

Town of Romulus Planning Board  
Romulus Town Hall, 1435 Prospect St., Willard, NY 14588  
Meeting Minutes June 3, 2024

**Call to Order:**

Members

Janet Lynch

Cindy Meckley

Tom Bouchard

Michelle Bulley

Albert Lester

Mark Schott

Kate Sinicropi

Pat Morell, Town Attorney

**Visitors:** Al Nivison, Anne Morgan,

Ryan Abruzzo, Wilford Nieves,

Adam Fisher

**Pledge of Allegiance and Moment of Silence**

**Approval of May 6, 2024 Meeting Minutes:** Tom made a motion to approve, Kate seconded the motion. Motion approved.

**New Business**

**Bromka Rd. Solar Public Hearing**

Motion to open the Public hearing made by Cindy and seconded by Tom. Motion approved.

- a) Seneca County Planning Board recommendations were addressed: Noise issue addressed; avoiding any wetlands, state and federal. Heat issue raised at the last meeting was addressed in the letter from Marathon Engineering. A discussion of swapping out sumac with viburnum. A question was asked about the area beyond the 21 acre perimeter fence. The lease area beyond will be mowed per Mr. Fisher.

Discussion of the agricultural land being taken out of ag production. What is the processes for this? Pat explained that we should seek information from the Seneca County Ag Board and identify any other issues that may have been raised by other agencies, ie DEC.

A presentation by the representative from Marathon Engineering, Mr. Fisher.

Ann Morgan, neighbor, spoke regarding the address of this project. She explained that it is the wrong as she lives on that road. Marathon will examine this and correct it.

Ann asked where does the power get generated from? Marathon clarified that the power gets generated from the Cherry Hill Rd. sub station. Janet added that the Kanagy solar project would also get power from there.

Mr. Fisher explained that the Project just completed their road to the sub station. Both projects are going to that sub station.

Ann Morgan asked about Page 2 on the SEQR – sections G, N,H Q. The public hearing right now will address these areas, as well as Ag and Markets submission for review; same for DEC review. Pat indicated that issues may come back to the Planning Board from agencies with permits. Ann referenced Page 12, stating that the property directly south is a hunting area that is leased. There will be damage to the market value for sure stated Anne Morgan. Response from rep from Marathon Engineering regarding the address. They will pursue this. Cindy mentioned the issue of broken glass Who gets contacted if something needs to be addressed? Mr. Fisher responded that the sign at the gate will have a contact person and phone number and mailing address for situations like broken glass. Tom asked what is the monitoring response time? Mr. Fisher responded that a lot of these are monitored remotely. Routine maintenance is usually four or five times a year. “ Is the response time faster than that?,” asked Michele Bulley due to animals trapped in there. A lot of deer graze that site. Cindy asked, “What happens after 25 years?” “ Who takes care of it.” Mr. Fisher responded that the decommission plan does. Everything gets removed under the plan.

Ann reported that she has a lease from the landowner for deer hunting through 2024. The farm lease is up in 2024 per Ann Morgan.

Mr. Fisher explained that it usually takes a year to get up and running. Right now they are in process, coordinating with the DEC, Ag etc.

Tom asked, “Could you be more detailed in your decommissioning plan?” The number of panels are stated, the tearing out of the road is stipulated by the state; recycling the modules is now a thing being addressed in decommissioning plans, reported Mr. Fisher.

Mr. Walt Meckley, resident, commented that further down the road the former SEAD has a lot of acreage. Mr. Martin, the owner could clear out the concrete igloos and solar panels could be placed there and not bother existing farm land.

Cindy made a motion that we close the public hearing. Motion seconded by Michele. Motion approved. Hearing closed.

Janet reported that the Seneca County Planning Board did respond with recommendations. Janet read the letter and recommendations ie., 3 years instead of 5 years review of decommissioning plan; the Ag district allows solar farms under Special Use Permit; setbacks were stated and conform to the zoning. The soil is classified as prime farm land according to the report.

Janet needs to find out who we speak to regarding the Ag District and soil designation.

Pat asked, “Has the town received any responses to the lead agency designation?Anything from the fire departments, DEC etc.?” Janet requested email responses for the Planning Board record. The fire departments were contacted by email.

Tom asked about the County Planning Board and the PILOT recommendation.

Pat stated that the SEQR form was submitted. The EAF Review, Part 2 has 18 questions.

Part 2 EAF determines whether proposed actions are adverse or not.

Pat explained that the questions focus on the Impact on land, geological surfaces, ag resources, water, streams, archeological resources(used to be called SHIPPO). Pat asked Marathon to forward the report to Janet. Pat explained that a moderate to large impact can be addressed by the applicant. Pat suggested the Planning Board contact the County Ag board. Marathon representative Mr. Fisher spoke to the Short eared owl issue, stating that they are in conversation with DEC regarding a habitat study. Mr. Fisher noted that the prime farmlands are up near the proposed driveway only. Ag & Markets requires any topsoil removed must be stored on the site with the intent to return it back into the soil when it returns to farming. The Conservation area expands to protect the short eared owl which nest in the ground. Michele asked if the energy that is generated or will be generated has any adverse effects if some one with a pacemaker is living nearby. Mr. Fisher responded that the EMF generated will be the highest around the inverters and generators. The studies indicate that the EMF is dissipated before the perimeter fence.

Al asked about the seeding. Mr. Fisher responded that the seeding is above ground. Al asked, "What about the ground absorbing the water?" Mr. Fisher responded, "The DEC does not require us to do a pirc test." Tom asked, "How deep are the poles supporting the panels?" Mr. Fisher responded, "The ground screws are short and the poles could go 7 – 8 feet but if the ground is clay, it would not go that deep.

Mr. Fisher requested a draft set of conditions so that they can have it along with the final document.

### **Old Business**

STR's - Tom reported that the Town Board meeting on June 18<sup>th</sup> had all the information they requested, along with the application. Pat has it. They will take action at their next meeting. It needs to be reviewed by this Planning Bd and the Co. Planning Bd.

**Comp. Plan Status** – Tom talked to Joe Grafe and Barb Johnston and she has worked on the environmental assessment form and sent it to the Co .Planning Board. Joe has a grant for updating zoning but the deadline is July 31<sup>st</sup>. It takes 20 months to 2 years to review according to him. It gets awarded in December. LaBella would do it for \$4,000.The County would contribute to the grant writing. The Public Hearing for the our Comprehensive Plan would be held here.

**Janet** – The virtual training through MRB was discussed. Bootcamp training is a separate email from Janet.

**Michele** –asked about a Moratorium for Solar Farms. Pat clarified that Solar Farms were incorporated in the 2018 zoning law that was adopted.

**New Business**

Hostetler Subdivision –Janet reported that no one is present to speak to us. Janet has only a partial application.

Cindy made a motion to adjourn. Motion seconded by Mark. Motion carried. Meeting adjourned at 7:48pm.

Respectfully submitted,

Kate Sinicropi