

Town of Romulus Planning Board

Sept. 14th 2015.

Roll Call

Tom Bouchard

Bill Karlsen

Al Nivison

Sue Ellen Balluff

Mary Joslyn

Kate Sinicropi

Cindy Meckley – absent

Guest: Kyle Collingsworth, C&C Automotive

Pledge of Allegiance & Moment of Silence

Minutes

Minutes from July meeting require the following correction: Cindy Meckley was not here. Motion to approve with correction made by Al, seconded by Sue Ellen. Minutes approved.

New Business

Kyle Collingsworth came to bring several issues to our attention.

1) Regarding sidewalks at Lakeshore Landing we are hearing from three people. Ms. Kowalski stated that we are in violation of our zoning by not taking care of the sidewalks and driveways. She emailed Kyle page 82 of our zoning. Dave Kaiser, Supervisor, has an option to make Lakeshore Landing a district. Kyle went to the Association meeting. There needs to be a resolution per Kyle. It has been reported that the sidewalks are heaving. There are 30 home properties there. We need a resolution and hopefully will have one this Wednesday night at the Town Board meeting. These sidewalks need to be taken care of. The Town does own the sidewalks and this may mean we are responsible for snow removal and mowing.

Sue Ellen noted that in Seneca Falls and Waterloo, the homeowner is responsible for snowblowing and mowing. Letters went out Wed. to homeowners asking if they would be willing to have a district. We are getting an estimate from Miller as to cost. Sidewalks fit in that neighborhood.

2) Kyle – I bought the property next to the shop. It was a distressed piece of property. There were some complaints about the property due to the renters not taking care of anything, nor the landlord, Kyle stated that he has no idea what he is doing with it yet. He wanted the Planning Board to be aware of it. Kyle shared

some pictures he brought. A Picture of a rat next to a shovel. He is still killing and poisoning rats. The renters had chickens and feed in shed which attracted the rats. The grass has sometimes been chest high in back as the renters and the owner did not mow.

I have cleaned it all up. This property has broken windows. All have been removed and cleaned up. We have done tree removal, and the shed was removed. This was a place Casey McDonald owned. Kyle bought it from him. Kyle evicted the people and he is not sure what he can do with the house. He has no plans at this time and he will come back to us if he does have any plans.

Kyle is not looking at being a landlord since he evicted the tenants. He will work on the house next. It may need to be torn down. It has an old farmhouse framing and may have asbestos. He needs to talk to Adam, the Zoning Enforcement Officer. He is parking cars behind the house. These are cars that are being worked on that are parked there.

Tom has talked to Adam. Adam's concern is when you went into business there was no zoning. Kyle not sure how the grandfathering goes. Prior to Kyle there was an ice cream shop and a store where his shop is now.

Under the present zoning, you can have a gas station, garage automotive repairs but a special permit is required.

Al suggested asking for a variance from residential to commercial for the parking of cars.

Hamlet residential says automotive repairs are not allowed per Sue Ellen. Kyle not going to do repairs on the property, only parking cars there.

New Business: Greg Brown, Akron Ag Products – Tom reported Greg Brown came to the Town Board in May or June. He is looking to buy the business from Mike Coia. Mr. Brown does the animal bedding products, recycled paper, wood chips etc. for equine and bovine. The summary of projects notes that the current operation by SenecaBioEnergy, includes two tenants, including Akron Ag. The Permit goes back to 2013.

Tom spoke to our attorney who said it was a whole different product line. It is an allowable use with a Special Use permit. Greg was adamant about it being an agricultural business rather than a manufacturing business.

Tom suggested we get a clean start and have him submit a new Special Use permit.

Steve Getman indicated that although it is a permitted use, it is a different product, not food. It needs a new Special Use permit. Greg wants it to be considered as agricultural products.

Mary suggested relaying to him that we are fine with his existing work; we would like to update our information as this is different than the Coia Special Use Permit.

Motion: Motion by Al, to authorize Akron Ag Products to submit a Special Use Permit for Agricultural Support business operations at the former Seneca BioEnergy site. Seconded by Bill. Motion unanimously carried.

Old Business

Lakeshore Project Update

Tom had a conversation with Megan Fitzgerald in the Albany Office of Sen. Nozzolio. We need to reach out to DOCCS locally and get a letter from them. We are holding off until Dave Kaiser, Supervisor, has recovered from surgery. The Willard lease is not a possibility according to her. We will meet with the DOCCS Superintendent here.

Depot Update – A survey that was done and a couple articles appeared in the last few weeks in the Finger Lakes Times . A petition asks for land to be sold to the public in the former Depot. Dave Dresser, former Supervisor from Ovid asked for an open dialogue on Depot Land. We need a Depot Summit. Tom will speak to Town Board this Wed.

White Deer Summit – Bill attended at HWS in July. Dave Kaiser has identified the three priorities: 1) jobs 2) restore the tax base and 3) protect the white deer. Private ownership of property and having the road opened up was also suggested.

Toro Run – Tom reported that Chris Weaver wants to do one, two family rental. The subdivision approval was for single family homes.

Snedakers – Lynn Snedaker called and asked if he could put a mobile home up for his caretaker. His sister is staying here while they are away. The mobile home is allowed as operator per zoning under Campgrounds.

Right to Farm Signage – Bill went to the highway department to have them make a smaller sign. They are \$25 a piece and there are seven. He recommended Seneca Graphics . Tom showed several examples. Discussion regarding color, size and content followed.

Motion: A motion by Sue Ellen that we use green lettering on white background. Second by Al. Motion unanimously approved.

Currier & Ives Festival – Mary got a small grant from STEPS program for costumes. There is a girl to head up the equestrian parade and a guy to do re-enactments. Currier & Ives folks said yes we can use their name. Offered art show! Need choruses and people to march. Date: Dec. 5th at 10:00am with a parade. It will go throughout the day at Traders Village. Alan Buddle is doing the re-enactment. We need people to contact, marching bands, choruses Civil War enactments. Ave Bauder was suggested as a resource..John Arena will publicize it.

Old Business

Comprehensive Plan: Varick NewYork.com Take a look at their plan. They did a survey and the plan was done by Barb Johnson. A lot of implementation strategies and they did a couple of public hearings.

By Laws – Tom to talk to Harriet

Depot Tours – still on agenda.

FLS Energy, solar energy project, we are waiting for the power point. Al asked if we have we heard from any other solar companies. Tom we have not heard from any others. Tom to talk to Harriet regarding Templates for solar zoning as we need them.

Motion to adjourn by Al. Second by Mary. Motion unanimously approved.
Adjourned at 9:15pm.

Respectfully Submitted,

Kate Sinicropi
Secretary