

Town of Romulus Planning Board
Town of Romulus, 1435 Prospect St., Willard, N.Y. 14588
Meeting Minutes July 6, 2020

Call to Order

Guests: Pat Morrell, attorney

Sue Ellen Balluff, Chair

Earl Martin

Tom Bouchard

Janet K. Lynch

Bill Karlsen

Cindy Meckley – excused

Al Nivison

Kate Sinicropi

Pledge of Allegiance/Moment of Silence

Approval of June 1st Meeting Minutes

Motion to accept minutes as presented by Tom, seconded by Al. Motion approved unanimously.

Special Use Permit – Stoltzfus Public Hearing The Public Hearing was opened by Sue Ellen. The Seneca County Planning Board approved the application, pending the approval from DOT for the driveway. Tom asked how will he heat it? Sue Ellen responded that he is using it in the summer so far and it is not indicated on the application. There is a Cooler area on the drawings. It is in the plans for some type of energy. Al moved to close the Public Hearing and Tom seconded the motion. Motion unanimously approved. The Public Hearing was closed.

SEQR for Stoltzfus produce shop Tom moved that the Planning Board appoint themselves as the lead agency for the SEQR review. Bill seconded the motion. Motion approved unanimously. **Part 2 Impact Assessment.** #1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulation? Response: NO # 2. Will the proposed action result in a change in the use or intensity of use of the land? Response: NO # 3. Will the proposed action impair the character or quality of the existing community? Response: NO # 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? Response: NO # 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? Response: NO # 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? Response: NO # 7. Will the proposed

action impact existing: a. public/private water supplies? B. public/private wastewater treatment utilities? Response: a. NO, b. NO #8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? Response: NO # 9. Will the proposed action result in adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? Response: NO # 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? Response: NO # 11. Will the proposed action create a hazard to environmental resources or human health? Response: NO

Part 3. We have determined that the proposed action will have little, no or small impact to the environment. Check box negative impact. Al moved that the Planning Board make a determination based on information, that the proposed action will not result in any significant adverse environmental impact. Bill seconded the motion. Motion passed unanimously.

Motion to approve Special Use Permit by Tom, second by Al. Roll Call vote: Sue Ellen – yes; Tom – yes; Al – yes; Bill – yes; Kate- yes. Cindy absent. Motion approved.

Seneca Dairy Systems – Sue Ellen stated that Mr. Earl Martin was here to update us on the Special Use Permit from November 2019. Mr. Martin handed out a set of large maps to members. Maps – site plans page 3 Instruction Page. TG Miller Engineering of Ithaca is doing locations for construction. On Page 4, Overview- Mr. Martin requesting a slight change, not to the site plan, but a change, due to a DEC finding that it would be better if I have everything in doors, in a building because of danger of placing materials outside. This increases the size of the warehouse as a result. Sue Ellen asked about a building which is not on the site plan. Where is it? Mr. Martin clarified it is not in the 79 acres, but in the 3,000 acres that are separate from the 79 acres. It is a warehouse. On Page 5 there is clearance from DEC for the ponds. Page 3.1 is the most detailed page, Area 5, 6, 3, 2, 1 are the bioretention areas. The engineers must do 2 site visits per week during construction. They will note erosion or other findings and will notify DEC and the Planning Board. Elevations are here in 3.1 and 3.2 with different detail.

Pat Morrell, Town Attorney requested when the time comes for phase 2, it would be helpful to have something from DEC in writing as well as the building permit for the enlargement of the warehouse due to the need for indoor storage of steel.

Mr. Martin agreed to the request. On Page 3.2 or 3.1, storm water ponds, bioretention areas and miles of piping are part of phase 1. We must do these first.

Sue Ellen asked when do you anticipate phase 2?

C 4.1 – The gas line is following Rte135. Gas connection is at 5 Points. C 3.2 see gas line jog.

Tom asked how deep is the gas line? Mr. Martin responded that is a NYSEG decision.

Page 5.0 is information relative to plants to be planted in the bioretention areas. Plus, ornamental plantings and the security fence are on Page 6.0

Sue Ellen read a letter from Fisher. Fisher reviewed everything on behalf of IDA and the Town. LaBella did the air permit for EPA and Fisher reviewed it. DEC approved the NOI, (notice of intent), and signed off on other items as well.

There is no action needed by the Planning Board. Mr. Martin reported per the DEC there is some responsibility for the Town. The Town has the right to inspect and report. Sue Ellen responded that our zoning officer makes sure plans submitted match what gets done. The Zoning Officer can contact Mr. Martin.

Sue Ellen acknowledged that these maps satisfy Section A, B, and C of the Special Use Permit and Site Plan for Seneca Dairy Systems.

Sue Ellen identified that where the Amish are farming, there are campers and mobile homes. That area is zoned WITE(Warehouse/Industrial), and residential is not allowed. Mr. Morrell indicated that we need to ask the zoning officer as he should be the one investigating.

Subdivision – Cornerstone Properties – County looked at it and said property needs to be attached to neighbor and be one tax ID. It is 99 feet, not 100 ft. per our zoning. On hold as they need permission from Land Trust.

Special Use Permit for School - Mast

The Mast application was sent back to him and we asked for it to be completed. They are putting a well in. The application was just sent to the County Planning Board. He redid the line drawing. We would like to know where the well is going. Discussion regarding issues with the application. Mr. Morrell stated that it is the board's discretion as to what you accept. Board should not have to guess what is being presented. We need to know setbacks, where they are going to put the well etc. He has the map, so we do not understand why we have not received them. Needs to be present at the meeting so we can ask questions and we need the requested plans. Sue Ellen will contact him.

By - Laws draft Everyone received by email and Sue Ellen copied in Pat Morrell, Attorney. Discussion. Sue Ellen requested comments and we will review at next meeting. Note the number of members of the planning Board and the terms. Pat Morrell suggests making gender neutral language, i.e., chairperson suggested. In Section 1.2 Town Law 271., section 2.7 needs a "with". Sue Ellen will update the draft and Kate will get more information on Secretary's job.

Planning Board members – Alternate Planning Board members. Pat Morrell, Attorney, clarified that an alternate comes into play when a 4th for a quorum is needed. In 2018 the Town had a discussion on a resolution for an alternate but never took any action that we know of. Pat was not sure if it was adopted. He will check. Sue Ellen will check Town Law.

Comprehensive Plan – Tom has not heard from Mike and he left a message.

Training July 15th – Web-in-air from the Dept. of State, 6:00 to 7:30pm training for Planning Board members. Sue Ellen reminded us we will all need the 4 hours of training this year. They will all probably be online due to Covid 19.

Subdivision - James Borchard & Kathryn Dethier – There is only 20 feet of lakefront created and our zoning requires 100 feet of lakefront. We have sent the application information to the Zoning Board of Appeals which sent it back to the Planning Board. They will need a variance for a substandard lot, in order to get a building permit. They subdivided the land from across the street in 2018. The application came today in the mail. The proposed lot is 20 feet of lake frontage, 500 feet deep, 320 feet of frontage on Rte. 89. Parcel A and Parcel B, discussion. This is a Major subdivision under the definition that starts with, “Subdivision of land that results in five or more lots during a three-year period or otherwise not qualifying as a rural or minor subdivision. A major subdivision may involve new public rights-of-way, utility extensions, or other new public facilities. Any cluster subdivision or other subdivision which deviates from this Code, the official map, other Town development policy will generally be considered a Major subdivision.” This was clarified by Pat Morrell, Attorney. Motion to send to County for review made by Tom, seconded by Al. Motion approved unanimously.

Next meeting is August 3, 2020.

Motion to adjourn made by Al and seconded by Tom. Motion approved unanimously. Adjourned at 8:47pm.

Respectfully submitted,

Kate Sinicropi, Secretary