

Town of Romulus  
Planning Board Meeting  
Nov. 14, 2016

**Guests: Michael Joslyn, William H. Lawler, Mary A. Lawler, Denise Giroux, Timothy Carroll**

Roll Call

Tom Bouchard

Bill Karlsen

Sue Ellen Balluff

Cindy Meckley

Al Nivison

Mary Joslyn

Kate Sinicropi

Pledge of Allegiance/Moment of Silence

Approval of October 3<sup>rd</sup>, 2016 Minutes Sue Ellen clarified that under Old Business, she was asking if they had permits, not if they had the appropriate permits, as stated. Penny Luongo, a visitor, needs the spelling of her name corrected. Sue Ellen made a motion to approve the minutes as corrected. Motion seconded by Al. Minutes unanimously approved with corrections.

**Public Hearing on Seneca Ag Park LLC opened at 7:10pm.** The County Planning Board met and we have their review in hand. There are no changes and they recommend that it be approved. Tom has a copy of the Special Use Application for anyone if they wish to review it. Ak Tom summarized the Seneca Ag Park LLC Special Use Permit; Seneca Bio Energy was the original applicant. Seneca Bio Energy has been bought out by Greg Brown of Seneca Ag Park LLC, who is proposing an animal bedding operation with fiber, in the existing buildings. Due to the change, a Special Use Permit was required. He is also wanting to produce animal food products, consistent with Industrial/Ag zoning.

Visitor asked if any hazardous material? No, there is none indicated per Tom. Is there proper storage for organic food product? Tom is not sure. Does the NYS Dept. of Ag inspect the food product and storage? Discussion followed.

**Closed Public Hearing on Seneca Ag Park LLC Special Use Application at 7:15pm**

Sue Ellen made a motion to approve the Seneca Ag Park LLC application for uses as described in the documents. Al seconded the motion. Motion approved unanimously.

## **New Business**

**Solar Zoning draft** A discussion followed on the roof top array as an impediment to fireman. County codes require a 3 foot alley on the roof so they can vent the house in a fire. Fireman need to take panels off the grid, as you can not shine light on the panels. Kate reported that she had looked at Varick, Lodi and Ovid zoning but found nothing. She used Towns of Geneva and Ulysses zoning for the draft. Fayette just revised their regulation to meet the needs of the firemen. Cindy attended a conference regarding solar energy and implications for firefighters. The Planning Board should communicate with the Fire Department when we get a request. After we review, we should send it to the Fire Department for their input and review.

For the square footage we need to look at what a normal house generates so that we know and we can make zoning realistic. Discussion followed regarding ground mounted and roof mounted solar panels. Discussion regarding the page 2. C. e. and D.2. We can ask the Fire Departments if they have any concerns. Members will email Kate their suggestions or concerns.

**Hamlet/Residential Small Animal/Livestock draft** – Sue Ellen reported she has looked at Varick and Waterloo zoning. She has not found any zoning in hamlets that allow small animals in residential/hamlet. She reviewed the results of the survey that we sent out. Varick does allow small animals based on acreage or lot size. One animal unit is allowed per acre. A chicken is .035 of a unit for example. Discussion followed. Sue Ellen will update us at the next meeting.

**Noise Zoning draft** Tom has made some changes; night time hours; page 2, Restricted Uses are highlighted, and italics. The ordinance needs to be consistent across the board on the time; for ex. 9:00pm or 10:00pm.

Discussion followed on enforcement, notification to the Sheriff. Waterloo & Fayette have noise ordinances. Is it realistic to expect the Sheriffs to know the zoning of each Town?

Guest Mary Lawler asked about the Three Brothers Winery from the minutes of Sept. She went on their web site and the Three Brothers have only afternoon music. She noted that the letter from Buttonwood Grove Winery asked for much more. Guest Denise Giroux reported that generally speaking the events at Buttonwood Grove Winery end at 8:00pm. The issue is the level of the sound. The Winery has the contract and approval of the music.

A discussion followed on the issues we had with Mr. Weeks and his music fests this past summer. The County gave a permit for food and for sanitation. We were not able to shut him down despite many complaints from residents near by. Discussion on a need for a definition of a Special Event. If we can not agree on a definition we should delete Special Event.

A signed complaint with Sheriff needs to be completed under the ordinance. Are they aware of this? Need to ask the Sheriff and State Police. Need to develop a complaint form? FOIL laws? Privacy issue?

**5753 Rte 89 Subdivision/Area Variance** Tom reported that Adam Schrader is working with the ZBA on this. Jim Bromka has property which he wants to subdivide. Previous properties were grandfathered which is complicating the issue.

Bill brought in last week's Ovid Gazette which has a letter from the Varick Planning Board. The Town of Varick has adopted a new subdivision regulation.

**Enforcement/Complaint form** Tom informed us that Adam Scramer, Zoning Enforcement Officer likes this idea as we then could track the actions. We could put on the website. It would standardize things and help his ability to address a complaint. Adam calls the person who is complaining after he receives the complaint. Harriet Haynes, County Planning Board, will send an example of a complaint form to Tom so he can email us.

### **Old Business**

#### **Cypress Creek Renewables**

Sue Ellen asked about Cypress Creek Renewables and the conversation Tom had with them. He reported that they are looking at 80 acres on Kennedy Rd. for lease to do solar energy and sell the electric. Panels would be 6 - 8 feet when fully tilted. Sue Ellen found one tax ID, but not the other.

**Town Map update** Tom will get together with Adam to spell out the Town boundaries.

**Planning Board Office** We need a desk with drawers on one side, bulletin board, chairs, file cabinet. Tom to get together with Mary to order the items from the Quill catalog.

**Comprehensive Plan** We need to incorporate the zoning we are working on.

#### **Sampson State Park**

Bill heard on the television today, that the Lt. Governor was to be in the Town of Romulus to make an announcement at 11:00am. He thought it was about the Marina, but it was about the cabins that are being built in Sampson State Park. The State is investing \$900 million statewide in the Parks 20/20 Project. \$2.9 million is being spent at Sampson for 15 cabins. 30 – 50 people attended the event.

In today's paper there was an article on Zombie properties and applications for money to remove them. Supervisors are to give a list of properties to be torn down and removed so that application can be made by the County. We would like to have our Supervisor provide us with a copy of the list.

Al made the motion to adjourn, and Cindy seconded the motion. Unanimously approved.  
Adjourned at 8:50pm.

Respectfully submitted,

Kate Sinicropi