

## **Town of Romulus**

### **Planning Board**

**Oct. 2, 2017**

#### **Roll Call**

**Tom Bouchard**

**Bill Karlsen**

**Al Nivison**

**Kate Sinicropi**

**Mary Joslyn**

**Cindy Meckley**

**Sue Ellen Balluff**

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

Approval of Sept. 18<sup>th</sup> Minutes with adding name of Warren Wells, Cypress Creek Solar; Delete page 2, paragraph 6, "but has been stopped, pending action by the Town of Varick." Motion to approve with corrections by Cindy, seconded by Sue Ellen. Motion unanimously approved.

#### **Comprehensive Plan Visioning**

What kind of growth would we like to see going forward. Section Article 7 in existing zoning speaks to billboards. There is no regulation for private roads in our zoning. Bill noted that as you travel south, the Town of Ovid has Verona Village, a retirement/assisted living community. In Interlaken, you have Conifer Village, a retirement community. Is this something that, as a town, we should consider and encourage in the future? Do we need it and will we attract individuals needing it? It would require different development such as medical, stores, transportation etc. Al thinks the housing in Romulus might be the area that would develop it, in the former Depot. Cindy commented that those residing in Verona Village, were members of the community and wanted to stay. Would our demographics support this? Attracting and retaining younger people in the area would be a corollary to a retirement facility. Tom mentioned Herndon Park as having potential for developing a small number of homes. All the infra structure is there; sewer, water, electric. Discussion on issues.

Tom reported that last week Len Carlson on Seneca St. in Romulus asked about needing a special use permit. He wants to expand his garage to include an auto repair business. Motor vehicle repair shop is not allowed in hamlet residential in our zoning.

Tom also received a phone call from a Title Clerk in Rochester regarding 11-12 County Rd. 147. Is a zoning district and new map needed? Is the 1992 survey map still applicable? The bank wants to sub divide it and sell it. Tom will check on the tax ID number and who owns it. It is agricultural under zoning. Tom will talk to our attorney and call her back.

### **Solar Farm in Town of Romulus proposal**

Tom received a phone call regarding solar farm regulations which we have in draft form. Sue Ellen reminded us that we need a site plan as part of the process.

### **Other New Business**

This Sat. at 9:30 am at the Town of Ovid firehouse, there is an open meeting on their Comprehensive Plan.

At the Romulus Town Board meeting in Sept., the Town signed off on the revised MOU for Solar Zoning.

At the Oct. Romulus Town Board meeting Theresa Jackson will be honored and at the Nov. meeting Duke Gerlach will be honored.

Pat Morrell, Attorney, reported that on Poplar Beach Rd. Spur, there are 9 residential homes there. He has discovered that the Town does not own the road. The Town can not plow it or fix it if it does not own it. The Town, Highway Department and attorney need to work this out.

Noise ordinance was brought up and tabled again.

The Town will redo the heating and AC in the Town building.

### **Old Business**

#### **Hamlet Small Animal Zoning**

Tom & Sue Ellen need to get together to finalize it.

#### **Solar Zoning**

Kate and Tom need to update two drafts. We need to add definitions commensurate with state.

## **Depot Update**

We have nothing from them yet. We have not received the Maps. Where it is zoned agricultural, residential homes are allowed as farmhouses are needed. Tom to call Earl Martin.

Nov. 13<sup>th</sup> next meeting.

## **Adjourn**

Al made the motion; seconded by Bill. Motion unanimously approved.

7:56pm adjourned.

Respectfully submitted,

Kate Sinicropi,

Secretary