

Varick/ Romulus Depot Zoning Study
Part 3: Proposed Zoning Districts – Romulus and Varick

Interim Report – 12/16/13

The following narrative summarizes the proposed zoning districts for the former Seneca Army Depot in the Towns of Varick and Romulus. The proposed zoning district boundaries are depicted in the attached map. The proposed list of permitted and special permit uses are in the attached table.

Proposed Zoning Districts – Town of Romulus

WITE-Warehouse, Industrial, Transportation, Energy

- Replaces Energy Development District
- Includes all of the igloo areas and land along the south and southwest perimeter
- Approximately 3,235 acres
- Proposed permitted uses include:
 - Agriculture
 - Park, nature preserve, hiking/ biking trails
 - Tourism-related uses such as camping, cottages, inn, lodge, sporting equipment rentals, restaurants, gas stations
 - Conference center
 - Warehouse and storage
 - Industrial
 - Rail-oriented businesses, including transloading and truck terminals
 - Energy development
 - Utility infrastructure

Industrial/ Warehouse

- Includes land owned and managed by Flaum Management, Seneca BioEnergy and a water treatment plant at the northern edge.
- Approximately 1,201 acres
- Modifications and clarifications are proposed to list of uses and special permit criteria
- Boundary modified to coincide with Planned Industrial/Office Development and Warehousing (PID) area identified in the Future Land Use Plan and the area subject to land use restrictions identified in the Record of Decision prepared in accordance with CERCLA (Superfund determination). Uses prohibited in deed restrictions include residential, elementary and secondary schools, child day care and playgrounds, as well as access to groundwater.
- Proposed permitted uses include:
 - Agriculture
 - Park, nature preserve, hiking/ biking trails
 - Warehouse and storage
 - Industrial
 - Rail-oriented businesses, including transloading and truck terminals
 - Energy development

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- Utility infrastructure
- Retail and service uses

Institutional/ Government

- Continues existing I/W district in the southeast portion of the Depot, including the Five Points Correctional Facility and the former LORAN site.
- Approximately 909 acres
- Modifications proposed to the list of permitted uses and special permit criteria
- Proposed permitted uses include:
 - Agriculture
 - Park, nature preserve, hiking/ biking trails
 - Warehouse and storage
 - Industrial/ Manufacturing
 - Rail-oriented businesses, including transloading and truck terminals
 - Energy development
 - Utility infrastructure
 - Retail and service uses
 - Public/ institutional uses

Hamlet Residential

- Continues existing HR district boundaries
- Approximately 88 acres

Agricultural/ Residential

- Extends existing A/R district into Depot
- Includes 1.3 miles of road frontage along the western perimeter road and 1.1 miles along W. Romulus Road in the center of the Depot
- Approximately 342 acres

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Proposed Zoning Districts – Town of Varick

Conservation

- Replaces portion of the Conservation & Green Energy District
- Approximately 1,821 acres
- Includes remediated area where disturbance of vegetative cap is prohibited
- Permitted uses include:
 - Agriculture
 - Park, nature preserve, hiking/ biking trails
 - Limited tourism-related uses such as camping, cottages, sporting equipment rentals
 - Utility infrastructure

WITE-Warehouse, Industrial, Transportation, Energy

- Replaces portion of the Conservation & Green Energy District
- Approximately 1,188 acres
- Permitted uses include:
 - Agriculture
 - Park, nature preserve, hiking/ biking trails
 - Tourism-related uses such as camping, cottages, sporting equipment rentals, restaurants, gas stations
 - Energy development
 - Utility infrastructure
 - Sexually oriented businesses (must be a minimum of 1000 feet from any AR or HR zoning district)

Small Business Park & Institutional

- Retain boundaries, intent and uses in current zone, with some modifications to the list of permitted uses and special permit criteria
- Approximately 866 acres
- Permitted uses include:
 - Agriculture
 - Park, nature preserve, hiking/ biking trails
 - Offices, general business, small-scale retail, personal services, health care
 - Educational uses
 - Light manufacturing
 - Public and institutional uses

Agricultural/ Residential

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- Portions of former Conservation & Green Energy district
 - Approximately 462 acres along the east side of NYS Route 96A (1.2 miles of frontage along NYS Route 96A and 0.2 miles along the western perimeter road)
 - Approximately 40 acres just west of the Hamlet of Romulus (1986 linear feet of frontage along the north side of West Romulus Road and 1300 linear feet along the eastern perimeter road)
- Agriculture and residential uses permitted
- Similar to existing agricultural/ residential zoning districts

Proposed Zoning Districts –Former Seneca Army Depot, Towns of Varick and Romulus

Use Definitions and Special Permit Criteria

Use	Criteria	Varick					Romulus			
		C	SBPI	WITE	A	HR	WITE	I/W	I/G	AR
Conservation/ Recreation										
Wildlife Refuge		P	P	P			P	P	P	
Nature Preserve		P	P	P			P	P	P	
Park		SP	SP	P			P	P	SP	
Hiking/ Biking trails		P	P	P			P	P	P	
Outdoor Recreation		SP ¹	SP	SP			SP		SP	
Firing Range									SP	
Indoor Recreation									P	
Agriculture										
Agricultural uses and structures		P ²	P	P			P	P	P	
Agriculture-related businesses, including processing			SP	SP			SP	SP	SP	
Stables				SP			SP			
Confined animal feeding operation			SP	SP			SP	SP	SP	
Tourism Businesses										
Campground	Camping is limited to short stays (maximum 21 days within any 60 day period)	SP		SP			SP			
Inn		SP					SP			
Hotel				SP			SP	SP	SP	
Cottages for transient or seasonal accommodations		SP		SP			SP			
Sporting equipment rentals		SP		SP			SP			
Restaurant		SP ³	SP	SP			SP	SP	SP	
Conference center/ Retreat		SP		SP			SP	SP		

No change from existing zoning district regulations

No change from existing zoning district regulations

No change from existing zoning district regulations

¹ Limited to uses consistent with wildlife conservation. For example, golf courses would not be suitable in wildlife habitat areas.

² Animal husbandry is not permitted, except for the keeping of animals (such as horses.) used for riding or transport in conjunction with permitted recreational activities.

³ Without drive-through service

Proposed Zoning Districts –Former Seneca Army Depot, Towns of Varick and Romulus

Use Definitions and Special Permit Criteria

Use	Criteria	Varick					Romulus			
		C	SBPI	WITE	A	HR	WITE	I/W	I/G	AR
Bar/ Tavern/ Nightclub			SP	SP			SP	SP	SP	
Commercial/ Office/ Services										
General Business/ Office uses			P	P			P	P	P	
Small-scale retail (<3000 sq. ft., indoors)			P	P			P	P	P	
Large-scale retail (3000-30,000 sq. ft or outdoors)			SP	SP			SP	SP	SP	
Nursery/ Garden Shop			P	P			P	P	P	
Business services (construction trades, printing, off-premises catering)			P	P			P	P	P	
Personal services			P	P			P	P	P	
Adult Entertainment/ Sexually Oriented Businesses								SP		
Art studio			P	P			P	P	P	
Commercial services			P	P			P	P	P	
Physical fitness services			P	P			P	P	P	
Health care services				P			P	P	P	
Veterinary service			P	P			P	P	P	
Child care service			P							
Funeral Home			P	P			P	P	P	
Motor vehicle service			P						SP	
Gas Station –3 pumps or less			P							
Gas Station – more than 3 pumps			SP							
Private or small group (<30 people) instruction			P	P			P	P	P	
Mobile food/ drink vending			P	P			P	P	SP	
Auction House			P	P			P	P	SP	

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Use Definitions and Special Permit Criteria

Use	Criteria	Varick					Romulus			
		C	SBPI	WITE	A	HR	WITE	I/W	I/G	AR
Laundromat			P	P			P	P	SP	
Wholesale Outlet			P	P			P	P		
Warehouse/ Transportation										
Warehouse	The storage of any waste materials, except for food processing or agricultural waste and marketable recyclable materials, is prohibited.			SP			SP	P		
Transloading/ truck terminal	The storage, processing or transloading of any waste materials, except for food processing or agricultural waste and marketable recyclable materials, is prohibited.			SP			SP	SP		
Outdoor storage				SP			SP	SP		
Storage of commercial vehicles			SP							
Energy/ Utility										
Utility infrastructure		P	SP	SP			SP	SP	SP	
Gas well		P	P	SP			SP	SP	SP	
Energy production (wind, solar, biomass, conventional fuels)				SP			SP	SP		
Communications towers		SP	SP	SP			SP	SP	SP	
Water tower		SP	SP	SP			SP	SP	SP	
Industrial										
Manufacturing			P	SP			SP	P	SP	
Laboratory/ R&D		SP	SP	SP			SP	P	SP	
Printing/ Publishing				SP			SP	P		
Junkyard								SP		
Government/ Institutional										
Educational uses			P	P			P	SP		
Government offices			P						P	
Residential care Home (1-9 residents)			P						SP	

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Use Definitions and Special Permit Criteria

Use	Criteria	Varick					Romulus			
		C	SBPI	WITE	A	HR	WITE	I/W	I/G	AR
Institutional care facility (10+ residents)			P						SP	
Fire house			P						P	
Public safety training facility									P	
Correctional facility									P	
Religious facility			SP						sp	
Public/ Semi Public Facility									P	
Cemetery				SP				SP		SP