

Town of Romulus Planning Board

Draft Meeting Minutes

January 8, 2018

Romulus Central School

Roll Call

Guests: see attached lists

Tom Bouchard, Chairman

Cindy Meckley

Al Nivison

Bill Karlsen

Mary Joslyn

Sue Ellen Balluff

Kate Sinicropi- Excused

Pledge of Allegiance/Moment of Silence

Approval of December 4th 2017 Minutes- Add: the design connect application was denied. Sue Ellen moved to accept minutes of Dec 4, 2017. Al seconded, motion carried.

Tom reviewed the agenda for the evening with guests and visitors.

New Business

Earl Martin Subdivision

Tom reviews 11 questions on SEQR. Questions pertain to subdivision of land only, not what will happen on the land. Planning board unanimously responded “no” for all eleven questions on the SEQR.

Open public hearing on proposed subdivision

Earl: 75 acre subdivision. The Romulus section encompasses several thousand acres for future plans we will show forth shortly. No defined wetlands in the designated area. Earl passed maps to the board and explained location. Some portions have a land use restriction from Army Corp of Engineers. East side access would be by the Romulus Cemetery on Seneca Street. On west side, it would be north of the railroad where we currently access the Seneca White Deer and Western Ag. “At the moment there is a fair amount of electricity available. Adequate for phase one.”

IDA is acting owner of the property. The IDA is a co-applicant.

Questions from the public pertaining to Earl's ability to get energy to his plant. Earl responded that a portion of his plan will move forward even if there is no electricity from an incineration plant.

In response to an inquiry about the job creation promises Mr. Martin made during land purchase talks with IDA, Dave Kaiser explained that Mr. Martin's proposal was the best one, and that's why it was selected. He believes his job projection has nothing to do with moving the plant site.

Mr. Burns inquired about the size of the current substation. Earl responded 5 megawatts of power.

Earl helped Sue Ellen and Mary review the maps.

Public Hearing Closed 7:50

Motion to approved subdivision request with the condition that access road be designated and that any further development would require a new SEQR

Al Motioned

Bill seconded

Roll Call: Mary Yes, Sue Ellen Balluff Yes, Cindy Meckley Yes, Al Nivison Yes, Bill Karlsen Yes, Tom Bouchard Yes

Other New Business: Reappointment of Cindy Meckley to Planning Board

- Circular EnerG:

Tom explains how the last planning board meeting was used for Circular to explain their proposal. Late Friday afternoon (Jan 5) they wrote to town withdrawing the special use permit application to instead apply for Article 10 after speaking with Public Service staff and DEC.

Tom to Alan Knauf: Have you already applied for article 10?

Alan Knauf: No, it's a very involved process. The town has opportunity for input, there's a public docket, and a DEC public hearing, clean air permit, title 5, etc.

Tom references letters written from our code enforcement officer to Michael Palumbo and Earl Martin back in March and August of 2017. Tom informs Mr. Knauf and Mr. Palumbo that we (the planning board) had no knowledge of those letters until November. Notices were published in the paper, but not by us.

Dave Kaiser: We put an amendment in our zoning in 2015 to prevent municipal waste on the depot (pg. 54)

Tom mentions two areas in our zoning that prohibit their proposal

1. Article 8 section15: trans loading/truck terminal

2. Renewable energy (this project does not fall under renewable energy)

Tom reads aloud the zoning duties of the zoning officer pointing out that zoning duties include enforcement, not interpretation of the zoning regulations.

Tom again states that we, as a Planning Board, had no knowledge of our zoning officer's letters.

Mr. Knauf explains the science of incineration has improved, and it's above landfilling.

The incinerator will cost \$365 million to build.

Bill asks: How much will the rail relieve the 323 truckloads of garbage per day?

Mike Ritchie: Once rail is operational, truck traffic would go down to 195 per day. Finger Lakes Rail has been contacted about the project and we will speak with them more as plans progress.

Michael Palumbo- lack of power is the reason there has been no development on the Flaum depot properties. There have been interested parties in the past, but the current electricity situation made it impossible for their businesses. He cited Wal-Mart, and huge greenhouse projects as two examples. He says he doesn't want an incinerator either.

Discussion & debate with board, public, and representatives from Circular EnerG. Debating the environmental impact and other possible use of the depot land that is zoned Industrial.

Sue Ellen lives in Lakeshore landing near the pump station where water will be pulled into pipes to the depot. She asks how the water collection will affect lakeshore shoreline and water currents.

Mike Ritchie: Intake lines are far into the lake, so they won't be pulling near shore. Also will need a property easement for the pipes to lake.

Sue Ellen also brought up the impact of the incinerator on real estate values. Bill mentioned a 30% drop in value according to the tax assessor. Mr. Knauf anticipates no change in real estate values.

Dave Kaiser thinks it's important to put on record that the zoning officer does not have the jurisdiction to make an interpretation of the zoning.

Audience member wants to know who Adam Schrader is and why the town lawyer was working with him and why he sold his house, why is he not here. She believes he should be held accountable. Also suggests the town attorney should resign.

Motion by Mary: that the Planning Board and the Town Board draft a letter stating we don't agree with the letters of our zoning officer and our town attorney to be sent to appropriate people and organizations. All seconded.

Roll call: Mary Yes, Sue Ellen Yes, Cindy Yes, Al Yes, Bill Yes, Tom Yes

Motion by Cindy: that we draft a letter to the appropriate people (DEC and PSC, etc.) saying the Circular EnerG project is not an allowable use according to our zoning per article 6 section 4 and also is not “renewable”.

AI seconded, **Motion carried unanimously**

Old Business

- Comprehensive Plan: Tom spoke with Deb Reid in Hector who started working on their own comprehensive plan. We will look at the feasibility of creating our own comprehensive plan and communicate with her.

Other old Business

- Cindy has been reappointed to planning board
- Solar moratorium comes before the town board the 17th of January 2018. Tony Del Plato, project manager Solar Seneca and Will Burns suggest the moratorium be shorter. **Motion by Sue Ellen** to adjust the wording to 6 months instead of a year. Cindy seconded

Motion carried unanimously.

Motion to adjourn by AI 9:20PM

Cindy seconded. Motion carried.

Respectfully submitted,

Mary A. Joslyn