

AGRICULTURAL DISTRICT 1

EIGHT-YEAR REVIEW

TOWNS OF LAFAYETTE, ONONDAGA, OTISCO, TULLY

Onondaga County Agricultural and Farmland Protection Board

March 2010

ONONDAGA COUNTY
AGRICULTURAL AND FARMLAND PROTECTION BOARD
MEMBERS

BRIAN REEVES, CHAIR

KAREN CARNEY

ROBERT DEMORE

LEE HUDSON

DON JORDAN

MEGHAN SCHADER

EDWIN SKEELE

THOMAS TRINDER

ANASTASIA URTZ

SCOTT WINKELMAN

CONTENTS

INTRODUCTION	1
DISTRICT RESOURCES	1
Physical Characteristics.....	1
Settlement Patterns.....	2
Parcel Information.....	4
Farm Survey.....	4
Agricultural Infrastructure and Economy	7
Agricultural Viability	7
POLICY CONSISTENCY AND COORDINATION	9
County Policies	9
Onondaga County Agriculture and Farmland Protection Plan.....	9
Onondaga County 2010 Plan.....	10
Onondaga County Settlement Plan	10
Onondaga County Sustainable Development Plan.....	10
Local Policies	11
ACHIEVEMENT OF DISTRICT OBJECTIVES.....	11
RECOMMENDATIONS	12
Additions.....	12
Removals.....	12
Final Acreage.....	13
APPENDICES	14
District Profile (RA-114)	
Map	
District Parcel List	
Notice of Review Resolution	
Notice of Review Text	
Farm Survey	
Municipal Notice Letter	
Property Owner Notice Letter (Sample)	
Public Hearing Resolution	
Public Hearing Notice Text	
Public Hearing Letter	
Public Hearing Minutes	
Approval Resolution	
SEQR Short Environmental Assessment Form	

INTRODUCTION

This report presents the findings of the Onondaga County Agricultural and Farmland Protection Board's (AFPB) 2010, eight-year review and final recommendations to the County Legislature for Agricultural District 1 in Onondaga County in the Towns of LaFayette, Onondaga, Otisco, and Tully.

The District was last reviewed and recertified in 2002 and consisted of 36,979 acres. In 2003 the NYS Legislature amended NYS Agricultural Districts Law 25-AA to allow property owners the option to enroll land into a certified agricultural district on an annual basis. As a result 236 acres have been added to the District since 2002 for a total of 37,215 acres.

DISTRICT RESOURCES

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.

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.

Over two thirds of the District is composed of high quality farm lands: one third is Prime Farm Land and another third is of Statewide Importance and 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. 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 QUALITY		
Classification	Acres *	Percent
Prime Farmland	14,573	39%
Farmland of Statewide Importance	8,423	22%
Not Prime Farmland	11,009	29%
Prime Farmland if Drained	3,573	10%
Grand Total	37,579	100%
* Includes proposed added and removed parcel acreage.		

Tully Valley has many unique geologic features including the convergence of the scenic Tully and West Onondaga Creek Valleys just east of the Hamlet of South Onondaga, Dutch Hill and Bear Mountain, the Tully Valley mudslide and boils, waterfalls in the steep ravines along the Tully Valley walls, and the glacial terminal moraine northwest of the Village of Tully.

The entire District is within the Onondaga Creek and Otisco Lake sub-basins in the Onondaga Lake Watershed Basin. Otisco Lake is a public water supply for Onondaga County and the Tully Valley aquifer, a large sand and gravel aquifer, is located in the glacial outwash deposits along the Tully Valley floor to the north and south of the terminal moraine and provides drinking water for the Village of Tully and private residences throughout the area.

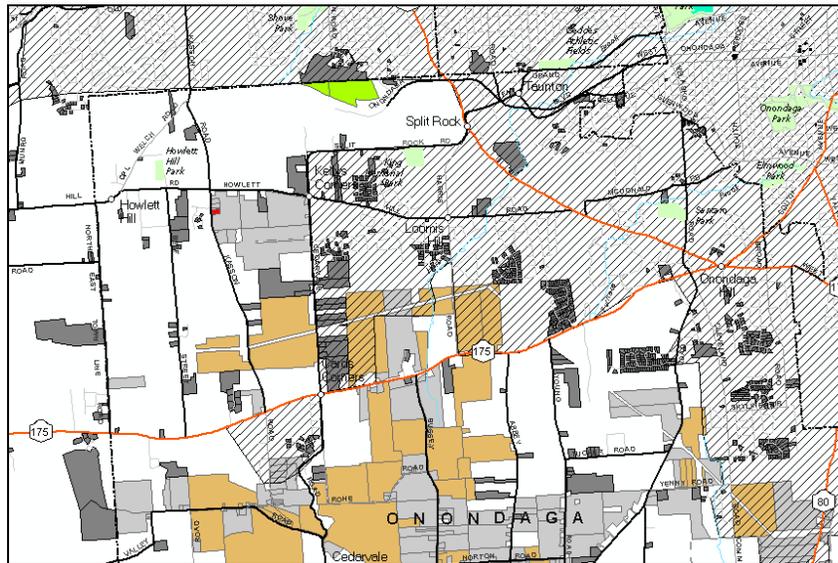
SETTLEMENT PATTERNS

The District is primarily rural with human settlements consisting of farmsteads, small historic hamlets, like Navarino, and small clusters of houses interspersed at intersections, like Lords Corners. The Onondaga Nation, also rural, is located north and east of the District. More recent single family homes on large lots are located along many of the area roads and are becoming more common as the Syracuse Urbanized Area, as defined and mapped by the US Census Bureau following the 2000 Census, expands outwards into the Towns of Onondaga and LaFayette.



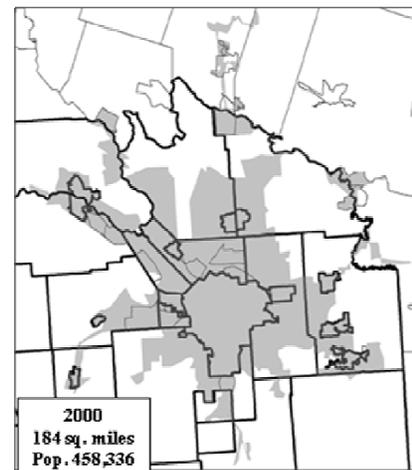
Large residential lots ranging between .5 acres to 15 acres located along rural roads and farm fields in the Town of Onondaga.

The northern end of the District is becoming increasingly urbanized as water and sewer infrastructure is extended. During the past eight years water lines have been extended south and west into rural areas, as far south as the hamlet of South Onondaga and along the shorelines of Otisco Lake. Sewer has been extended to new subdivisions as well, particularly in the Town of Onondaga. Pockets of housing and commercial development near the Village of Tully and the Route 81 ramps (coupled with Village sewer and water extensions), the Song Mountain ski area, and the Tully Lakes have also expanded.



District 1 parcels are shaded in gray, farms in light brown, removed parcels in red, added parcels in bright green, and new homes in dark gray at its northern-most boundary in the Town of Onondaga. The 2000 Syracuse Urbanized Area (defined and mapped by the US Census Bureau) is cross hatched.

In the Syracuse Metropolitan Area (Onondaga, Cayuga, Madison and Oswego Counties), like most metros in the Northeast, a primarily white, middle class population is moving out from the disinvested and aging central city to heavily subsidized suburban and rural areas. Inexpensive oil, expanding roads, new sewer and water infrastructure, and increasing incomes have enabled more people to live in areas that were once the domain of farming. Between 1970 and 2000, when County population declined from 472,835 to 458,336, the Syracuse Urbanized Area, as defined and mapped in the 2000 Census, nearly doubled in size from 96 to 184 square miles, an expansion of 88 square miles. During that same time County farm acres declined by 76 square miles. The Syracuse Urbanized Area boundaries will be updated following the 2010 Census and the Urbanized Area will most likely increase in size again.



PARCEL INFORMATION

There are approximately 80 land owners (grouped by name and address) that would appear to be involved with farming within the District. Presumably some of these owners run joint operations with other owners, some rent large parcels to other farmers, and some rent lands. Data for parcels are provided in the tables below. As could be guessed, the 390 parcels identified as being part of a farm, were, on average, larger (49 acres) than parcels not farmed (11 acres). Approximately 45% of the District total acreage is associated with a farm, not including rented acres.

PARCELS IN FARMS (not including rented acres)						
Municipality	Count	Acres	Avg	Min	Max	Median
LAFAYETTE	35	2,176.42	62.18	0.56	270.17	42.30
ONONDAGA	169	7,466.42	44.18	0.44	212.38	27.90
OTISCO	163	6,212.27	38.11	0.16	277.97	28.15
TULLY	23	1,198.89	52.13	1.63	171.19	37.66
TOTAL	390	17,054.00	49.15	0.16	277.97	30.27

PARCELS NOT IN FARMS						
Municipality	Count	Acres	Avg	Min	Max	Median
LAFAYETTE	202	2,673.63	13.24	0.02	87.04	4.11
ONONDAGA	655	7,911.22	12.04	0.02	284.61	3.70
OTISCO	974	9,350.1	9.60	0.02	148.43	3.52
TULLY	26	590.04	22.69	0.12	115.08	9.18
	1,857	20,524.99	11.04	0.02	284.61	3.67

GRAND TOTAL						
District	Count	Acres	Avg	Min	Max	Median
DISTRICT 1	2,247	37,578.99	16.71	0.02	284.61	4.95

FARM SURVEY

A District farm survey was conducted by Cornell Cooperative Extension in November 2009 to evaluate farm viability, neighborhood changes, and future ownership. A total of 38 responses were received. Thirty six were farm operators and two rent their properties to other farm operators for growing grain and hay.

The majority of reported farm enterprises in the District were dairy with 24 operations. Five survey respondents reported apple orchard enterprises, several coupled with agri-tourism operations. Gross sales and investments were reported in all ranges, with a concentration of farms in the middle. There was one agri-forestry operation that also reported a sugarbush and Christmas tree operation.

FARM ENTERPRISES *	
Agri-Forestry	2
Agri-Tourism	2
Dairy	24
Grain	2
Hay	1
Livestock	3
Orchard	5
Sugarbush	1
Vegetable	1
X-Mas Trees	1
*Farms can have more than one enterprise.	

GROSS SALES *	
Below \$10,000	1
\$10,000 to \$39,999	5
\$40,000 to \$99,999	3
\$100,000 to \$199,999	6
\$200,000 to \$499,999	11
\$500,000 to \$999,999	3
\$1,000,000 to \$1,999,999	1
\$2,000,000 to \$4,999,999	4
Over \$5,000,000	1
* Includes non-operators	

TOTAL INVESTMENTS OVER PAST SEVEN YEARS *	
Below \$10,000	2
\$10,000 to \$49,999	4
\$50,000 to \$99,999	4
\$100,000 to \$199,999	11
\$200,000 to \$499,999	6
\$500,000 to \$999,999	2
\$5,000,000 to \$999,999	1
Over \$1,000,000	5
* Includes non-operators.	

A majority of the reported acreage was in dairy operations (10,492 acres) and the largest operations in terms of acreage, gross sales and investments were also dairies. Apple orchards had the next largest total acreage (1,531 acres) as well as gross sales and investments. One apple orchard reported the highest gross sales of any survey respondent.

TOTAL ACRES BY FARM ENTERPRISE *									
Acres	Agri-Forestry	Agri-Tourism	Dairy	Grain	Hay	Livestock	Orchard	Vegetable	Grand Total
Minimum	165	74	60	17	235	105	57	115	17
Maximum	265	290	1,450	438	235	235	740	115	1,450
Average	215	182	437	227	235	159	306	115	370
Total	430	364	10,492	455	235	477	1,531	115	13,334
* Not all operators reported acreage.									

GROSS SALES BY FARM ENTERPRISE *									
Gross Sales	Agri-Forestry	Agri-Tourism	Dairy	Grain	Hay	Livestock	Orchard	Vegetable	Grand Total
Below \$10,000						1			1
\$10,000 to \$39,999			1	2		1	1		5
\$40,000 to \$99,999			2		1	1			3
\$100,000 to \$199,999	1		5					1	6
\$200,000 to \$499,999		2	9				2		11
\$500,000 to \$999,999			3						3
\$1,000,000 to \$1,999,999			1						1
\$2,000,000 to \$4,999,999			3				1		4
\$5,000,000							1		1
Grand Total	1	2	24	2		3	5	1	
* Not all operators reported sales.									

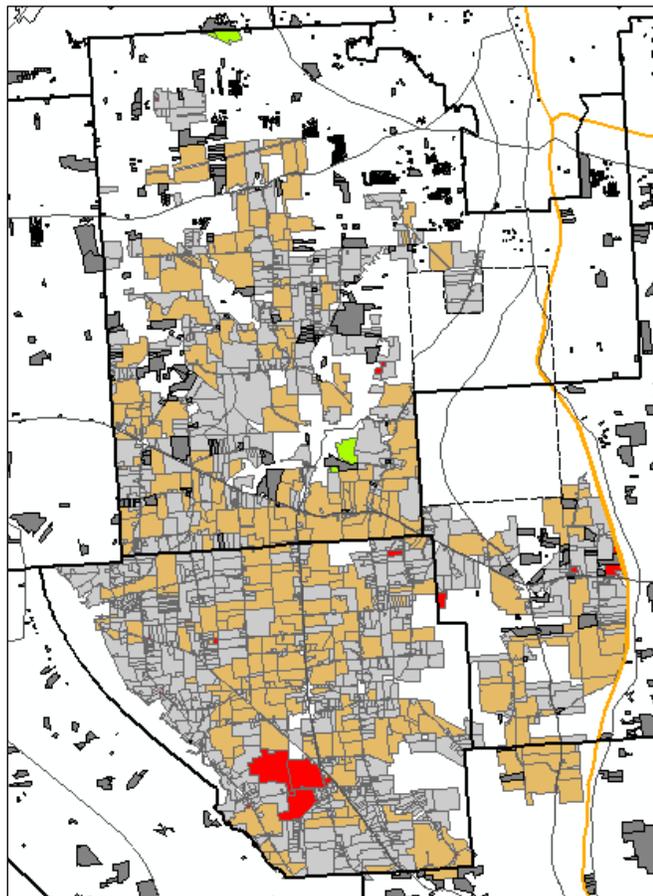
INVESTMENTS OVER THE PAST SEVEN YEARS BY FARM ENTERPRISE *									
Investment	Agri-Forestry	Agri-Tourism	Dairy	Grain	Hay	Livestock	Orchard	Vegetable	Grand Total
Below \$10,000			1			1			2
\$10,000 to \$49,999			1		1	1	1		3
\$50,000 to \$99,999		1	1	1			1	1	4
\$100,000 to \$199,999			9	1		1			11
\$200,000 to \$499,999		1	5				1		6
\$500,000 to \$999,999			2						2
\$5,000,000 to \$999,999							1		1
Over \$1,000,000			4				1		5
Grand Total			23	2		3	5	1	34

* Not all operators reported investments.

Thirty two of the respondents reported various combinations of farm consolidations, fewer farmers, and more houses. Farms in general are consolidating and growing, and several of the District dairy farm operations have significantly increased herd size. These farms have chosen to purchase land from smaller farm operations and former rental lands. This has created a competitive land market for purchasing and renting land in the District area. Smaller farm operators noted that they have lost rented ground as a result.

Apple producers have responded to recent changing market conditions in a variety of ways. Several farm operators have expanded their orchards, or have added value to the crop through making apple wine and apple brandy. Other operators have removed blocks of apples with the land either lying fallow or rented for corn and small grain production, or have chosen not to pick certain blocks of apples. Most have some form of direct farm market during the season and several have significant agri-tourism enterprises during the apple harvest.

The addition of houses in the District has had some negative impacts on farm operations, although two farms indicated that the increase in residential development has had the positive impact of increasing



District 1 parcels are shaded in gray, farms in light brown, removed parcels in red, added parcels in bright green, and new homes in dark gray.

farm stand consumers. Neighbor issues included complaints about noise, odors, manure, mud, and hours of operation. One farmer noted that there are more “eyes” watching and questioning production practices. One noted that he had changed his way of doing some farm practices to be “more neighbor friendly.” Increasing taxes and traffic from residential development, Seneca Turnpike noted in particular, were ongoing challenges for farmers. One farmer reported trespassing ATVs and crop damage. Three farmers reported a loss of rental land as a result of increasing residential development.

Of those reporting, 16 operators are anticipating retirement and plan on the next generation within the family to take over the farm. Nine anticipate the next generation in the family, or a non-family owner, to lease the lands to another operation. Four anticipate selling to another farmer. One said they plan on selling to a developer. Several operators mentioned high property taxes as a reason for selling the farm. The majority, however, anticipate that agricultural production on their farm will continue.

AGRICULTURAL INFRASTRUCTURE AND ECONOMY

In addition to property, soils, and climate, local transportation infrastructure and ag-related support businesses are an important part of the local farm economy. US Route 20 and NYS Routes 80 and 175 form the main connective corridors, and Interstate Route 81 forms the eastern District boundary. These major roads allow easy access for trucks taking product to market and for supplies to be brought to local farms.

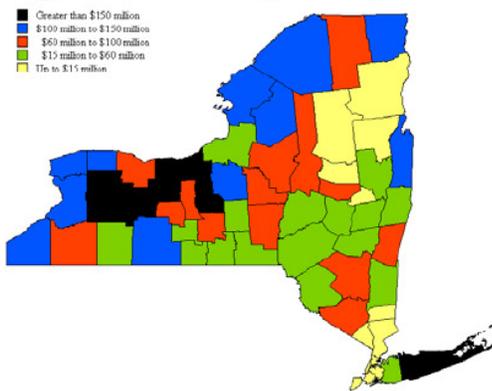
Byrne Dairy has expanded milk processing facilities and has contracted with some District farms. Other dairy farms market their milk through Preble Milk Cooperative Inc., Cortland Bulk, and Dairy Marketing Services. CNY Feeds provides dairy cattle feed for dairy cattle and local machinery dealerships are 30 to 40 minutes away from any given District farm.

Local consumers are showing an increased preference for locally grown foods and increasing populations within agricultural areas has provided additional markets for food products. However, there is a delicate balance between residences and farmers as the need for a critical mass of farms to support an agricultural economy is balanced with residential pressures in the form of increasing: road traffic, land competition and prices, taxes to serve residential development, and residential neighbor conflicts with common agricultural practices.

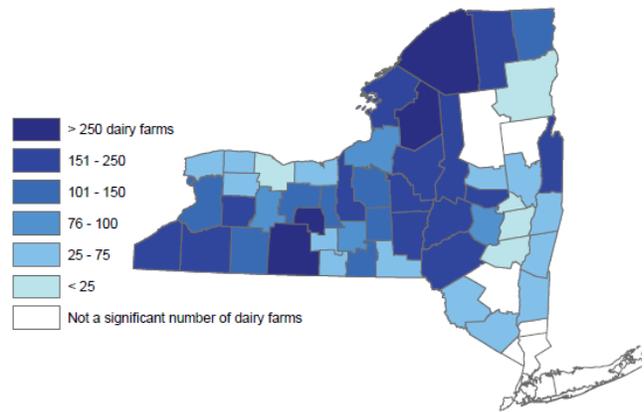
AGRICULTURAL VIABILITY

Onondaga County agriculture is an important part of the local, regional, and state economy. As recently noted by the NYS Comptroller, for example, each dairy cow is worth about \$13,737 to an area’s economy and about \$40 in municipal taxes (*New York’s Dairy Industry in Crisis*, New York State Office of the State Comptroller, March 2010).

Agricultural Sales by County in 2007



Sources: U.S. Department of Agriculture; OSDC analysis



Source: New York State Dairy Statistics Annual Summary 1989-2009 from NYS Department of Agriculture and Markets

The available data for total farmland acreage in Onondaga County for the past two decades point toward a relatively stable farmland community, with land enrolled within a certified agricultural district comprising 38% of the County's total land area. The vitality of the farm sector in Onondaga County is the result of a combination of good soils, market forces, savvy farm operators, a trained labor force, and opportunities for off-farm employment. According to the 2007 Census of Agriculture, total farm sales resulted in a record breaking \$137,372,000, up from \$82,164,000 in 2002. Although the number of part and full time farm businesses decreased by 4.5% compared to a NYS average loss of 2.4%, those farms with more than \$10,000 gross farm sales increased from 325 farms in 2002 to 338 farms in 2007.

Land in farms decreased 3.8% from 156,284 acres in 2002 to 150,499 acres in 2007 and total cropland decreased 7.0% from 114,237 acres in 2002 to 106,223 acres in 2007. Total harvested cropland increased 6.6% from 91,946 acres to 98,044 acres. Part of this increase can be attributed to the anticipated increase of commodity prices, which was responsible for a portion of pastureland to be converted to row crops. Pastureland dropped 14.3% from 6,370 acres in 2002 to 5,462 acres in 2007. Other pastureland became abandoned.

Total farm operators remained the same with 1,109 found in 2007 and 1,111 found in 2002. The number of farms with a single operator decreased from 417 operators in 2002 to 366 in 2007. Farms with 2 or more operators increased from 308 farms in 2002 to 326 farms in 2007. The number of farms managed by part time farmers increased from 283 farm businesses to 319 farm businesses. Being in a metropolitan county 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 10% from 594 to 535 and the number of female operators increased 20% from 131 to 157. In addition the number of acres managed by women as principal operators increased from 8,200 acres to 10,280 acres.

The data seem to verify that the agricultural districts program has been successful, as more farm businesses have achieved the \$10,000 in gross farm sales required for eligibility for protection through NYS Department of Agriculture and Markets, Agricultural District's Law 25-AA. Although most farmers

report an increase in the number of nearby homes, relatively minor land use changes have occurred within designated boundaries of agricultural districts within Onondaga County and such stability has contributed to the maintenance of viable farm operations within the various towns in these districts over the past 20 to 25 years. The balance between residential and agricultural, however, is sensitive and eventually the balance will tip, particularly in areas immediately adjacent to the Syracuse Urbanized Area.

POLICY CONSISTENCY AND COORDINATION

Numerous overlapping and complex policies influence land use and settlement patterns in Onondaga County, which ultimately have a very large impact on the agricultural economy. Federal mortgage tax deductions, global energy supplies, Federal and State infrastructure expansion funding, dated zoning laws, high property taxes, bank financing standards, and social and cultural attitudes are just a few examples. For the purposes of this report County and local policies are summarized below.

COUNTY POLICIES

Several County-wide plans have been adopted that attempt to shift the suburban paradigm to a more sustainable development pattern: the *Agriculture and Farmland Protection Plan*, the *2010 Plan*, and the *Settlement Plan*. These plans outline the fundamental concepts of protecting and enhancing agricultural lands and economies by significantly reducing the loss of green fields to sprawling suburban development, focusing future investments in the City, and adopting a traditional neighborhood form of settlement. Despite these efforts, sprawl has continued relatively unabated in New York State and Onondaga County as Federal, State, and local policies at all levels continue to favor suburban sprawl.

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 plans elements, the Purchase of Development Rights (PDR) program, funded by NYS Department of Agriculture and Markets Farmland Protection Implementation Program. Since that program's inception in 1998, 11 Onondaga County farms have been awarded grants. Eight PDR farm projects have been completed, one is in progress, and two await State contracts. When all 11 projects have been completed, approximately 6,000 acres of farmland will be protected by the PDR program in Onondaga County. These farms are located in and near Agricultural Districts 3 and 4, west of the Town of Onondaga. There are no PDR farms in District 1.

ONONDAGA COUNTY 2010 PLAN

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 encourages and enables Onondaga County municipalities to improve residents' quality of life through a renewed emphasis on traditional neighborhood design based on the concept of the Transect. The rural-to-urban Transect is divided into a range of "T-zones" and is used to plan (zone) communities. It ensures that each community offers a full diversity of buildings, thoroughfares, and public spaces that have characteristics appropriate to their locations in the community. It can be calibrated for all community types and growth scenarios, from growing big cities to sleepy small hamlets. It incorporates local architectural styles, materials, craftsmanship, and cherished local character. Form-based codes, like the SmartCode, uses the Transect to guide the building of high quality buildings, neighborhoods, communities, and region and enables a flexible, efficient, and productive development process. It is a code focused on design, not uses and arbitrary standards.

ONONDAGA COUNTY SUSTAINABLE DEVELOPMENT PLAN

Onondaga County is in the process of creating a new County plan with a focus on settlement patterns that will foster sustainability and provide a region of opportunity for future generations. The plan will guide decision making for County government and will serve as a decision making tool for individuals, businesses and municipalities. It is being created because settlement patterns, the way we build our communities and places, have tremendous, long-term implications for every aspect of our lives and they are fundamental and integral to creating a sustainable region and sustainable neighborhoods.

This plan will be closely linked with several other very significant and important efforts that are intertwined with the County's settlement patterns, including the creation of the County's Climate Change Action Plan and the update of the Syracuse Metropolitan Transportation Council's Long Range

Transportation Plan. The plan will also be integrated with rapidly shifting Federal and State policies, which have a substantial impact on settlement patterns.

LOCAL POLICIES

Both the *Onondaga County Agriculture and Farmland Protection Plan* and the *Onondaga County 2010 Plan* 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 a 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 lofty 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 farm land and open space, more farmer/neighbor conflicts, and more traffic on farm roads.

Towns are starting to recognize and implement clustering, a potentially beneficial technique for protecting community character, open space, scenic resources, and environmental features, but not 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 New York State Department of Agriculture and Markets has funding available to develop local plans, but local cost sharing requirements and numerous fragmented governmental entities present significant challenges to implementing this approach on a large scale.

ACHIEVEMENT OF DISTRICT OBJECTIVES

Production agriculture in the District continues to remain viable now and into the foreseeable future. Soils, climate, 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 increasing in size. Most farmers envision the land staying in agricultural production into the foreseeable future.

Ongoing issues revolve around the larger agricultural economy, for example, the recent and dramatic decline in milk prices. More local issues include increasing residential development and neighbor conflicts, higher taxes, and in particular the ongoing loss of affordable rental lands that are crucial to agricultural production. Town zoning and subdivision standards continue to encourage large road-frontage lots and large-lot subdivisions. Numerous policies at all levels of government that influence

and precipitate sprawling suburban development need to be adjusted to address these complex issues. That process has essentially started and concepts of “Sustainability,” “Green,” and “Smart Growth,” are starting to influence government at all levels of government. Continued movement in these directions will hopefully generate positive outcomes for agriculture in Onondaga County.

RECOMMENDATIONS

Notice of Review letters were sent to approximately 1,500 property owners identified as owning one or more parcels enrolled in the District. Land owners have the option to let their land remain in the District, or to add or remove land.

ADDITIONS

The following property owners requested that their land be added to the District. Most are in the Town of Onondaga, including a parcel located beyond the northern-most end of the District in Split Rock.

SUMMARY OF ADDITIONS					
#	TOWN	OWNER	PARCEL	USE	ACRES*
1	ONONDAGA	GASPARINI GARY	002.-01-01.0	RURAL LOT 10 AC OR MORE	11.20
2	ONONDAGA	GASPARINI GARY	003.-01-25.0	RURAL LOT 10 AC OR MORE	50.00
3	ONONDAGA	SCHLOSSER DAVID	064.-01-31.0	RURAL RES/RES & AG PROD	10.53
4	ONONDAGA	SHUTE STEWART 3	063.-02-51.1	FARM VACANT LAND	77.75
5	ONONDAGA	SHUTE STEWART 3	064.-01-06.0	SINGLE FAMILY RESIDENCE	50.04
5	ONONDAGA Total				199.52
1	TULLY	LAMSON MICHAEL	107.-01-01.1	MULTIPLE RESIDENCES	49.66
6	GRAND TOTAL				249.18

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

REMOVALS

The following property owners requested that their land be removed from the District. Many of the parcels are relatively small (less than five acres), residential-assessed lots; many of which are located in the Town of Otisco, but otherwise don't appear to follow any particular pattern. An owner requested several very large parcels in the Town of Otisco, that are part of a golf course and a large development proposal, be removed.

SUMMARY OF REMOVALS					
#	TOWN	OWNER	PARCEL	USE	ACRES*
1	LAFAYETTE	ABBOTT MARIEN	016.-01-21.0	RURAL VACANT LAND	24.19
2	LAFAYETTE	CLIFFORD MICHAEL	020.-06-05.0	SINGLE FAMILY RESIDENCE	0.81
3	LAFAYETTE	HENDERSON LYNN	021.-01-08.0	SINGLE FAMILY RESIDENCE	0.88
4	LAFAYETTE	LASKY BARBARA	020.-06-09.0	RURAL LOT 10 AC OR LESS	2.33
5	LAFAYETTE	LASKY BARBARA	020.-06-10.0	RESIDENTIAL VACANT LAND	7.48
6	LAFAYETTE	MUELLER JOHN F	020.-07-08.1	SINGLE FAMILY RESIDENCE	7.32
7	LAFAYETTE	ROUTE 20 CROSSROADS CORP	020.-06-01.2	VACANT COMMERCIAL LAND	29.50
7	LAFAYETTE Total				72.51

1	ONONDAGA	APPEL BRUCE E	059.-03-23.0	SINGLE FAMILY RESIDENCE	0.58
2	ONONDAGA	CMI TRUST	056.-03-22.1	RES VACANT LAND W/IMPRV	15.37
3	ONONDAGA	SNIFFEN MARTHA L	010.-02-01.4	SINGLE FAMILY RESIDENCE	2.06
3	ONONDAGA Total				18.01
1	OTISCO	ABBOTT MARION F	008.-02-13.4	RESIDENTIAL VACANT LAND	0.39
2	OTISCO	ALTHOUSE JAMES E	008.-03-07.0	RESIDENTIAL VACANT LAND	3.36
3	OTISCO	BELL TYLER D	023.-05-02.0	SINGLE FAMILY RESIDENCE	1.76
4	OTISCO	D AGOSTINO ANTHONY	020.-02-25.0	MISC OUTDOOR SPORTS AREA	359.01
5	OTISCO	D AGOSTINO ANTHONY	021.-04-03.1	FARM VACANT LAND	9.76
6	OTISCO	D AGOSTINO ANTHONY	021.-05-03.1	GOLF COURSE	171.25
7	OTISCO	D'AGOSTINO ANTHONY R	020.-02-26.1	RES VACANT LAND W/IMPRV	4.06
8	OTISCO	D'AGOSTINO ANTHONY R	021.-05-20.0	SINGLE FAMILY RESIDENCE	0.61
9	OTISCO	DLUGOLENSKI JOSEPH M	017.-04-21.0	SINGLE FAMILY RESIDENCE	0.26
10	OTISCO	DUPREY PATRICIA R	011.-03-03.5	MANUFACTURED HOUSING	0.96
11	OTISCO	HAKES DEWEY R	010.-06-05.1	RESIDENTIAL VACANT LAND	1.58
12	OTISCO	HARRNACKER IAN	006.-04-01.6	SINGLE FAMILY RESIDENCE	1.76
13	OTISCO	MENTZER JUDITH A	011.-04-11.6	MANUFACTURED HOUSING	9.65
14	OTISCO	SCHMIDT MICHAEL S	011.-01-28.2	MANUFACTURED HOUSING	0.98
15	OTISCO	TORNATORE ROBERT G	017.-01-06.4	SINGLE FAMILY RESIDENCE	0.50
16	OTISCO	WILLYARD CHARLES H	008.-02-02.2	SINGLE FAMILY RESIDENCE	17.25
17	OTISCO	WRIGHT DUANE H	020.-01-21.0	SINGLE FAMILY RESIDENCE	1.81
17	OTISCO Total				584.95
27	GRAND Total				675.47
* Calculated using a Geographic Information System (GIS), not Real Property Service (RPS) data.					

FINAL ACREAGE

District 1 was last recertified at 36,979 acres in 2002, and 236 acres were added through the annual addition process for a starting total of 37,215 acres. An additional adjustment of +790 acres was made to reflect the difference between assessment-based acreage and the GIS-based acreage, which will be used to track District acreage from now on. The final reconciled District acreage is, therefore, 38,005 acres. The AFPB recommends 675 acres be removed and 249 be added for a final total of 37,579 acres.

FINAL ACREAGE	
	ACRES *
RECERTIFIED 2002	36,979
ADDITIONS	236
Sub Total	37,215
GIS ACRES	38,005
ADJUSTMENT	790
START	38,005
REMOVALS	675
ADDITIONS	249
NET	-426
FINAL	37,579
* GIS Acres	

APPENDICES

District Profile (RA-114)

Map

District Parcel List

Notice of Review Resolution

Notice of Review Text

Farm Survey

Municipal Notice Letter

Property Owner Notice Letter (Sample)

Public Hearing Resolution

Public Hearing Notice Text

Public Hearing Minutes

Approval Resolution

SEQR Short Environmental Assessment Form