

Romulus Planning Board Meeting
3/4/2013

Present:

Sue Ellen Balluff
Tom Bouchard, Chair
Al Nivison
Bill Karlsen, Vice Chair
Cindy Meckley excused
Mary Joselyn

Guests:

Bob Aronson
Mr. Snedaker
MaryLou Schwartzberg
Julie and David Gehring
Sally VanRiper Eller
Tim Eller
John Bradley
Lynn Snedacre
Jeff Davis
Michael Joslyn

Call to Order at 7:14pm by Tom Bouchard, Chair with Roll Call of members.
Pledge of Allegiance and Moment of Silence

Public Hearing for Western Ag opened by Chair Tom Bouchard.

The Special Use Permit for light industrial manufacturing, SEQR and paperwork was forwarded to the County Planning Board. They forwarded it back and we will now take action. A request was made to limit comments to 5 minutes in the interest of time.

**Al Nivison made the motion to approve the Special Use Permit, and it was seconded by Bill Karlsen. The motion was unanimously approved.
Tom Bouchard, Chair, closed the Public Hearing at 7:23pm**

Tom Bouchard welcomed our new member, Mary Joselyn, to her first meeting.

Sned Acres

Dave Hayes, Zoning Enforcement Officer, provided a history for the Planning board. Mr. Snedaker applied for expansion of the campground in June 6, 2005. There was a problem with the setback so the ZBA approved setback with a contingency. The proposal was supposed to come back to the Planning Board at that time. It did not.

So it needs to come back now. Dave Hayes has a copy of the plan for the Board. The owner, Mr. Snedaker asked why a Special Use permit was necessary as it is an expansion of an existing business. What is the Special Use permit for ? Dave responded that expansion of existing businesses is allowable but there are particulars that have to come back to the Planning Board to insure zoning for example, Section 10 of zoning.

Mr. Snedaker, provided an update to the Board. He is adding 46 new sites, more RV sites. The new industry standard now requires expanded electric and size of sites. 15 pull throughs, 6 tent sites, 6 cabins are being added, water and electric

and phone hook ups. We presently have 87 sites and are adding 46 sites now to have 134 sites total.

We are presently a seasonal business and this will allow all year usage. Our sites are larger than the standard. We have one drilled well. We hope to eventually add a bath house. The sewage plans were turned into the State Health Department.

Winter usage is dependent upon what the wineries have going on. We expect two or three RVs a month during the winter.

Tom Bouchard indicated that the Public Hearing would be scheduled for the next meeting. As required we will advertise for 10 days.

Will there be any increase in traffic? Mr. Snedaker responded that we are going to be breaking down the traffic, as they will come in the RV and then drive smaller cars to get to the wineries. We are actually taking cars off the road, as the RVs are staying stationary.

Bill Karlsen made a motion to schedule a Public Hearing, pending the receipt of the Special Use Form and plans for next month, April 2, 2013. Al Nivison seconded the motion. The motion was approved unanimously.

A March 21st meeting will be scheduled with Varick Planning board representatives. A couple from each board will meet. Bill and Tom met with Tom Horton, Chair of Varick Planning Board last month. Their concern is conservation in that area. This is an informal meeting to make sure that our zoning and Varick's zoning are in accord as we proceed. The businesses at the Depot do not want to be landlocked by one town zoning differing from the other town zoning.

Special Use Form Update:

Larry Yehle provided a checklist and provided information to us via email on the form. The Special Use Permit needs to be made more specific. Sue Ellen expressed concern that it is not clear what he has here. We will leave this for review at the next meeting.

Re: Public Hearing

A Town resident in attendance commented that people would be interested in what the person is requesting to cause the Public Hearing. The ad about the meeting was very general. Other areas, ie towns, villages have more notification to the public like letters to surrounding neighbors. Dave Kaiser, Town Supervisor, explained notices and why we use The Pennysaver and Ovid Gazette. It could be possible to add to these two. Also we could add more methods of communication like broadcasting.

In reference to letters to neighbors, the requestor seeking a Special Use Permit has to make an attempt to notify the neighbors. It was on the website and in both papers.

Dave Gehring of Blue Heron Point whose home town is Perinton in Rochester commented that when he proposes a project, the drawing should be placed so everyone should have a view of it.

Another individual asked if the map should be available to the public prior to the Public Hearing. Or within the 10 days. Is that not a requirement?

Tom Bouchard responded that we need to make things as transparent as possible, so we could include that in our form which is in draft at the moment. Tom Bouchard adjourned the Public Hearing. The Public Hearing will continue April 1, 2013.

Sidewalks & Zoning:

Tom Bouchard reported that at the last Town Board meeting, they did not pass a motion to respond to a request from Lakeshore Landing to address issues with the sidewalks and for the Town to take ownership of the sidewalks. Dave Kaiser, Supervisor commented that in Lakeshore Landing, the properties were surveyed to the sidewalks, **NOT** to the center of the road. The Town is not in the sidewalk business. We thought the Town could pass a law to codify that the sidewalks are the responsibility of the Town. The Town Board did not get a second on the motion. We could establish a sidewalk district but is that fair to all those in the Town? There are no laws in the books on who is responsible. It has always been the homeowner as responsible for the sidewalks, whether shoveling snow or keeping it up.

Sue Ellen Balluff expressed that the issue is not going to go away. Mary Joslyn asked could you take them out and put grass there? Sue Ellen Balluff asked who owns the sidewalks? Sue Ellen Balluff pointed out that in a sidewalk district, the taxes cover who maintains them and establishes the rules. All administrative charges are charged to the district. There remains the question of liability to the Town which Dave Kaiser is working on. Trees are on Town right of way. The Homeowners Association of Lakeshore Landing did not know that the town was coming to take down trees. Trees are not being trimmed. Trees are damaging the sidewalks. People want the sidewalks fixed due to the trees.

The minutes of the last meeting were approved with corrections. Al Nivison made a motion and it was seconded by Bill Karlsen. The motion was unanimously approved.

National Gas Moratorium update. Seneca Lakes Pure Water Association sent a letter urging the Town to move ahead with a moratorium. Tom Bouchard commented that the most recent newspaper article was that Gov. Cuomo would not take action until the State Health Department makes a determination.

Our draft is on hold. Sue Ellen Balluff reminded us that our Town attorney said that we can't have a moratorium for something that is not allowed. Dave Kaiser expressed his belief that we have time and that the concentration will be in the southern tier.

Mary Joslyn asked a question on the moratorium. Who do they get permits from? The State or us? They get it from the State DEC. A moratorium gets us 18 months to develop our zoning.

Lakeshore Visioning and docks and Moorings Update: Tom Bouchard will get hold of Suzanne Squires at Willard. They are under the impression that the plan has changed dramatically so they want a new plan. The original plan does not match what we did. He will get in touch with her.

Farm Land Protection Plan: The Plan is available to look at here in the office. The 0-3 year time frame is what we should be looking at. We did accomplish the Right to Farm law. Are the signs up? Dave K. to find out where they are.

Executive Session opened at 8:40pm by Tom Bouchard. Subject matter deemed not suitable for Executive Session. Executive Session closed at 8:50pm.

Al Nivison made motion to adjourn, seconded by Bill Karlsen to adjourn at 8:52pm. Unanimously approved.

Respectfully,

Kathleen R. Sinicropi