

Town of Romulus Planning Board

Town Hall, Willard, N.Y.

July 2, 2018

Roll Call

Tom Bouchard

Al Nivison

Mary Joslyn – excused

Cindy Meckley

Sue Ellen Balluff

Bill Karlsen

Kate Sinicropi

Guests: Bryan Buckholder, Darren Buckholder, Barb McCall, Jim Santos, Cheryl Santos

Pledge of Allegiance/ Moment of Silence

Approval of Minutes of June 4th, 2018. Correction on page 2, move the third sentence of “Motion to close the public hearing” above the second sentence, “Motion to approve the subdivision...”. Page 2, 4th paragraph, line 10, change “He has security locks and cameras” to “he does not have security locks and cameras”. Page 2, 4th paragraph, line 15, change Three to There. Al made motion to accept as corrected. Seconded by Cindy. Unanimously approved.

New Business

Public Hearing: Special Use Permit, Darren Buckholder Al made a motion to open the Public Hearing and motion seconded by Cindy. At 7:06pm the Public Hearing was opened.

Tom reported that the County Planning Board met June 12th and recommends that this request be left solely to local determination. This special use permit is for Indian Creek Outdoors Hunting supply store located at the end of Baptist Church Road. Question from audience, “Have there been any questions?” No as this is the public hearing. Public comment: “To add business to the community is a good thing. A new enterprise and working for citizens is a good thing too.”

Motion to close the public hearing by Al, seconded by Cindy. Unanimously approved. Public Hearing closed at 7:10pm.

Discussion: Sue Ellen requested clarification that people are being notified and that this is in our by laws. We need to be clear if verbal or written. Tom read our regulations on Special Use Permit. It is a home-based business in an agricultural district. Notification of neighbors needs to be in writing.

Sue Ellen noted on the EAF that on page 2 N/A is checked off on the final question. It should be “no”, as it is not a permitted use without a Special Use Permit.

Al commented that it is a good request and he is for it. Bill asked if there is a yard light or mercury light for the driveway? Mr. Burkholder responded yes, in the peak of the house there is a flood light, with a 180-degree pattern.

Sue Ellen requested these stipulations by the Planning Board be read in to the minutes. The owners have stated they will do No advertising, they are selling only to friends, relatives and acquaintances. They are not selling to people they do not know. The owners will be talking to the fire department to get a pre-incident plan of the proposal from them. There is no sidewalk to the door and there is nothing identifying that it is the store. It needs signage that identifies that it is the shop as this is a safety issue and has tax implications as well. They need to delineate the business from the house. They could put “entrance” over the door so that people know where to go. They need statements from neighbors saying that they were talked to about this by the owners.

Sue Ellen stated the major concern is that there is no business plan as required by the application. Points that should be addressed in the business plan are door locks; bars on windows; work with fire department to get a review of the plan so that they know where in the house the business is. Tom encouraged the applicants to be specific based on what their intent is, in reference to the EAF. Tom asked that the maps be redone.

Al made a motion to approve the application including the provisions we talked about. Sue Ellen expressed that the application needs to be cleaned up and the business plan should be attached. Tom pointed out that the business plan should state the target customers; who, what, were and when.

There should be a stipulation in the approval that if the business grows, the applicant would have to come back to us, suggested Sue Ellen.

The applicant asked where they would go for assistance to do a business plan. Small Business Development Center of Seneca County.

Tom recommends the applicant revise the business plan and start fresh with a blank application without charge.

Sue Ellen made a motion that we table the Burkholder application until we receive an updated application and business plan. Al seconded the motion. Motion unanimously approved.

Special Use Permit Jim and Cheryl Santos. ZBA minutes were forwarded. The cabin should be 150 feet from the road according to zoning. Mr. and Mrs. Santos requested an area variance. Tom read the minutes from ZBA. The variance request of 85 feet from the road was approved. The County Planning Board recommended the area variance.

Mr. Santos reported that the septic system was addressed in the original plan. A second, separate tank of 1,000 gallons has been added. These are year- round cabins and they have people staying in them year- round. They are well insulated. In the June 21st edition of the Finger Lakes Times reported Cayuga Lake Cabins received an award from Trip Advisor. Tom read the newspaper article. Al made a motion to approve the Special Use Permit for Campground for Jim and Cheryl Santos with stipulation that adequate screening be provided. Bill seconded the motion. Motion unanimously approved.

Small Animal Zoning: Tom sent out revised policy. Needs to do long EAF on it.

Comprehensive Plan Reviews: Forward drafts to Sue Ellen. Sue Ellen made notes and will update. Recommended land uses and accompanying map she will take from our zoning. Tom reported the Town has not received the new zoning back from the state. Bill updated Open Spaces and Natural and Scenic Resources. Reported on updates. Kate reported on economic Trends and Development. Discussion. For Sept bring a written draft.

Other new Business: Tom stopped by Wengerd's last week. He is building now.

Tom has been asking any update on lawsuit. The Court appearance is July 27th.

Old Business

By Laws

Feb. 8th 1995 By Laws Cindy found. ZBA by laws Tom has, which are new.

Bill attended the June 20th Town Board meeting.

Next meeting is August 6th.

Motion to adjourn made by Cindy, second by Sue Ellen. Unanimously approved.
Adjourned 8:50pm.

Respectfully submitted,

Kate Sinicropi

Secretary