

# REPORT TO THE ONONDAGA COUNTY LEGISLATURE

## ANNUAL ADDITION OF VIABLE AGRICULTURAL LANDS TO NEW YORK STATE CERTIFIED AGRICULTURAL DISTRICTS IN ONONDAGA COUNTY

MARCH 25, 2025

### ONONDAGA COUNTY AGRICULTURE AND FARMLAND PROTECTION BOARD

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WITH ASSISTANCE FROM THE ONONDAGA COUNTY DEPARTMENT OF PLANNING

### INTRODUCTION

This report presents the findings of the Onondaga County Agriculture and Farmland Protection Board's (AFPB) 2025 review for the addition of viable agricultural land to agricultural districts in Onondaga County. The Onondaga County Legislature formally designated by Resolution 71 on April 5, 2004 an annual 30-day period in January when landowners can request that their land be added to an agricultural district.

Viable agricultural land, as defined in NYS Agriculture and Markets Law, Article 25-AA, Section 301, sub.7, is "...land highly suitable for 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..."

The NYS Department of Agriculture & Markets provides further 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.

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.

The following 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.

## LANDOWNER REQUESTS

Landowners have requested that the following parcels be added to agricultural districts within Onondaga County.

2025 ADDITION REQUESTS				
DISTRICT	MUNICIPALITY	OWNER(S)	PARCEL	GIS ACRES*
3	MANLIUS	MABIE PROPERTIES, LLC	072.-01-05.0	9.59
4	LAFAYETTE	DUSTIN & EVELYN STOUT	005.-03-32.1	18.41
<b>GRAND TOTAL</b>				<b>28.00</b>
* Geographic Information System (GIS) calculated data, not Real Property Services (RPS) data.				

## DISTRICT 3 ADDITION REQUESTS

### MANLIUS (MABIE PROPERTIES, LLC):

The landowner is requesting the addition of one parcel (outlined in blue on the image to the right) totaling approximately 9.59 acres located on Kinderhook Road between Green Lakes State Park and the Village of Chittenango.

The property had been the Mabie Brothers/Java Farm Supply farm equipment dealership, which is now closed. The site is comprised of the former dealership buildings and barns, a house, and miscellaneous outbuildings. There are several piles of tires, one which measures approximately 60 feet by 30 feet, on the back of the property together with old pieces of farm equipment that spill over onto the adjacent property that is owned by the same entity.



The eastern half of the parcel and a portion along the western side are tilled lands leased for hay and corn. The property is comprised primarily of Soils of Statewide Importance.

The adjacent and many surrounding parcels are within Agricultural District 3 and appear to be actively farmed. Large-lot residential development exists along the Kinderhook and Poolsbrook Road frontages to the east.

## DISTRICT 4 ADDITION REQUESTS

**LAFAYETTE (DUSTIN & EVELYN STOUT):** The landowners are requesting the addition of one parcel (outlined in blue on the image to the right) totaling approximately 18.41 acres that is located on Eagar Road southwest of the Jamesville Reservoir.

There is small barn with a fenced paddock on Eagar Road. An Eagar Road driveway along the northern side lot line services the owners' home(s) on several adjacent properties.

The majority of the property is comprised of Prime Soils and Soils of Statewide Importance. What appear to be mowed areas are on the Prime Soils, the shrubby growth is on the Soils of Statewide Importance, and the trees are on the less productive soils.



The owners grow hay, produce, and livestock including beef cows, goats, and chickens; and have a small farmstand.

Nearby and surrounding parcels are within Agricultural District 4 and appear to be actively farmed. Large-lot residential development exists along adjacent parcels and up and down Eagar Road to the north and south.

## RECOMMENDATIONS

The farm sector in Onondaga County is strong and stable and the Onondaga County Agricultural and Farmland Protection Plan, Plan Onondaga, and municipal planning documents identify protection of agriculture and farmland as an important goal for preserving the character of rural areas. The requested additions were examined primarily for agricultural suitability, soil productivity, location relative to existing agricultural districts, nearby development, and natural features.

The Agriculture and Farmland Protection Board recommends adding the following requested parcels to Agricultural Districts 3 and 4, as they have demonstrated all or most of the abovementioned desired characteristics. The total acreage being recommended for addition is 28.00 acres.

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4	LAFAYETTE	DUSTIN & EVELYN STOUT	005.-03-32.1	18.41
<b>GRAND TOTAL</b>				<b>28.00</b>
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# Onondaga County Agricultural Districts 2025 Requested Additions

