

Town of Romulus
Planning Board Meeting Minutes
Nov. 13, 2017

Roll Call

Guests: Pat Jones, Mary Anne Kowalski

Tom Bouchard

Cindy Meckley

Al Nivison

Bill Karlsen

Mary Joslyn

Sue Ellen Balluff

Kate Sinicropi

Pledge of Allegiance/Moment of Silence

Approval of October 2, 2017 Minutes

The Oct. minutes, Page 3 correct the name of Lynn Carlson to Len Carlson. Al made motion to approve the minutes as corrected. Cindy seconded the motion. Motion unanimously approved.

New Business

Consideration of the IDA as Lead Agency for Earl Martin Subdivision

Pat Jones from the IDA spoke to the request for the IDA to be the Lead Agency for the subdivision. There needs to be a Lead Agency established in order to do the SEQR for the subdivision. Tom asked why the IDA wants to be Lead Agency? Pat explained that Earl Martin, who purchased the depot, is still leasing from the IDA. Kate, Sue Ellen and Tom expressed their concerns that there may be a conflict of interest for the IDA to be the Lead Agency. Tom stated that the Town of Romulus Planning Board should be the Lead Agency to address any appearance of a conflict of interest and it would be in the best interest of the Town to have the Planning Board as the Lead Agency. Pat said Mr. Martin could be at the meeting in December to be able to answer any questions.

Motion: Sue Ellen made the motion to reject the IDA as the lead agency for the proposed subdivision for Earl Martin and to designate the Town of Romulus Planning Board as the lead agency for the proposed subdivision requested by Earl Martin.

Kate seconded the motion. Discussion followed. Roll Call vote taken: Mary – yes; Cindy – yes; Al – yes; Bill – yes; Sue Ellen – yes; Tom – yes; Kate – yes. Motion approved.

Tom completed the form for the Planning Board to be the Lead Agency and gave it to Pat Jones. Tom stated that our December meeting will not be the public hearing. We will accept the application for the subdivision at the December meeting and probably schedule a public hearing in January 2018.

Consideration of Requesting the Town Board to enact a Moratorium on Large Scale Solar Installations

Tom talked to County Planning and they strongly encourage the Town to enact a moratorium on large scale solar installations. This will give us time to review our draft that Tom & Kate did recently and address issues with large solar farms. The small solar systems are already covered in the memorandum with the County. A Moratorium on Large Scale Solar Installations for the Town of Covert was done by Pat Morrell, Town Attorney. Copies of the Moratorium on Solar Farms and Solar Power Plants for the Town of Tyre were distributed. Tom would like us to consider a motion to the Town to enact a moratorium for 9 months on large solar installations. Tom has received several inquiries about our regulations including an inquiry from a company that has a large scale solar farm on Carter Rd. in Geneva and an interest in Kennedy Road property in Romulus.

Motion: *Cindy made the motion to request that the Town Board do a nine- month moratorium on large scale solar installations. Mary seconded. Discussion. Motion passed unanimously.*

Review of Design/Connect application

Tom did the application again and got an email back from the person in charge, Hannah Plummer requesting a meeting this Saturday. Tom refocused the application for the Comprehensive Plan. On Saturday, Bill & Kate & Tom will meet with the team at 11:00am at the Town Hall.

Circular enerG Facility Special Use Application

The Town received a Special Use Permit Application on November 6, 2017 from Costich Engineering, an engineering firm in Rochester. All members received a copy of it, in a large binder. At our next meeting the Planning Board will consider the SEQR designation and we will do the paper work to involved agencies. The Planning Board intends to be the Lead Agency. Tom reported that the applicant indicated that they anticipate a Public Hearing on their application at the next planning board meeting on December 4, 2017. He indicated that the date of the Public Hearing is set by the Planning Board, not the applicant and that no date for a Public Hearing has been set yet. Discussion followed concerning hiring an environmental engineering firm as well as an environmental attorney to assist the planning board in its review process.

Motion by Mary for the Planning Board to be lead agency for the Circular enerG Facility proposal. Al seconded. Roll Call: Mary - yes; Cindy – yes; Al – yes; Bill - yes; Sue Ellen - yes; Tom – yes; Kate - yes. Motion approved.

Motion by Sue Ellen to request from the Town an environmental engineering firm for technical assistance to review the Circular enerG Facility proposal and advise. Al seconded. Mary – yes; Cindy – yes; Al - yes; Bill – yes; Sue Ellen – yes; Tom – yes; Kate - yes. Motion approved.

Motion by Al to request from the Town an environmental attorney to assist in review of this project. Cindy seconded. Discussion. Mary – yes; Cindy – yes; Al – yes; Bill – yes; Sue Ellen – yes; Tom – yes; Kate – yes. Motion approved.

Old Business

Hamlet/Residential small animal zoning continues on hold.

Solar zoning we discussed with solar moratorium; Kate & Tom did a draft.

Subdivision for Mr. Earl Martin. We received a letter from DEC addressed to the IDA, stating that a sampling from SEAD-25, 26 and 122E, found contaminants PFAS and PFOA. Just west of 25 & 26 is the proposed subdivision for farming. This area may not be suitable for farming due to water contamination. NYSDEC will request that the Army perform a remedial investigation to determine the nature and extent of the PFAS contamination. We have heard nothing more about this proposal relative to this letter.

Next meeting is Dec. 4th and we hold our officer elections.

Motion to adjourn by Sue Ellen, seconded by Cindy. Motion approved.

Adjourned at 8:25pm.

Respectfully submitted,

Kathleen Sinicropi

Secretary