

AGRICULTURAL DISTRICT 1

EIGHT-YEAR REVIEW

TOWNS OF:

**LAFAYETTE (west of Route 81), ONONDAGA (west of Route 81),
OTISCO, AND TULLY (west of Route 81)**

Onondaga County Agriculture and Farmland Protection Board

FEBRUARY 2018

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) 2018 eight-year review and final recommendations to the County Legislature for Agricultural District 1 in the Onondaga County Town of Otisco, and in the lands west 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 NYS Agriculture and Markets Law, Article 25-AA, Section 301, sub.7, is "...land highly suitable for a farm operation..." and a farm operation as defined in sub.11 is "...the land and on-farm buildings, equipment, manure processing and handling facilities, and practices which contribute to the production, preparation and marketing of crops, livestock and livestock products as a commercial enterprise... Such farm operation may consist of one or more parcels of owned or rented land, which parcels may be contiguous or noncontiguous to each other." 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 1 was last reviewed and recertified in 2010. Following the 2010 review and recertification, District 1 encompassed approximately 37,579 acres (using GIS calculated acreage). Since 2010, property owners have had the option to enroll viable agricultural land into the district on an annual basis. As a result, 650.81 acres have been added to District 1 since the last review in 2010.

AGRICULTURAL DISTRICT 1			
ANNUAL ADDITIONS SINCE 2010			
YEAR	TOWN	TAX ID	ACRES
2011	ONONDAGA	028.-01-01.1	11.55
	ONONDAGA	040.-01-01.2	30.54
	ONONDAGA	042.-03-05.1	20.26
2012	ONONDAGA	028.-01-44.1	86.28
	ONONDAGA	052.-01-02.0	18.55
2013	LAFAYETTE	020.-06-01.2	29.5
	ONONDAGA	052.-01-03.4	4.91
	ONONDAGA	052.-01-03.5	1.26
	ONONDAGA	055.-03-12.1	17.67
2014	ONONDAGA	001.-01-26.1	135.3
	TULLY	118.-03-11.0	53.63
	TULLY	121.-02-04.0	16.88
2015	<i>NONE ADDED</i>		
2016	TULLY	117.-05-14.0	186.3
	TULLY	122.-02-13.1	33.08
2017	ONONDAGA	057.-02-16.0	5.1
TOTAL			650.81

DISTRICT AGRICULTURAL VIABILITY

PHYSICAL CHARACTERISTICS

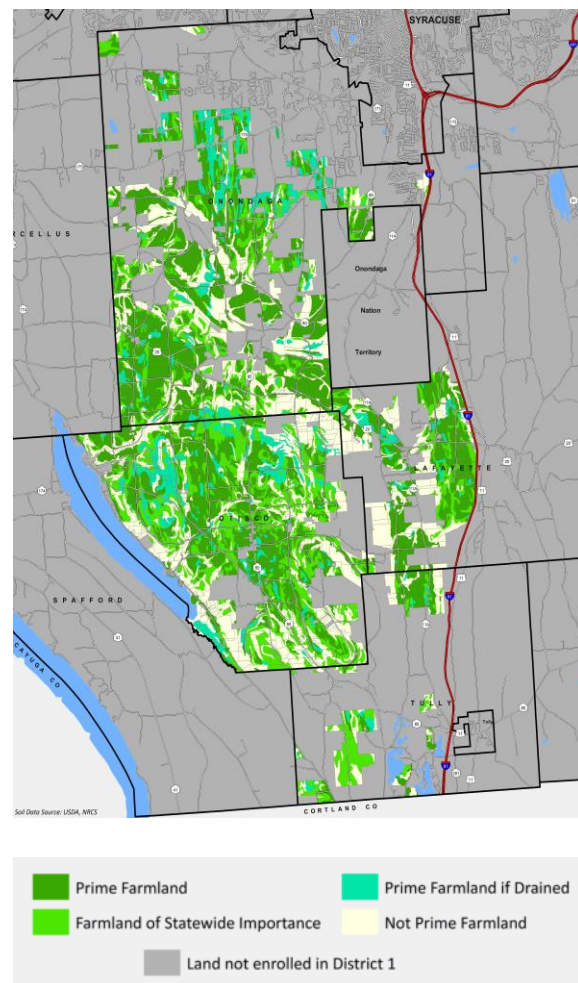
Agricultural District 1 extends from the Alleghany Plateau escarpment in the Town of Onondaga south to Tully Lake in the Town of Tully near the Cortland County line. It is bordered on the west by Otisco Lake in the Town of Otisco and extends east to the Tully Valley bordering Interstate Route 81 in the Towns of LaFayette and Tully. The Onondaga Nation is located along the northeast boundary of the District.

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.

Elevation within the District ranges from 1,879 feet on Dutch Hill in the Town of Otisco to elevations between 500 and 600 feet in the northern end of the Tully Valley in the Town of LaFayette. Most of the land in the District can be described as rolling hills and large glacial outwash valleys, a variable topography typical of the Alleghany Plateau region in the southern part of Onondaga County.

Soils in this area consist primarily of deep to moderately deep soils that formed in glacial till in upland areas. Valley sides are covered with soils that formed in thin glacial till deposits and valley floor soils formed in glacio-lacustrine and alluvial deposits. Rounded hilltops and valley farms are suitable for dairy row crop production. Steep-sided hills are less suitable for row crop production but are suitable for apple and maple production, pasture, and timber harvest. Soils and slopes along and near the West Branch of Onondaga Creek provide a unique microclimate suitable for the production of apples. Onondaga County is one of the top 10 apple producing counties in New York State, which the second largest producer in the United States.

FARMLAND SOILS IN DISTRICT 1



Over two thirds (71%) of the District is composed of high quality farm soils: 39% is classified as Prime Farmland, 23% is of Statewide Importance and 9% is Prime if Drained. Relatively high in calcium as a result of the area’s limestone bedrock, much of the soil requires minimal soil amendments to modify pH.

LAND OWNERSHIP AND USE

At the start of the review, there were approximately 1,500 land owners who owned 2,314 enrolled parcels totaling 38,274 acres within District 1, according to Onondaga County’s geographic information system (GIS).

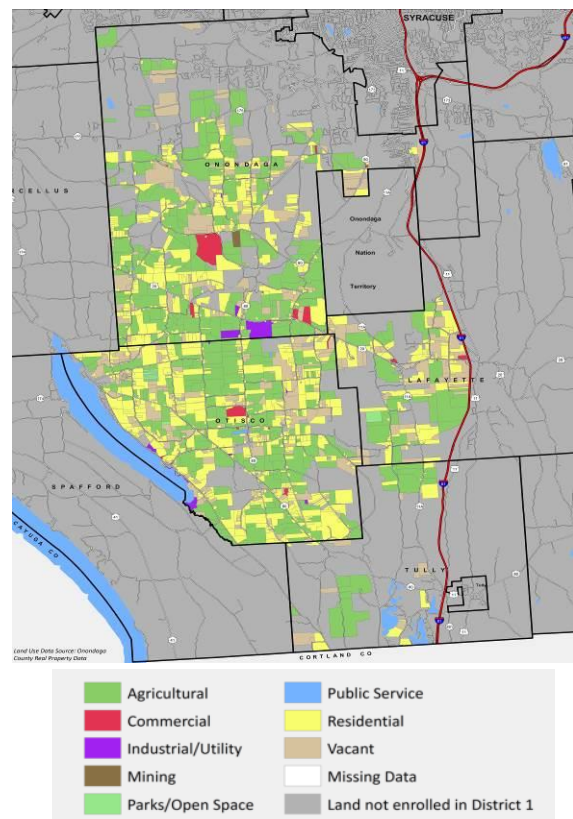
The Towns of Onondaga (15,778 enrolled acres) and Otisco (15,538 enrolled acres) encompass the majority of acreage enrolled in the District. As only the lands west of Route 81 are located in Agricultural District 1, the enrolled acreage in the Towns of LaFayette and Tully is lower, despite both towns being rural and agriculture in nature. There were a wide range of parcel sizes, averaging 17 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)
ONONDAGA	852	15,778	19
OTISCO	1,170	15,538	13
LAFAYETTE (west of I-81)	244	4,879	20
TULLY (west of I-81)	48	2,079	43
TOTAL	2,314	38,274	17

A map of land uses occurring in the District shows the concentration of parcels within the district, as well as the primarily agricultural and large-lot residential land uses in the district.

Within the northern portion of the Town of Onondaga, suburban development along the Route 173 and Route 175 corridors has occurred over time, which has reduced agricultural lands in the northern portion of the Town over the last several decades. Limits on public sewer infrastructure, bedrock conditions, and topography, however, limit expansion of the developed areas of the Town. The Onondaga Nation Territory also borders the district to the east, providing an additional buffer from urban development. These elements help to protect the remaining lands in Agricultural District 1 from development pressure further south.

LAND USE IN DISTRICT 1



According to Real Property GIS data, the primary land use classifications for enrolled parcels in Agricultural District 1 are residential (1,288 parcels), vacant lands (548 parcels) and agricultural (407 parcels). In terms of acreage, almost half of the total enrolled acres (17,907 acres) are classified as agricultural, with 12,352 as residential, and another 6,846 acres classified as vacant lands.

Minimal commercial, industrial or other areas make up the district enrollment. While residential appears to make up a large percentage of the enrolled number of parcels, very few subdivision-type developments are located in the district. Most residential is found on large lots, where agriculture may remain as a viable secondary use.

ENROLLED PARCELS - BY LAND USE AND TOWN					
	LAFAYETTE (west of I-81)	ONONDAGA (west of I-81)	OTISCO	TULLY (west of I-81)	TOTAL # OF PARCELS
AGRICULTURAL	26	182	185	14	407
COMMERCIAL	4	7	12	-	23
INDUSTRIAL/UTILITY	1	8	10	-	19
MINING	-	1	-	-	1
PARKS/OPEN SPACE	1	-	17	-	18
PUBLIC SERVICE	-	3	5	1	9
RESIDENTIAL	131	487	651	19	1,288
VACANT	81	163	290	14	548
WATER	-	-	-	-	0
MISSING DATA	-	1	-	-	1
TOTAL PARCELS	244	852	1,170	48	2,314

ENROLLED ACRES - BY LAND USE AND TOWN					
	LAFAYETTE (west of I-81)	ONONDAGA (west of I-81)	OTISCO	TULLY (west of I-81)	TOTAL ACRES
AGRICULTURAL	1,946	8,169	6,479	1,313	17,907
COMMERCIAL	25	402	116	-	543
INDUSTRIAL/UTILITY	0	258	108	-	366
MINING	-	54	-	-	54
PARKS/OPEN SPACE	72	-	97	-	169
PUBLIC SERVICE	-	7	29	-	36
RESIDENTIAL	1,493	4,222	6,205	432	12,352
VACANT	1,343	2,665	2,504	334	6,846
WATER	-	-	-	-	0
MISSING DATA	-	1	-	-	1
TOTAL PARCELS	4,879	15,778	15,538	2,079	38,274

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 1:

Agriculture remains strong throughout the District, especially in rural towns such as Otisco. There is continued suburban sprawl and scattered residential development, primarily in the northern part of the Town of Onondaga, and northern LaFayette, but it is not as severe as other parts of the County, and has limiting factors including topography, transportation access, 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 1. Most of the farms

are either in the Otisco Lake Watershed, or the Onondaga Lake Watershed; these watersheds have a significant amount of success with the availability of grant funding for conservation projects. Farms in the southern portion of the Town of Tully also have significant conservation funding through the Upper Susquehanna Coalition, since these farms are in the Susquehanna River Basin of the Chesapeake Bay Watershed.

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.

FARM SURVEY RESULTS

District review notices, removal and addition request forms, and farm surveys were mailed to all land owners with land currently enrolled in the District. Five percent, or 83 of the 1,527 farm surveys mailed to all landowners with land currently enrolled in the district were completed and returned. Fifty-three respondents (64 percent) stated that they owned an agricultural operation for a total of 7,179.43 acres of which 5,480.64 acres are productive. Forty-six respondents (55 percent) stated that they rented a total of 1,454.32 acres to agricultural operations of which 1,367.26 acres are in production.

As shown in the tables below, the most prevalent farm enterprises in Agricultural District 1 include grain cash crops (21), Dairy (11), and beef/sheep/goats/hogs/alpaca (8 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.

FARM ENTERPRISES *	
Grain Cash Crop / Hay	21
Dairy	11
Vegetable Cash Crop	4
Commercial Horse / Equine	3
Beef, Sheef, Goats, Hogs, Alpaca	8
Berries	1
Commercial Horticulture	2
Agro-Forestry	2
Orchard	4
Poultry	1
Christmas Trees	3
Flowers	1
Maple/Sugar bush	3
Agri-Tourism	1
Aquaculture	0
Vineyard	0
Beekeeping	1
No Answer / Don't know	38
*Farms can have more than one enterprise.	

GROSS SALES *	
Below \$10,000	9
\$10,000 to \$39,999	9
\$40,000 to \$99,999	5
\$100,000 to \$199,999	6
\$200,000 to \$499,999	5
\$500,000 to \$999,999	2
\$1,000,000 to \$1,999,999	0
\$2,000,000 to \$4,999,999	0
Over \$5,000,000	2
No answer / Don't know	45
* Agricultural operators only.	

TOTAL CAPITAL INVESTMENT OVER PAST SEVEN YEARS *	
Below \$10,000	12
\$10,000 to \$39,999	6
\$40,000 to \$99,999	6
\$100,000 to \$499,999	8
\$500,000 to \$999,999	5
\$1,000,000 to \$1,999,999	1
\$2,000,000 to \$4,999,999	1
Over \$5,000,000	0
No answer / Don't know	44
* Agricultural operators only.	

Farm survey respondents were asked to identify agricultural changes over the past eight years. The largest reported agricultural change by 34 respondents was that larger farms are replacing smaller farms. Eighteen respondents also noted that there are fewer farms overall.

REPORTED AGRICULTURAL CHANGES	
Change	Respondents
Stayed the same	10
Fewer farms overall	18
More farms overall	0
Larger farms replacing smaller farms	34
More houses	15
More traffic	11
More abandoned farmland	0

When asked about the impact that residential development has had on agricultural operations, 32 respondents stated that there has been no impact, 15 respondents stated there has been a negative impact, and 1 respondent noted a positive impact. Several general comments received with the survey focused on the negative effects of lost land to housing developments, neighbor complaints, and less of an understanding or respect for agriculture.

Only 6 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. Thirteen respondents indicated they plan to sell or transfer ownership of their land or farm within the coming 8 years, with 8 owners citing transfer to the next generation farmers as the reason and 6 citing retirement as the reason (one answered both reasons).

When asked who owners view as the next generation owner of their farm or leased farm property, 79 respondents, or 95%, 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. Zero respondents indicated the next owner would likely be a non-farmer, speculator or developer and 4 did not specify who they viewed to be the next generation owner of their farm.

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	29	Survey, design, construction of BMPs	16
Soil nutrition/health	32	Cost share assistance for BMPs	34
Crop rotation/cover crops	28	Permit application assistance	6
Rotational grazing	8	Stream bed/bank stabilization	5
Manure management	9		
New crop transition/experimentation	13	Estate Planning	
Change in type of production	8	Next generation of family members	24
		Financial management planning	6
Ag. Conservation Easement Programs		Taxation management	13
Purchase of Development Rights	18	Investment planning	11
Donation of Development Rights	4	Increase size of operation (incur debt)	7

Planning agency staff will share this information with the local Soil & Water Conservation District and others who may be able to do outreach and assist individuals with the above items. This information is also useful in guiding the activities of the Agriculture & Farmland Protection Board.

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, approximately 13 farm easement projects have been or are in the process of being completed, with over 7,000 acres of farmland protected by the state FPIG and federal programs in Onondaga County. The AFPB intends to apply for funding assistance to update the County Farmland Protection Plan in 2018.

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 Town of Onondaga last adopted its full comprehensive plan in 2007, with updates related to certain commercial corridors occurring in recent years. The Town of Tully and Otisco do not currently have comprehensive plans, and the Town of Otisco remains the only town in Onondaga County without a zoning ordinance or Planning Board. However, a proposed development in Otisco has recently prompted community discussion on the topic of enacting zoning or other development controls.

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 also 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. The County Planning Agency anticipates submitting an application in 2018 to NYS Department of Agriculture & Markets for grant assistance to prepare an updated Onondaga County Farmland Protection Plan.

ACHIEVEMENT OF DISTRICT OBJECTIVES

Production agriculture in District 1 remains viable and will continue to do so in the foreseeable future. Soils, climate, topography, transportation, relatively 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. Currently requested additions to Agricultural District 1 total almost 500 acres.

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. NYS Right to Farm law protections have proven contentious in LaFayette, revolving around use and storage of liquid manure.

REQUESTS & RECOMMENDATIONS

The AFPB mailed a notice of the eight-year review of Agricultural District 1 and a removal and addition request form to landowners with property currently enrolled in District 1 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. All lands involved include a relationship to agriculture, either on the parcel itself or as part of a larger farm holding, including adjacent district enrolled parcels under common ownership. Activities on requested lands include hay, soybean, corn and wheat production, maple production, and grazing lands for beef cattle.

SUMMARY OF REQUESTED ADDITIONS			
TOWN	OWNER	TAX ID	ACRES*
LAFAYETTE	(NO REQUESTS)		
LAFAYETTE Total			0
ONONDAGA	B&B FAMILY PARTNERSHIP	062.-03-40.0	4.94
ONONDAGA	B&B FAMILY PARTNERSHIP	062.-03-18.0	20.08
ONONDAGA	JEREMY S & DANIELLE M BURTON	051.-02-08.0	24.09
ONONDAGA	BERNARD DELANEY	024.-03-16.0	48.26
ONONDAGA	BERNARD DELANEY	026.-03-08.0	23.73
ONONDAGA	PETER & JUDY DELANEY	025.-01-45.2	9.30
ONONDAGA	RAYMOND & TONI HEER	025.-01-66.0	38.05
ONONDAGA	RAYMOND HEER & JOSHUA KRAKAU	053.-02-09.8	34.71
ONONDAGA	PATRICK M SHAFFER	041.-01-20.1	34.90
ONONDAGA	SHAWN E WADSWORTH	055.-03-52.1	9.04
ONONDAGA Total			247.10
TULLY	(NO REQUESTS)		
TULLY Total			0
OTISCO	STEPHEN Y & JONATHAN T COWLES	020.-02-25.1	239.76
OTISCO Total			239.76
GRAND TOTAL			486.86
*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. Of note, three of the removal requests noted objections to use of NYS Right to Farm law in the Town of LaFayette, citing the protection of actions (liquid manure) as a liability to landowners, in terms of property values, public health, and environmental quality.

SUMMARY OF REQUESTED REMOVALS			
TOWN	OWNER	TAX ID	ACRES*
LAFAYETTE	CAROLE SCOFIELD & JOHN BRANDT	017.-03-02.0	35.99
LAFAYETTE	HERBERT & ROSEMARY BRODT	020.-08-06.1	16.20
LAFAYETTE	SCOTT JR & TAMIKA FREDENBURG	013.-05-08.1	2.24
LAFAYETTE	THOMAS MACMACKIN & RENATA REHDER	014.-01-01.2	41.72
LAFAYETTE	GREGORY SCAMMELL	017.-03-07.1	44.30
LAFAYETTE	SCOTT NEWTON & ANN MARTIN SCHAEFER	020.-08-07.1	1.40
LAFAYETTE Total			141.85
ONONDAGA	STEVEN & NANCY CASSELBURY	060.-02-01.1	6.73
ONONDAGA	PARTICIA W DAILEY	060.-01-02.1	2.21
ONONDAGA	FRED SEVIER	025.-01-49.0	0.89
ONONDAGA Total			9.83
OTISCO	AMBER CEMETERY ASSOCIATION	006.-01-39.0	1.25
OTISCO	MILTON S & ANN C BIEBER	024.-02-28.0	28.17
OTISCO	CLARK A GRONSBELL	019.-02-47.0	0.02
OTISCO Total			29.44
TULLY	(NO REQUESTS)		
TULLY Total			0
GRAND TOTAL			181.12
*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 1 continues to be strong and diverse. As a result, the AFPB recommends continuing Agricultural District 1 with the modifications requested by landowners.

FINAL ACREAGE

District 1 was last recertified in 2010 and encompassed 37,579 acres. Through the annual addition process from 2011-2017, 650.81 acres were added to the District, for a total of 38,230 acres.

An additional adjustment of 44 acres was made to reflect modifications resulting from parcel splits or combinations, or redrafting of the parcel data used in the GIS. As a result, the district acreage prior to the 2018 review was adjusted to 38,274.

The AFPB recommends that 486.86 acres be added and 181.12 acres be removed per landowner requests, for a final Agricultural District 1 total of 38,580 acres

RECOMMENDED AGRICULTURAL DISTRICT 1 FINAL ACREAGE	
	GIS ACRES
ACREAGE AFTER 2010 RENEWAL	37,579
ANNUAL ADDITIONS 2011-2017	650.81
CHANGES RESULTING FROM PARCEL MODIFICATIONS*	44
ACREAGE PRIOR TO 2018 RENEWAL	38,274
2018 RENEWAL ADDITIONS	486.86
2018 RENEWAL REMOVALS	(181.12)
ACREAGE AFTER 2018 RENEWAL	38,580
NET ACREAGE CHANGE RESULTING FROM 2018 RENEWAL	305.74
* An additional adjustment of 44 acres was made to reflect modifications since 2010 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

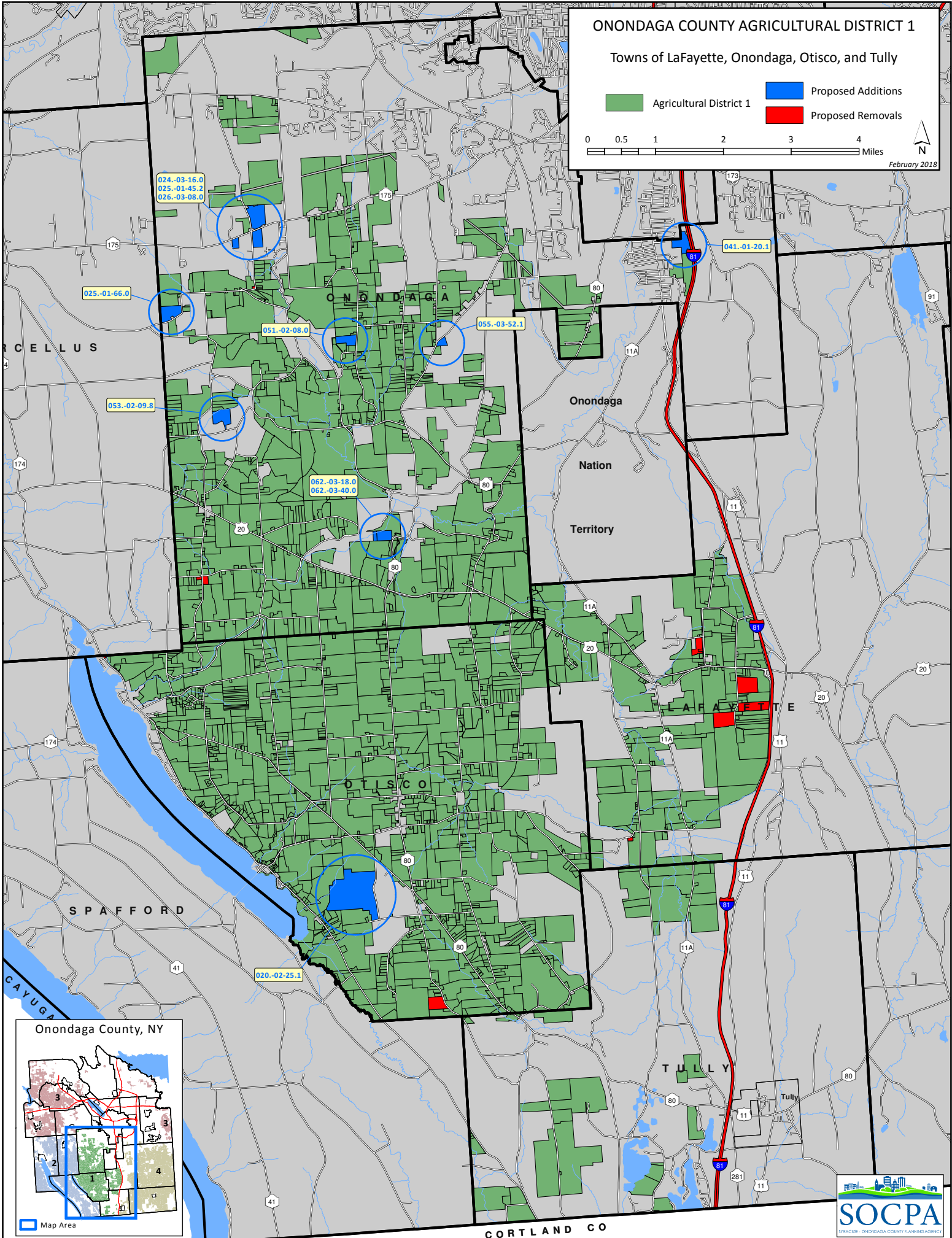
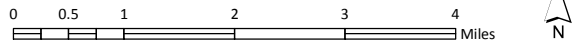
List - District Parcel Final

Map - Final

ONONDAGA COUNTY AGRICULTURAL DISTRICT 1

Towns of LaFayette, Onondaga, Otisco, and Tully

-  Agricultural District 1
-  Proposed Additions
-  Proposed Removals



024-03-16.0
025-01-45.2
026-03-08.0

025-01-66.0

053-02-09.8

051-02-08.0

055-03-52.1

062-03-18.0
062-03-40.0

020-02-25.1

041-01-20.1

Onondaga County, NY

