

Town of Romulus
Planning Board Meeting

June 3, 2013

Roll Call:

Tom Bouchard
Bill Karlsen
Cindy Meckley
Al Nivison
Kate Sinicropi

Excused: Mary Joslyn
Sue Ellen Balluff

Guests: Julie & Dave Gehring
Tim & Sally Eller
Larry & Candie Yehle
David & Nancy Milliman
Jim & Donna Andersen

Approval of the minutes of April 22nd motion made by Cindy Meckley and 2nd by Bill Karlsen. Unanimously approved. May 6, 2013 minutes approved with corrections. Motion to approve minutes with corrections by Al Nivison and 2nd by Bill Karlsen. Unanimously approved.

Sned Acres Update – Tom Bouchard - We have not received anything new. I received a call from the Snedakers and they are still planning on moving ahead with their plans. The delay had to do with getting another engineer to develop the site plans. A firm out of the Syracuse area. Their intent is to have the site plan and all the documents we requested, sewer lay out and screening and full SEQR, to get to the Town by the middle of the month. We would need enough time to have that so that we could schedule the next public hearing. June 13, or 14th should give us enough time to make that available and schedule the public hearing.

Al Nivison – They will have it all here?

Tom Bouchard - That is what they said. As far as the full SEQR, we said we would be the lead agency. We have to have the full SEQR, in order to notify the other entities.

Dave Gehring – They would have to notify the Public Health Deptmt.?

Tom Bouchard – Yes. One of the reasons for another engineer was that the runoff regulations changed several years ago and they wanted to make sure they have it all up to date. That is the reason for the delay.

Larry Yehle – I am interested in the RV Park expansion application . Our interest is time to review those plans. We want to make sure there is plenty of time to look at plans etc. SEQR etc. I expect 5, 10, 15 drawings as required in regulations and for what Tom Scoles needs. Do you anticipate that those will be available as soon as the Town has them?

Tom Bouchard – Yes, the last time Mary made them available as soon as we got them. I will ask Mary to email people. She said she would do that.

Larry - Any thought to next board meeting time frame.?

Tom – Not really. We need it in time to schedule a public hearing. It could be the July regular meeting if we get them in time. We just want to make sure we have requested all items to be completed. I do not expect any surprises.

Tim Eller – The package comes to you. Does part of the packet go to Tom Scoles?

Tom – I am not sure. I think it goes to Tom Scoles directly.

Tim Eller – Not clear that Tom Scoles piece gets reviewed?

Tom – It is not under our review and perview.

Tim – Tom Scoles decision and recommendations should be up for review.

Bill – That is not our scope, to oversee the Public Health Deptmt.

Tim – The septic system has no clear guidelines or definitive statements, so it is up to Tom Scole's judgement.

Tom – We could comment but we are not engineers. It is not within our jurisdiction. We are hoping that it will be addressed in the full SEQR, the environmental and ecological concerns.

Al – The plans that Tom has we have not heard anything back on.

Tom – Those decisions are out of our hands as the County makes those decisions. We can review and look at and comment.

Tim – There should be a public hearing for the septic system. The Special Use Permit includes part of the Special Use process.

Larry – The Planning Bd. Schedules the hearing after Tom Scoles has gotten the plans. He says he is looking at the well, the septic plan. He has minimum requirements he is looking for. If you tentatively say, let's do at the July meeting a Tom Scoles could still be working on his plans.

Kate – The time frame for agencies to respond to the long form SEQR, we have no control over.

Larry – We want an opportunity to review and respond to the documents.

Tom – The time frame is in the minutes, we are required to give the public a 10 day notice.

Tim – We haul water out of the lake because we can not get water from a well as it is full of clay.

Dave Gehring – We are dealing with both lakes when formaldehyde is in septic systems.

Larry- An open issue is the year round cabins. Two meetings ago he said they were portable. At the last meeting he said they were year round insulated for a transient population. If you look at the zoning on mobile homes, you can make the argument that these are permanent. How are these different than a motel? Does this need counsel looking at or can the Town look at it? This is an open issue for resolution. Either way there are issues.

Tom - Yes, that is part of the interpretation of it. I am not sure how he is going to rent it? Year round?

Jim Anderson – I listened last meeting. The lawyer who came in was out of place in telling the Board what to do, that the public has no input on the issue. These

are our homes and we have a lot at stake. A lot of time spent on the issue, since you are volunteers. He made it sound like you guys don't count. You have been excellent.

Tom – I personally did not appreciate his lecture to the board. He was out of bounds with what he said. You have to appreciate our position on balance and on the whole for the Town. We have had good information come up that caused us to look at the issues raised. It is a two way process.

Tom –Mary is on vacation and will be back tomorrow. She is good about sending stuff out.

Cindy – The definitions on motel and cabins, where did we leave that with counsel?

Larry- We did not give him that assignment. He should look at that and give us an interpretation.

Gehring – He can say 6 and we could get another 6.

Tom – Thank you. A friendly reminder that Fri., Sat. and Sun. are Romulus Dumpster Days.

Future of Seneca Army Depot. Bill, Tom & Mary attended the meeting last Thursday with 3 members of Varick Planning Board and the Varick Supervisor at the Varick Town Hall. Tom said we would come back to our town and we did not schedule another meeting. We came away encouraged and optimistic that we can come to a resolution working together. There are a lot of issues regarding conservation, zoning, the White Deer, etc. We also looked at the Comprehensive Plan developed just for the Depot. Bill got some information from Stuart Brown Associates who helped us with the Farmland Protect Plan. Tom has called and talked with Dave Kaiser, Supervisor to make sure the Town is on board. At this point decisions about Depot Zoning need to stay in our local control. The Town needs to be on top of the future direction of the Depot. The Supervisor in Varick says he wants to put it back on the tax rolls and is looking at reopening Co. Rd. 135.

Bill – We hit on topics that were given some priority. Both planning boards(Varick) and our Committee have consensus that this is above us and our abilities as Planning Boards. There is a lot of consensus regarding more open communication than in the past on what goes on in there. Our Committee and Varick are very willing to work together. Also both supervisors realize that the Depot is ours. If we could get it back on the tax rolls, managed by a quasi governmental agency, it would get it a lot more notice and open the area up. The Depot is huge. 10 volunteers managing a plan is not realistic. It is beyond the scope of our abilities as a Planning Board.

The consulting company has done this in other areas. So we need a consultant to do a plan. They offer a lot. We are bringing this proposal back to the full Town Board and our Planning Board. We believe the consensus of the Town of Varick and the Town of Romulus is to hire someone with professional expertise together.

Now if someone had the money how do they do it? Who do they buy it from?

The IDA. How do Romulus and Varick benefit? You could have housing development, so people can use and have access to it. The question in this undertaking is who is going to pay for it? Who pays for the consulting firm?
Tom – We need to approach the IDA and the Army to see if they have any plans or funding available. The County Planner and Grant writer Peter Brown has been good and we will contact him. The Rte 414 by pass never got allocated so we are going to check and see if there is any money. This has been our 3rd meeting with Varick. It is a critical issue. We encourage the board members to read the book that came out last year. It is an excellent book and a comprehensive history. We are meeting and reporting back on what we heard.

Tom asked for any feelings or statements from board members.

Bill – The Army is done in 2015. If you ask the IDA what is going to happen to the fence and the deer management? Both are done when the Army is gone.

Tom – Dennis Money at the last Board of Supervisors meeting proposed 8900 acres out of 11,000 be dedicated to the White Deer and that group run the EcoTourism. There has been no viable business plan put forward by Mr. Money. The Board. Of Supervisors are not allowing him to do tours in the Depot this year.

Tom – We need a resolution supporting the intent to work together with the Town of Varick Board to come up with a viable plan. A resolution in support of continued cooperation between the two Town Boards and Planning Boards in order to insure a viable plan for the Depot.

Bill – Were you going to call Barb?

Tom – I will call Peter Brown and Mr. Absilon.

Bill – I spoke with Barb at the training and she gave me information on what they have done. It may qualify under brown field category.

Bill – At one time the whole area was said to be a super fund site which could effect taxes etc.

Tom – I will call Peter J. Smith group to find out what they might be able to do. It is in both towns' interest that we work together.

Bill – We run into that with Western Ag etc. as Varick has no light industrial zoning.

Tom – I request a resolution supporting continued work with the two Town Boards and Planning Boards. Motion made by Al Nivison, 2nd by Bill Karlsen.

Motion carried.

Trainings

Please let Mary know when you get a certificate as she needs it to get credit for you.

NYSERDA – electrical training for Planners in Rochester.

Lake Front update – Tom since last meeting sent a letter to Superintendent. Susan Squires who is no longer there. Tom spoke to Superintendent Bartlett today and he wants to go back to the original plan. He expressed concern about motorized boats. Tom explained that that was a misunderstanding. He wants to

look at the original plan and see how different this is and submit it to central office, DOCS. It is moving along slowly.

Bill – What is the time of the lease?

Tom –Originally it was a 5 year lease.

Bill – I would feel better about volunteers working down there if we had an agreement.

Al – If we had it cleaned up, kids headed down there would use it.

Tom – I was down there over the weekend and because the bridge was completed there is a brand new siderail up. It looks nice. I will call Super. Bartlett.

Farm Land Protection.

Tom called Ms. Barowski, the student who contacted us. Hopefully we can get her interested in the plan.

Old Business

Tom – I left Dave Hayes a phone call about the house with the fire and our concern. Bill talked with owner just before last meeting.

Tom – Anything pending from last meeting?

Bill – Action taken against Art Valder about his Rte 96A property. He has 10 days to clean up his trash. This is different property than the burned out house on 96A.

Tom – On Sat. at 8:00 am, Tom Reed, Assemblyman, will be here. I plan on attending and asking what we might be able to get for the Depot from the federal level.

Bill – Bob Aronson did state that we should be able to access funds for this. The Depot issue with Varick is above us. The County is pursuing Flaum and having difficulty getting lease dollars from them.

Cindy – There are different definitions and depending on the attorney, how do you resolve it?

Tom – It is up to the attorneys.

Tom – I did not make copies of the Depot Report from July 2005 and Feb. 2006.

Todd Horton of Varick has updated plans of Depot.

If you want a copy I will ask Mary.

Want a copy of the book? \$20 each. Tom can get it. The Interlaken Library sells them.

Motion to adjourn by Cindy Meckley, 2nd by Bill Karlsen. Motion approved unanimously. Adjourned at 8:20pm.

Respectfully submitted,

Kathleen R. Sinicropi
Secretary