

Town of Romulus Planning Board

Minutes

June 4, 2018

Town of Romulus Municipal Bldg., Willard, N.Y.

**Roll Call**

Tom Bouchard

Al Nivison - excused

Mary Joslyn

Kate Sinicropi

Bill Karlsen

Cindy Meckley

Sue Ellen Balluff

Guests: Barb McCall, Darren Burkholder, Kathy Dethier, James Borchard

**Pledge of Allegiance/Moment of Silence**

Approval of May 7, 2018 meeting minutes held at Romulus Town Hall, Willard, N.Y.  
Motion by Bill to approve with the correction on page 3, 2<sup>nd</sup> sentence, "The 3.87 acres is corrected to 5.375 acres; leaving 3/8ths acres is corrected to 3.87 acres". Seconded by Mary. Motion unanimously approved.

**New Business**

**Public Hearing: Special Use Permit application: James Santos**

At 7:05pm, Tom Bouchard opened the public hearing for James Santos. Motion to open the Public Hearing for James Santos by Sue Ellen, seconded by Cindy. Motion approved unanimously. Discussion followed. The Seneca Co. Planning Bd. listed several actions to occur, in approving this. They specified adding a set back and a screen of foliage between the road and the cabin. We cannot take action as it needs to be addressed by the ZBA. We have to table his application until the ZBA acts on an area variance. Motion to close the Public Hearing for James Santos by Sue Ellen, seconded by Mary. Motion unanimously approved.

**Public Hearing for Special Use Permit application: James Borchard**

Sue Ellen made a motion to open the Public Hearing; seconded by Mary. Unanimously approved at 7:15 pm. Tom read the response from the Seneca Co. Planning Bd. which was to approve and forward to the town. The Subdivision falls within the town of Romulus code.

Part 2 of the SEQR form was read into the minutes. 1. no 2. no 3. no 4. no 5. no 6. no 7. no 8. no 9. no 10. no 11. no.

Motion to close the public hearing made by Sue Ellen, seconded by Mary. Unanimously approved. Public Hearing closed at 7:37pm.

Motion to approve the subdivision made by Sue Ellen, seconded by Mary. Unanimously approved.

**Review of Special Use Permit application: Darren Burkholder** This application is to use a room in an existing house for a small retail hunting store. One exterior door to the room and one door into the house. Purpose is to sell guns, archery equipment, and ammunition. Darren has the license from the state but needs zoning approval within 30 days for the federal license or the federal officers will have to come back. A federal firearms dealer can buy guns. The federal license has standards for securing the site: locks and records on all firearms. They do not require cameras or alarms per the field agent that came out. He is residing in the rest of the house. Sales, inventory and anything related to the business would be accommodated in this area. Guns and ammo would be stored in this room. He has no security locks and cameras. There are no children residing in the house. Hours of operation would be evenings or Saturdays, by appointment. Brian Burkholder would be the other person employed. This appears to be a home business activity rather than a retail store according to our zoning. There is no target or practice range. Sue Ellen read Home Business activity definition which this appears to meet. How much parking? A gravel driveway with area to park. There are three windows in that room. It has a closet the width of the room with sliding 18 and ½ inches. If a fire or accident, emergency responders will come down the road and would there be room to turn around? It is residential, even though zoned agricultural. There are no fire hydrants there. Four mobile homes to the south of him. Baptist Church Road is a dead end.

Site Plan would be helpful, indicating sidewalks or none. There is a step to the outside door. Discussion on retail store and home business activity. Tom would like a site plan review and requested that Darren check with Fire Department, to ask them questions. He is in the Ovid Fire District.

We will meet at 6:00pm July 2<sup>nd</sup>, at Baptist Church Road for the site plan review. We will have the Public Hearing at the regular meeting that evening at 7:00pm and the results of the County Planning Bd. Review.

Cindy made the motion to send the application to the County Planning Board. Motion seconded by Mary. Motion unanimously approved. Cindy made a motion to schedule the Public Hearing for July 2<sup>nd</sup> and Mary seconded. Motion unanimously approved.

**Public Hearing: Special Use Permit application: Urie Wengerd**

Motion to open the Public Hearing made by Sue Ellen, seconded by Mary. Motion unanimously approved. Public Hearing opened at 8:46pm. We received the County

Planning Board recommendations. Discussion. Motion made by Sue Ellen to close the Public Hearing. Motion seconded by Bill. Motion unanimously approved.

Motion made by Sue Ellen to approve the Special Use Permit with the stipulation to sell general merchandise such as groceries, hardware and produce. Motion seconded by Bill. Motion unanimously approved.

### **Review of Proposed Zoning Changes for Small Animals in Hamlet/Residential Districts**

Discussion on animal sounds shall not be heard across property lines, as this is unenforceable. Request last sentence be removed from draft.

Mary moved that we send to County Planning Board for review. Seconded by Bill. Motion unanimously approved.

**By Laws for the Planning Board** - To be reviewed at next meeting.

### **Old Business**

#### **Comprehensive Planning Committee**

Discussion. Mary remarked that at the FL/Genesee Region training they suggested a 10-page Comprehensive Plan. Cindy provided a format with three questions for residents. A questionnaire with Cindy's 3 questions could be sent to residents and posted on-line on the Town website. The six sections were divided up as follows: Forward – Sue Ellen; History, Demographics and Population – Tom; Open Spaces/Natural and Scenic Resources – Bill; Economic Trends and Development – Kate; Recommended Land Uses and Accompanying Map – Sue Ellen. Come back with deletions for the next meeting.

### **New Business**

An Article 78 law suit against the Town has been filed by Circular Energy. On Wed., June 6<sup>th</sup> at 10:30am, a Special Meeting of the Town Board will be held.

### **Other Business**

Tom got a call from David Stoltzfus with a lot of questions about the depot. Mary, Bill and Tom met with Earl Martin, owner and took a tour of the Depot for 3 hours. It was quite informative.

Cindy made a motion to adjourn, second by Mary. Motion unanimously approved. Adjourned at 9:23pm.

Respectfully submitted,

Kate Sinicropi

Secretary

