

Town of Romulus Planning Board
Town of Romulus, 1435 Prospect St., Willard, N.Y. 14588
Meeting Minutes December 6, 2021

Call to Order

Tom Bouchard, Chairperson

Janet Lynch

Cindy Meckley

Missy Bulley

Kate Sinicropi

Guests: Celia Flynn, Seneca County

Planning Board; Bruce J. Austic, Mark

Schott, Ms. Schott, Harriet Haynes, Seneca

County Planning Board

Pledge of Allegiance and Moment of Silence

Approval of Minutes The minutes of October 4, 2021, were reviewed. Janet recommended adding the word “who” after Belguim in the first sentence, 5th paragraph on the second page. Motion to approve the minutes with correction made by Cindy. Motion seconded by Missy. Motion carried.

New Business Subdivision Application Bruce Austic Tax ID #:10-1-41-21 Janet moved to open Public Hearing on the Subdivision. Missy seconded the motion. Tom noted that this property stays agricultural. Bruce explained that the piece attaches to the Buttonwood Winery, and it will be vineyard. Bruce presently has to pass over someone else’s property to get to it in order to plow it, plant it etc. Tom asked for any comments. There was no further discussion or comment. Tom made the motion to close the Public Hearing. Janet seconded the motion. Motion approved.

Tom requested a motion to appoint the Town of Romulus Planning Board as the lead agency for SEQR. Cindy made the motion to appoint the Town of Romulus Planning Board as the lead agency for SEQR. Missy seconded the motion. Motion approved.

SEQR Part 2 - Impact Assessment #1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? Response: No #2. Will the proposed action result in a change in the use or intensity of use of land? Response: No #3. Will the proposed action impair the character or quality of the existing community? Response: No #4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area? Response: N/A #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? Response: 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? Response: No #7. Will the proposed action impact existing: a. public/private water supplies? Response: No b. public/private wastewater treatment utilities? Response: No #8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? Response: No #9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies,

groundwater, air quality, flora, and fauna? Response: No #10. Will the proposed action result in an increase in the potential for erosion, flooding, or drainage problems? Response: No #11. Will the proposed action create a hazard to environmental resources or human health? Response: No Part 3. We declare no significant adverse effects. Janet made the motion for a Negative declaration. Cindy seconded the motion. Motion carried.

Bruce to do Part 1 or get it to us. Motion to approve application as submitted by Kate and seconded by Tom. Motion carried.

Old Business

Mark Schott needed an area variance for the Kinney Rd. property which was approved by the ZBA on September 28, 2021. It returns to us for final approval. (See minutes from ZBA on website). The variance will create a non-conforming lot in an Agricultural zone. The non-conformance is 1.) 165' road frontage vs. 200' minimum and 2.) 1.813 acres vs. 2.0 acres minimum.

The Seneca County Planning Board recommended that the request be approved conditional upon being granted an area variance for the minimum area of the parcel and for the reduced frontage.

Janet made the motion to approve the application as the condition has been satisfied. Cindy seconded the motion. Motion approved unanimously. Tom will let the county know. Maps need to be stamped and signed. The Mylar map and five copies were stamped and signed. The Mylar and two paper copies go to the County.

New Business

Seneca County MOU review/discussion with Senior Planner Harriet Haynes. Harriet handed out copies of the General Municipal Law Sections L & M, which is applicable to the County. Harriett explained that the update of the MOU is allowed under section M. Harriet provided information on additions and changes: a subdivision if less than 3 acres, does not need to be sent up to the county planning board. You can request a full County review or can request the staff to review (formal or informal review). Short term rentals have become a major issue for many towns. If what is there is going to continue to be there, then the county does not need to see it. Once the Town Board approves the MOU, it gets signed. Send both to the County Planning Board. Once signed it will be sent back to the Town. It will then officially take place and replace the previous MOU. Either the Town or the County can say they do not like the old MOU, or it is no longer in effect.

Tom stated that the Town has not taken any action on the MOU. We will give them time to review it and then we can do a motion to recommend approval of the MOU.

Farmland Protection and Ag Board (Farmland Protection Board) Enhancement Plan.

There will be two public meetings: the 12th and 18th of January 2022. The 12th will be held in Waterloo with a join in electronic option. The 18th will be held at South Seneca School auditorium. Finger Lakes Times and Ovid Gazette will have notices. We expect notices from Cornell Coop. Ext. and Farm Bureau as well. After the state budget gets adopted, towns can submit applications for revising Farmland Protection Plans.

Calendar for the Planning Board meetings. Tom to have placed on the website.

Election of Planning Board officers for 2022 was discussed. We will do it at the January meeting per the by-laws.

Discussion on possible new applicants for the board.

Missy raised an issue about two houses over from Missy. There are two full dumpsters sitting there for a full year. She states there is concern about cats and rodents. Recommendations were to Contact Code Enforcement. It was noted that this may be under property maintenance, so contact the County Code Office also.

Old Business

Comprehensive Plan – Tom wants to reconvene the group that had been meeting. There is a lot of information that we have. Money for the Comprehensive Plan is in the budget. This Thursday from 1:00pm – 2:30pm at the Ovid Library there is a meeting about the closure of the Willard Drug Treatment Program. Dick Van Dyke Treatment Center is private and separate from the state Senator Pam Helming, and other government officials will be there. Tom reiterated that you have to sign up as it is a small group allowed. Tom will attend. Discussion. Discussion about our history etc. Text or email Tom with thoughts or ideas.

Memorial for Bill Karlsen - Tom provided Guidelines for Memorial Donations in the Finger Lakes Region State Parks. Discussion about his koi pond, the Willard Landing and Deans Cove, which he liked.

Cindy reported that in the Smokey Mountains, Tennessee, they have recycling which goes into a digester. Solid waste mixes the incoming waste with bio-solids. They have no recycling bins.

Training opportunities planned for Seneca County were noted by Harriet. Cindy Meckley passed out information on trainings she attended in Cayuga in 2021. She also provided information on new trainings in Cayuga County for 2022.

Motion to adjourn made by Missy. Motion seconded by Janet. Motion carried. Adjourned 8:11pm.

Respectfully submitted,

Kate Sinicropi, Sec.