

*DRAFT*

Town of Romulus Planning Board

Minutes

May 1, 2017

**Roll Call**

Guests: Pat Jones, IDA; Michael Karlsen, Land Surveyor;

Tom Bouchard

Jeff Van Horn; Joe McGrath, Seneca Co. Planning

Cindy Meckley

Al Nivison

Mary Joslyn

Sue Ellen Balluff

Bill Karlsen

Kate Sinicropi

**Pledge of Allegiance/Moment of Silence**

Approval of April 2017 minutes. Add respectfully submitted by, per Tom. Al made motion to accept with addition. Sue Ellen seconded. Motion unanimously approved.

**Public Hearing**

At 7:05pm Tom declared the Public Hearing on the Subdivision for the IDA open. Pat Jones from the IDA was in attendance. An analysis from the County Planning Bd. recommended approval conditional upon the 9.1 parcel receiving deeded right of way access.

No comments from public. At 7:08 pm the public hearing is closed per Tom.

**Motion** to accept the Subdivision with the right of way access made by Cindy. Motion seconded by Sue Ellen. Motion unanimously approved. This now goes back to the County Board of Supervisors.

**Seneca County Unified Solar Permit**

Tom introduced Joe McGrath, the new Seneca Co. Planner. [jmcgrath@co.seneca.ny.us](mailto:jmcgrath@co.seneca.ny.us) Harriet Haynes remains as Sr. Planner. He provided his personal history. He has been assigned to explain the Unified Solar Permit that Seneca County has adopted as the permit for small businesses. He is meeting with all Town Planning Boards to figure out how it will work. The permit is for land use, electrical and zoning. Tom explained that we looked at a number of existing solar regulations; some basic and others very detailed and intricate. We are looking for a balance. Joe recommended that towns model their ordinances based on the Unified Solar permit for small installations as this permit allows for quick and easy permitting. Bill had talked with Renovus and another solar company in Geneva regarding an allowance of a 3 foot alley on a roof with a solar panel, for the firemen to get up on the roof. Another

concern is the type of lights used by fireman will activate the solar panels. A unit needs a pull away breaker for the roof array. Joe, responded that new NYS building codes require a kill switch and the 3 foot alley space is now required. A Town could add to the regulations but would need to coordinate with Code Enforcement. Tom asked where to get the copy of the Permit. It will be on the County Code Enforcement website soon. Joe stated that this permit is Seneca County specific which has some added things from the NYS public one. Application submission can occur at the Town Halls or at the County. The Code Officer would sign or not sign and then the application would go to the County Office. There would be a fee attached to it. It is up to our board to determine the fee. The process would be one payment and the Town would process it. Fayette and Covert are working on regulations with the County Planning Board. Kate suggested getting Town Planning Boards together to come up with a standard regulation across Towns. For example, setbacks may be different for each town. Ground mounted panels have issues ie. rapid runoff; flash flooding etc. If the board chooses, they can review that and add it. Other concerns are the shadow that panels cast on their neighbor; air flow etc.

Joe is requesting that the Town Boards pass the attached resolution provided. This will go to the Town Board for action.

Mary made a **motion** that we forward the Seneca County Unified Solar Permit resolution to the Town Board for their review and input. Motion seconded by Al. Discussion. Motion unanimously approved.

### **Depot Roads**

Tom mentioned concerns about roads in depot not being up to speed. Michael Karlsen responded that they were abandoned by the Towns when the Army took possession. The original concern was brought up by Michael as the roads were condemned by the Army. The roads were condemned by the Army inside the Depot property. The roads do not belong to the Towns. They will be converted to private ownership. They are all driveways when referring to them.

### **New Business**

**Design/Connect Application update.** Tom forwarded the information. He has not gotten a call for an interview. Only acknowledgement that they received the application.

**Zombie properties update.** Mr. Brown said the databank has been released to the banks only, not to the Supervisors. Unless we get the information, we have no idea of the scope of the problem.

**Noise ordinance update.** Last month we approved our updated ordinance to be forwarded to the Town Board. They scheduled the public hearing for the May 17<sup>th</sup> meeting of the Town Board. Board now meets at 7:00pm., not 7:30pm.

Friday May 19<sup>th</sup> is GFLRPC training. Leave at 7:30am from Town Hall. Kate & Bill, Tom will drive.

Barb Van Etten, Dep. Clerk has been hired.

### **Hamlet/Residential Small Animal/Livestock Zoning Draft**

Sue Ellen reported that she fixed some of the sentences on Hamlet/Residential Small Animal /Livestock zoning draft. This takes out small animal definitions and instead gives size of area. Further discussion with clarification on the draft.

**Comprehensive Plan Update** Status is ongoing.

Tom reported on Guy Lister wanting to put in cabins, tree houses. No paper work yet.

Mr. Van Riper have not heard anything more from, other than the documents emailed to members.

Johnathan Benjamin on Beaujon Rd. have heard nothing.

Joe Parker has a neighbor who wants to build a new fence. Joe has a trailer park. Neighbor south of him had a wire fence. Phone call received by Tom. This appears to be a Zoning Bd. of Appeals issue.

**Old Business**

Michael Karlsen raised the status of the Barry Van Riper Subdivision. Mike has a map and concept paperwork. Tom replied that we do not have a subdivision application, we just have an application letter. Barry needs to fill out the paperwork. Zoned residential/lakeshore. Mike will tell him that he needs to do the letter and application.

Jeff Van Horn reported ongoing issues with neighbor and chickens. Tom will follow up.

Motion to adjourn by Cindy, seconded by Sue Ellen. Unanimously approved. Meeting adjourned at 8:18pm.

Next meeting June 5<sup>th</sup>, 2017.

Respectfully submitted,

Kathleen R. Sinicropi

Secretary