

Final

**Town of Romulus Planning Board**

**Meeting Minutes**

**May 7, 2018**

At Town of Romulus Municipal Bldg.

**Roll Call**

Tom Bouchard

Al Nivison

Mary Joslyn

Kate Sinicropi

Bill Karlsen

Cindy Meckley

Sue Ellen Balluff

Guests: James Borchard, Kathy Dethier, Mike Elliott, Urie Wengerd

**Pledge of Allegiance/Moment of Silence**

**Approval of April 2<sup>nd</sup>, 2018 meeting minutes:** Al made a motion to accept the minutes as prepared. Bill seconded. Motion carried.

**New Business**

Special Use Permit: James Santos Mr. Santos owns the Rte 89 Cabins which presently has 2 rental cabins built in 2013. He would like to build a 3<sup>rd</sup> cabin. Two or more cabins constitutes a camp ground. The original site plan was for 4 cabins. He has submitted a revised site plan. A maximum of 3 cabins will be there due to limitations of the site. Camp Ground definitions and conditions for Special Use are the pertinent areas applicable. The permit needs to be revised to state as Camp Ground.

Motion to forward to the county for review made by Mary Joslyn, seconded by Al Nivison. Motion carried unanimously.

Public hearing date: June 4<sup>th</sup> for Santos Permit. Motion for Public Hearing date made by Al Nivison. Seconded by Kate Sinicropi. Motion carried unanimously.

Special Use Permit: Urie Wengerd A proposal to remove the front part of the store and replace it with a new building, 30 ft. by 60 ft. The original store building is 60 ft. by 60 ft. The purpose is to use as a retail business, as this was formerly Prouty's which sold farming supplies and produce. The new part will be where the green house was and the hip-roofed building in the front was located. Basically it will be the same size as what was there. The purpose is to open up the whole store. Since the proposal is keeping the same footprint (green house & hip roof part) and not changing the use of the building, does he need a permit? Seneca Co. Code said he needed a zoning permit. It is retail in an agricultural zone, a non-conforming use which is the reason for the permit. Discussion followed.

Request adding on page 2 the Business Plan and Full Description, to clarify the purpose of the Special Use Permit.

Mr. Schroeder, Town of Romulus Code Enforcement Officer never contacted Mr. Wengerd, despite Mr. Wengerd leaving the information at the Town Hall. Recommend follow up with Mr. Schroeder.

Tom recommends sending the proposal to the county and explaining the situation. Motion made to send to the county by Al Nivison. Bill Karlsen seconded. Motion passed unanimously.

Motion to set Public Hearing for June 4<sup>th</sup> made by Al Nivison. Seconded by Bill Karlsen. Motion passed unanimously.

Special Use Permit for Darren Berkholder. A request to take a room in a residence for a retail hunting store. Discussion included that this is not appropriate within a residential home; security measures not provided; should have a separate entrance, as well as an emergency exit. There is no full description or business plan. Baptist Church Road is a dead end up to the depot fence. Mr. Berkholder was not able to be at this meeting. Motion to table until Mr. Berkholder can attend to answer questions we have. Cindy Meckley moved to table, seconded by Al Nivison. Motion carried unanimously.

Special Use Permit for James and Kathy (Kathryn Dethier) Borchard. The SEQR and application did not get to us from the Town Clerk prior to today. This property is on Rte 89, north of Dean's Cove. The 5.375 acres they would subdivide to 1 and ½ acres, leaving 3.87 acres. There is an existing driveway, with easement which serves three now, and would serve the fourth property. There are no environmental issues.

Motion to move to the county and a Public Hearing for June 4<sup>th</sup> by Mary Joslyn, seconded by Sue Ellen Balluff. Motion carried unanimously.

Subdivision Request for John Klue A straight forward subdivision into two lots. This does not front a state or county road therefore there is no county involvement. Motion to approve subdivision by Al Nivison and seconded by Mary Joslyn. Motion approved unanimously.

GFLRPC Training May 18, 2018. Six of us are going and we will car pool.

### **Other New Business**

Tom reported that the Town attorney drafted by-laws for the ZBA. He suggests that we should look at the ZBA draft by-laws for possible updating of ours. Review for next meeting.

Revised Zoning adopted on 18<sup>th</sup> of April by the Town. The Town Clerk to send to the state.

We have the final version of the Solar Zoning. The Town has to submit the long EAF form and Tom started working through it. Joe sent the email the 3rd of April and copies in the Town attorney. Motion by Sue Ellen Balluff to send to the Town pending comment from the Town Attorney. Seconded by Cindy Meckley. Motion carried unanimously.

Sue Ellen noted the Martin subdivision of the Depot for farms. In our pending Solar zoning solar farms are allowed up to 40 acres. If larger they need to be in the WTE of the Depot. Discussion followed.

Terms of office for Planning Board members. Terms for Al and Tom expire at the end of this year.

ZBA asked Town to have Mr. Schroeder, ZEO, provide a monthly report to the Town.

### **Old Business**

Comprehensive Plan Committee The Town needs to put a blurb in the Shopper and on the Town Website for volunteers to be on the committee. Volunteers can send letter of interest by July 1<sup>st</sup>.

Small Animal Ordinance Tom & Sue Ellen to meet and finalize draft.

Cindy shared copies of information from trainings she completed.

Discussion on residences in violation of zoning regulations. Motion by Sue Ellen Balluff that the Town begin to issue the citations to those in violation of our ordinances regarding housing code, junk and trash in the front yard. Seconded by Mary Joslyn. Motion carried unanimously.

Al Nivison made a motion to adjourn, seconded by Mary Joslyn. Motion approved unanimously. Adjourned 8:50pm.

Respectfully submitted,

Kate Sinicropi

Secretary