

Town of Romulus Planning Board

Town of Romulus, 1435 Prospect St., Willard, N.Y. 14588

Meeting Minutes of December 7, 2020

**Call to Order**

Sue Ellen Balluff, Chair

Tom Bouchard – excused, phoned in

Bill Karlsen

Cindy Meckley

Al Nivison

Kate Sinicropi

Dick Bloss

**Guests:** Kelley & Angela O’Neill,

Janet Lynch, Earl Martin, Michael

Karlsen, David A. Stoltzfus,

Stephen Hertzler, Pat Morrell

**Pledge of Allegiance/ Moment of Silence**

**Approval of November 9, 2020 Minutes** – Bill made a motion to approve the minutes as presented. Al seconded the motion. Motion carried.

**O’Neill Subdivision Application** – Kelley & Angela O’Neill are selling the vineyard Parcel A and keeping the rest of the property. They are keeping B-1, B-2 and C; and parcel D, a house and 2 acres on Rte. 89. Parcel B-2 is a separate tax map. Subdivision is splitting off D, B-1 and B -2 to be joined into one. Separate tax ID for Parcel D on Rte. 89 and parcels C and B-1/B-2. Tom asked about the easements for the four lake properties. The easements will stay in place. It is a private road. The Right of Ways must be redone, so that it is clear in the deeds, and in the new ownership. NYSEG has easements as well. Sue Ellen asked, “What kind of subdivision is this?” There were 2 parcels and will now be 4 parcels. Several years ago, the O’Neill’s sold a small portion to a neighbor. These are minor subdivisions per Pat Morrell, Town Attorney. Bill asked Pat, “What is the difference between a minor and a rural subdivision?” Pat responded, “A rural subdivision requires parcels greater than 5 acres. The minor and major subdivisions difference is that the major subdivision requires new utilities, roads etc.” Dick made the motion to classify the subdivision as Minor. Bill seconded the motion. Motion carried.

Sue Ellen said, “We need to schedule a public hearing & the County Planning Board will need to look at it. We need to look at February or move our meeting to a date in January. We could have a public hearing and just not take action, for example we could do it the first Monday in February.” Motion for a public hearing to be held the first

Monday in Feb., Feb. 1<sup>st</sup>, 2021 made by Al. Motion seconded by Dick. Motion carried. Sue Ellen noted that the SEQR could be done in January by the Planning Board.

Sue Ellen reported that the **Borchard Subdivision** application is back on. They are moving forward with the subdivision contingencies.

**The Cornerstone Properties LLC Tax Map 14-1-31.12 Subdivision** application has requested a deferral until the January or February 2021 meeting.

**Deer Haven Park LLC application to subdivide Tax ID 02-1-01** – Sue Ellen reviewed the information we requested of Mr. Martin. She asked, “Are you assigning one tax ID to one parcel and one tax ID to the large parcel (Depot Holdings LLC)?” Mr. Karlsen replied that the pieces that Mr. Martin is keeping are not contiguous. Pat Morrell, Town Attorney added that the tax ID number is largely up to the assessor and that it is common to have non-contiguous property with one tax ID.

Mr. Martin addressed the information requested under local law; Section 210.2 that have not been answered. He reported that he and Mike Karlsen, Surveyor, went through Sections A – G to provide clarity to answer the questions. Sue Ellen requested the follow up in writing. She noted that the subdivision locations are all over the map. Mr. Martin asked for guidance on this. Sue Ellen asked about boundaries. Deed descriptions might answer the boundaries. Paragraph A of the Section 210.2 Perimeter lines are pictured on the map. A filed survey map that shows all the lands purchased from the IDA may give us the information and Mike Karlsen will get this to us.

**Paragraph B Section 210.2.** Mike printed supporting documents to answer this. Existing bunkers has a map showing where they are located. These were distributed. The bunkers are 26 x 60 feet long with dirt on top. They are in wooded areas and some clearing has been done. Some cattle are eating the vegetation off. There are 4 main streams, and we have a print of those on a tax map. Blue lines are the streams and they all head to Seneca Lake.

**Wetland is depicted on the map.** Federal wetlands are yellow; green areas are proposed wetlands by the State. Flood zones are not identified as this region is not in a flood plain. There are no Significant Physical features. Some areas have land restrictions, i.e. No digging. (Old landfill) Army said do not dig in here. This is the only area that is going to the Depot Holdings LLC. It needs to be remediated. Mr. Martin has the coordinates of this one area (Old landfill) that will go on the map. Include forests or work off the photographs? Note: mature woods in the extreme southern part of the property. Will define the acreage and predominant land condition in the write up. Tom asked a question about the landfill. Is it the on map? No per Mr. Martin, it is not presently on the map. We will put it on the map. The total acres are approximately 3,000 acres to go to Depot Holdings LLC. Mr. Martin is doing one transfer. Later, a further subdivision may be done by Depot Holdings LLC.

**Paragraph B talks about topographic conditions.** Mike printed a topographic map. To summarize the eastern side slopes to the west. Some slight knolls which are less than a 10 – 15-foot slope. There are no significant topographical conditions that could be described. Bill asked, “Are there no ponds or open waters?” Mr. Martin replied that in the Varick section there is a pond. In the Romulus part, over near the present Flaum area, there is some beaver activity. So, some beaver flooded areas. The Army blows up the beaver development occasionally.

**The tax map numbers and plats.** Now there is one tax map. Sue Ellen noted that we need all adjoining neighbors. Mike has this information and will get it to her.

**Section C, Streets, utilities and roads.** The Map includes bunkers and the roads are in pink. These will remain open in the future. Railroads are in green. Roadways, private or not, will have permanent easements for property owners. “Where are the right of ways going to be?”, asked Sue Ellen. We will do a map of proposed easements per Mr. Martin. The utilities are public utilities. Road 135 has utilities. There will be no electricity for the bulk of the property going to Depot Holdings LLC. This will be defined in writing.

**Water and sewer** Mr. Martin pointed out on the map that there is a sewer line from west of Romulus which flows north to the sewer treatment plant. NY State owns the sewer treatment plant which goes to the state prison. So, no sewer line is anticipated. The sewer line goes over Flaum’s property, not on land being subdivided. The water line comes from a pumphouse on Seneca Lake, it crosses into Flaums’s property and goes to the prison; the line also goes to the airfield to service some firefighting buildings there. It terminates south of the ash land restricted area. The water lines are owned by the County. The County cut the line and capped it, so there is no water running through the ash land restricted area. The Army built three bio-dikes that cleanses the water in the ash land restricted area. Wells there are being routinely tested by a company that the Army pays. The Army monitors for a period of 50 years after the water has been cleared.

In the future there are several places where water connections would be. The farmers would have to provide a connection to the water line. Mr. Martin will give easements for water and sewer lines across the property. Mr. Martin agreed to give the County a blanket easement. Bill asked, “Are there now serviceable fire hydrants on that line?” Mr. Martin replied that there are hydrants that exist on the line; one is on the property he is selling, and one is on the property he is retaining. One hydrant is in the south. One hydrant is in the north. If hydrants are needed in the future, the costs would be born by Mr. Martin or the Depot Holding LLC. Hydrants would be determined by the county and the fire departments per regulation.

The PFAs are being monitored. There is no final report. PFAS hotspot Is designated on the Army maps. A hotspot is on Flaum’s property. The Army is running tests in this area. If they decide (the Army) the PFAS has come into the Depot Holdings LLC area, they

will institute a land use control. Mr. Martin intends to provide easements for utility, and water.

There are roads where there will be public easements. There are private driveways in the bunker areas indicated on the maps. There are no recreation areas, no drainage systems per say. Existing restrictions are on the use of the land by the Army. Mike will make a map showing the zoning. Don asked where do we go next? Sue Ellen replied that the County Planning Board is not taking any action as we deemed the application incomplete. Once the County reviews the application, we can hold the public hearing. Mr. Martin plans on getting this information to us next week.

Tom asked, "At this point the application is still considered incomplete?" Sue Ellen responded, "Correct. It is still incomplete."

### **Membership**

The Town advertised an opening on the Planning Board. Janet Lynch sent a letter of interest to be a member of the Planning Board. Al will be leaving us.

Attorney asked for a copy of the DEC letter be sent to him. Sue Ellen will email it to him.

Tim Dorn emailed SueEllen about a Farmers Market proposed at Rte. 96A and Kennedy Rd.

Sue Ellen reported that the meeting next month will be a virtual format. January 4<sup>th</sup> meeting just log onto the site. Pat Morrell said we need to get the information out on logging on and Public Notice needs to be made to have this information in it.

No information on the Comprehensive Plan per Tom.

Sue Ellen requested we look at the most recent email from Mary on online training regarding Sexual Harassment Training.

Motion to adjourn by Cindy, seconded by Don. Motion carried. Adjourned at 9:00pm.

Respectfully submitted,

Kate Sinicropi, Secretary