

Town of Romulus Planning Board
Romulus Fire House, Romulus, N.Y. 1451
Public Hearing Deer Haven Park LLC Subdivision of Tax ID 01-1-01

May 11, 2021 7:00pm

Masks are required and Social Distancing Must Be Observed

Present:

Guests: see sign in sheet

Sue Ellen Balluff, Chairperson

Tom Bouchard

Cindy Meckley

Janet Lynch

Bill Karlsen

Kate Sinicropi

Dick Bloss – excused

Pat Morrell, Town Attorney

Pledge of Allegiance and Moment of Silence

Call to Order by Sue Ellen at 7:00pm. Pledge of allegiance and a moment of silence.
Roll call taken.

Motion to open the Public Hearing made by Janet, seconded by Cindy. Motion carried.

Introductions were made by Sue Ellen. She introduced Mr. Earl Martin, owner of the Deer Haven Park LLC property. Mr. Martin explained that when the property was purchased, some plans and intentions were to develop homesteads and develop the land for agriculture. This subdivision will allow development of approximately 3,000 acres. This is a larger subdivision than a typical subdivision in this area. Everything south of Co. Rd. 135 is being divided off (with exception of hashed areas on the map). Earl moved to the maps and explained them, so that participants had a visual of the area being subdivided. He clarified that hashed means little lines from non-hashed areas. One large parcel will become two large parcels as a result of this subdivision. The hashed marked area is a total of 650 acres. The non-hashed marked area is 3200 acres. There are no concrete plans currently for the hashed areas per Mr. Martin. Donald and Glenda Reinshaken asked questions regarding the manufacturing facility occurring in the one hashed area. Mr. Martin explained that this is a galvanizing plant

for Seneca Dairy Services. Mr. Martin owns and operates Seneca Dairy Services which makes metal fencing and other products for dairy farmers.

Mr. Martin commented on the environmental areas, which are some of the hashed areas on the map. He explained that there are exhaustive studies done by the DEC, and the Army Corp of Engineers. It is a Super Fund Site with all that this entails. The Army is responsible for fifty years after the site has been cleaned up.

The Army is responsible for all the reports and studies will be available online. Donald asked about the size of the parcels. Sue Ellen responded that we do not know that yet as that will be presented to the board in the future. Donald asked, "What is the timeline for homesteads to be occupied?" Sue Ellen explained that because it is not subdivided, there are no houses in there. As part of the process, we will need to know water access, road access, lot sizes etc. Earl explained that there is one road on the south, Smith Vineyard Rd. and a road going north which ends in private property. On the east side there is no access, except from Co. Road #135. The Railroad traverses this property. The only access is from Co. Rd. #135.

Donald stated that there was an issue with a proposed incinerator in the Town of Romulus. Is there potential for this area to have an incinerator? Pat Morrell, Town Attorney stated, "We are within 50 miles of a landfill and cannot have an incinerator, per the State of New York. The state law would have to change for any consideration of an incinerator." Donald asked if there were any plans for Solar development? Sue Ellen responded there were none at this time but that it is allowable under our zoning. The same is true for wind energy. Earl stated that any concerns about the former incinerator plans have nothing to do with our property.

Tim Critchfield(sp?) asked, "What kind of plant is that going in?" Earl explained that it produces dairy equipment, and he deals nationally, as well as with former soviet bloc nations. Manufacturing at this site is in addition to existing manufacturing at other Seneca Dairy Services sites. Information is available from our meeting minutes for those who are interested. Sue Ellen explained that there was an oversight group that reviewed all the documents and the application for the galvanizing plant and that DEC reviewed it as well.

Henry Beiler stated that he understands that this is a subdivision and once this subdivision is approved, then farmers can come and apply for subdivision. Henry asked how soon could that happen? Sue Ellen replied that if all the paperwork was in, you are looking at 6 months to a year. Mark Beardsley asked, "Can the property be bunched together or individually?" Pat explained that would be a process just like this. Henry Beiler asked, "Now they can put cattle there and cut wood? Do they have more privileges after this?" Sue Ellen responded that the Board does not know what the agreement with Earl is. Pat explained that if a group decides to subdivide among themselves, they will have to follow the process like we are following here.

David Stoltzfus stated, "I think this subdivision will make the Town of Romulus stronger and better. There will be more farms, more tax money. The Depot has been a dark area for many years, and we would like to open it up." Bob Cornwell stated, "So if the farmers can not use their land for a year or two, the only benefit is to release taxes on the land." Sue Ellen responded that the land is in use now. Bob Cornwell, "A tax break for 3,000 acres only." Earl responded, "That is a good question. To build houses you would have to go through the process to build houses there. Any prospective owners would have income and would be paying taxes. There is not any reduction of property taxes with the approval of this subdivision." Tim Critchfield stated, "Can you build a home now?" Sue Ellen answered, "Right now we do not have zoning for residential in there at this time. Certain areas are zoned industrial or business. Agricultural use is allowed there under our current zoning. To build houses, the zoning has to be redone or modified." Henry Beiler asked about residential development. Earl responded and answered his question.

Donald Reinshagen, "So Mr. Martin will be able to subdivide the large parcel. The one large parcel we do not know what the plans are."

Sue Ellen asked, "Any other questions?" Levy Esh stated, "I agree with David Stoltzfus and what he said. Thank you to the board for the meeting."

Glenda Reinshagen stated, "I would appreciate it if street names in and out of the Depot become the same for the future."

Motion to close the hearing made by Cindy and seconded by Janet. Motion carried.
Meeting adjourned at 7:49pm.

Respectfully submitted,

Kate Sinicropi, Secretary

TOR PB PUBLIC HEARING 5/11/2021
Romulus Fire Hall

Melody Collinsworth

David A. Steffen

Isaac J. Stoltzfus

Almer S. King

Melvin Stoltzfus

Stephen Stoltzfus

Willis Hertzler

Burr Paulk

Earl Martin

Watt Mackley

Elam S. Stoltzfus

Tom Bouchard

MARK BEANSLEY

Henry Keiler

Melvin B. Stoltzfus

John Stoltzfus

David S. Esh

Levi Stoltzfus

Daniel B. Esh

Sam H. Kanagy

Solias B. Stoltzfus

John B. STOLTZFUS

Henry E. Beiler

Reuber J. Stoltzfus

Daniel Stoltzfus

TOR PB PUBLIC HEARING 5/11/2021
Romulus Fire Hall

David & Stoltzfus

Jonathan E. Stoltzfus

Joseph Becker

Sam Stoltzfus

Leri Esk

Ben A. Stoltzfus

Samuel B. Stoltzfus

J. Stoltzfus

E. Yoder

Stephen Hertz

Gene (Donald) & Glenda Reinshagen

MICHAEL KRUSEN -

Grace Hertzler

John Hertzler

Clara Hertzler

John Beermann

Seth Wengert

Bob [unclear]

John [unclear]

Jacobs

Crist Kanopy

Lolisa J. Hertzler

David Yoder

Steve B. Stoltzfus

TIM CRITCHFIELD

Reinshagen -
E. 7th Rd.

Agenda
MAY 11, 2021

Public Hearing
Deer Haven Park LLC
Subdivision
Earl Martin

Call to order

Pledge - Moment of Silence

Open the Meeting/Hearing

Introductions / Board
Earl

Comments

Close the Hearing

Adjourn