

Town of Romulus Planning Board
Town Hall, Willard, New York
November 19, 2018

Roll Call

Tom Bouchard, Chair

Bill Karlsen

Al Nivison

Mary Joslyn- excused

Sue Ellen Balluff

Cindy Meckley

Kate Sinicropi

Guests: Kim Nason of Phillips Lytle, LLP, Andrew Herkovic, Kathy Hudson, Mr. Morrell

Pledge of Allegiance/Moment of Silence

Approval of October 1, 2018 minutes; Motion to accept minutes as is by AI, seconded by Sue Ellen. Minutes unanimously approved.

New Business

Application for Subdivision by Herkovic and Hudson. Property owned by Kathy Hudson & Andrew Herkovic. There are two parts to the property, a house with a barn and a field. They want to separate the field from the house property to be able to sell the house property. The house is a three-bedroom house on 2.1-acre lot. This is compliant with code as a separate parcel. The field is on the north side of the property with a total of 9.7 acres. Town line between Varick and Romulus runs thru the middle of the field.

They are splitting off 2.1 acres off the Romulus parcel. There is no change in use, the field will remain in Ag. We received their maps and application. The SEQR needs to be completed and was. We will not take action tonight because members do not have it. We do not need to submit to the County Planning Board as property is not on a state road, or 500 feet from road or state property. We will review it. Tom will check to make sure about county review. Our next meeting is Dec. 3rd.

BQ Energy

Kim Nason representing BQ Energy explained the proposal. BQ Energy specializes in establishing energy systems on brown fields. Jim Falsetti from BQ will be here. We have not filed a formal application as we wanted to introduce ourselves and provide initial information. There is about 100 acres option to lease from Earl Martin. Our proposal is a solar farm to produce a range of 5 watts to 20 megawatts; 5 megawatts per lot. Proposed in warehouse district. It is a SEQR Type 1 action d/t State Park proximity. Setbacks have not been factored in yet. It is adjacent to the air strip, off on the sides of the runway. The panels will be 12 feet high, on top of the land. The Subdivision must come from Earl, as BQ is renting the property. Solar panels will be ground mount, ballasted concrete base or post screwed into ground. Interconnection filed with NYSEG which will be discussed with them next week. The 20 megawatts would go into the grid.

Community Distributed Generation would be 6,000 to 8,000 users. This allows for economies of scale. Life span is 30 years. Warranty is 20 to 30 years on panels. Mr. Morrell asked what if no community buy in or not profitable, and would need to go away? We would restore property to current state as the Decommission plan is a part of the approvals. The bond is always an issue, but discussion would take place regarding this. NYSEERDA plan is normally a 20 -30 years. CDG program has 5 megawatts per parcel. Process is local approval, interconnect, sell electricity thru CDG, property tax (looked around – PILOT thru IDA.) BQ did in Cattaraugus Co. Real Property Tax Law 87 to review. No load on sewer, school district, no traffic, no burdens on town systems. There is another spot in Varick, a possibility to work with Mr. Martin on the brown field area. So, we would do 2 projects with him. Normally there is a discount for county residents using the power. We are not taking ag land out of production. BQ Energy has a niche market is landfills and brown fields. BQ Energy is based out of Wappingers Falls. Setbacks, 20 feet front yard, 50 feet back yard. Would we be able to do the subdivision and application at the same time? Mr. Morrell, it should not be a problem to do them together. Type 1 Action long EAF required. Lot coverage requirement we expect to be a problem that we would need to get an area variance from ZBA. Planning Board would be the lead agency. Lot coverage has to do with the surrounding area, green space, which has not been a problem in that area. BQ Agency will provide a whole packet. Discussion followed.

Other New Business

Tom, Mary & Bill went to coffee shop open house for Pam Helming. She is interested in water front development.

Bill & Tom went to Co. IDA open meeting seeking information from public. Similar to Seneca 1 meeting last year by Chamber of Commerce.

Sue Ellen received a phone call from Mary Ann Kowalski and sent Tom an email About a permit from Earl Martin. We have not received the subdivision for the farms or any other special use permits from him.

A realtor from Ithaca called about Toro Run. He wanted to know if 2 family home allowed in that area in our zoning. Sue Ellen pointed out there may be deed restrictions through the neighborhood association document.

Marjorie Van Hyning (Lolly), Town Clerk and Barbara Van Etten, Deputy Clerk, resigned effective Dec. 31st, 2018.

Kate reported on investigation into alternate for the Planning Board. So far, we have not found any documents from the Town indicating it was approved.

Town Water Project update by Mr. Morrell. A Town is exempt from its own regulations when doing their own town water line. Water is considered an essential service. Adam had questioned setbacks.

Sue Ellen asked if the judge responded regarding the incinerator. Mr. Morrell responded no.

Tom would like to take on the Comprehensive Plan, so wants to be part of the board. Could not remain as Chair due to volume of work for both. Discussion.

Old Business

Tom distributed possible members and areas of focus for Comprehensive Plan development. Discussion. Plan: Put notice of interest on Town Website; put Mary's letter of interest in the Shopper; put letter in water bills.

Other Old Business

Packets on Subdivision and Application distributed by Tom by email. Mr. Morrell stated the draft packet looks good, refers them to the code. This allows you to get the correct information.

Notice to neighbors is in the packet and the applicant is expected to do this. Mr. Morrell stated this should be the Town's responsibility. Mary or whoever is at the window at Town office, should send the letter as the Town is responsible for sending the notice. Anything that requires a public hearing, people within 500 feet need to get a letter. Tom will need to talk to Dave K.

We need to take out Public Hearing notification from the packets. Fees are set up every January, so Town should increase the fee.

Motion to adjourn made by Cindy, seconded by Sue Ellen. Motion unanimously approved. Adjourned at 8:39 PM.

Respectfully submitted,

Kate Sinicropi, Sec.