

*FINAL*

Romulus Town Planning Board

February 2, 2014

Roll Call

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

Visitors

Larry Yehle  
Julia & David Gehring

Pledge of Allegiance

Moment of Silence

Minutes from the January 6, 2014 meeting were approved.

Al made the motion to accept the January 6, 2014 minutes, seconded by Sue Ellen and unanimously carried.

Tom Bouchard, Chairman, opened the meeting by recognizing the petitioner, Larry Yehle.

He asked, now that the Special Use is approved, what are the follow ups to insure that the permits are obtained? He noted that Tom Scoles, Seneca Co. Health Department, had responded to my email, which was forwarded to you. Tom responded that the building permits would be issues by the Zoning Officer, then signed architecture drawings. The county would issue occupancy requirements.

The DEC handles the SPDES issues it. Mr. Snedaker is subject to getting the permit to be legal.

Larry talked to the DEC regarding the SEQR. It was a weak discussion. I want to make sure it happens the way it is supposed to.

Sue Ellen replied that you can complain if he does not get the permit.

Larry read the response(email) from Tom Scoles, Seneca Co. Health Deptmt.

Larry noted that the approval included the two contingencies, the hedgerow and the SPDES, as well as the Health Deptmt. approval of water/sewer.

Tom replied that it is in our minutes requiring these two contingencies. Our new form does allow this to be put on the form. (next to last page of the January minutes) The minutes are part of the package given to the Town Clerk. The minutes approved incorporated the public hearing and are so noted. Approval with the Health Dept. contingency and the hedgerow for the delineation of the property. Tom will check with Terry, Town Clerk, to verify.

Larry continued that the septic and barrier is noted, as in the minutes. The other related issue was the road (South Cayuga Lake Road) and the barriers.

Tom responded that our attorney said there was no need, according to our minutes, to address roadside barrier for the road.

Larry is asking for a barrier on the road going through the campground. The campgrounds existing are far back along the wood line, and are significantly different than driving up the South Cayuga Lake Road and seeing RVs on the right. Larry quoted the zoning regulations which say, "the set back area being substantially wooded and adequately screened from the road."

Mr. Snedaker's plans show landscaping of trees.

Tom asked what purpose does it serve? We can ask the applicant what he plans to do there. I can report that he has talked with his neighbor and she came up with pampas grass for a barrier. He is going to follow what he needs to do. If he does plan on a natural barrier, Tom will get back to Larry and the board.

Larry referenced the Mr. Snedaker's wife's letter. The letters from the Millimans and Larry's letter, had information that was incorporated in her letter. Were they provided to the applicant prior to the meeting?

Tom replied not that we are aware of. All emails come to the town and are public. David Gehring stated that they came prepared.

Tom responded that they have been preparing for over a year. What we need to do is follow up and make sure items are followed up and documented.

Tom asked Larry if Tom Scoles has approved the plans?

Sue Ellen noted that our emails are all public knowledge. Anyone coming into the office can get all the documents to review.

Larry asked what are the next steps for the Depot?

Tom replied that we will go over the information, with the consultant, then bring to the Town Boards and then schedule a public hearing.

Larry asked if all the documents are on the website?

Tom replied that yes all are on the website.

## **Joint Committee Progress Report**

Tom reported that Sue Ellen, Bill, Mary and he were at the public informational meeting. The press reported in the Finger Lakes Times. Kate and Cindy were absent from the meeting. Thomas Boardman, on the Varick Town Board, provided a powerpoint that spelled out the acreage. We overlooked the airfield,

so that will be a topic of discussion. The next meeting is scheduled for Feb 27<sup>th</sup> at Varick at 5:00pm.

Tom reported that he received an email from Bob Aronson, IDA, inviting Barb Johnston to the IDA, to meet at noon Thurs. Feb. 13<sup>th</sup>. Barb is planning on going. Tom noted that Bill and he had also met with Steve Absolom for a few hours. He answered questions regarding the Depot. He has run the deer hunts for 38 -39 years. He has been at the Depot that long. He is very knowledgeable and he is there because of the Army's continuing responsibilities.

Bill reported that on Route 96A, there is a chain link fence that runs across an area of Varick. It delineates a no dig area; that area will never be developed. No tent stakes or anything disturbing the soil can be placed there.

There are 400-500 deer in the Depot including white deer estimated at 150-200. How many killed in harvest? Every year 1/3 of herd is culled off. Four white deer of three points or greater were dropped last year. By next fall that herd will be back to 900. Any food plots for them? Not now. Any coyote population on the depot? Yes, lots of coyote indicated by the amount of scat in the road. There are hunters allowed in to hunt coyotes. Is there anyplace where the fence is down? No. There is 27 and 1/2 miles of fence. Every year six or seven cuts in the fence are mended. There are arrow shafts found near the cuts even though bow hunting is not allowed.

The Anderson RR company on the Depot now wants to expand. There is a larger group in Syracuse doing \$90,000 a month repairing railroad cars. They would like to do more here. The problem is they and Finger Lakes Railroad are competitors. The company is a Fortune 500 company, rehabbing cars.

Flaum has a presence and impact. They have 12 people employed and warehouses full. They are not growing but just staying there.

Bill stated that we asked what about hazardous spots? Who becomes custodian of this after you(Army) leave?

There are 5 eight foot tall hanging maps of the Depot in Steve's office. This group and Varick need to work on where these will go as this is not historical material. These are working documents that people will need. The maps got updated and you can not go into any agreement without the maps.

Bill spoke to "suitability to transfer" from Army to the IDA. If files are with the IDA, If there are any restrictions, it is on the deed. The Army and the state keep the records.

Steve gave us some suggestions on some of the things the committee is working on right now. He said make it as simple as you can; do not box yourself in a corner. We asked about Co Road 135 and who is it going to service it? He suggested that we may want to rethink opening the road up.

Sue Ellen asked how do you fix the fence every year when there is no one patrolling it? The IDA represented by Bob Aronson has said that the IDA should not be involved with the Depot; should not be a landlord for it.

There are agricultural people who want to use the land.

Mary asked can you sell it?

Sue Ellen replied that if there is land in there for agricultural use, they have to come up with a way to sell that. Bob Aronson had also noted that Seneca LLC is involved.

Sue Ellen noted that if you don't have it zoned for agriculture, then can not sell it yet.

Tom pointed out that Barb said we can only lay the framework for the Depot through zoning.

Sue Ellen summed up that the water, limited sewer and some power is still limited. They are creating the rail lines in there. These are the issues to be addressed.

Tom reported a David George called from NYC. He asked about what it would take to put a fish farm on the depot. He is interested in having three, 67,000 gallon tanks to raise salmon. I referred him to Bob Aronson.

Tom noted the emails from Mary Anne regarding Mike Coia's development indicates the whole thing is not clear. There have been a couple of companies that merged with Seneca Bio Energies. These Companies were identified in Mary Anne's email. Tom noted that he does not know about the figures identified there. Mary commented that it is odd to me that this information is totally different than what Mike came to us for in the Special Use Permit. How do we know what is going on?

Kate replied that we can ask Mike Coia to update us.

Tom asked when did we do that Use Permit? Did the news release come out after Sept 24<sup>th</sup>?

Sue Ellen responded that the July 1<sup>st</sup> 2013 minutes have Seneca Bio Energy Use Permit.

Mary stated that we need to be very specific on what can be brought in here. There are tires on the website for Global Clean Energies. Is plastics ok? What? We need to be clear and specific.

Tom asked the board members to look at Part 3 on what was handed out. For homework go through it and prior to next meeting on 27<sup>th</sup>, we need to be concentrating on these issues.

Sue Ellen asked doesn't the state have definitions?

Tom replied they might.

## **Lakeshore Visioning Progress Report**

Tom reported that Mary put together a packet to go to Senator Nozzolio. Dave signed and Tom signed the letter. Hopefully we can get Senator Nozzolio to get land conveyed to us.

Tom said that last Tues., he came to the STEPS meeting. The Seneca Towns were engaging to look at solutions with the focus on health. They are looking at assets in the community. Tom brought up the Lakeshore Park. They have mini-grants and it is a three year project. They have some good ideas to promote health in the community. The deadline is Feb. 28<sup>th</sup>.

### **Special Use Permit Form**

Mary reported that she thought Dave K. was supposed to send it to Steve Gettman, attorney. Dave thought the town attorney should take a look at it. Mary and Dave to follow up and see if he got it. Hopefully at the next Town Board meeting Dave will have an answer for us.

### **Meeting Schedule for 2014**

Tom explained the schedule and asked if anyone have a problem with Nov. 10<sup>th</sup>? This is the day before Veterans Day.

There was a motion to approve revised schedule, by Sue Ellen. Cindy seconded and approved unanimously.

Old Business

### **Farmland Protection Plan**

Tom reported nothing new but wanted to keep this on our agenda.

Mary brought up new business asking if they want the road open that crosses the depot, would they have a public hearing or would they just do it?

Tom responded it would have to go to the public.

Bill said that the state DOT would not let it come out near the underpass on 96A. It would have to come out on Sommerville Road, not through Romulus.

It is more involved than that to open it up, you could not just open it up.

Sue Ellen asked if the County right of way exists? If not it is not a County road.

Tom replied that we did not think to ask Steve Absolom.

Motion to adjourn made by Sue Ellen and seconded by Al. Motion carried unanimously. Meeting adjourned at 8:45pm.

Next meeting is March 3<sup>rd</sup>.

Respectfully submitted,

Kate Sinicropi  
Sec.