

**Town of Romulus
Draft Planning Board
Sept. 18, 2017**

Roll Call

Al Nivison – excused

Bill Karlsen

Tom Bouchard

Mary Joslyn

Sue Ellen Balluff

Cindy Meckley - absent

Kate Sinicropi

Pledge of Allegiance/Moment of Silence

Approval of July 10th, 2017 Meeting Minutes

Minutes of the July 10th, 2017 were corrected as follows: page 2, 3rd paragraph, eliminate “Land can be added to Ag districts.”; page 2, paragraph 8, change first sentence to, “MOU is not impacting the large solar farm.” Delete the phrase, “not the individual resident.”; Page 3, second sentence, delete period after certificates. Motion by Bill to accept the minutes as corrected. Seconded by Mary. Motion unanimously approved.

New Business

Tom provided an update on the Comprehensive Plan. Joe McGrath from the Co. Planning Deptmt. talked to Tom and he is very interested in helping us with the Comp. Plan. Tom also talked with Barb Johnston from Stuart I. Brown Associates, regarding land use map she did and she will do a summary for us.

Mary raised concern about the view shed and the need to protect it. Specifically discussed was signage stipulations and how to tighten up these. Do we have any regulations on billboards? Sue Ellen clarified that if the state regulation does not allow billboards within a certain distance of highways,

we do not need a regulation. Discussion focused on preservation of our rural nature and agriculture; allowing for development of housing, limited manufacturing and industry. MidLakes farm store is an example. Tourism, especially in the wineries, distilleries and breweries is where we could see growth. Protecting historical buildings for repurposing and development of a bike trail discussed.

Revised Solar Permit/MOU

Tom got an email from Joe McGrath. The revised MOU, will now have people apply at the County only, not at the Town. Our town did not take any action on the MOU at the August meeting.

Training opportunity from County Planning Department. There will be a training in Wayne County on Oct. 2nd on SEQR & Mapping. (This is the same date as our meeting)

Fund Raiser for Jeff Van Horn due to recent illness.

Mary asked could we pursue outlawing shooting the white deer with the pending hunting season. Discussion including contacting DEC. Oct.10th, Board of Supervisors to meet at Papa Bear. We could get on the Agenda to discuss this.

Depot Status Update

Sue Ellen noted that the Town of Romulus has no regulations for private roads, only for public roads. Maybe we should be discussing what constitutes a road, who has responsibility for maintenance etc. Tom talked to Mike Karlsen today about the map that Earl Martin had given the Amish owners. It was huge and we had asked for smaller ones. Harriet Haynes was also at that meeting and had suggested that a homeowners' association could be responsible for the maintenance of the private roads. Melissa Sweet of DEC sent an email to Tom, asking about areas of concern. He referred her to Earl Martin. The Visitor Center for the White Deer is physically up, but has been stopped, pending action by the Town of Varick.

Small Animal Zoning

Sue Ellen will put in the correct format for the attorney to look at.

Solar Zoning Update

Kate spoke with Mervyn Hurst, fire chief for Romulus, about the solar zoning and dropping off the draft to him. We still need to get the Town of Tyre's moratorium on large solar farms and the Town of Fayette's draft solar regulations from Harriet Haynes. Discussion on solar farms and regulations needed; protecting view shed and good farmland. Should we do a visioning session with the public and could Joe McGrath from Co. Planning help us?

Tom talked to guy from Cypress Creek. A solar company looking for 20 acres.

Noise Ordinance: town tabled.

Motion to adjourn by Mary, seconded by Sue Ellen. Motion approved.

Meeting adjourned 8:15pm.

Oct. 2nd next meeting.

Respectfully submitted,

Kate Sinicropi

Secretary