

Town of Romulus Planning Board

April 22, 2013

Tom Bouchard, Chair Present
Bill Karlsen, Vice Chair Present
Cindy Meckley Present
Mary Joslyn Present
Sue Ellen Balluff Present
Kate Sinicropi Present
Al Nivison Present

Guests:

Dave & Nancy Milliman Jennie Ewing
Jim & Donna Andersen Julie Gehring
Marjorie Hall Dave Gehring
Larry & Candie Yehle Carl Farney
John Bradley Jackie Farney
Howard Hall Sally Eller
Mahlon Perkins Tim Eller
Sue Johnson Lynn Snedaker
Elaine Patterson Anne Snedaker
MaryLou Schwartzberg
Dan & Sue Farquell

The Public Hearing was called to order by Tom Bouchard, Chair at 7:02 pm. Tom welcomed all. Roll Call taken followed by the Pledge of Allegiance and a moment of silence.

Tom Bouchard, Chair, stated that this is the second Public Hearing on Snedaker Campgrounds. He opened the hearing . Please indicate that you would like to speak and we will take people in order. Tom asked individuals to please limit your remarks to 5 minutes. This is a public hearing and we are gathering information on the issue. Please do so in a civil and respectful manner.

Tom Bouchard opened the floor to comments.

Public Comments:

- 1.) Jim and Donna Andersen stated that they would wait until others have spoken in the interest of duplication.
- 2.) Larry and Candy Yehle - I live at Blue Heron Point and open issues from the first meeting. Our view is that even with additional plans; the documents do not meet the requirements. The 2000 request did not include the cover sheet and thus are incomplete. The sanitary plans did not include page 2. The septic plans are incomplete and inconsistent with the given plan. Two septic systems require a discharge permit. All of this points continually to water runoff and pollution of the creek and lake. Written statement provided and attached.

It should be noted that the Seneca County Health Department still does not have an updated waste water plan.

Plans do not include the screen and not the landscaping as Mr. Snedaker stated.

The future use of the archery area has not been answered.

Tom Bouchard mentioned that there have been no accidents with the turnoff. NYSDOT will look at it. Perhaps just additional signage from the south would add to safety.

3.) Mr. Perkins stated that motels and cabins are not synonymous; what is the difference between cabins and mobile homes. Cabins can be moved according to Mr. Snedaker. What is written in the zoning regulations? The requirements are still not met.

Three additional letters have been provided to Board. Mr. Perkins stated those he represents are opposed to the proposal based on the previous questions. Mr. Perkins asked Tom Bouchard if he had met with legal council. Tom Bouchard responded that several members had met with the attorney representing the town.

4.) John Bradley stated he is adamantly opposed to the process. He does not want to see this stretching out for 3 months. I tried to explain last time on the zoning matrix there are only non-conforming use permits, there are no conforming uses. I reiterate my position on this as I think you have co-mingled conforming and existing use. I think you should follow the article regarding your own zoning codes.

5.) Mr. Perkins – Mr. Yehle addressed the issues. What matters is what is in our code. A building or group of buildings containing transient lodging is a motel. If applicant is proceeding with cabins he has to go to the ZBA or they have to interpret the cabins as not motels.

6.) Sue Ellen Balluff - Cabins in a motel and cabins in a campground is confusing.

7.) Mr. Perkins – Has a zoning permit ever been issued? No stated Dave Hayes.

8.) Mr. Perkins – Have you made a determination regarding the SEQR?– Tom Bouchard responded it is under consideration due to the concerns raised. It makes sense to look at the long form. The board has not talked formally about it.

9.) Elaine Patterson – My brother and I own the property adjacent to the campground. Our home is adjacent to the campground. We believe the expansion would cut the value of our home. It would be a few hundred feet from our front door. Does it decrease the value of our home? Would the Town come around and say sorry and decrease the taxes? We do not know if the water will affect us. The well was dug a few hundred feet from our septic field. The Snedakers live about 800-900 feet from their campers. Is the definition of cabins a motel? It sounds like it to us.

10.) Tim Eller – How many have walked it? The north end near the gully? What is the relationship between the state, county and septic system design? Tom Bouchard responded that the county follows the state regulations. The Planning Board will not act until we get final comments from the Health Dept.

11.) Dan & Sue Farguell – We are from Rochester and camp at Snedakers. The seasonals bring a lot of money into the county. You have to look at the expansion piece as bringing in more money. I have known Mr. Snedaker has made improvements on the present campgrounds above the minimum standard. Did the Thirsty Owl get the same consideration as the campground expansion? Mr. Snedaker needs a little bit of support.

12.) Jim and Donna Anderson – We live on Elm Beach Rd. on the corner. We are impacted directly by the proposal. We were told we do not like campers. It is a wonderful wholesome activity. We have over 500 campsites in a acre area. Our private property is for us to use. All septic systems have runoff. We put an elaborate system in for our house. I can't imagine for 300-400 people using a septic tank as proposed at Snedaker Campground. Willard, Ovid, other communities are spending lots of money for sewage treatment plants keeping Seneca Lake clean.

Traffic is an issue as there is only one way in as the other road is not useable for any real traffic.

We are concerned about water quality and the more we pump into the lake the less it will be quality water.

A pumping system for campers adds chemicals. You can't get rid of the chemicals.

A lot of people are affected by this and they are not here as they are still in Fla. or south. Thank you.

13.) Tim Eller – The Campground is looking to cater towards the different people who need electric access. Not many campgrounds have that wattage. I do not think the 40 sites will be filled all the time. He is rarely filled to capacity. He is trying to cater to what campers & RVs want which are for the larger pull throughs. There are 15 pull throughs. The only other place is Junius Ponds that has that level of service; 50 amp service.

14.) Dave Gehring –I went on line for major manufacturers with one question. What will happen if I dump my tank? Average septic tank is 1000 gallons. Snedaker has 3000 gallon tank waste treatment. A concern is that the perq is not that good in that area. It is probably clay and you are dealing with 2,000 gallons a day and you will not get the evaporation to work. Where are we with the septic plans?

Mr. Snedaker –I have met with Tom Scoles, Health Department and the engineer on the 11th and they are back and forth. Will have them done by the time we get the plans done.

15.) Ms. Hall – How do you separate the issues? What do you do now? Tom Bouchard responded that we met with Town attorney, Mr. Patrick Morell. Mr.

Getmann had a conflict and asked Mr. Morell to represent the Town. Mr. Chatfield the attorney for Mr. Snedaker stated this is a quasi judicial proceeding. Tom Bouchard wanted to proceed even though attorney for Mr. Snedaker was not able to be here. Mr. Chatfield asked that the public hearing remain open and he could review the minutes . He requested that the Board adjourn the Public Hearing at a later date.

Tom Bouchard – We have received lots of input regarding this project. It is very helpful. Some of the legal issues brought up will need to be addressed with the attorney for the Town.

Tom Bouchard would like to summarize the information and pursue the business of the board. Mr. Morell confirmed that it is the Planning Board meeting.

16. Marjorie Hall – asked, prior to the meeting you were to meet with town counsel and clarify the issue Mr. Bradley brought up.

Mr. Morell in response - it is not allowed by zoning although you can have a possible variance. At this point in the proceeding a number of individuals have alluded to the need for clarification, ex. number of lots. Attorney for Mr. Snedaker, Mr. Chatfield was told by Mr. Morell that no one knows what the application includes. That is the issue and therefore I can not respond to the question. I expect more information forthcoming from the applicant. The board should not commit to anything until they have clarity. I do not expect any action on any of the issues this evening.

17. Tom Bradley – Would you schedule hearings without a complete application? Mr. Morell – It is hard to say.

18. Mary Joslyn – The Board is responsible to applicant and to people with time lines to be met. There are concerns about your environment. I believe that there is a serious group here and the health department has rules etc. We do not have anything to do with that part because the state is involved. We are not attorneys. We do not rush off and give permits. We are a deliberative body composed of appointed volunteers.

19. Larry Yehle – You can't assume the county is going to do what we want them to do.

20. Sue Ellen Balluff – We have two attorneys and two different opinions. One is saying we can expand a non-conforming use (ZBA) and one is saying no we can't.

21. Mr. Morell - Under Section 11, Mr. Snedaker takes the turn down, goes to the ZBA and then comes back to us if the ZBA grants a variance. This particular use variance is much higher than a special use permit standard. A use variance is different than the special use permit.

Tom Bouchard – The Campground was there prior to zoning. It does not meet the use variance? Mr. Morell - Now the campground is a new use, or expansion of existing use?

Sue Ellen Balluff – Where does this belong? Other wise we are spinning our wheels.

Tom Bouchard - The application is incomplete with hand drawn sketches, no seal on it, no date, sewer and septic plans are not complete. A full EAF would address the environmental issues.

Sue Ellen Balluff - A full EAF is required due to the agricultural zone.

Mr. Morell - I do not necessarily agree with that. The Board has the option of requesting a long form EAF, the purpose of which is to identify potential impacts.

Motion to adjourn Public Hearing requested by Tom Bouchard. Sue Ellen made a motion to close the public comment. Bill seconded the motion. Motion approved unanimously. Hearing adjourned at 7:59pm.

Tom Bouchard reported that he called the Highway Department as they are concerned about traffic and they will do a study. Traveling south bound there is no traffic control warning device. On Elm Beach Rd. there is just a Yield sign, not a stop sign.

Tom Bouchard asked Mr. Snedaker, any idea when septic will be completed? Mr. Snedaker responded - No specific date but he is getting emails.

Tom Bouchard stated there is room for some modifications on the north end in terms of a barrier. The site plan is not useful in addressing some of the site barrier concerns. Mr. Snedaker asked if the site barrier is a requirement? Mr. Morell responded that the site barrier is part of local zoning code but it is not specific. It just states generally that it is needed. Did you have any planting? Mr. Snedaker asked if this needs to be similar to Cayuga State Park? I need to know what it is that is needed as it is not specific in order to make a plan. We are planning on planting lilacs and elderberry bushes.

Tom Bouchard reviewed that we need a full plan, a full EAF, and that we can not do any more at this time. May 6, 2013 will be our next meeting. Mr. Morell stated you will need a motion for a full SEQR at the next meeting.

Tom Bouchard requested a Roll Call. Present: Tom Bouchard, Chair - present; Bill Karlsen, Vice Chair - present; Cindy Meckley - present, Mary Joslyn - present, Sue Ellen Balluff – present, Al Nivison – present, Kate Sinicropi – present.

Sue Ellen Balluff asked if we are adjourning the public hearing until our next regular meeting? Tom Bouchard responded that we are adjourning until May 6th our next regular meeting. We need the plans in front of us in order to take any action.

Mr. Scoles of the Seneca Co. Health Deptmt. stated, "I am confused. Is approval for the septic system required in order to grant a special use permit? What I understand is that the campground is an allowed use with a variance. I am under the impression that the ZBA issues special use permits."

Mr. Morell responded that the Planning Board can issue Special Use permits. Tom Bouchard responded we do not approve septic systems. We are looking at different things, such as health, septic, size of campsite. etc. We are waiting for a complete application. The County Planning Board recommendations stated that we need a complete application in order to move forward,"contingent on the complete application of a septic system."

Dave Hayes, Zoning Enforcement Officer, Town of Romulus stated when you issue the special use permit; you need to state that it meets the county standard for the health department. No certificate of occupancy is issued.

Mr. Morrell stated that the next time that a public hearing reconvenes; all notifications need to be made along with identifying the EAF long form. At next meeting we can give him a formal letter, identifying all the things we need.

Mr. Snedaker stated that Mr. Chatfield, his attorney, will be at our next meeting on May 6th. He is an attorney with experience in zoning.

Motion to adjourn by Al Nivison, seconded by Sue Ellen Balluff. Motion carried. Adjourned at 8:20pm.

Respectfully,

Kathleen R. Sinicropi