

FINAL

Romulus Town Planning Board

March 17, 2014

Special Meeting

Roll Call

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

Guests:

Ken Riemer  
Don Denman

Bill – everyone should have a copy of the definitions. We can flip through the proposed definitions, existing and proposed.

Ag Support Business – feed stores. Cindy asked about the Depot manure but this would be in a different section.

Tom – Varick had met last Thursday and went through the whole list. I was not able to size it correctly, their definitions. He will email it to the members, as there are some differences; change in titles based on their code. Small differences really. We can not change ours to match up with theirs if it is in our zoning.

Ag Use – no change

Animal Hospital – leave alone. Ours ok.

Auction House – same. If you look at Auction House under our zoning Sue Ellen said, in another section the definition changes under Agriculture. **To Check with Barb. Where else specified.**

Bar, Tavern, Nightclub – proposed, more extensive.

Ken Riemer - Winery and tasting rooms are an extension of agriculture.

Agritourism business. Ask on the IDA side to not make it terribly limiting. Not a lot of time left. We do not have the assets that the present leadership has.

Extension of brewery business, Myer Farm, make hard liquor. May need to identify this.

Tom – we did not allow use in the Depot as a winery. It comes under Agricultural according to Al.

Ken – when I got my license, I had agriculture and sales and lodging. Lodging is an extension of winery.

Bill – Bob Aronson is concerned about Special Use Permit – as a deterrent; for us it is a tool that we can use and have the public involved and get their input. A rural agricultural business has odors coming with it and the neighbors may have a concern.

Ken – I understand Bob's concern re: Special Use Permits. For someone coming in from outside the area, the person may decide not worth it. It is a great tool but also a red flag for developers.

Bill – we are trying not to make it a red flag.

Tom – to address your concern about out of town folks. We had several SUP last year, and we found the process not user friendly. We are changing it to make it easier. There is a question Have you read the zoning that applies to your request. We and Varick are working on the application process so it is more consistent.

Sue Ellen – I understand your concern as a business man.

Ken – We are very competitive – utilities at Depot not sufficient, gas and oil; a spot contaminated. A deterrent to those interested.

Have to add the distilleries in the zoning. In Bar, Tavern, Nightclub along with breweries and wineries.

Adult Entertainment – ok for ours.

Bed and Breakfast – go with Romulus

Business, General – ok proposed.

Camp/Season or Transient Cottage – Sue Ellen – read definition of dwelling.

Seasonal dwelling, temporary. Mary – sounds like a camper. **Please note this.**

**Transient is the key word – Sue Ellen.**

Campground/Travel Trailer Park – ok

Child Care Center – **ask Barb, what is minimum, maximum age? Current care – start at 6 weeks. Limitation already.**

Community Center- ok

Conference Center/Retreat – ok

Essential Facilities – **Change name to Public Utilities**

Flea Market – ok

Firing Range, Indoor or Outdoor – ok

Garages, Park Parking – ok

Garages, Public Parking – ok

Natural Gas and/or petroleum extraction – ok

Hospital – we have in our definition but not in our zoning. Varick put in SPU under WITE area. – all our zoning areas except for AR, with Special Use Permit.

Hotel/Motel – Mary asked what auto cabins, auto courts mean? Are they old terms?

Indoor Recreation – ok

Inn – ok

Institutional Care Facility – Varick look at theirs, it is outdated. Leave alone.

Junk Yard – change to Recycle Facility or salvage area(?) Ours or NYS definition. Talked to Barb about this. We do not want discarded material, waste

Discarded railroad cars – Neil Sherman and Anderson do this. Need to change wording. Recycle definition it goes out in a different form. This does not sound like it goes out. We need to put in recycling. Discussion – Ken, junk yard is an offensive term – ask Barb for another term.

Kennel, Large – Article II Part 13 Section 14 in our zoning addresses the dog Kennel issue. Ours is much different than those in Varick. Our zoning does not allow it. Tom does not see it in the comparison of the two Towns. Not allowed.

Laboratory or Research and Development – ok

Laundromat – ok

Manufacturing – ok

Hotel/Motel – duplicate

Motor Vehicle Repair Shop – proposed ok

Nursery/Garden Shop – ok

Nursing/Convalescent Home – ok

Office, General – ok

Personal Service – ok

Professional Office – ok

Public and Semi-Public Facility – ok our definition

Recreation, Indoor – ok

Recreation, Outdoor - keep with our original

Religious Facility – proposed is ok

Restaurant – proposed

Retail Large-Product – add to hers, including appliances and furniture.

Retail Small – Product – ok

Schools, Schools, Commercial – ok, ours

Shopping Center – ok ours

Stable, Commercial – ok ours

Transloading or Trucking Terminal – ok

Utility Infrastructure – ok same as essential facilities.

Vehicle Sales – not under consideration for Romulus

Warehouse - yes proposed

Wholesale Outlet – same ok

Wildlife Refuge – ok

Don Denman, I am on the Seneca County Planning Board and I am from Lodi Planning Board. Interested in what is happening at Depot. Town meeting is second Tuesday of the month. Planning board. at 7:00pm. 2<sup>nd</sup> Thursday is the Town board meeting in Lodi at the Town Hall.

Planning board in limbo right now – short on help. 3 come regularly. On the Planning board for 3 years.

My main interest is the white deer in the Depot. Wish we could publicize it more. A lot of visions out there, Bill.

Sue Ellen – Special Permit – Sexually Oriented Business – criteria needs to be reworded? Check wording. We have Adult Entertainment.

Motion to adjourn Cindy, Tom second All approved. 8:35pm