

The Town of Romulus Planning Board  
Romulus Town Hall, 1435 Prospect St., Willard, N.Y. 14588  
Meeting Minutes May 2, 2022

**Call to Order**

Tom Bouchard, Chairperson

Janet Lynch

Cindy Meckley - excused

Michelle Bulley

Lisa Babiarz

Kate Sinicropi

Mark Schott

Pat Morrell, Town Attorney

**Guests:** Jason Kline, CSG Developers

Tim Gourly, Tract Engineering; Margaret

Ellsworth

**Pledge of Allegiance and Moment of Silence**

**Approval of Minutes:** Lisa made a motion to approve the minutes for the April 4<sup>th</sup>, 2022, meeting. Motion second by Michelle. Motion carried.

Tom welcomed Mark Schott to the board. We now have a maximum of seven members on the Planning Board. Tom mentioned the training at Burgundy Basin which was 8 hours. It has not been held during the pandemic.

**Comprehensive Plan** – Tom asked if anyone has had a chance to look it over and if there were any questions. Tom talked to the Town, and they should have it for their next meeting.

**Kanagy Solar application** – Jason Kline, CSG developers and Tim Gourley, Tract Engineering introduced themselves and presented the specifics of the application. The application is for a 3.6-megawatt facility which will be located at 5856 Rte. 414, Romulus. This is behind Levi Byler's sawmill located on Rte. 96A. Tim showed a map. The parcel is sixty-seven acres. 15-16 acres of the sixty-seven acres will be used to construct the solar energy system. There will be 1000 panels. This is a ground mounted solar farm that will use rotating photovoltaic solar panels. This is a Community solar project which will be for public use by the community. An access road will be built into the facility. Local Law 4 – 2014 pertains. Tracking panels rotate through out the day to maximize the sun. There will be a 6 ft. chain link security fence surrounding it. We submitted the Special Application documents which are in the office per Tom. An electronic version was submitted as well as a paper copy. We have reviewed the

ordinances, and setbacks to be complied with. We are out of sight from the surrounding roads. A Site development plan is required. We did a noise and glare study. It is set in the middle of a field, and it is very isolated. The only noise generation would be the low hum of the transmitter. There is no residence in the facility. It is not on any former Depot property at all. It is considered agricultural, a hay field. Tom asked, "what is the life expectancy?" Life expectancy is 25 years. A Decommission Plan under NY state DEC has eleven items in the requirements to be incorporated in the decommission plan. Bonds and the cost of the decommission plan will be stipulated in the state requirements. Tim explained a \$200,000 bond for the facility. Tom asked what the company's experience has been. The company presently is building a solar farm in Owego which was started three months ago. The company has projects in Massachusetts also. Most of the PILOTS (payments in lieu of taxes) are \$15,000 per year plus a 2% enhancement per year. Pat asked, "Where can I send a pilot letter?" Jason responded with a card. Janet asked, "What is your time frame for completion?" Jason responded, "The time frame is this fall. We would like to move forward as quickly as possible. Once we receive approval, it takes 5-6 months to be completed."

Michele asked, "Are there any residual effects on the farmland once it is decommissioned?" Tim said, "We are not stripping away the soil, so it could be returned to farmland/agricultural use. We are looking to mow it and keep it green." Michele asked, "What are the effects of the panels on wildlife?" Jason and Tim responded, "There is basically no glare; our panels are tracking the sun to maximize the collection of the sun's rays."

The application was submitted in early April. Janet has read the application. Other members of the Board have not seen the application and all the documents submitted. The SEQR information is all included in the application.

Pat stated, "You need a public hearing and the SEQR would include other agencies to be notified. Are Agencies like NYSEG, DEC, NYSERTA involved?" asked Pat. Jason responded, "NYSERTA is involved in the community solar, NYSEG and DEC." Pat recommended the Planning Board be designated as lead agency. The Town needs to notify the other agencies and notify them that the Romulus Planning Board is the lead agency. Tim asked, "Do you foresee a Section 239 of the General Municipal Law?" Pat responded, "The driveway setback is 1100 feet, so it should not trigger anything, but we will see."

Pat responded, "I am assuming it will be an unlisted action, as there is no SHPO (State Historic Preservation Office), no wetlands, and you are not cutting any trees."

Lisa made a motion to designate the Romulus Town Planning Board as the lead agency for the SEQR. Janet seconded the motion. Motion carried. June 6<sup>th</sup> is our next meeting. We need to include as interested agencies, the Seneca County Planning Board, the Town Board, Romulus Fire Department, the Varick Fire Department and NYSDOT. "Will there be a review by an engineer for the town?" asked Tim. Pat responded, "There is no

formal review for the Town Board, but if the Planning Board wants the Town to hire an engineer to review the plan, the Town needs to be notified.” Lisa asked, “When do the notices go out?” Pat responded, “They would go out sometime this week and the Town would also get my notification letter.”

Tom will call Harriett as to the County Planning review. Lisa made a motion to set the Public Hearing for June 6<sup>th</sup> and for the notices to go out tomorrow. Janet seconded the motion. Motion carried.

**New Business:** Tom talked to Tim Dorn, Town of Romulus Zoning Code Officer, regarding the cell tower application. He was not sure if it needed a bond and what that would entail. The company just wants to add antennas to the existing tower. Pat asked if we had an application. Tom said that they submitted some stuff last winter. Tim thinks he needs a bond for it. It is an incomplete application. Tom will look into it and call Cullen Morgan, the person who emailed and called.

Tom last week called Sue Ellen Balluff, a former member and Chair of the Planning Board. She had surgery and he has a get-well card that we could sign for her.

**Update on Memorial for Bill Karlsen** Tom went to Dean’s Cove and there are several spots there for planting a tree. The Park recommended a spot in the parking lot between two maple trees. The Park also recommended a service berry tree which blooms in the spring. Tom talked to Debbie Karlsen, and she is in favor of a tree for Bill. A tree tag would go on the young tree and when the tree is older, a small marker.

Lisa made a motion to adjourn, Mark seconded. Motion carried. Adjourned 7:02 pm.

Respectfully submitted,

Kate Sinicropi, Sec.