

The Town of Romulus Planning Board
Town of Romulus, 1435 Prospect St., Willard, N.Y. 14588
Meeting Minutes of October 5, 2020

Call to Order

Guests: Earl Martin

Sue Ellen Balluff, Chairperson

Janet Lynch

Tom Bouchard-excused

Tim Dorn, Zoning Officer

Bill Karlsen

Mike Karlsen

Cindy Meckley-excused

Pat Morrell, Esq.

Al Nivison

Stephen Hertzler

Dick Bloss

Tobias Hertzler

Kate Sinicropi

David Stoltzfus

Pledge of Allegiance/Moment of Silence

Approval of Minutes Dick asked how the Borchard subdivision unfolds from here. Sue Ellen explained that they must complete all the contingencies and provide us with a new survey. We will then sign off on the application. Al made the motion to accept the minutes as provided and Bill seconded the motion. Motion unanimously approved.

Sue Ellen noted that she emailed a letter from Mr. Borchard to the planning board members.

Sue Ellen reported that The Cornerstone application has requested to be here at our November meeting.

New Business

DeerHaven Park LLC. Subdivision Mr. Earl Martin is present to talk to us. This Subdivision is a portion of DeerHaven Park LLC in the Romulus area. Maps were distributed by Mr. Mike Karlsen, Surveyor. Mr. Karlsen indicated the hashed marks were the perimeter; the western most boundary is railroad, the southern boundary is private property, the eastern is Five Points Prison and north is Seneca Depot LLC, as well as other lands owned by DeerHaven Park LLC in Varick. The shaded area separates the property to be subdivided. Sue Ellen asked about solar development. Mr. Martin responded that he expects to ask the Army about solar in the contaminated areas over time. It is very speculative at this time. Dick asked, "Is this solar parts or solar energy?" Sue Ellen explained that there is an Article 10 solar application before the State Public Service Commission. The Article 10 is due to the size of the application. Mr. Martin clarified that the Army is currently doing testing on his property due to some contamination found on Flaum's property. Sue Ellen asked about the names of roads.

Mr. Karlsen responded, "The roads are officially named and in the 911 center." Sue Ellen asked, "Will all roads be public at some point in future?" Mr. Martin responded, "The roads hashed will be public and the small roads will not be public." Bill clarified that the topic of solar development has an obstacle before it. NYSEG does not have the ability to get power out of there. Mr. Martin responded, "In 6 to 9 months that should be cleared up with a large upgrade. The galvanizing plant will not need to rely on others in the area for power." Dick asked about a cemetery on the property. Mr. Martin will be meeting with a Baptist group and he anticipates they will own the cemetery. Sue Ellen stated, "A Public Hearing should be held the first Monday in December." Dick asked about the Environmental Assessment being the long or short form? Mr. Morrell stated that there is a new state form, and the board can ask for a long or short form." The application is the division of property, there is no building permit or zoning change; it is a simple subdivision," stated Mr. Martin. Dick asked if the water supply is public? Sue Ellen clarified that with any housing development it would be public water supply. She explained that since the farms will have houses, we will need a significant application, not a simple one. Dick asked, "Based on the number of houses and water, are there sewer systems? Mr. Martin replied, "I doubt there will be a sewer line, as County Water District 1 will provide for water with no sewer. The number of houses is speculative at this point." Sue Ellen commented that the board will need a great deal more detail from the farmers' group. Sue Ellen asked, "On #20., is the proposed action the subject of remediation or contamination?" Mr. Martin said he would not be able to answer if remediated. Pat stated, "It is up to the Board to pursue remediation, possibly with Mr. Buttaglia, the Army representative." Dick asked for maps that would identify remediated and contaminated area. Mr. Martin stated that the SEADs (sheets identifying these areas) have this information. Mr. Martin's last application of 15,000 pages has it in there. Mr. Martin will check with his legal team on this. Pat stated the board has the discretion to ask for a long form SEQR. Sue Ellen explained that we would like a tour of the proposed subdivision. "What questions should we have asked?", Dick asked. Mr. Martin said the SEQR may identify a question of access to individual parcels. One concern is potential access to these points, i.e. permanent right of ways to parcels. Dick asked if emergency or fire protection would come in through Romulus? Mr. Martin responded that the narrow strips that are shadowed, show the railroad and roads together, will provide the access. GPS is not a problem, but cellular is a problem, although the cellular was recently improved by Verizon. We are talking to Google maps and Google Earth as they have two different databases. Mr. Martin is working on fiberoptic for some of the area.

Once the sale is complete with the farmers, we will be talking to the planning board. "One house will make a difference, as we have existing zoning for ag in the area of concern", stated Sue Ellen. We will have questions for the next meeting. We will schedule the public hearing. A motion by AI for a long form SEQR to review and for public hearing to be held on Monday, Dec. 1st, 2020. Motion seconded by Bill. Unanimously approved.

Mike asked," At the Dec. meeting will you be in a discussion mode or will you be able to act?" He explained that a 4- page map set, detailed maps, was a significant amount of work. If the board wants the full map set, he needs to know. Sue Ellen stated, "We should act 62 days from the Public Hearing." Mike can provide completed map sets in January 2021. Pat pointed out that the biggest time taker is the SEQR. Can we give Mr. Martin some direction, as he may not be able to have the long form completed for the Dec. board meeting.

Pat noted that the Subdivision regulations are no longer on the website. Sue Ellen will talk to the Town Clerk to get it back on the website.

Continued Ed, trainings Sue Ellen reported that we received an email on Sexual Harassment training. Discussion. Per Sue Ellen, we need to sign up for the training. She will call Harriet as we are not receiving notices on trainings.

Planning Board By-Laws Pat reviewed the August 3rd & Sept.21st drafts. Sue Ellen fixed some laws etc.in the last draft. Motion to approve the Planning Board By-Laws made by Al, seconded by Dick. Motion unanimously approved. Sue Ellen will file with the Town Clerk.

Sue Ellen talked to Mike and Dave Hayes re: assistance with writing the Comprehensive Plan.

Next meeting Nov. 9th.

Motion to adjourn made by Dick, seconded by Al. Motion unanimously approved.
Adjourned 8:17pm

Pat to send both short and long form EAF to us by email and Major subdivision for Mr. Martin.

Respectfully submitted,

Kate Sinicropi, Sec.