

Town of Romulus Planning Board  
December 7, 2015

**Roll Call**

Guests: Maurine Hoyt, Donald  
Hoyt, Jerod Hoyt, Kari Veeder  
David Kaiser  
Steve Getman, Esq.  
Mike Joslyn

Tom Bouchard  
Al Nivison  
Sue Ellen Balluff  
Mary Joslyn  
Cindy Meckley  
Bill Karlsen  
Kate Sinicropi

Pledge of Allegiance and Moment of Silence

Approval of Nov. 9<sup>th</sup>, 2015 Minutes. Motion to approve with corrections by Sue Ellen, second by Al. Motion passed.

**Hoyt Subdivision Request:**

Tom reported that Adam Schrader, our Zoning Enforcement Officer, was not available tonite.

Donald Hoyt provided a statement which he read. We have the map of what we want to do. We are requesting that you grant a waiver to convey property. We have a single family rental with it's own septic, own potable water system, and it's own postal address. It is not a separate tax parcel. The boundaries have existed for some time.

It has a long existing residence as a separate parcel, as identified by several governmental entities. We wish to convey the property to our son. Zoning is lakeshore residential, which requires 100 foot lakeshore frontage. Zoning requires a minimum lot size of 1 acre. Reference Pg. 24 of Zoning. There is 4 ½ acres for the total property. A subdivision therefore does not apply.

Dave Kaiser noted that other properties existed prior to zoning are under one acre.

It is a non- conforming subdivision. We are asking for a variance. The Planning Board can recommend an area variance to the ZBA.

Donald Hoyt clarified the issue of the minimum one acre. The property to north is a half an acre. We are trying to stay within the neighborhood, most of which has substantially less than an acre.

Sue Ellen commented that you may come back to us in the future, to request additional land, thus making it possible to include it as an acre.

Mr. Hoyt replied that we can not make it bigger than a half acre. Maurine Hoyt explained that this is due to the deeded right of way which we can not convey. Our pastures are broken up in proper size for the health of our animals. We use Cayuga Lake for water access, which is separate for them(son's property). We would create an easement for the water supply.

Mary recommended that they get a variance.

Tom explained that our concern is to understand how it does not fit with the existing zoning.

Bill clarified that the existing buildings would stay the same. They are not changing the use of the structures. Simply placing the property and structure in his son's name.

Attorney Steve Getman clarified that it is a non-conforming lot. The ZBA can put reasonable conditions on the house. The intent is to preserve the existing lot and foot print of the building. Are you changing the character? Changing the footprint?

The non-conforming lot is 10 feet. The other house is 8.9 feet which is non-conforming as well.

Where is the septic located? There are separate septic and well water(Cayuga Lake) for each property.

There has to be conformance to set backs, which would mean you can go in the other direction to expand.

Bill to advocating on their behalf suggested an example of a 10 foot deck which meets the set back. The variance that overrides all the area variances which was the concern raised by Mr. Steve Getman, Esq. They may want to do something different in the future.

Mr. Hoyt explained that the segregation of livestock and pasture has prevented the additional land to make an acre.

Steve Getman addressed the board. The board can recommend a subdivision and a variance subject to all setback laws. After a subdivision the other property is non-compliant. Now you have two non compliant parcels. The Zoning Board of Appeals requires live testimony and it can be your son that is present. Neighbors within 500 feet have to be notified. The Town is responsible for the notice.

The ZBA can schedule a meeting soon. There will be a notice in the paper regarding the meeting of the ZBA for area variance, address, a review of maps etc

**Motion:** Recommend to the ZBA that the parcel subdivision be granted a variance based upon the map presented and with the stipulation that the new parcel to be created shall comply with all setbacks going forward. Motion by Sue Ellen; Al seconded. Discussion followed. Motion was unanimously approved.

### **New Business**

Dave Kaiser, Supervisor for the Town of Romulus and Mr. Getman, Esq. went to a meeting regarding the Depot take over. Mr. Getman recommended executive session due to attorney/client privilege information and discussion of purchase of real property where value can be effected. Al made the motion and seconded by

Cindy. Motion unanimously approved. At 8:05pm the Board went into executive session.

The Board invited Dave Kaiser and Michael Joslyn to come into executive session.

Motion to come out of Executive Session by Al, seconded by Cindy. Motion approved unanimously. At 9:01pm, closed executive session.

**Other agenda items:**

Solar templates for zoning language provided by Tom.

Election of officers

Tom requested we table other agenda items until the January meeting due to the late hour.

The sidewalk resolution was reviewed. Discussion. The Town Board wants our comments. They will vote on at their Dec. meeting. One comment was where the property owner does not own out to the street, where a green strip exists between the sidewalk and the road. Who is responsible for that?

**Election of Officers**

Al nominated the present slate of officers. A motion to accept the present slate of officers: Tom Bouchard as Chairman; Bill Karlsen as Vice Chairman; Kate Sinicropi as Secretary. Al made the motion, Mary seconded the motion. Motion unanimously passed.

**New Business** – An engineering group out of White Plains has put an antenna on the water tank under the Natl. Historic Preservation Act. Tom provided a picture.

**Old Business**

Tom spoke with Greg Brown of Akron Ag. He will have the Special Use Permit to us at the next meeting. He bought the property.

Lakeshore Project – When we met with the attorney about the Depot, we also asked the attorney about the Lakeshore Project. We have sent the letter. We will be setting up a meeting.

Comp Plan & By Laws- Nothing new.

Motion to adjourn made by Al, seconded by Cindy. Unanimously approved. Meeting adjourned at 9:40pm.

Respectfully Submitted,

Kate Sinicropi, Secretary