

Town of Romulus Planning Board
Romulus Town Hall 1435 Prospect St. Willard NY, 14588
Meeting Minutes February 6, 2023

Call to Order 6:03 p.m.

Guest:

Virginia Tessey

David Pittard

Robert Carrol

Members:

Janet Lynch Chairperson – Present

Cindy Meckley - Excused

Tom Bouchard – Present

Michele Bulley – Present

Albert Lester - Present

Mark Schott - Present

Kate Sinicropi - Excused

Pat Morell, Town Attorney – Present

Pledge of Allegiance and Moment of Silence

Approval of January 2023 Meeting Minutes:

Corrected pg.2 Under Other New Business Lebella to Labela

Motion to approve January minute corrections:

Motion by: Tom Bouchard

Seconded by: Michelle Bulley/Motion Carried

New Business:

Public Hearing –

- 1. Cayuga Ridge Winery Subdivision, aka Markan Corporation – 6800 SR 89 Romulus, NY 14541 -***

Motion to open the public hearing for comment:

Motion by: Janet Lynch

Seconded by: Michelle Bulley/Motion Carried

Virginia Tessey representing the current owners (Markan Corporation), stated that the current property is split by NY SR 89; she also stated that the current use as a vineyard would be unchanged.

David Pittard (prospective buyer) stated that the change in ownership would have no adverse effect on the neighbors as the use would be unchanged.

Both representatives were happy to answer any questions.

Survey maps were present for review.

The proposed subdivision is located on the west side of NY SR 89. Access to the Right of Way has been recorded on the deed.

Pat Morrel, the Romulus Town attorney, asked that the deed be forwarded to the Town of Romulus planning board. Virginia Tessey confirmed that this would be done.

Motion to close the public hearing:

Motion by: Janet Lynch

Seconded by: Michelle Bulley/Motion Carried

○ ***Cayuga Ridge Winery Subdivision, aka Markan Corporation SEQR review:***

- The subdivision is within 577' of NY SR 89; the Seneca County Planning Board reviewed the proposed subdivision and recommended that the Town of Romulus approve the subdivision.
- The SEQR review presents no significant adverse effects resulting in a negative declaration.

Motion to designate The Town of Romulus Planning Board as the Lead Agency:

Motion by: Tom Bouchard

Seconded by: Michelle Bulley/Motion Carried

Motion to approve subdivision with no conditions:

Motion by: Albert Lester

Seconded by: Michelle Bulley/Motion Carried

2. *Levi Byler Subdivision –*

Motion to open the public hearing for comment:

Motion by: Tom Bouchard

Seconded by: Michelle Bulley/ Motion Carried

The proposed subdivision on NY SR 96 is within the guidelines of a Flag Lot, as stated in the Town of Romulus Zoning.

Pat Morrel noted that the proposed subdivision is large enough to accommodate water and sewer; those plans would need to be submitted to the Seneca County Health Department.

No public comment was made regarding this matter.

Motion to close the public hearing:

Motion by: Tom Bouchard

Seconded by: Michelle Bulley/Motion Carried

- Levi Byler Subdivision SEQR Review:
 - Pat Morrel reviewed the application; the SEQR review is found to have no adverse impacts resulting in a negative declaration.

Motion to designate The Town of Romulus Planning Board as the Lead Agency:

Motion by: Michelle Bulley

Seconded by: Tom Bouchard/ Motion Carried

Motion to approve the subdivision with a contingency that the 50' Right of Way is recorded in the Deed.

Motion By: Michelle Bulley

Seconded By: Tom Bouchard/Motion Carried

3. Kanagy Solar Project Subdivision –

Motion to open the public hearing for comment:

Motion by: Tom Bouchard

Seconded by: Michelle Bulley/ Motion Carried

Approximately 17 Acres are proposed for subdivision; the Right of Way from NY SR 96 was changed to conform to NY State DOT regulations. A decommissioning plan was provided in the original application.

No public comment was made regarding this matter.

Motion to close the public hearing:

Motion by: Michelle Bulley

Seconded by: Tom Bouchard/Motion Carried

Motion to approve the subdivision with conditions met on the Right of Way:

Motion by: Michelle Bulley

Seconded by: Tom Bouchard/Motion Carried

Old Business:

Kanagy Solar Special Use Permit –

The Decommissioning Bond provided in the original application is in line with NYSERDA and will be forthcoming when approvals from NYSERDA and the IDA are received.

Bill Karlsen Memorial –

No new information is available at this time.

Respectfully Submitted, Mark C. Schott

