

DRAFT

Town of Romulus Planning Board

Minutes July 10, 2017

Roll Call

Tom Bouchard

Visitors: Mike Karlsen, Land Surveyor for Barton Van Riper

Bill Karlsen

Pat Jones, IDA; Harriet Haynes, Seneca

Al Nivison

Co. Planning; David K. Stoltzfus; David A. Stoltzfus;

Kate Sinicropi

Tobias J. Hertzler; Hershey Sensening

Mary Joslyn - excused

Cindy Meckley – excused

Sue Ellen Balluff – excused

Meeting called to order at 8:40pm by Tom Bouchard, Chairman.

Pledge of Allegiance/Moment of Silence

Minutes from the June 6th meeting of the Planning Board were reviewed. Motion to accept as by Al, seconded by Tom. Minutes approved unanimously.

New Business

Public Hearing – Van Riper Subdivision

Public Hearing opened by Tom Bouchard.

Motion to approve the Sub Division request for Barton Van Riper, contingent upon right of way being developed to the north parcel, made by Tom. Seconded by Bill. Motion unanimously approved.

Public Hearing – IDA Subdivision(amended)

Motion to approve the amended sub division request for IDA contingent upon the County being given full access to the roadway by Bill. Seconded by Al. Motion unanimously approved.

Public Hearing closed by Tom Bouchard.

Subdivision of the former Depot, in the Town of Romulus

Tom welcomed David K. Stoltzfus, David A. Stoltzfus and Tobias J. Hertzler in attendance and providing the information as to the division of the properties into 26 parcels. The Depot Land Holdings LLC, incorporates nineteen people who invested in this property. The property encompasses 3,000 plus acres and has no public highways or roads. Private roads would have to be identified and have an entity responsible for it. An association of landholders could take responsibility and liability. Tom explained that we will need an environmental impact study

known as a SEQR. Common use roadways would need to have firefighters, ambulance and law enforcement access and these groups would need to be involved in this process.

Toby and David will have small maps made for us as the only one they brought was quite large. Contact information provided: 315-549-8312 David A. Stoltzfus, best time is 7:30 – 8:30am; Toby Hertzler 607-532-8888 Contact information was exchanged.

Discussion followed. Harriet clarified that land can be added to Ag Districts at a later date.

Land can be added to Ag districts. One can write a letter to NYS Ag & Markets requesting such. (Ag & Markets law) Tom asked if an Ag overlay district was needed. Harriet clarified that it was not necessary at this time but could be done later if desired.

Unified Solar Permit/MOU: review

Harriet Haynes from the County Planning Department explained the NYS Unified Solar Permit. Seneca County must have a form for any residential/commercial solar development on the ground or roof mounted under 25 kw. It is easier for a resident to fill out one permit. Towns can decide to do this through a memorandum of understanding, which would make it unified throughout the towns. Fees may vary by Town. For example, fees would be \$15.00 for the town and \$10.00 for the County. Administratively this would work well for the citizens of the County. Reconciliation of fees collected would be done on a quarterly basis. Discussion on ground mounted and roof mounted.

Harriet provided the following information to assist the Town.

If the town adopts the Unified Solar MOU, they also state that ground mounted solar arrays up to the 25 kw be treated as accessory structures for purposes of zoning review.

The Town of Tyre is proposing a moratorium on large arrays so their board can get regulations in place. Their attorney did the draft moratorium for large solar farms.

The MOU is impacting the large solar farm, not the individual resident. Solar farms are taking farmland out of production. A farmer wants to put solar arrays on his farm, to run his dryers, milking machines etc., he is protected by Ag & Markets, up to 150% of production.

Motion by AI to send the Unified Solar MOU to the Town for review and recommend that the Town adopt the Unified Solar MOU. Seconded by Bill. Motion unanimously approved.

Comp Plan/Design Connect

Tom received notice that we were not chosen.

Other New Business

Training in Aurelius.

Seneca White Deer is developing a Depot Welcome Center. This was in the newspaper.

Peter Brown from the County Planning Department has resigned. He is going to Ontario County to the finance area.

Complaint on residence on 2866 Swick Rd. owned by Mr. Marmelo. Bill talked to him. Discussion. Nothing the Town would have jurisdiction over.

Old Business

Wild Weed Festival – Town Attorney Pat Morell & Town of Romulus are sending him a certified letter to cease & desist.

Forward certificates. on training to Mary. Please check & give to Mary.

Town stamp – Tom checked with Lolly, Town Clerk. No further information. Discussion on options.

Noise Ordinance – Town has not taken any action on.

Next meeting Aug. 7th. If no items pending will cancel.

Motion to adjourn by Al, seconded by Bill. Adjourned at 10:09pm.

Respectfully submitted,

Kate Sinicropi

Secretary