

Varick/ Romulus Depot Zoning Study
Part 1: Objectives and Framework
Interim Report – 12/16/13

Objectives of Depot Zoning Revisions

- Identify those land uses that would further each town's goals for the area and ensure that these uses are allowed/ encouraged
- Identify those uses that are incompatible with each town's goals and ensure that these uses are clearly prohibited
- Provide clear standards/ guidelines – especially for special permit uses - and a clear process for reviewing/ approving applications
- Ensure consistency/ compatibility between Varick and Romulus zoning district regulations

Relation of zoning revisions project to other issues

- Bird/ deer habitat
 - In specified areas, uses should be compatible with preservation of wildlife habitat. Audubon Society will review boundaries of Important Bird Area to provide general guidance as to which portions of the Depot represent critical habitat.
- Maintenance of fence/ management of white deer herd
 - Zoning regulations cannot require a single applicant to take responsibility for fence/wildlife management. Needs to be addressed by a single entity with the necessary ability/ authority
- Land ownership
 - Army will leave Depot by 2015. Seneca County IDA may sell parcels or entire site
 - Zoning needs to be ready for uses that may be proposed
- Marketing
 - Zoning allows and disallows specific uses, and requires additional process/ scrutiny of certain permitted uses (those allowed with a Special Use Permit.) Zoning land for certain uses does not guarantee that such uses will occur there. Marketing efforts to promote/ recruit specific uses should be addressed by the Towns or a regional entity.
- Site improvements
 - Infrastructure improvements may be required in order for certain uses to be viable. Zoning may require that infrastructure be improved as a condition for approval.
 - Uses allowed in zoning should be consistent with the types of uses that could be supported by available infrastructure
- Environmental cleanup
 - Certain areas of the Depot have been cleared for development, with specified restrictions (i.e., prohibition of groundwater uses, excavations, residential, day-care, schools, playgrounds)

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- The entire Depot is a Superfund site, designated by the Federal government and required to follow a clean-up plan.
- Zoning should permit only those uses that are consistent with those permitted by terms of environmental clean-up plan.
- Railroad facility rights under Interstate Commerce Act
 - A facility operated by the railroad and directly related to transportation may not be restricted by local zoning laws