

## Town of Romulus Planning Board

December 1, 2014

### **Roll Call**

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

Visitors: Ken Riemer  
Mike Joslyn  
Dave Kaiser

### **Pledge/Moment of Silence**

Approval of the November 2014 meeting minutes. Cdga needs to be spelled out and Ave (not Dave) Bauder. Motion made by Cindy M. Seconded by Bill K. Minutes approved with noted corrections.

### **New Business**

Welcome Ken Riemer.  
Updated Zoning for Depot  
Elections of Officers.

Ken explained that he was here as a member of IDA who oversees development of Depot. The clock is running down and the turnover of the Depot will occur shortly to the IDA. Research needs to be done to know what we have to do to take over the Depot. It is a huge undertaking. Discussion on where we are at, as anyone interested in development would need to know what could go and what could not go. I am looking for information to pass on to the IDA. I can tell you decisions will be coming soon.

Tom asked if the timeframe is still 2016?

Ken answered that the two areas are not released yet. The one is just a matter of time to get the ok on, the Q area. The other one towards the Romulus side is in debate between the EPA and the Army. The Army feels they have completed their responsibilities and the EPA does not. Both areas are fenced off. The IDA has not been told a date by the Army. There are other factors placing the IDA in this position. Staffing changes are going to occur in the IDA.

Tom asked if there was a cost estimate to maintain the perimeter fence?

Ken replied yes. The contract is \$200,000 to 250,000 per year to maintain the fence. Steve Absalom sprays the weeds under the fence, mows the roadways, and repairs the fence.

A general discussion was held regarding the resources needed to maintain the fence.

Ken asked if we had given testimony at the DEC in Avon?

Dave asked Tom, how close are you to having the zoning in place? Tom clarified that we listened to the Town Board and went back and reviewed all the Special Use permits. We marked up the matrix and gave it to our consultant. She came back with mark up for the whole zoning ordinance. We were lacking the matrix where we could compare our notes. We were hoping to get to the Town Board last month. We are not sure about finalizing it tonight. The plan is to get it to the Town Board this month or next at latest. The Town Board then has to go over it, send it to the County for review and schedule the Public Hearing. Then it goes back to the Town Board for finalization. Varick has done their part. Two main goals are the opening of Co. Rd. 138, because there is no access to the depot, not to bring all the way through Romulus but bring around past Schrader's to Somerville Road. The Varick side is 3000 acres for conservation which would allow opening the road, and maintaining the fence on one side of the road.

Dave asked if we told that to DEC at the meetings? Tom replied that we brought up a lot of the points regarding keeping the whole thing for the deer. There is no business plan. Who employs these people to manage, maintain the tours etc.? The White Deer group does not have a realistic proposal. 38% of Town of Romulus is tax exempt. If we get more land off the tax rolls, it burdens the existing tax base.

### **Zoning Update**

Tom made a motion to come back next month to address, so that we have a chance to look at it. Seconded by Al. Motion approved. Tabled until the January meeting.

### **New Business**

Terms for Board members are expiring. Bill, Sue Ellen and Kate's terms are expiring this year. All three are willing to continue. Tom will send a letter to the Town Board requesting reappointment.

Officers for the year: Slate of officers: Tom Bouchard – Chair; Bill Karlsen - Vice Chair and Kate Sinicropi – Sec. Motion to keep the current slate of officers by Al ; seconded by Cindy. Unanimously approved.

Adam Shrader was appointed Zoning Officer. He has a home inspection business. We will invite him to our next meeting.

Signs indicating we are a Farmland community are still not up. Kate asked when will they be up? Bill to ask at the Town Board meeting.

### **Old Business**

Tom reported on Design Connect. There is no word yet on Comprehensive Plan assistance.

Next meeting January 5<sup>th</sup> , 2015.

Motion to adjourn by Al. Seconded by Cindy. Motion passed. Adjourned 8:48pm.

Respectfully Submitted,

Kate Sinicropi, Secretary