

Town of Romulus

Planning Board

Nov. 18, 2013

Roll Call:

Al Nivison - Present
Bill Karlsen - Present
Mary Joslyn - Present
Tom Bouchard - Present
Sue Ellen Balluff - Present
Kate Sinicropi - Present
Cindy Meckley - absent

Visitors:

Donna & Jim Andersen
David & Nancy Milliman
Theresa Jackson
Larry Yehle
Julie & Dave Gehring

Pledge of Allegiance
Moment of Silence

The minutes of Oct. 7th were corrected; specifically the spelling of Mr. Morrell's name and page 2 "Sue Ellen says she is not sure..." was deleted. Motion to approve the corrected minutes by Al, second by Sue Ellen. Motion carried.

Tom introduced the new Town Council Woman, Terry(Theresa) Jackson. Board members introduced themselves.

New Business

Snedakers – Tom provided an update, stating that we had reviewed, line by line the SEQR at the last mtg. Pat Morrell, attorney, advised us to send letters to various agencies for comment. Tom reported that letters were sent to Jim Williamson, Highway Superintendent for Romulus; Harriet Haynes, County Planner; Vickie Swinehart, of Seneca Co. Health Deptmt.; Director Shawn Hanna of NYS DEC Region 8; Ovid Fire Deptmt. and South Seneca Ambulance. The letter had the SEQR attached and informed them that we are the lead agency. The letter went out Oct. 28, 2013 by our attorney. Agencies have 30 days to comment. Tom checked with Mr. Morrell and he has received only the original comments from the DEC and the County Planning Board.

Nancy Milliman commented on the Camp grounds. In studying the septic system and chemicals that are in them for the Campground, they are very caustic and smelly as they are destroying the good bacteria that works in most septic systems. The chemicals kill off the bacteria that destroys the waste. The septic system then does not work and does not break down the waste. It can kill the system. If it gets clogged, it migrates up(clay) or down into the water table. In the case of clay it lays on the surface with chemicals and waste. Campers are first most at risk. Then it can run off and go into the stream.

Tom asked if Nancy has addressed her concerns to the Seneca Health Deptmt.? David Milliman responded that he spoke to the Seneca Co. Health Deptmt. He stated there is a new update and we are waiting for it. David met several months ago with the Health Deptmt. and the proposal meets the minimum. This is a concern and we should know what goes into the system; the chemicals.

Tom responded that we have been very cautious to get the information and review it.

David Milliman stated that the treatment plant for Seneca Lake can not treat these chemicals. These chemicals can not be treated. Those who draw water from Seneca Lake should be concerned.

Nancy Milliman commented on an article regarding Lake Sturgeon, a threatened species. One area studied is Cayuga Lake for Lake Sturgeon.

Romulus/Varick Meeting Update

Tom reported that we have met twice, the 10th of Oct. and Nov. 7th. Barb Johnston, Stuart Brown Associates, spoke with Bob Aronson and Harriet Haynes of the County Planning Board and Jill from the Audubon Society.

The Audubon Society will review boundaries of important bird areas. We are trying to identify land uses for use and those to be prohibited. We are trying to insure consistency across Varick and Romulus zoning in the depot area.

On the map, the Warehouse zoning will be called the same as on their side. Co. Rd. 135 overlaps both areas. They wanted a buffer on east west Base Line Rd. and Main Rd. It would not have building on this, etc. A "U" around FLTG was suggested. On the south side portions of Western Ag, it is more suitable for business/industry.

On the Romulus side, Flaum has a section they purchased from IDA which will remain Industrial/Warehouse. Barb Johnston wants to meet the 5th of Dec. to work on definitions and deed restrictions.

Sue Ellen asked the number of acres in the green section designated residential /agriculture. How practical is that? For development.?

Tom reported that area is where the bunkers are. The thinking is that it is near to water and sewer. If the 135 Road is opened up it could be residential or industrial. We may need a buffer zone around it.

Sue Ellen asked what are the number of acres? Tom stated he did not know.

Sue Ellen offered as an example 500 acres that would be good for ag as opposed to 50 houses on 2 acre plots.

Tom responded that we need to be clear on definitions. We were trying to rule out garbage terminology or debri terms.

Tom stated that we know the area is restricted; a permitted use area. We hope that by the first of the year we will be able to have enough in place to start workshops and get input. The Seneca White Deer website, they are suggesting the bunkers be used for camping, to watch the deer.

Both Town Boards will have oversight so that a Use Permit for an area will be the same for the other Town.

Mary read in paper that Bob Hayssen, Seneca Co. Chairman and Bob Aronson will talk about the Depot real soon.

Tom responded that we want to insure that the zoning remains in local control. What the Army knows and has, where will that go?

Lakeshore Update – Tom talked to Deb Fennessey, DSA, on Friday. We have not finished the review. Have you decided on any lease? No. Have you sent it to Albany yet? No. What should we do, based on the lack of response. Tom indicated they do not have a lot to review. We need to contact local representatives. Al pointed out that we know kids and families use it. People use it. Members agreed to ask for help from Senator Nozzolio. Tom will follow up.

Special Use Permit Revision

Sue Ellen did a nice draft that was sent to all. Tom suggests we indicate what zoning district the applicant is in. This will allow us to identify the zoning district. Sue Ellen will add this.

Fee should be added with signature page 4. Put Filing Fee above Date Received.

Larry Yehle suggested a specific zoning be referenced because they ultimately have to abide by it. A statement referencing the 90 pages of zoning.

Tom thinks it should be made more user friendly.

Mary suggested putting statement of the zoning regulations can be found at [www. Romulus. Rochester.rr.com](http://www.Romulus.Rochester.rr.com) as a reference.

Applicants should research the Town Zoning codes located on the website prior to completing this form. Any questions should be presented to the Zoning Officer, and a phone number. Sue Ellen will update the form. She will not be at the Dec. meeting.

Anaerobic Digester

Mary asked about the Texas group coming in and joining him. Not sure what this is about? Odd that we approved this little project and all of a sudden this big company coming in to develop. Mary saw it in the paper.

Tom reported the Ag Protection Plan Follow Up Survey will be completed. It came from Ag and Markets. The Planning Board assisted completion of the survey.

New Business

Tom reported that the State is starting a Grant Gateway program. You sign up and it is a one shop funnel process for Grants. Tom to sign us up.

Old Business

Sue Ellen stated we need to cancel the Public Hearing for Dec. 2nd. Tom replied that we can reschedule at the Dec. 2nd meeting once we get some responses.

Next meeting is Dec. 2nd. It is the last meeting of the year where we elect officers for next year.

Announcement about Open House this Wed. 4-6:00pm at the new Federal Health Clinic in Ovid,

Motion to adjourn by Sue Ellen; second by Al. Motion approved and meeting adjourned at 8:20pm.

Respectfully submitted,

Kate Sinicropi