

Town of Romulus Planning Board  
Town of Romulus, 1435 Prospect St., Willard, N.Y. 14588  
Meeting Minutes of June 1<sup>st</sup>, 2020

**Call to Order 7pm**

**Roll Call**

Sue Ellen Balluff, Chair

Tom Bouchard

Bill Karlsen

Cindy Meckley

Al Nivison

Kate Sinicropi

**Pledge of Allegiance/Moment of Silence**

Approval of Minutes from February 3<sup>rd</sup>, 2020. Tom asked if we made a motion to reinstate Sue Ellen after her recusal. Discussion followed. Sue Ellen said that the SEQR review responses were not reported in the minutes, i.e., Question 1. Yes/No. Refer to the filed and signed Short Environmental Assessment Form part 2, questions 1 to 11, which were answered, "no or small impact may occur." The Lead Agency designation should be first, then the SEQR questions. Correction: Move the sentence with the motion for lead agency designation for SEQR by Tom Bouchard before the SEQR Part 2 questions sentence. Al moved and Bill seconded the change. Unanimously approved.

**Stoltzfus Special Use Permit:** Sue Ellen summarized the request which is for a permanent building to the left of his greenhouses. Discussion followed. When they subdivide the property which is their plan, a separate address will be given. Water is from a well and the sewer line runs through that property.

Sue Ellen noted that setback for a commercial building is 50 feet. This qualifies as an accessory structure.

We need a public hearing, July 6<sup>th</sup>, for a Special Use Permit. Tom made the motion to designate Romulus as the lead agency for SEQR and Cindy seconded the motion. Motion carried unanimously. Al made a motion to send the application to the County for review. Motion seconded by Cindy. Motion carried unanimously.

Tom moved to hold the public hearing for July 6<sup>th</sup>. Al seconded the motion. Motion carried unanimously.

**Special Use Permit for Amish Schoolhouse on Iron Bridge Road.** What will be the number of people in the schoolhouse? One outhouse bigger than the other, on the hand

drawn map. Is there a well there for water? The applicant needs to answer the application questions, like potable water, #6, #8, #9, #12, #16, #17 questions he did not answer. Sue Ellen will put questions in writing and speak to him about being prepared to answer for the public hearing. Motion made by Tom to table this application as this application is incomplete. Al seconded the motion. Motion unanimously approved.

**Cornerstone Properties Application** Sue Ellen summarized the application. Parcel B does not meet our subdivision requirements. We are unable to take any action as the subdivision does not meet the requirements of 100 feet on the lake side. Sue Ellen will notify the applicant.

**Borchard & Dethier Application for Subdivision** Sue Ellen informed Tim Dorn, Zoning Officer, Ken Battle, ZBA and Pat Morrell, Town Attorney that we have not received an application.

**Seneca Dairy Systems Update** Seneca Dairy Systems has completed all items identified as part of the SDS Special Use Permit and Site Plan Resolution. See letter from Fisher Associates confirming the updated site plans.

**Update on Major Solar Farm** Sue Ellen reported that North Park Energy has filed an Article 10 with New York State Department of Public Service to construct a 450MW Solar Generating Facility. Members can go to the website and sign on as someone who wants to be kept informed and you will get updates sent to you. Sue Ellen will forward the website to us.

**Planning Board opening** Sue Ellen reported on contacts made.

**Comprehensive Plan Update** Tom reported on meeting with Tom Struyf, an architectural student who has written a plan for Willard. This is on hold for now due to Covid 19. Minutes of meetings on the Comprehensive Plan need to be posted on the Town website per Sue Ellen. She requested the Comprehensive Plan meeting minutes from Tom.

### **Other Updates**

Cindy noted that Cindy Brown had an ad in the Penny Saver for Memorial Day Camping. Discussion followed. Seneca County Public Health provided the guidelines for seasonal campers and private campgrounds.

Al made motion to adjourn and Cindy seconded. Unanimously approved. Meeting adjourned at 8:22pm.

Respectfully submitted,

Kathleen Sinicropi, Secretary