

The Town of Romulus Planning Board
Romulus Town Hall, 1435 Prospect St., Willard, N.Y. 14588
Meeting Minutes April 4, 2022

Call to Order

Guest: Mark Schott

Tom Bouchard, Chairperson

Janet Lynch

Cindy Meckley

Michele Bulley

Lisa Babiarz

Kate Sinicropi

Pat Morrell, Town Attorney

Pledge of Allegiance and Moment of Silence

Approval of Minutes: A motion made by Janet to accept the March 7th, 2022, minutes as written. Motion seconded by Cindy. Motion carried.

New Business

TR 14-1-28 & 14-1-30, Subdivision Adam & James Klock & Lake Country Estates LP

Cindy made a motion to open the Public Hearing for the Adam and James Klock and Lake Country Estates LP, and the motion was seconded by Michele. Motion carried. There were no comments from the public. Motion to close the public hearing made by Janet and seconded by Cindy. Motion carried. The Seneca County Planning Board recommends that the application be approved conditional upon the .28 acre being divided off be attached to an adjacent property and the 1.1-acre parcel being divided off be attached to an adjacent property.

Cindy made a motion to designate the Town of Romulus Planning Board as the lead agency for the Klock and Lake Country Estates LP Subdivision. Kate seconded the motion. Motion carried.

Part 2 of SEQR. #1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? No #2. Will the proposed action result in a change in the use or intensity of use of land? No #3. Will the proposed action impair the character or quality of the existing community? No #4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? N/A #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? 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? No #7. Will the proposed action impact existing: a. public/private water supplies? No b. public/private wastewater treatment utilities? No #8. Will the proposed action impair the character or quality of important historic, archaeological,

architectural, or aesthetic resources? No #9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora, and fauna)? No #10. Will the proposed action result in an increase in the potential for erosion, flooding, or drainage problems? No #11. Will the proposed action create a hazard to environmental resources or human health? No

Negative Declaration determined. Lisa made a motion to determine, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. Motion seconded by Michele. Motion carried.

Janet made the motion to approve the Subdivision application conditional on the two divided properties being attached to adjacent properties. Lisa seconded the motion. Motion to approve the subdivision carried unanimously. Tom noted that the mylar maps have not been received. Tom will follow up with the owners.

Subdivision for TR 20-1-42, Estate of J. Kaiser. Motion to open the public hearing made by Cindy and seconded by Michele. Motion carried. There were no comments from the public. Janet made a motion to close the public hearing. Motion seconded by Lisa. Motion carried.

Cindy made a motion to appoint the Town of Romulus Planning Board as lead agency for the Kaiser Subdivision and seconded by Lisa. Motion carried.

Part 2 SEQR #1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulation? No #2. Will the proposed action result in a change in the use or intensity of use of land? No #3. Will the proposed action impair the character or quality of the existing community? No #4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? n/a #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? 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? No #7. Will the proposed action impact existing: a. public/private water supplies?? No b. public/private wastewater treatment utilities? No #8. Will the proposed action impair the character or quality of important historic, archaeological, architectural, or aesthetic resources? No #9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora, and fauna)? No #10. Will the proposed action result in an increase in the potential for erosion, flooding, or drainage problems? No #11. Will the proposed action create a hazard to environmental resources or human health? No

Negative Declaration determined. Cindy made a motion that based on the information and analysis above and any supporting documentation, the proposed action will not result in any significant adverse environmental impacts. Motion seconded by Janet. Motion carried.

Janet made a motion that the Subdivision application for TR 20-1-42, Estate of J. Kaiser be approved. Motion seconded by Michele. Motion carried.

Draft RFP for Comprehensive Plan Tom did a draft RFP. He did a table of contents based on what he received from Harriett at the County. It is a combination of the Warrensburg RFP and Barb Johnston's RFP. Pat commented it was very good. Tom provided a brief review of the

draft. Discussion. We did a survey in the community in 2019 and got a good response. We have gotten a lot of community input. Cindy made a motion to adopt the draft RFP and forward it to the Town Board. Motion seconded by Lisa. Motion carried.

Other New Business: Tom updated us on Cullin Morgan, wanting to put antennas on an existing tower. The application came in and he had not paid the application fee. Collun Morgan just sent the check on Friday. It came through ZBA, from Ken Battle. Cullen wants to put ten antennas on an existing tower. Lisa has experience with this company which she explained. Pat requested Tom to make a note on the application. Pat read Article 8 section 11 f. 8. of NYS Law. To build a new tower requires a Special Use Permit. They want to put antenna on an existing tower. Pat read the NYS law. It Requires a site plan review, no Special Use Permit. Pat explained that the Code Enforcement Officer would do the site plan review. There is a tower in Romulus and in Varick. There are two towers. One tower is on East Patrol Rd. and another on Summerville Rd. which is in Romulus. Tom will check with Morgan to see if we can scan electronically the application and send it out to all the members.

Old Business: Janet reported that a Mr. Alvarez called to ask about a transfer of property on the O'Neill Winery that we acted on in February of 2021. He talked to Janet and gave her two different ideas that he was considering. Discussion.

Bill Karlsen Memorial

Tom reported he had a call into Fred Bonds regarding planting the tree for Bill Karlsen. Cindy talked to Mr. Cook. Mr. Cook will donate the stone and he will do the plaque at cost.

The Historical Society has applied for a Seven of Save Grant. Also, there is a grant program from the Western Land Grant Society. The Historical Society got a letter from the Town that the state is in the process of transferring over the property to the Town.

Tom reported that on March 14th, the Town of Romulus took over Water Plant.

Cindy made a motion to adjourn, and Janet seconded the motion. Motion carried. Adjourned at 7:15 pm.

Respectfully submitted,

Kate Sinicropi, Sec.