

September 16, 2013  
Planning Board Meeting

Town of Romulus

Roll Call

Tom Bouchard, present

Bill Karlsen, present

Sue Ellen Balluff, present

Mary Joslyn, present

Al Nivison, present

Visitors

Candy & Larry Yehle

Dave & Nancy Milliman

Jim Parrillo Aerosmith Dev 585-370-9505

Robert Brenner Sr. –Nixon Peabody LLP

Julie & Dave Gehry

Lynn Snedacker

Kate Sinicropi, excused

Cindy Meckley, excused

Pledge of Allegiance and moment of silence.

Tom apologizes for date change and mix up that planning meeting was rescheduled.

Open public hearing for Verizon communications.

Larry asks if the application complies with zoning

Robert Brenner attorney for Nixon Peabody, representing Verizon. Verizon is proposing a 195 ft. tower on site. Verizon customers are experiencing a gap in coverage in what is called the "Romulus Cell" The site was selected after a variety of other locations were evaluated. Depot site was based on a tech analysis. Site is on 4.5 acres. There will be a 12 ft. access Rd off Patrol drive that will provide access for this site. There is a gate nearby that Verizon will use.

Robert refers to application sections to answer Larry's question about zoning issues. Adding tower will increase data speeds up to 10 times. Also included a site selection analysis. Public utilities are allowed to have relaxed zoning.

Larry asks if the tower will be an issue down the road when changes are made on the depot. Sue Ellen says deer can dance around the tower. Tom explains FLAUM to the public. He says the location is on the east side of depot and not included in the depot area being reevaluated. The FLAUM area includes warehouses and acquisition of another 800 acres.

Verizon is doing a 5 year lease with 4 options for 5 years each. (Or 25 years altogether assuming the leases are renewed.)

Robert expounds on the over 195 ft. tower and why that height is necessary for coverage.

Tom asks if all have had a chance to review the Verizon application and says it's a valuable service as there are coverage issues.

Closed the public hearing at 7:21

Robert says SEQR is needed; he proceeds to propose the board issue a negative declaration for SEQR. Tom says we need two motions. Motion to declare negative declaration passes.

Motion for approve special use permit made by Sue Ellen Seconded by Bill Karlsen. All approved.

Next Larry Yehle petitions the board. He references his letter of concern for the SEQR for Sned Acres Campground.

Tom says he needs to clarify with Harriet who needs to contact the DEC. Larry speaks of the run off from the stream

Lynn says the runoff goes to the gravel of the neighbor. Tom says we are not the ones who deal with the water issues. Lynn says he is in contact with a plumber and the septic systems are being looked at. Tom reads that the county has advised us "approval...be conditional upon the Seneca County Health Dept. approval of proposed modifications to Water and Sewer system.

Sue Ellen asks about the "apartment". Lynn expounds and says they are not permanent and they will come in on a truck. The apartment is for employees and is part of their wages. There are six cabins; two of them are duplexes for a total of eight units. Lynn does not consider them permanent structures as they come in on a truck.

Larry says, " the trailers sound like a trailer park thing, or a motel. What should be the interpretation of this, since the motel idea is not allowed.

Sue Ellen tells Larry that cabins are included in the campground. She reads him Article 2 under definitions Campground Travel Trailer Park.

Larry: So back to the DEC thing. I think the key is to get the DEC to look at the soil, the stream, the drainage,

Sue Ellen says, "They're required to do that. SWPP. We don't decide that they need that; the law requires that they do that. TOM: They have to follow their regulations and they have their standards. They'll do the determination, they'll do the assessment and we'll go from there.

Larry asks about the format change to the application. He suggests that rather than sending out the applications to the county planning office, we should review it first and then send it. Tom explains that we do review them first. And we all do when we get a chance.

Lynn asks for a copy of Larry's email about his issues with the SEQR

Next item of business Seneca Depot Update: Tom says, "Bill, Mary, and Myself met with Barb Johnston on the 22 of Aug who we have hired as a consultant and each town has paid half of her fee. She is proposing 5 meetings for the process. We will meet again on October 10. At that time she will look at current zoning and other plans and ideas. We are also at this point going to stay with a consistent mix of committee members from our

board and their board for some small committee meetings. We hope for a positive outcome.

Next item business: Waterfront revitalization: Tom "I talked to Bill Fennesy (DSA at WDTC). He's forwarded our updated plan to Albany so we can see about securing a lease. They're hoping to secure a grant for health and wellness in the area, and he thought our proposal for a walking area down by the lake would go along well with that. Possibly use some of the grant money to get that done once we get the lease."

Al asks if that would include the lakeshore trail. Tom isn't sure.

New Business: Fireworks zoning: There is no zoning on fireworks in the Town of Romulus. A discussion proceeds about state license for firework occasions, ie winery. How can a town approve something that is outlawed in the state.

Old business: Approval of minutes for August as corrected. Sue Ellen made motion to accept minutes. Al seconded. Motion carried.

A discussion about the Special Use Permit Form has ended with Sue Ellen agreeing to write up a new form based on the current Romulus guidelines.

Sue Ellen made motion to adjourn at 8:25. Al seconded, motion carried.