

# REPORT TO THE ONONDAGA COUNTY LEGISLATURE

## 2022 EIGHT YEAR REVIEW

### NYS AGRICULTURAL DISTRICT 3

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

MARCH 2022

#### ONONDAGA COUNTY AGRICULTURE AND FARMLAND PROTECTION BOARD

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WITH ASSISTANCE FROM THE SYRACUSE-ONONDAGA COUNTY PLANNING AGENCY

## INTRODUCTION

This report presents the findings of the Onondaga County Agriculture and Farmland Protection Board's (AFPB) 2022 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 an existing 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 NYS 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 and a removal and addition request form, and an optional farm questionnaire.

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... 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.

NYS Department of Agriculture & Markets provides guidance in how it defines farm operations and thresholds in determining farm activities to constitute a commercial enterprise, to include factors such as types of products, acreage in production, gross sales and capital investment, experience and commitment. Requested additions are, therefore, examined primarily for the presence and characteristics of onsite and related commercial farm operations and production opportunities, highly suitable land, location relative to existing agricultural districts, nearby development and natural features.

Agricultural District 3 was last reviewed and recertified in 2014. Following the 2014 review and recertification, District 3 encompassed approximately 47,325 acres. Since 2014, property owners have had the option to request to enroll viable agricultural land into the district on an annual basis. As a result, 2,040.07 acres have been added to District 3 since the last review in 2014.

<b>AGRICULTURAL DISTRICT 3</b>	
<b>ANNUAL ADDITIONS SINCE 2014 REVIEW</b>	
<b>YEAR</b>	<b>ACRES*</b>
2015	218.64
2016	157.81
2017	175.75
2018	127.01
2019	78.68
2020	103.16
2021	1179.02
<b>TOTAL</b>	<b>2,040.07</b>

\*Calculated using a Geographic Information System, not Real Property Services (RPS) data.

## 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.

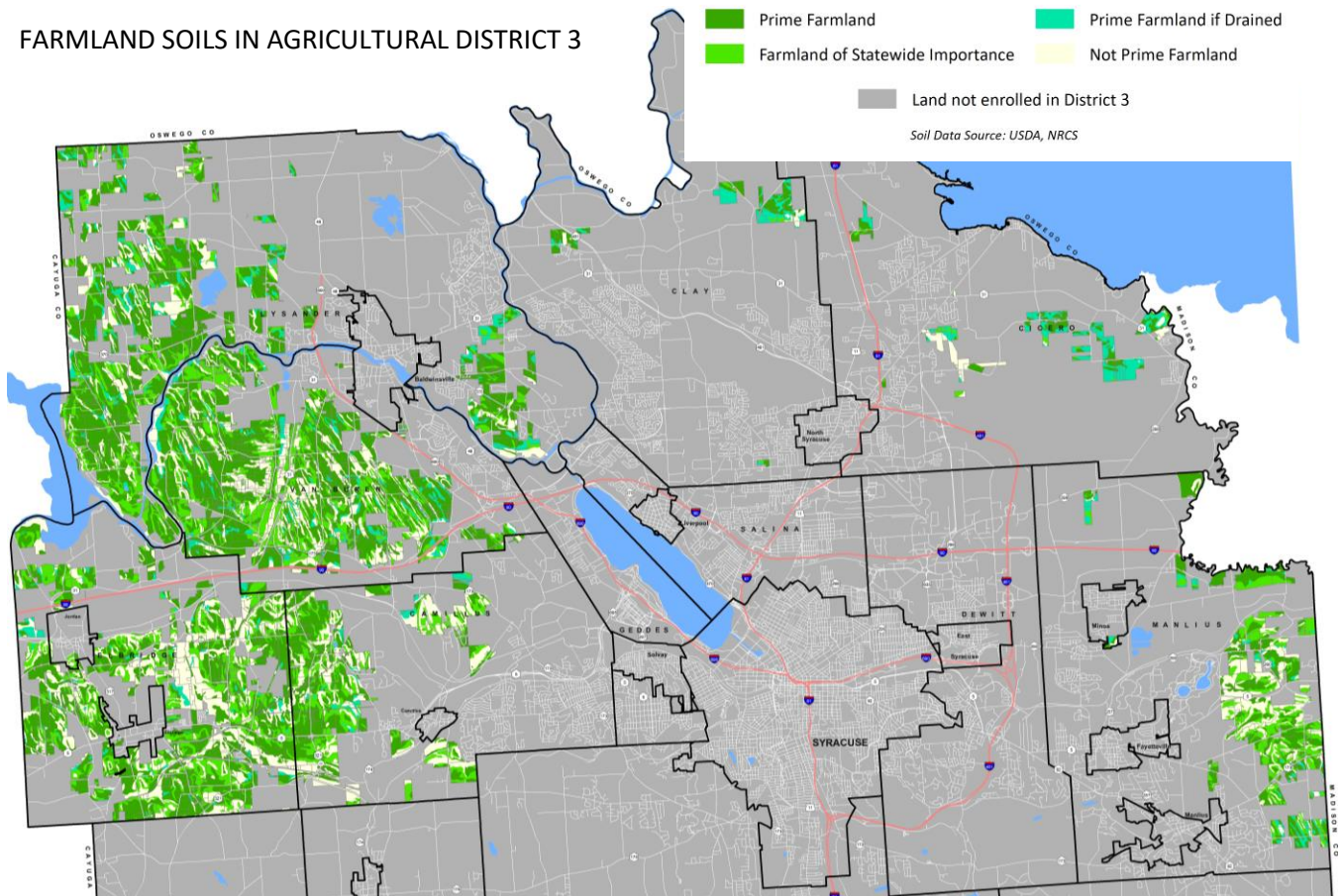
The level to gently rolling nature of the area's topography and well-drained to moderately well-drained soils allow farm operators to initiate spring crop work approximately 10 days earlier than the southern portion of the county. The Seneca River provides irrigation water to local growers.

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% of the District is composed of high quality farm lands: 48% is classified as Prime Farm Land, 21% is classified Prime Farmland of Statewide Importance, and 7% 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	
CLASIFICATION	PERCENT
Prime Farmland	48 %
Farmland of Statewide Importance	21 %
Prime Farmland if Drained	7 %
Not Prime Farmland	24 %

FARMLAND SOILS IN AGRICULTURAL DISTRICT 3



## LAND OWNERSHIP AND USE

At the start of the review, there were approximately 1,800 land owners who owned 2,638 enrolled parcels totaling 49,469 acres within District 3, according to Onondaga County's geographic information system (GIS).

<b>EXISTING AGRICULTURAL DISTRICT PARCELS AND ACREAGES BY TOWN</b>								
	<b>CAMILLUS</b>	<b>CICERO</b>	<b>CLAY</b>	<b>ELBRIDGE</b>	<b>LYSANDER</b>	<b>MANLIUS</b>	<b>VAN BUREN</b>	<b>TOTALS</b>
NUMBER OF ENROLLED PARCELS	245	69	21	662	463	139	1,039	2,638
ACRES* ENROLLED	5,356	1,463	765	12,692	11,314	4,729	13,117	49,496
AVERAGE PARCEL SIZE (in acres)	22	21	36	19	24	34	13	24

\*Calculated using a Geographic Information System, not Real Property Services (RPS) data.

The Towns of Van Buren (13,117 acres), Elbridge (12,692 acres), and Lysander (11,314 acres) have the most acreage within the district, while agricultural uses represent a smaller portion of the land use and economy in the more centralized Towns of Clay, Cicero, and Camillus, with the best access to highways and other infrastructure.

Approximately 193,000 people or just over 40% of the County's population lives in Agricultural District 3. However most of that population lives in the towns' seven villages, and within the Syracuse Urbanized Area, allowing for significant remaining lands in many of Agricultural District 3's Towns for agricultural uses. Additionally, construction of single-family subdivisions has seen a decline in the last decade, in favor of denser infill development, including apartments and mixed-use developments in established communities, minimizing the effect on farmland resources much more than in decades prior. Limits on public sewer infrastructure, travel times to the urban area, and topography also tend to limit urban expansion in District 3.

#### **POPULATION IN AGRICULTURAL DISTRICT 3 TOWNS**

	<b>CAMILLUS</b>	<b>CICERO</b>	<b>CLAY</b>	<b>ELBRIDGE</b>	<b>LYSANDER</b>	<b>MANLIUS</b>	<b>VAN BUREN</b>	<b>TOTALS</b>
CENSUS 2020 POPULATION	25,346	31,435	60,527	5,476	23,027	33,712	14,367	193,890
CHANGE FROM 2010 CENSUS	1,179	-197	2,321	-446	1,268	1,342	1,182	6,649

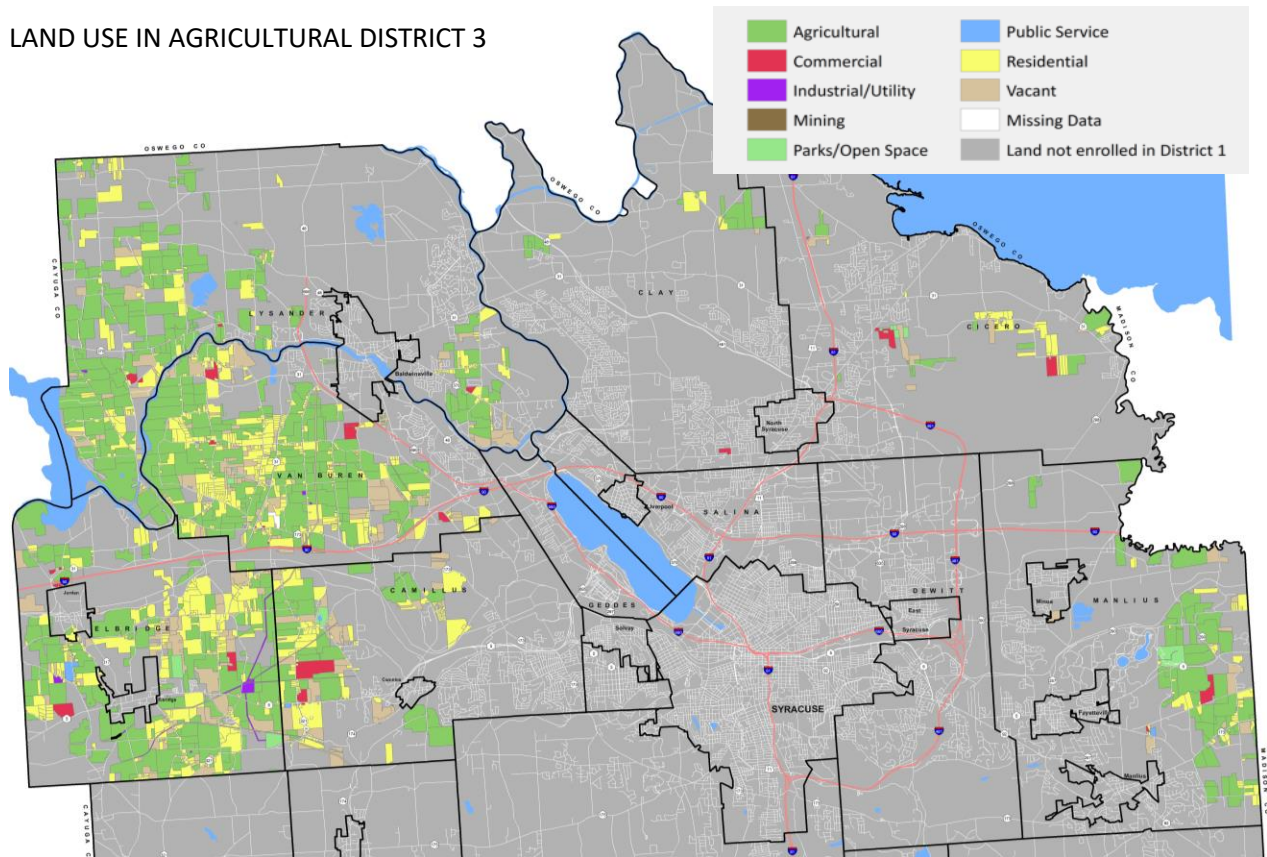
Source: US Census 2020 Redistricting Data Release (Aug 12, 2021); 2010 Census SF-3

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.

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



## LAND USE IN AGRICULTURAL DISTRICT 3



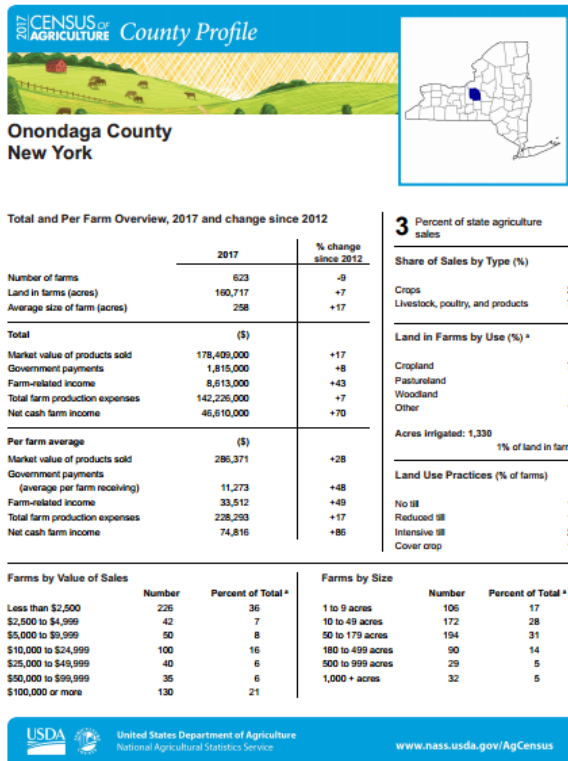
## AGRICULTURAL CENSUS

The 2017 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 2017 Census of Agriculture, total farm sales in Onondaga County were a record breaking \$178,409,000, up from \$152,050,000 in 2012. And land in farms increased from 150,269 acres in 2012 to 160,717 acres. And the 2017 Census cites 252 new and beginning farmers were added in the 5-year period.

However, the number of part- and full-time farm businesses decreased by 8% percent over this time period, and 10% since 2007, more than the state average. Farms in Onondaga County with more than \$10,000 gross farm sales also decreased from 342 in 2012 to 305 farms in 2017, a 10% change. And the number of farm operators decreased from 1,075 operators in 2012 to 1,068 operators in 2017.

Top crops (in acres) include forage (34,950 acres), corn for silage and greenchop (18,422 acres), corn for grain (18,107 acres), soybeans (8,908 acres) and wheat for grain (5,290 acres). Livestock inventory includes over 47,000 cattle and calves, over 700,000 layers, 230,000 pullets, and 1,244 horses and ponies. Onondaga County ranks in the top 10 in the State for total value of agricultural products sold, (10<sup>th</sup>), livestock, poultry and products categories (6<sup>th</sup>), poultry and eggs (3<sup>rd</sup>), and milk from cows (9<sup>th</sup>).



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#### Market Value of Agricultural Products Sold

	Sales (\$1,000)	Rank in State *	Counties Producing Item	Rank in U.S. *	Counties Producing Item
<b>Total</b>	<b>178,409</b>	<b>10</b>	<b>61</b>	<b>620</b>	<b>3,077</b>
Crops	39,678	20	61	1,240	3,073
Grains, oilseeds, dry beans, dry peas	17,296	12	55	1,201	2,916
Tobacco	-	-	-	-	323
Cotton and cottonseed	-	-	-	-	647
Vegetables, melons, potatoes, sweet potatoes	7,742	16	60	254	2,821
Fruits, tree nuts, berries	4,865	13	60	213	2,748
Nursery, greenhouse, floriculture, and cultivated Christmas trees, short rotation woody crops	3,728	16	60	441	2,601
Other crops and hay	276	11	53	138	1,384
Livestock, poultry, and products	5,970	27	55	422	3,040
Poultry and eggs	138,731	6	58	340	3,073
Cattle and calves	21,432	3	57	418	3,007
Milk from cows	9,710	16	55	1,277	3,055
Hogs and pigs	106,816	9	51	76	1,892
Sheep, goats, wool, mohair, milk	(D)	43	55	1,222	2,856
Horses, ponies, mules, burros, donkeys	282	18	54	580	2,984
Aquaculture	100	47	55	1,441	2,970
Other animals and animal products	(D)	31	34	(D)	1,251
	356	14	58	376	2,878

#### Total Producers \*

Sex	1,068
Male	680
Female	388
Age	
<35	57
35 - 64	660
65 and older	351
Race	
American Indian/Alaska Native	-
Black or African American	-
Native Hawaiian/Pacific Islander	-
White	1,066
More than one race	2
Other characteristics	
Hispanic, Latino, Spanish origin	5
With military service	70
New and beginning farmers	232

#### Percent of farms that:

Have internet access	86
Farm organically	3
Sell directly to consumers	21
Hire farm labor	29
Are family farms	96

#### Top Crops in Acres \*

Forage (hay/haylage), all	34,950
Corn for silage or greenchop	18,422
Corn for grain	18,107
Soybeans for beans	8,908
Wheat for grain, all	5,290
<b>Livestock Inventory (Dec 31, 2017)</b>	
Broilers and other meat-type chickens	751
Cattle and calves	47,544
Goats	746
Hogs and pigs	83
Horses and ponies	1,244
Layers	703,150
Pullets	230,149
Sheep and lambs	415
Turkeys	(D)

See 2017 Census of Agriculture, U.S. Summary and State Data, for complete footnotes, explanations, definitions, commodity descriptions, and methodology.  
 \*May not add to 100% due to rounding. \*Among counties whose rank can be displayed. \*Data collected for a maximum of four producers per farm.  
 \*Crop commodity names may be shortened; see full names at [www.nass.usda.gov/pubs/programs.pdf](http://www.nass.usda.gov/pubs/programs.pdf). \*Position below the line does not indicate rank.  
 (D) Withheld to avoid disclosing data for individual operations. (NA) Not available. (C) Less than half of the unit shown. (-) Represents zero.

USDA is an equal opportunity provider, employer, and lender.

## DISTRICT AGRICULTURAL TRENDS

The Onondaga County Soil and Water Conservation District (SWCD) reports that agriculture has been strong in District 3, and farmer participation in SWCD programs has been consistent in the Towns of Camillus, Elbridge, Lysander, Manlius, and Van Buren.

Farmers in the Towns of Clay and Cicero portion of the District had previously been more reluctant to work with the SWCD, though SWCD staff has made a concentrated effort to address this in recent years as agricultural BMP assistance programs have been long overdue to reach these farmers. These northern watersheds also are not of a high priority in the NYS DEC waters ranking list.

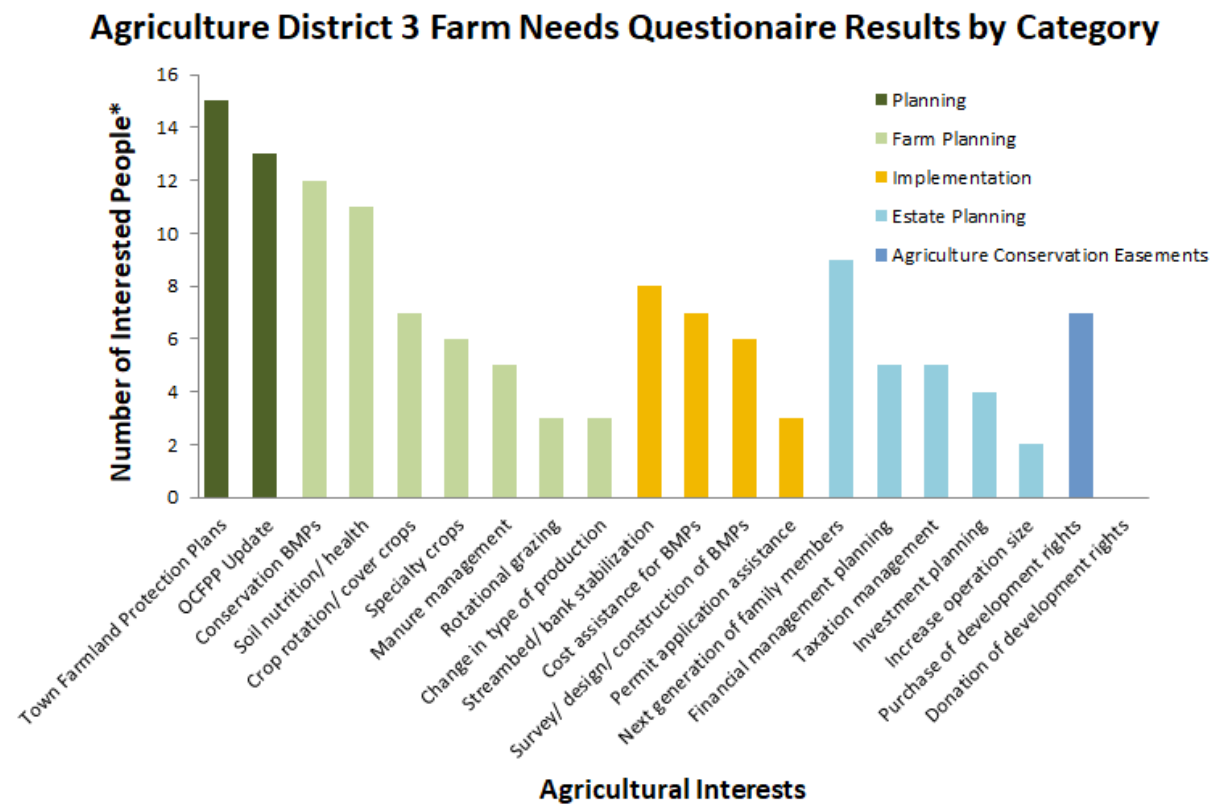
Northern suburbs are experiencing the fastest growth rates in the County. These northern watersheds also are not of a high priority in the NYS DEC waters ranking list. Development speculation is prevalent in the northern portion of Clay in particular, as large scale commercial and continued residential development is anticipated. The Town of Cicero in recent years has slowed the expansion of growth into agricultural lands, in favor of infill and lakeside development. SWCD staff reports that 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. Communication between neighboring property owners and farmers continues to be a challenge.

Agriculture operators continue to struggle, yet has survived the low milk and commodity prices over this multi-year slump in their economy. The number of farms is declining but the land base in agriculture production is staying the same. SWCD continues to hear and see that in order for farms to survive into the future, they will have to continue to increase in size and absorb other smaller farms that are struggling to stay in business.

### FARM QUESTIONNAIRE RESULTS

District review notices, removal and addition request forms, and an optional brief farm questionnaire were mailed to all land owners with land currently enrolled in the District. The questionnaire was intended to inform the Board and its partners of areas of interest to the farming community, and what services or assistance could be incorporated into agency programming.



As evidenced by the above table, interest in general planning for agriculture was among the greatest areas of interest to respondents, as was soil health and on-farm planning. Qualitative comments included interest in 'forever farm' programs, hops, bee and pheasant farming, environmental quality on farms. Concerns or noted threats to agriculture in Agricultural District 3 focused on encroachment of suburban development and commercial solar projects.



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. Onondaga County has just received funding from New York State Department of Agriculture & Markets to cost share in the development of an updated Onondaga County Farmland Protection Plan.

The Onondaga County AFPB has been very active in implementing one of the plan's elements, the purchase or donation of development rights on prime farmland, funded by the NYS Department of Agriculture and Markets Farmland Protection Implementation Grants (FPIG) program and other federal and local funders. Since 1998, approximately 30 farm easement projects have been or are in the process of being completed, with over 10,000 acres of farmland protected by the state FPIG, federal and local programs in Onondaga County.

The Syracuse-Onondaga County Planning Agency, with oversight from the Onondaga County Agriculture & Farmland Protection Board, is currently updating the Onondaga County Agriculture & Farmland Protection Plan, and anticipates its formal adoption in 2022.

#### ONONDAGA COUNTY AGRICULTURE COUNCIL

In 2012, the Onondaga County Agriculture Council was formed 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 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.

#### 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.

The County is currently in the process of updating its comprehensive plan, PLAN ONondaga, which includes Agriculture as one of five primary focus areas, and incorporate and complement the new Farmland Protection Plan.

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#### 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* and the *Onondaga County 2010 Plan* all encourage municipalities to implement and update plans and adopt codes that incorporate measures for protecting agricultural land. Onondaga County has also initiated a Town Planning Grants Program, now being accessed by primarily rural towns in the County, to complete hamlet and comprehensive planning work which will complement county land use and agricultural protection planning.

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 is currently in the midst of preparing an updated Onondaga County Agriculture & Farmland Protection Plan.

## 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, 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. Since the last renewal of District 3, over 2,000 acres have been added. Currently requested additions to Agricultural District 3 total 401 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. District 3 also encounters the most pressure from suburban expansion of the four districts in Onondaga County. Commercial solar development is also occurring on agricultural lands in District 3, where significant electrical transmission infrastructure travels.

## 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.

## ADDITION REQUESTS

The following property owners requested that their land be added to the district, totaling 401.94 acres. All lands involved have been reviewed to verify the presence and characteristics of land highly suitable for a farm operation, viability as a commercial enterprise, location relative to existing agricultural districts, nearby development and natural features.

## SUMMARY OF REQUESTED ADDITIONS

TOWN	OWNER	TAX ID	ACRES*
CAMILLUS	DANIEL STANISTREET	022.-02-42.0	5.45
<b>CAMILLUS Total</b>			<b>5.45</b>
CICERO	FREDERICK WOZNICA JR	080.-02-10.0	15.07
<b>CICERO Total</b>			<b>15.07</b>
ELBRIDGE	RONALD METZ	028.-01-39.0	1.79
ELBRIDGE	RONALD METZ	028.-02-25.1	10.9
<b>ELBRIDGE Total</b>			<b>12.69</b>
LYSANDER	ROBERT E FLETCHER JR & GEORGIA T REAGAN	015.-05-04.1	19.65
LYSANDER	TIM REEVES / REEVES FARM	026.-03-13.1	60.15
<b>LYSANDER Total</b>			<b>79.80</b>
MANLIUS	MURACO STABLES LLC	099.-02-06.7	5.68
MANLIUS	EAGLE VILLAGE PROPERTIES LLC	116.-01-06.3	62.86
MANLIUS	EAGLE VILLAGE PROPERTIES LLC	116.-01-08.1	62.97
MANLIUS	EAGLE VILLAGE PROPERTIES LLC	116.-01-08.2	4.73
MANLIUS	EAGLE VILLAGE PROPERTIES LLC	116.-01-08.4	3.69
MANLIUS	MANLIUS FARMS LLC	117.-03-02.0	149.00
<b>MANLIUS Total</b>			<b>288.93</b>
<b>GRAND TOTAL</b>			<b>401.94</b>

\*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 REQUESTED REMOVALS

TOWN	OWNER	TAX ID	ACRES*
CAMILLUS	OLYMPUS BROKERAGE CO, LTD	006.1.-02-04.0	3.01
<b>CAMILLUS Total</b>			<b>3.01</b>
ELBRIDGE	BRENDA L CRARY	042.-02-13.1	0.36
<b>ELBRIDGE Total</b>			<b>0.36</b>
LYSANDER	BUILD YOUR OWN HOME LLC	049.-03-03.3	1.46
LYSANDER	MARK A & AMY L HEBERT	064.-03-03.1	1.78
LYSANDER	ROBERT GEIGER	071.-02-47.3	1.84
LYSANDER	LIZA A TURNER	073.1.-01-28.4	1.38

LYSANDER	JOSEPH A & NICOLE M TARI	073.1.-07-06.0	1.11
LYSANDER	JOSEPH A JR & LAUREN BATTAGLIA	073.1.-07-08.0	0.92
<b>LYSANDER Total</b>			<b>8.49</b>
MANLIUS	TH KINSELLA, INC	091.-02-12.0	67.84
MANLIUS	TH KINSELLA, INC	091.-02-14.0	114.23
MANLIUS	LEONARD & MARY NITZBERG	100.-02-03.3	5.06
<b>MANLIUS Total</b>			<b>187.13</b>
VAN BUREN	HYACINTH LAND DEVELOPMENT LL	031.8.-01-03.0	0.25
VAN BUREN	HYACINTH LAND DEVELOPMENT LL	031.8.-01-04.0	0.23
VAN BUREN	MARION GARDEN APARTS, LLC	031.8.-01-17.0	6.89
VAN BUREN	HYACINTH LAND DEVELOPMENT LL	031.8.-01-20.0	0.35
VAN BUREN	HYACINTH LAND DEVELOPMENT LL	031.8.-02-02.2	3.59
VAN BUREN	ZADI & CESAR BARUJA	031.8.-03-03.0	0.28
VAN BUREN	RAYMOND G JR & EILEEN RICE	032.-02-01.0	3.25
VAN BUREN	CHRISTOPHER & LINDSEY C KRATZER	044.-02-09.2	5.33
<b>VAN BUREN Total</b>			<b>20.17</b>
<b>GRAND TOTAL</b>			<b>219.16</b>

\*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.

The AFPB reviewed addition requests and approved modifications as requested, with the exception of Town of Elbridge tax parcel 028.-01-39.0 (1.79 acres). In reviewing Elbridge parcel 028.-01-39.0, the Board determined the land to be principally residential in nature, and the request did include adequate additional information to otherwise justify its inclusion in the agricultural districts program.

The Board reviewed removal requests, and had no objections to the list as presented.

In summary, the AFPB recommends continuing Agricultural District 3 with the modifications requested by landowners, with the exception of the requested addition of Elbridge tax parcel 028.-01-39.0. The recommended are reflected in the following tables.

### SUMMARY OF RECOMMENDED ADDITIONS

TOWN	OWNER	TAX ID	ACRES*
CAMILLUS	DANIEL STANISTREET	022.-02-42.0	5.45
<b>CAMILLUS Total</b>			<b>5.45</b>
CICERO	FREDERICK WOZNICA JR	080.-02-10.0	15.07
<b>CICERO Total</b>			<b>15.07</b>
ELBRIDGE	RONALD METZ	028.-02-25.1	10.9
<b>ELBRIDGE Total</b>			<b>10.9</b>



LYSANDER	ROBERT E FLETCHER JR & GEORGIA T REAGAN	015.-05-04.1	19.65
LYSANDER	TIM REEVES / REEVES FARM	026.-03-13.1	60.15
<b>LYSANDER Total</b>			<b>79.80</b>
MANLIUS	MURACO STABLES LLC	099.-02-06.7	5.68
MANLIUS	EAGLE VILLAGE PROPERTIES LLC	116.-01-06.3	62.86
MANLIUS	EAGLE VILLAGE PROPERTIES LLC	116.-01-08.1	62.97
MANLIUS	EAGLE VILLAGE PROPERTIES LLC	116.-01-08.2	4.73
MANLIUS	EAGLE VILLAGE PROPERTIES LLC	116.-01-08.4	3.69
MANLIUS	MANLIUS FARMS LLC	117.-03-02.0	149.00
<b>MANLIUS Total</b>			<b>288.93</b>
<b>GRAND TOTAL</b>			<b>400.15</b>

One requested parcel is not recommended for addition in 2022 (Town of Elbridge, 028.-01-39.0), and therefore not reflected in this table.

\*Acreage calculated using a Geographic Information System, not Real Property Services (RPS) data.

#### SUMMARY OF RECOMMENDED REMOVALS

TOWN	OWNER	TAX ID	ACRES*
CAMILLUS	OLYMPUS BROKERAGE CO, LTD	006.1.-02-04.0	3.01
<b>CAMILLUS Total</b>			<b>3.01</b>
ELBRIDGE	BRENDA L CRARY	042.-02-13.1	0.36
<b>ELBRIDGE Total</b>			<b>0.36</b>
LYSANDER	BUILD YOUR OWN HOME LLC	049.-03-03.3	1.46
LYSANDER	MARK A & AMY L HEBERT	064.-03-03.1	1.78
LYSANDER	ROBERT GEIGER	071.-02-47.3	1.84
LYSANDER	LIZA A TURNER	073.1.-01-28.4	1.38
LYSANDER	JOSEPH A & NICOLE M TARI	073.1.-07-06.0	1.11
LYSANDER	JOSEPH A JR & LAUREN BATTAGLIA	073.1.-07-08.0	0.92
<b>LYSANDER Total</b>			<b>8.49</b>
MANLIUS	TH KINSELLA, INC	091.-02-12.0	67.84
MANLIUS	TH KINSELLA, INC	091.-02-14.0	114.23
MANLIUS	LEONARD & MARY NITZBERG	100.-02-03.3	5.06
<b>MANLIUS Total</b>			<b>187.13</b>
VAN BUREN	HYACINTH LAND DEVELOPMENT LL	031.8.-01-03.0	0.25
VAN BUREN	HYACINTH LAND DEVELOPMENT LL	031.8.-01-04.0	0.23
VAN BUREN	MARION GARDEN APARTS, LLC	031.8.-01-17.0	6.89
VAN BUREN	HYACINTH LAND DEVELOPMENT LL	031.8.-01-20.0	0.35
VAN BUREN	HYACINTH LAND DEVELOPMENT LL	031.8.-02-02.2	3.59
VAN BUREN	ZADI & CESAR BARUJA	031.8.-03-03.0	0.28
VAN BUREN	RAYMOND G JR & EILEEN RICE	032.-02-01.0	3.25
VAN BUREN	CHRISTOPHER & LINDSEY C KRATZER	044.-02-09.2	5.33
<b>VAN BUREN Total</b>			<b>20.17</b>
<b>GRAND TOTAL</b>			<b>219.16</b>

\*Acreage calculated using a Geographic Information System, not Real Property Services (RPS) data.

## FINAL ACREAGE

District 3 was last recertified in 2014 and encompassed 47,325 acres. Through subsequent annual addition processes, 2,040 acres were added to the District. An additional adjustment of 131 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 2022 review was adjusted to 49,496 acres.

The AFPB recommends that 400.15 acres be added and 219.16 acres be removed per landowner requests, for a final Agricultural District 3 total of 49,677 acres, a net increase of 183 acres in the district.

### RECOMMENDED AGRICULTURAL DISTRICT 3 FINAL ACREAGE

	ACRES
<b>ACREAGE AFTER 2014 RENEWAL</b>	<b>47,325</b>
ANNUAL ADDITIONS 2015-2021	2040
CHANGES RESULTING FROM PARCEL MODIFICATIONS 2015-2021*	131
<b>ACREAGE PRIOR TO 2022 RENEWAL</b>	<b>49,496</b>
2022 RENEWAL ADDITIONS	400.15
2022 RENEWAL REMOVALS	-219.16
<b>ACREAGE AFTER 2022 RENEWAL</b>	<b>49,677</b>
NET ACREAGE CHANGE RESULTING FROM 2022 RENEWAL	181
* An additional adjustment of acres was made to reflect modifications since the last renewal resulting from parcel splits or combinations, or redrafting of the parcel data used in the GIS. *Calculated using a Geographic Information System, not Real Property Services (RPS) data.	

## APPENDICES

Resolution - Notice of Review

Notice - Notice of Review

Map – Ag District 3

Letter - Municipal

Letter - Property Owner

Form - Property Owner Removal and Addition Request (Sample)

Form - Blank Removal and Addition Request

Form - Farm Questionnaire

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

Towns of Camillus, Cicero, Clay, Elbridge, Lysander,  
Manlius, and Van Buren

 Agricultural District 3       Recommended Additions  
 Recommended Removals



0 0.5 1 2 3 4 Miles

0.5 mile 0.5 mile 1 mile 1 mile 1 mile

February 2022

