

Town of Romulus
Planning Board Meeting
Feb. 1, 2016

Roll Call

Tom Bouchard, Chair
Bill Karlsen
Sue Ellen Balluff
Mary Joslyn
Cindy Meckley – excused
Kate Sinicropi
Al Nivison

Guest: Mike Joslyn

Pledge of Allegiance and moment of silence.

Approval of Minutes. Change the tower antennas as they are in the Town of Romulus. Delete “but in the Town of Ovid.” Al made a motion to approve the minutes from January 2015, with revision. Motion seconded by Sue Ellen. Motion unanimously approved.

2 Subdivision Proposals

Do not have a site map on proposed seasonal cabins north of Dean’s Cove per email from Susie Cornett. No application. No action.

Hayts Corners property of 8 acres want to create 4 new lots out of the 8 acres. This would create a landlocked lot with a shared driveway. Have map only. No application. No action.

Zoning Changes for Livestock in Residential Area

New zoning has no definition of livestock. Ag & Markets has a definition of livestock and livestock products for personal consumption. Sue Ellen read the Ag & Markets definition. Need a Special Use permit in a hamlet residential for livestock. Tom read Special Uses standards, Article 12, Section 1, paragraph A; Property Maintenance section Article 2 & 14 reference livestock. Key fact is if the livestock or produce is being sold and marketed. Discussion. We need to clarify our zoning. Is person selling the chickens, eggs or rabbits? We need to get more facts.

Tom came up with draft definitions. Discussion. Sue Ellen put together a short survey. Romulus, Willard, Hayts Corners people in hamlet/residential should get survey to provide input. Sue Ellen to get a copy of survey to the Town, so we can get it out to them.

Special Use Permit Current Application

Needs date of application received. Add “applications need to be received a minimum of three weeks prior to the next regularly scheduled Planning Board

meeting to be considered". To send to Town staff for changes. Motion made by Sue Ellen, seconded by Mary. Motion unanimously approved.

Update on Planning Board Office/Room/Space

Dave K. looking to give us the old copy room. Town will put in new carpet and desk. We can put maps up, and have mail slots. A timeframe is unknown at this time.

Comprehensive Plan

No action.

Solar Zoning

Information that Al got from the Town of Ithaca was distributed for review.

ZBA Update on Hoyts

ZBA met on Jan 21st. Richard Bloss there remotely from Florida. They looked at 5 criteria and after vigorous discussion decided three to one to approve all three issues of variance: frontage, setback and area. There was **Not** a super majority of the ZBA for the area variance which was needed. Frontage and setback is ok. New maps are required; one well and two separate water lines are needed on the map. It has to come back to us. We have to make a final decision on the shared well with two lines.

We can schedule a public hearing conditional upon a board member contacting the applicant requesting new maps and an easement agreement between the two parties that does run with the land and the shared well.

New Business

Varick votes tomorrow on the Depot.

Feb. 11th meeting with Town and Assemblyman Palmisano.

STEP Meeting

Tom attended. They are supportive of us and the Lakeshore Project.

Sidewalk Zoning

Public Hearing on the 17th of Feb. The Town made the change we suggested.

Akron Ag Products

Application being sent back to him.

Seneca Depot

Feb. 9th is the Co. Board of Supervisors meeting to consider taking over a portion of the Depot. The Environmental Committee made a recommendation to send to the whole Board of Supervisors, a recommendation that the County take over a portion of the Depot to save the White Deer.

Lakeshore Project

Reviewed a draft letter from Tom to send to the Town for approval. Motion to approve the letter and send to the Town by Sue Ellen. Motion seconded by Al. Motion passed unanimously.

By Laws

No Action

Special Use Request

1413 Main St. Willard. No application. No action.

Liaison

Town Board did not take any action.

Guest Mike Joslyn requested a link to the new zoning on the town website.

Motion to adjourn made by Sue Ellen, seconded by Bill. Unanimously approved.

Next meeting: March 7th, 2016.

Respectfully submitted,

Kathleen Sinicropi, Sec.