

Minutes of the Town of Sennett Planning Board held on January 7, 2021 at 7 PM at the Town of Sennett Town Office Building.

Present:

Jeremy Bacon, Chairman
Pat Leamy
Sue Foster
Glenn Fletcher
Jerry Sankey
Mike Szozda
Mike Case, Alt.

Richard Phillips is absent.

Dominic Giacona, Attorney
Jon Hinman, Engineer, MLB Group

Jeremy opens the meeting at 7:00 with the Pledge. Jeremy goes over the agenda with the board. He says that the subdivision on County House Rd. is postponed, as is the Locust Hill property. Tonight, they will go over a subdivision for the Quigley's on Mutton Hill Rd, a subdivision for Auburn Associates in the Auburn Plaza and a preliminary hearing for National Maintenance on the corner of County House Rd. and Grant Ave. Rd.

Since this is the first meeting of the year, the board must have their organizational meeting. Jeremy has been chosen as the Chairman for the Planning Board in 2021. He asks Jon Hinman and Dominic Giacona to step out of the room. He asks the board if anyone has any recommendations for changing the engineering firm that represents the Town of Sennett's Planning Board. No recommendations. Glenn motions to appoint the MRB Group as the board's engineering firm, Pat seconds, all ayes. Jeremy asks the board if anyone has any recommendations for changing the law firm representing the planning board. No recommendations. Sue motions to approve Dominic Giacona and DVG Law Firm as the board's appointed law firm, Jerry seconds. All ayes. Jon and Dominic return to the room and accept their appointed roles as Engineer and Attorney, respectively. Jeremy asks the board if there are any nominations for a member to join the Cayuga County Planning Board. Pat nominates Jeremy, Glenn seconds. Jeremy accepts. Jeremy appoints Heather as Secretary to the Planning Board.

Jeremy asks the board if they received the minutes from the December 2020 meeting. They all have. Jeremy asks to make an amendment to the minutes. He recites a quote from the minutes: "Jeremy doesn't see how Cornerstone can recoup the cost of creating this facility." He would like to change that to say, "After reviewing the plans for Phase 2, Jeremy doesn't see how Cornerstone can recoup the cost." He asks for this change because his comment was specific to Phase 2 of the project. There is no disagreement from the board members for this change. Heather agrees to amend the comment in the minutes. Glenn motions to accept the minutes as amended. Jerry seconds, all ayes. Approved.

Jeremy gives board members a training reminder to wrap up training from 2020 and submit certificates and start looking for training in 2021.

To finish up old news, Jeremy mentions that he has not heard from the folks at Storage Squad since last Spring and would like to reach out to them with Dominic to see if they can let this matter go all together or if they have plans to come before the board.

Jeremy also shares that he received a letter regarding the Quincy Hill project of the Cornerstone group. He says the 10-acre minimum will be used as opposed to the 32 acres previously proposed and the letter determines the Town of Sennett as Lead Agency.

The first new order of business is the subdivision of Shawn and Kim Quigley's property on Mutton Hill Rd. The purpose of the subdivision is for the owner to subdivide 5 acres from their lot to sell to their son, Adam and his wife to build a house on. Jeremy says they discovered an inaccurate aspect of the survey in that it shows lots A & B, but those do not represent the entire parcel. What is shown on the survey currently would create a landlock issue. The board can't authorize a subdivision of land that does not have road access. His suggestion is that they create a right-of-way from Shawn's existing lots to the area being subdivided. Shawn said he was aware of the problem and said he was advised to show an easement to be created from the main road to the acreage and that would solve the problem without accruing the cost of a new survey. Dominic agrees with this plan and advises the board that they can give approval for the subdivision that is contingent on the easement. Jeremy understands this but doesn't want to sign and stamp the maps without the easement shown. Shawn will get started on this Friday and give to Jeremy. Jeremy asks Jon to go over his review of the property. Jon tells Shawn that they were required to give the purpose of their application and it should be changed to a subdivision as the purpose instead of what Adam Quigley wrote originally. Jon says the tax map ID's have to be included on the map. He also told Shawn that all three parcels have to be shown on the map as opposed to the two currently shown. He gave Shawn a copy of his letter to the board and asked if he has any questions. None. Jon agrees that the SEQR is adequate. The board members read over the resolution offered by Jon. Jeremy asks for a motion that the Planning board accepts the Short Environmental Assessment Form Parts 2 and 3 and authorizes the Planning Board Chairman to sign it. Mike Case makes the motion, Mike Szozda seconds, all ayes.

Jeremy asks for a motion to approve the Quigley subdivision 109.02-1-62.111 conditional upon Shawn Quigley creating an easement or restrictive covenant as an alternative. Pat makes the motion, Jerry seconds, all ayes.

Next up is the subdivision for Auburn Associates to subdivide the 1-acre corner lot of the Plaza and sell to M, M & D Insurance as occupant. Howard Rittberg is present to represent the proposal. Rittberg says there will be no changes to the lot other than ownership. No changes to water or sewer, snow removal, etc. Parking will be non-exclusive and the entrances and exits will remain the same through the plaza. He already sent a draft of a reciprocal easement agreement to Jerry VeVone. Jeremy tells him the vote will be contingent on the easement being completed agreement for ingress and egress. Rittberg understands. The board reviews the short form, Jon had no comments or concerns about the subdivision. Jeremy asks if the board members have any questions. None. Jeremy asks for a motion to determine the Town of Sennett Planning Board as Lead Agency. The Town of Sennett Planning Board resolves that the action will not result in adverse environmental impact pursuant to 617.7c of the SEQR regulations and the Planning Board authorizes the Planning Board Chairman to sign and stamp the map. Sue makes the motion, Pat seconds, all ayes. Dominic tells Rittberg to confirm that they executed a copy of the map showing the easement before Jeremy signs. Dominic also tells him that the official map will

need to be signed by the surveyor as the one he has tonight is not stamped. Jeremy then asks for a motion to approve the subdivision application for property with tax ID 109.02-1-3.11 at 360 Grant Ave. Rd. with approval contingent on Auburn Associates creating and providing the Planning Board Chairman with a recordable document showing the easement to be filed. Glenn makes the motion, Pat seconds, all ayes.

The final order of business on the agenda is a preliminary review of National Maintenance's plans for their newly-owned property on the corner of Grant Ave. Rd. and County House Rd. Rusty Tierney is present to discuss the proposal as is Shawn O'Connor. Tierney tells the board a little about what National Maintenance does: they have been in business for over 20 years, maintaining and cleaning grocery stores and other stores in about 6 states. They have outgrown their current space and will use their new lot as primarily office space, with a warehouse to keep some supplies in. They should only receive 1 or 2 tractor trailer shipments per week at this site, most of their supplies goes directly to the store they work for. They will typically have 6 employees at this space. Jeremy asks what their ideal time frame is. Tierney says he would like to get shovel in the ground once they have been cleared to begin by all boards. As soon as possible but is expecting by Spring hopefully. O'Connor speaks about the project next, stating commercial and warehouse use are permitted in this area, there will be no improvements to road access as there is an existing drive. NYSEG hookup is already available. Some building drawings may be tweaked a bit but there are no major changes left to be made.

Jeremy asks if they have any plans for the remainder of the property. Tierney says they bought all 26 acres but the remaining acreage will probably be left unchanged. Glenn asks if the land is wet. Tierney replies that a lot of fill was brought in over the years so it isn't too bad. Tierney says there is one discrepancy to fix on the map, there is a distance that is marked differently on two maps so they must determine what the actual distance is and make that change. The board will meet again on this proposal in February.

Jeremy asks if there is any new business. Nothing. Jeremy says he is still waiting on the sale of the Cayuga County Nursing Home lot and will hear in the future but doesn't know about too many other things coming down the line yet.

Glenn makes a motion to adjourn, Mike Szozda seconds. Meeting adjourned.

Respectfully submitted,

Heather Driscoll, Secretary