

Town of Romulus Planning Board Meeting Feb. 4<sup>th</sup> 2013.

Cindy Meckley, Excused  
Present:  
Tom Bouchard, Chair  
Al Nivison  
Sue Ellen Balluff  
Bill Karlsen, vice Chair

Guests:  
Jeff Davis, Western Ag Enterprises, Inc.  
Larry Yehle - volunteer citizen  
Mary Joselyn – new Town citizen

The monthly meeting of the Town of Romulus Planning board was called to order at 7:28 pm, with the roll call, pledge of allegiance and a moment of silence.

The minutes from the January 7, 2013 meeting were reviewed and corrections noted. A motion to accept minutes with corrections was made by Al Nivison. Seconded by Sue Ellen Balluff. Motion carried.

### **New Business**

#### **Special Use Permit – Western Ag Enterprises, Inc.**

Jeff Davis of Western Ag Enterprises Inc. has applied for a Special Use Permit For Light Industrial activities dated January 17, 2013. Tom Bouchard talked to Dave Hayes, Town of Romulus Zoning Enforcement Officer and Harriet Haynes, Seneca County Planning Board to determine whether this needs to go to the County Planning Board. It will be forwarded to the Seneca County Planning Board and then returned to us.

Sue Ellen Balluff asked is this the same area that you are presently occupying or are you asking it to cover any future area?

Jeff Davis of Western Ag Enterprises responded this Special Use Permit is for present activities of light industrial fabrication and thermobonding at the Depot Site. Due to existing zoning, a permit is necessary to do what we are presently doing at the site.

Tom Bouchard asked about the SEQR needing to be done with the Permit. The SEQR form can be found online at the New York State DEC website.

Bill Karlsen asked if Western Ag was staying on the Romulus side of the Depot?

Jeff Davis responded in the affirmative until Western Ag can identify what alternatives or options are available. Several things have to be in place including meeting zoning code, needing a plot map, having the County do a perq test and talking to the IDA about owning property. Western Ag definitely wants to stay south of the Varick line and he will amend the application to state this as well as specifying the buildings and area.

Sue Ellen Balluff pointed out that there is a problem with our application form as it does not ask for location. Tom will look for a new form from other towns.

**A motion was made by Al Nivison to approve the Western Ag Special Use Permit request, pending receipt of additional information, specifically the**

**SEQR, and detailed description of the area. Motion second by Bill Karlsen. Motion Carried.**

A Public Hearing will be held at the next Planning Board meeting on March 3<sup>rd</sup> 2013.

### **Sned Acres Development**

Tom Bouchard provided the following history. In 2005 the Planning Board reviewed an initial request from Sned Acres to expand on the north side of Cayuga Lake Road. The expansion included campgrounds and a pond. The Planning Board approved of the initial request but it did not meet the setback requirements. Sned Acres went to the Town of Romulus ZBA which provided a variance for an 87 foot setback instead of the 150 foot setback required. Sned Acres needed to come back to the Romulus Town Planning Board for a Special Use Permit. There is no documentation that a Special Use Permit was issued. Tom Bouchard visited the site and the owner is in the process of putting in a road and drilling a well. Dave Hayes, Zoning Enforcement Officer is to notify the owner of Sned Acres tonite that he needs to come to the Planning Board for the Special Use Permit and can go no further. At the present time he is in violation without permit.

### **Joint Meeting with Varick**

Tom Bouchard and Bill Karlsen will meet with Todd Horton this week.

The Town of Varick Planning Board meets March 24, 2013.

The Varick Planning Board has had a tour of the Depot by the IDA.

The Varick Planning Board felt both boards should be on the same page.

The members agreed that a committee of one or two members from the Romulus Planning Board should meet with the Varick Planning Board members.

Discussion concerning definitions needed for light versus heavy industrial and the need for some expertise to help the Planning Board revise zoning.

Are there any discretionary funds that the IDA has to be able to help us with obtaining a consultant who can help both towns write the zoning?

### **Interested Resident**

Mary Joselyn introduced herself and is interested in being a planning board member. She submitted a letter of interest to the Town Office.

Tom Bouchard explained what we do and the four hours of training required per year.

**Other New Business:** Ad in this week's shopper for ZBA members for Town of Romulus.

Members asked to review the Right to Farm suggested activities and timeline to determine our next goals.

### **Old Business**

**Gas/Oil moratorium:** Tom thinks our proposed moratorium is pretty solid.

We have it ready to go. Our attorney has reviewed it and stated not necessary yet as state has not decided what they are going to do. We can not enact until State makes regulations. Once filed the 18 month clock starts ticking. Once moratorium is in placed we have to start work on research regarding protection of roads,

Larry recommends that we pull off shelf and move it to the Town. We can hold it and not send to state until the regs come out, rather than getting caught with the clock starting. We have resolved the issue of a quorum.

**Lakeshore Visioning:** Tom got an email back from Deputy Squires and she would like an update as it has been several years. Tom explained that we had scaled it back when we found that we did not have a lease. Al what is it that we do want to do there? Basically clean it up and make it attractive and useable. Bill asked any contact with Colleen Spellicy about the cemetery? Tom reported that lately they want to write letter to senators and assemblymen re: releasing the names of the patients. Bill suggest it may be worth it to get in touch with her.

**Docks and Moorings:** The letter from Steve Gettman re: docks & moorings that the Town should seek enabling legislation in order to move forward(see letter). Sue Ellen commented that Varick and Fayette have regulations written into their zoning on docks and moorings. Were they wrongly advised? And are they not enforceable? Varick and Fayette were working with consultants when they did their zoning. Sue Ellen took pieces from their zoning. Maybe it should be an amendment to our zoning versus local law. Tom to email Steve Gettma

Motion to adjourn by Bill Karlsen, second by Sue Ellen Balluff. Motion approved.  
Adjourned at 9:00pm

Respectfully submitted,

Kate Sinicropi