

Minutes of the Town of Sennett Planning Board meeting held on Thursday, January 9, 2020 at the Town of Sennett Office Building.

Members:

Jeremy Bacon, Chairman
Richard Phillips
Sue Foster
Jerry Sankey
Mike Szozda
Mike Case, Alt.

Pat Leamy and Glenn Fletcher are absent.

Dominic Giacona, Attorney
Jon Hinman, Engineer

Jeremy opens the meeting at 7:01 with the Pledge.

Next, Jeremy tells the board there is a change in the agenda; the board will hear from Bill and Ben Haynes for a subdivision but will no longer be voting on Storage Squad this evening.

Jeremy moves on with the organizational meeting stating that not much has changed for the board. Jerry Sankey came back for another term. Mike Case will continue as alternate. Jeremy asks the board for a motion to approve MRB group and Jon Hinman continuing as the Engineering firm. Sue Foster motions, Dick Phillips seconds, all ayes. Jeremy asks the board for a motion to approve Dominic Giacona continue as Attorney for the Planning board. Mike Szozda motions, Mike Case seconds, all ayes. Jeremy asks the board for a motion to approve Heather Driscoll as Secretary for the board. Jerry Sankey motions, Sue Foster seconds, all ayes.

Next, the board moves to the Haynes' subdivision at 7518 Cherry St. Rd, a subdivision of 3.25 acres from 8 acres. Dick asks if there is a house on the property now. Bill replies he has a house, garage and a barn on the property and he has a septic system. His intention is for his son, Ben, to build a house on the subdivided lot. Dick asks if they have worked with an engineer to plan out the location of house in regards to existing septic and wells in area. Ben states he has an engineer but wants to get the ball rolling with the Town of Sennett before paying the engineer to get started. Dick wants to make sure they have an adequate plan so they don't get started and have problems. He tells them if the land split doesn't work, they'll have to come back before the board.

Jon tells the applicants to look online because the County has detailed information about wetlands, etc. in the area to look at before building. Jon also makes sur they know they can't build too close to the existing septic. Jeremy agrees with Jon and tells the applicants the County site will be of great use to them and they should check it out, stating also, that it will help them meet other agencies' criteria for building and placement.

Jeremy reiterates to the applicants and the board that tonight is just a review of the project and it will be a 2-month process as previously stated to the applicants. As for the septic, etc., Jeremy tells them that the well and septic will be between the Haynes and the health department. Dick comments that

they need to know where the septic system is going because the elevation may not work. The septic needs to be 100 ft. away from any well.

Dominic asks when the applicants plan on engaging the engineer. Ben says he already has one, once he gets the property, he can plan with his engineer.

Jon suggests they get a survey. Jeremy says in the next couple of weeks they should finish a complete survey. Bill says the survey was done by Jim Marren. Jeremy says they have to revise the map to show the existing house. If they are creating a new lot that doesn't meet the setbacks, they have created a non-conforming lot and the board can't prove that.

Ben shows Dominic on the map where he plans his septic and he knows where the well is. Dick says he just wants them to make sure they know the ground so they don't come across a problem later. He shares a past experience in which a subdivision was complete but failed and was a major problem for the applicants. Dick also advises they do a perc. test, it won't be official but it will help them know the ground for their own peace of mind.

Dominic asks Jeremy what the zone is. Jeremy says it is Ag-Res. Jeremy tells the applicants to make sure their plot location is far enough away from Bill's house—80-100 ft. Jeremy says it might be a good idea for them to plot the location on the map so the board can see it is clearly beyond the requirements so the board can prove they checked location. Dominic reads requirements and writes them down for the applicants—65 ft. minimum in front, 25 ft. minimum on the side, and 50 ft. minimum in the rear from property line of neighbors. Dominic gives Ben the requirements in case he doesn't know how to access the code. Ben says his engineer has the codes.

Bill asks if this is from the center of the road. Jeremy says no, it is the property lines.

Jeremy asks if there are any questions from the board. None from the board or applicants. Jeremy tells them they will see them before the board again next month—February 6. They should have the updated information to the Town Clerk 2 weeks prior to the meeting. 8 copies for the board and after the next meeting, they will need a couple large prints for Jeremy to sign and send to the Town and County.

Next on the agenda was supposed to be Storage Squad. Jeremy spoke with Nick Huber before the meeting. Jeremy has never spoke to their engineer. The site plan that was submitted was 99% ready but it shows 5 buildings. Jeremy was clear in telling them to begin with the 3 buildings and then add additions but they put all 5 on the plan. Jeremy is not comfortable going forward because they're only building 3 for now. He asked them to remove buildings 4&5 for him to sign off on the site plan. He told them they could put pads for the other buildings on the plan but not the entire building. Jeremy says they had the conversation 4 or 5 times but they were not clear and hopefully understand now and will come back with what Jeremy asked of them. The site plan still needs to go before the County for 239 review. He didn't send it yet because of the mix-ups. He assumes we missed the January County meeting so he will wait for Huber to get the plan back and go from there. Jeremy says that Jon gave some suggestions to them and asks Jon if he has anything to add. Jon says he has no concerns on the buildings, he had concerns about the septic but they addressed them. He made sure the elevations were secure and had no other issues. Dick asks if there will be overhead doors on the building. Jeremy says yes and says they submitted pictures from another facility as an example. The floor elevation is 89.5, he

assumes the pavement outside is also 89.5 but then they are dropping off. Jon says there is a lip down from the door which is fine because they are not meant to be driven into. The floor is not flush with the finished paving. Dick asks Jon if he has spoken to their engineer. Jon responds yes. Dick asks if the new maps will show the sub-grade. Jon expects there to be a blank space, he shows Dick on the map where drain will be. Jeremy says he and Jon discussed thoroughly with them about bringing fill in.

A member of the public asks if he can see the plans just to know what is going there and what it will look like because he is a "nosey neighbor." Jeremy shows him the example photos from their Ithaca facility to show what it will look like, tells him about the signage and where the driveway will be. Jeremy tells the neighbor he can come to the next meeting to meet the owners.

Dominic asks for the board to go into Executive Session. Recording paused.

Recording continues to adjourn meeting.

Jeremy asks for a motion to adjourn. Sankey motions, Szozda seconds. Meeting adjourned.

Respectfully submitted,

Heather Driscoll