as a viable secondary use.

The Town of Pompey has the largest number of residential parcels (1,331 parcels) enrolled in the District, which average 9.04 acres—lower than the average acres per residential parcel in all of the other towns. Pompey also has the greatest acreage (4,106 acres) and number of vacant parcels (419 parcels), averaging 9.8 acres in size, which is the smallest average size of vacant parcels of all of the towns. LaFayette and Tully lands enrolled in District 4 have the greatest average size of vacant parcels (both over 18 acres) for their combined 86 vacant parcels. (Property assessments vary by municipality and assessor.)

ENROLLED PARCELS - BY LAND USE AND TOWN							
	DEWITT	FABIUS	LAFAYETTE (east of I-81)	ONONDAGA (east of I-81)	POMPEY	TULLY (east of I-81)	**TOTAL PARCELS**
AGRICULTURAL	1	249	35	0	279	25	**589**
COMMERCIAL	0	14	3	0	9	2	**28**
INDUSTRIAL/UTILITY	0	2	0	0	14	0	**16**
MINING	0	4	0	0	1	0	**5**
PARKS/OPEN SPACE	0	26	0	0	5	0	**31**
PUBLIC SERVICE	0	8	1	0	24	0	**33**
RESIDENTIAL	0	525	124	1	1,331	31	**2,012**
VACANT	0	226	67	1	419	19	**732**
WATER	0	0	0	0	0	0	**0**
MISSING DATA	0	2	0	0	6	0	**8**
TOTAL PARCELS	**1**	**1,056**	**230**	**2**	**2,088**	**77**	**3,454**

ENROLLED ACRES - BY LAND USE AND TOWN							
	DEWITT	FABIUS	LAFAYETTE (east of I-81)	ONONDAGA (east of I-81)	POMPEY	TULLY (east of I-81)	**TOTAL ACRES**
AGRICULTURAL	101	12,121	1,622	0	16,803	1,313	**31,960**
COMMERCIAL	0	228	94	0	417	136	**875**
INDUSTRIAL/UTILITY	0	2	0	0	156	0	**158**
MINING	0	192	0	0	2	0	**194**
PARKS/OPEN SPACE	0	1,739	0	0	108	0	**1,847**
PUBLIC SERVICE	0	124	0	0	389	0	**513**
RESIDENTIAL	0	4,809	1,487	75	12,027	286	**18,684**
VACANT	0	2,527	1,255	13	4,106	352	**8,253**
WATER	0	0	0	0	0	0	**0**
MISSING DATA	0	7	0	0	24	0	**31**
TOTAL ACRES	**101**	**21,749**	**4,458**	**88**	**34,032**	**2,087**	**62,515**

AVERAGE SIZE IN ACRES OF ENROLLED PARCELS - BY LAND USE AND TOWN							
	DEWITT	FABIUS	LAFAYETTE (east of I-81)	ONONDAGA (east of I-81)	POMPEY	TULLY (east of I-81)	**TOTAL**
AGRICULTURAL	100.52	48.68	46.34	0	60.23	52.51	**54.26**
COMMERCIAL	0	16.31	31.14	0	46.38	68.27	**31.27**
INDUSTRIAL/UTILITY	0	0.87	0	0	11.16	0	**9.87**
MINING	0	48.04	0	0	1.81	0	**38.79**
PARKS/OPEN SPACE	0	66.89	0	0	21.65	0	**59.59**
PUBLIC SERVICE	0	15.54	0.33	0	16.21	0	**15.57**
RESIDENTIAL	0	9.16	11.99	75.32	9.04	9.23	**9.29**
VACANT	0	11.18	18.73	12.90	9.8	18.52	**11.27**
WATER	0	0	0	0	0	0	**0**
MISSING DATA	0	3.62	0	0	3.92	0	**3.85**
AVERAGE	**100.52**	**20.60**	**19.38**	**44.11**	**16.30**	**27.11**	**18.10**

AGRICULTURAL CENSUS

The 2012 US Census of Agriculture 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 & Water Conservation District (SWCD) reports the following trends within Agricultural District 4:

Agriculture remains strong throughout the District, especially in rural towns such as Pompey and Fabius. There is continued suburban sprawl and scattered residential development, primarily in DeWitt, northern Pompey, and LaFayette, but it is not as severe as other parts of the County, and has limiting geographic factors including school district boundaries and proximity to public infrastructure.

Farm participation in District programs is also strong, with many of the farm planning assistance calls to the Soil & Water Conservation District coming from farms in Agricultural District 4. A noted limitation has been the availability of grant funding for the implementation of conservation practices in the Oneida Lake Watershed, which makes up over two-thirds of this district.

There is more consolidation of land base into fewer farms as larger cash-crop and CAFO dairies are buying out smaller farms. Larger farms are also in fierce competition for cropland due to tight profit margins with low milk and cash-crop prices. This dynamic is also causing smaller farms to sell out to the larger farms.

There is also a trend of small non-conventional farms, such as sheep, goats or hops, which are starting up operations, primarily in Fabius.

FARM SURVEY RESULTS

Five percent, or 126 of the 2,436 farm surveys mailed to all landowners with land currently enrolled in the district were returned (a nominal number of mailed surveys were also returned as undeliverable). Sixty five respondents (52 percent) stated that they owned an agricultural operation and a total of 9,786 acres of which 6,110 acres are productive. Seventy-nine respondents (63 percent) stated that they rented a total of 3,986 acres to agricultural operations of which 3,789 acres are in production.

As shown in the tables below, the most prevalent farm enterprises in Agricultural District 4 include grain cash crops (15), commercial horse operators (10), and beef/sheep/goats/hogs/alpaca (14 operators). The greatest sales amounts are, not surprisingly, the large grain and dairy enterprises. Capital investments, similar to gross sales data, were also highest for the large grain and dairy enterprises.

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).

FARM ENTERPRISES *	
Grain Cash Crop / Hay	15
Dairy	9
Vegetable Cash Crop	5
Commercial Horse / Equine	10
Beef, Sheef, Goats, Hogs, Alpaca	14
Berries	0
Commercial Horticulture	4
Agro-Forestry	0
Orchard	2
Poultry	2
Christmas Trees	4
Flowers	3
Sugarbush	2
Agri-Tourism	1
Aquaculture	0
Vineyard	1
Beekeeping	1
No Answer / Don't know	79
*Farms can have more than one enterprise.	

GROSS SALES *	
Below $10,000	12
$10,000 to $39,999	14
$40,000 to $99,999	5
$100,000 to $199,999	2
$200,000 to $499,999	5
$500,000 to $999,999	2
$1,000,000 to $1,999,999	3
$2,000,000 to $4,999,999	0
Over $5,000,000	1
No answer / Don't know	82
* Agricultural operators only.	

TOTAL CAPITAL INVESTMENT OVER PAST SEVEN YEARS *	
Below $10,000	7
$10,000 to $39,999	13
$40,000 to $99,999	12
$100,000 to $499,999	6
$500,000 to $999,999	3
$1,000,000 to $1,999,999	1
$2,000,000 to $4,999,999	1
Over $5,000,000	1
No answer / Don't know	82
* Agricultural operators only.	

Farm survey respondents were asked to identify agricultural changes over the past eight years. The largest reported agricultural change by 26 respondents was that there are fewer farms overall. Some also noted that there are more houses, more traffic and also that larger farms are replacing smaller farms.

REPORTED AGRICULTURAL CHANGES	
Change	**Respondents**
Stayed the same	7
Fewer farms overall	26
More farms overall	4
Larger farms replacing smaller farms	19
More houses	23
More traffic	19
More abandoned farmland	4

When asked about the impact that residential development has had on agricultural operations, 26 respondents stated that there has been no impact, 17 respondents stated there has been a negative impact, and 6 respondents noted a positive impact. Several general comments received with the survey focused on negative effects of suburban sprawl, neighbor complaints, and drainage from development. Several comments spoke of the burden of high property taxes.

Only 13 respondents noted that they have sold or subdivided land within the last 8 years, citing transfer of ownership to family as the most common reason. Eighteen respondents indicated they plan to sell or transfer ownership of their land or farm within the coming 8 years, with 7 owners citing property taxes as the reason and 7 citing transfer to the next generation farmers as the reason.

When asked who owners view as the next generation owner of their farm or leased farm property, 101 respondents, or 83%, answered with an intention to keep the land in farming, with the land either with family members as an active farm business, family leasing to other farm operators, or selling to another farm operator. Twenty respondents indicated the next owner would likely be a non-farmer, speculator or developer.

Respondents were also asked what types of assistance or support would benefit their land base or farm operation, with the following results:

INTEREST IN TYPES OF SUPPORT / ASSISTANCE			
	Respondents		**Respondents**
Farm Planning		**Implementation**	
Conservation BMPs	41	Survey, design, construction of BMPs	19
Soil nutrition/health	36	Cost share assistance for BMPs	26
Crop rotation/cover crops	28	Permit application assistance	11
Rotational grazing	16	Stream bed/bank stabilization	12
Manure management	21		
New crop transition/experimentation	17	**Estate Planning**	
Change in type of production	15	Next generation of family members	19
		Financial management planning	16
Ag. Conservation Easement Programs		Taxation management	26
Purchase of Development Rights	16	Investment planning	10
Donation of Development Rights	4	Increase size of operation (incur debt)	7

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 plan's elements, the purchase of development rights on prime farmland, funded by the NYS Department of Agriculture and Markets Farmland Protection Implementation Grants (FPIG) program. Since that program's inception in 1998, ten farm easement projects have been completed and one, located in Agricultural District 4, was awarded in Round 13 is nearing completion. When completed, over 6,200 acres of farmland will be protected by the FPIG program in Onondaga County.

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 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 plan includes an Element Report on Rural Communities and Open Space, and policy and project recommendations with its Action Plan under the theme of *Keep Rural Communities Rural*. The draft Sustainable Development Plan was completed in draft form in 2012 and is awaiting review and action by the Onondaga County Legislature.

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

In 2014-15, the Town of LaFayette, with lands in both Agricultural District 1 and 4, completed and adopted its first *Town Agriculture and Farmland Protection Plan.* The Plan emphasizes the Town's continued support of agriculture in the community and a desire to take actions to ensure agriculture remains an integral component of life in LaFayette. Primary recommendations of that plan include:

- Rewrite the Town's zoning and subdivision ordinances to remove non-farm friendly components
- Adopt a Town Right-To-Farm law
- Consider a Transfer of Development Rights Program
- Consider incorporating a Conservation Subdivision option into zoning
- Continue the Town's standing Agricultural Committee
- Ensure Town infrastructure remains suitable to support changing needs of agricultural operations
- Support growth in Agri-Tourism in the Town

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 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 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 as permitted in NYS Town Law, a potentially beneficial technique for protecting community character, open space, scenic resources, and environmental features, but not necessarily 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 4 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. Continued integration of policies and ordinances which are sensitive to agriculture, paired with smart local and regional land use planning 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 4 and a removal and addition request form to landowners with property currently enrolled in District 4 and municipalities within the District. The tables below reflect the requests for additions and removals that were submitted by landowners.

ADDITION REQUESTS

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

SUMMARY OF ADDITIONS			
TOWN	**OWNER**	**PARCEL**	**ACRES***
DEWITT	JAMESVILLE LLC	089.-02-01.0	147.51
DEWITT Total			**147.51**
FABIUS	VAN ERDEN FAMILY, LLC	123.-02-09.0	5.02
FABIUS Total			**5.02**
LAFAYETTE	KEANE RICHARD C / KEANE BARBARA R	007.-01-03.1	73.12
LAFAYETTE	LEONE RICHARD T / LEONE PATRICIA R	006.-04-01.0	70.67
LA FAYETTE Total			**143.79**
POMPEY	DESMOND DAVID G / DESMOND MELISSA T	007.-01-23.2	1.89
POMPEY	FORAN TERRENCE M JR	006.-01-08.2	1.97
POMPEY	FORAN TERRENCE M JR	006.-01-09.1	4.22
POMPEY	FORAN TERRENCE M JR	006.-05-09.0	2.78
POMPEY	SCHMIDT-KYANKA ANITA L	012.-01-27.1	5.58
POMPEY	SCHMIDT-KYANKA ANITA L	012.-01-27.2	6.53
POMPEY	SCHMIDT-KYANKA ANITA L	012.-01-27.3	5.90
POMPEY	SCHMIDT-KYANKA ANITA L	012.-01-27.4	4.90
POMPEY Total			**33.77**
TULLY	POTTER JAMES / POTTER CHERYL	101.-01-01.2	11.47
TULLY	POTTER JAMES / POTTER CHERYL	114.-01-06.1	115.26
TULLY Total			**126.73**
Grand Total			**456.82**
*Calculated using a Geographic Information System, not Real Property Services (RPS) data.			

REMOVAL REQUESTS

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

SUMMARY OF REMOVALS			
TOWN	**OWNER**	**PARCEL**	**ACRES***
FABIUS	COON EDWIN	106.-01-20.0	0.32
FABIUS	FRATESCHI TIMOTHY A/ FRATESCHI CYNTHIA A	105.-01-02.0	0.24
FABIUS	FRATESCHI TIMOTHY A/ FRATESCHI CYNTHIA A	105.-01-03.0	0.13
FABIUS	TRAIL MATTHEW T / TRAIL AMELIA E	125.-02-24.0	2.61
FABIUS	WINDHAUSEN RONALD J / WINDHAUSEN LAURA A	118.-04-02.0	1.32
FABIUS Total			**4.62**
LAFAYETTE	STATE OF NEW YORK DEC	010.-03-05.2	0.09
LAFAYETTE Total			**0.09**
POMPEY	ACKER CHRISTINE / FLYNN KATHLEEN R	002.-01-06.0	2.98
POMPEY	BOUCHARD ARTHUR H / BOUCHARD CAROL	024.-03-02.0	11.28
POMPEY	BOUCHARD ARTHUR H II	024.-04-03.0	0.72
POMPEY	BRIDGES NANCY E	015.-02-09.2	2.06
POMPEY	CLARKSON JACK J	018.-05-17.1	4.85

POMPEY	COLONE JAMES / COLONE TERRI	008.-01-03.3	3.09
POMPEY	CRUSE WARREN P / MELODIE ALLEN	013.-02-03.0	1.79
POMPEY	CUMMINGS JACK A / CUMMINGS RAMONA R	029.-02-11.0	1.66
POMPEY	GOLD NEIL / GOLD HELENE	004.-22-28.0	1.01
POMPEY	LEONE RICHARD / LEONE PATRICIA R	011.-02-18.2	4.95
POMPEY	LEONE RICHARD / LEONE PATRICIA R	011.-02-18.3	3.46
POMPEY	LEONE RICHARD / LEONE PATRICIA R	011.-02-18.5	2.93
POMPEY	LEONE RICHARD / LEONE PATRICIA R	011.-02-18.6	2.61
POMPEY	LIMESTONE RIDGE LLC	002.-01-07.0	1.01
POMPEY	RABIN BENJAMIN C	004.-05-35.0	0.93
POMPEY	RICCELLI JAMES P	029.-04-03.4	13.98
POMPEY	SHUKLA RAVI / SHUKLA NAGULINIE	008.-01-03.5	3.27
POMPEY	SIMMONS KARL B / SIMMONS JACQUELYN M	009.-03-01.4	5.32
POMPEY	WINDHAUSEN BARBARA LIFE / WINDHAUSEN JOHN LIFE US	028.-01-02.0	1.66
POMPEY	WOLFSON WARREN D / WOLFSON ANN I	017.-01-23.0	1.57
POMPEY	WOLFSON WARREN D / WOLFSON ANN I	017.-01-24.0	2.56
POMPEY Total			**73.69**
Grand Total			**78.40**
*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 4 continues to be strong and diverse. As a result, the AFPB recommends continuing Agricultural District 4 with the modifications requested by landowners.

FINAL ACREAGE

District 4 was last recertified in 2008 and encompassed 61,950 (adjusted) acres. Through the annual addition process from 2009-2015, 435.61 acres were added to the District, and additional mapping adjustments were made totaling 129.39 acres, for a total of 62,515 acres prior to this renewal report.

The AFPB recommends that 456.82 acres be added and 78.40 acres be removed per landowner requests, for a final Agricultural District 4 total of 62,893 acres.

DISTRICT 4 FINAL ACREAGE	
	GIS ACRES
ACREAGE AFTER 2008 RENEWAL*	**61,950**
ANNUAL ADDITIONS 2009-2015	435.61
CHANGES RESULTING FROM PARCEL MODIFICATIONS**	129.39
ACREAGE PRIOR TO 2016 RENEWAL	**62,515**
2016 RENEWAL ADDITIONS	456.82
2016 RENEWAL REMOVALS	(78.40)
ACREAGE AFTER 2016 RENEWAL	**62,893**
NET ACREAGE CHANGE RESULTING FROM 2016 RENEWAL	378.42

* The 2008 Agricultural District 4 eight-year review report indicated that the total acres in the District at the conclusion of the review was 61,075. Based on the best available data, and that according to the County's GIS, the acreage of District 4 prior to the 2016 review was 62,515 acres, it appears the final acreage of the 2008 review should have been closer to 21,950 acres.

** 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

Resolution - Public Hearing

Notice - Public Hearing

Letter - Property Owner Public Hearing

Minutes - Public Hearing

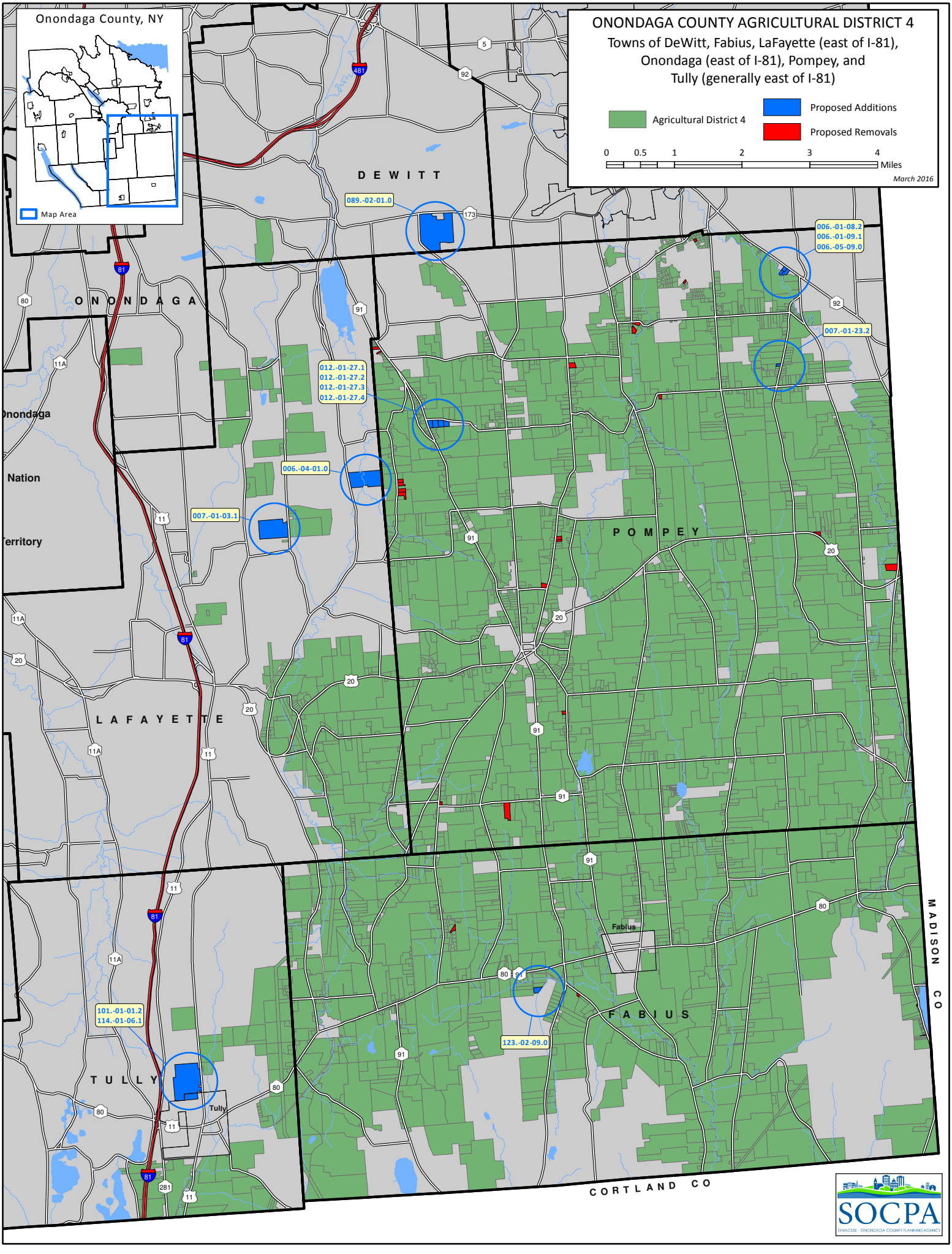
Resolution - Approval

SEQR - Environmental Assessment Form

Profile - District Profile (RA-114)

List - District Parcel Final

Map - Final


ONONDAGA COUNTY AGRICULTURAL DISTRICT 4
Towns of DeWitt, Fabius, LaFayette (east of I-81), Onondaga (east of I-81), Pompey, and Tully (generally east of I-81)
Agricultural District 4
Proposed Additions
Proposed Removals
0 0.5 1 2 3 4
Miles
March 2016
Onondaga County, NY
Map Area
DEWITT
ONONDAGA
LAFAYETTE
POMPEY
FABIUS
TULLY
Onondaga Nation Territory
Fabius
Tully
MADISON CO
CORTLAND CO
089.-02-01.0
006.-01-08.2
006.-01-09.1
006.-05-09.0
007.-01-23.2
012.-01-27.1
012.-01-27.2
012.-01-27.3
012.-01-27.4
006.-04-01.0
007.-01-03.1
101.-01-01.2
114.-01-06.1
123.-02-09.0
SOCPA
SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY