

Town of Romulus Planning Board

June 7, 2021

Romulus Town Hall, 1435 Prospect St., N.Y. 14588

Present:

Sue Ellen Balluff, Chairperson

Tom Bouchard

Cindy Meckley

Janet Lynch

Bill Karlsen

Kate Sinicropi

Richard Bloss – excused

Pat Morrell, Town Attorney

Guests: Erick Rice,

David K. Stoltzfus, Tobias Hertzler,

David R. Stefper(sp), Michael Karlsen

Pledge of Allegiance and Moment of Silence

Approval of Minutes – Meeting minutes for May 3, 2021, on the first page add **rents** the property to a Mennonite farmer. This is on the last paragraph, fourth sentence. Tom made the motion to approve the minutes with correction and the motion was seconded by Bill. Motion carried.

Minutes from the Public Hearing of Deer Haven Park Subdivision held May 11, 2021. Motion by Janet to approve, seconded by Bill. Motion carried.

Public Hearing – Rice Subdivision - Tom made a motion to open the Public Hearing, which was seconded by Cindy. The Hearing opened at 7:10 pm. There were no comments from the public. Motion to close the Public Hearing and made by Janet Lynch, and seconded by Cindy. Motion carried.

Rice Subdivision – Sue Ellen stated that we need to do the SEQR. Part II. #1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? No #2. Will the proposed action result in change in the use or intensity of use of the land? No. #3. Will the proposed action impair the character or quality of the existing community? No #4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? NA #5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? No. #6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? No #7. Will the proposed action impact existing: a. public/private water

supplies? No b. public/private wastewater treatment utilities? No. #8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources No. # 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? No. # 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? No. #11. Will the proposed action create a hazard to environmental resources or human health? No. **SEQR Part 3** Determination of Significance – No significant changes or impacts, check box no adverse impacts. Tom made the motion to declare a negative determination and the motion was seconded by Janet. Motion carried. A negative determination declaration has been determined. Tom asked if the owners got the Seneca County Planning Board's recommendation. The owners responded that they did get it and the lane was an issue. The lane needs to be in the legal document, in the deed. Tom made a motion to approve the application conditional upon the inclusion of the lane in the deed. Motion seconded by Cindy. Motion carried.

Borchard Update – Sue Ellen reported that this is not closed and that she has not received the final map. Mr. Karlsen has the final maps in hand at the meeting. He circulated the map, prior to Sue Ellen signing the map. The map of Dean's Cove and the property being subdivided. The three parcels will become one for the individuals purchasing the cottage: Parcel D (13 feet, cottage and 1.379 Parcel A acres). A motion to approve the map was made by Cindy and seconded by Tom. Motion carried.

Deer Haven Park Subdivision – Seneca County Planning Board's recommendations were received. Sue Ellen sent Earl a copy as well. Ownership of water lines, and easements are not clear on the map, nor is there any easement language. (see County recommendation) Seneca County Planning Board advises the Town of Romulus Planning Board to be approved conditional upon easements and water lines be identified before a final approval of the subdivision. Tom stated that the other part is that the County reviewed for about 45 minutes. Deed restrictions on any drilling of wells for potable water is recommended by the County. A super majority is 5 voting board members per the town attorney. Sue Ellen reiterated that we need to have these issues resolved before we take any action. Is the board ready to move forward with conditions or do we need to send a letter to him? Our town attorney suggests wording be sent to him regarding the well issue, water issue and easement issue. The property has not been deeded. Mr. Karlsen asked if this is applicable as the property has not been transferred or deeded to the Amish farmers. Sue Ellen clarified what is needed. Bill Karlsen concurred stating that we need it in writing, so a new owner does not build on a water line that he did not know was there. Tom asked the farmers present, "What are your long-term goals for that property?" They responded, to get ownership of it, to build houses and raise families. Yes, some are planning this as well as some other ideas. Mr. Morrell stated, "It is the Planning Board's wish to have ownership of the water lines and a deed restriction for any drilling of wells." "Show us how the conditions will be complied with.", Pat Morrell, Town Attorney requested. Tom commented that 6 months ago the

Board requested these things in writing. Mr. Martin said he does not have anything in writing. "The Agreement with Mr. Martin answers some of these questions.", said Mr. Stoltzfus. He brought forward the agreement and Sue Ellen made copies. Tom asked, "What are you going to do with the bunkers?" The farmers responded that they are free if you take it away. Tom asked about no electrical services provided. The farmers answered no not for us. Earl has a line running through there if in the future it is needed. Cattle are in there now. One farmer stated that he is getting water out of the creek and from Earl's building when there is drought. Depot Land Holdings LLC is the name of the group of farmers. Cindy and Tom reported that there was an ad in the PennySaver May edition, renting land on the Depot for deer and turkey season and renting the trailer for the season for \$500.00. Cindy asked, "Were there campers there?" One farmer responded that they were put in there as a shelter if it rained. For the May 3rd hunting turkey and the deer season his son leased out his property for a \$1,000 per season. Sue Ellen clarified that more than two campers constitutes a campground with a separate set of regulations under our zoning. Sue Ellen stated that the Board would take no action tonight on the subdivision. It is on hold. Sue Ellen will do a letter to Mr. Martin as to what we need.

Old Business – Comprehensive Plan – Sue Ellen reported that Dick has all the documents, and he will drop them off next Tuesday. It is time to start writing the Plan. Tom stated that we have a basis for writing the plan with the Lakeshore Landing document.

Cindy reported that she was asked a question about water. The County got 6 million dollars for water and they do not know what they are going to do with it. People on Rte 96 want more water. Tom reported that he did not get a chance to talk to the County Highway Deptmt. Stacey Bennett was supposed to get him information on the water. Janet noted that she paid Ovid for extra water and must maintain her water lines. She does not have a well on her property.

Motion to adjourn by Cindy and seconded by Janet. Motion carried. Next meeting July 5th, 2021.

Cindy asked if we were putting out a request for a new member. At the next Town meeting Jane will ask if we can do an advertisement, Sue Ellen reported.

Respectfully submitted,

Kate Sinicropi, Secretary

TOWN OF ROMULUS PLANNING BOARD

SIGN IN

Please PRINT your NAME and ADDRESS

- 1.) Erick Rice 6356 CORD 129 OVID, NY 14521
- 2.) David K. Stolzfus 4844 Rte. 414 Romulus
- 3.) Jolene Hertzler 7797 County Rd 9 Ovid
- 4.) David P. Hoffman 4348 East Rd Waterloo
- 5.) MICHAEL KARLSEN 5386 E. LAKE RD. ROMULUS
- 6.) _____
- 7.) _____
- 8.) _____
- 9.) _____
- 10.) _____
- 11.) _____
- 12.) _____
- 13.) _____
- 14.) _____

Date: 6/7/2021