

Minutes of the Town of Sennett Planning Board meeting held on Thursday, April 1, 2021 at the Town of Sennett Office Building.

Members:

Jeremy Bacon, Chairman

Richard "Dick" Phillips

Sue Foster

Glenn Fletcher

Pat Leamy

Mike Case

Dominic Giacona, Attorney

Jon Hinman, Engineer

Szozda, Sankey and Major are absent.

Jeremy opens the meeting at 7:04 with the Pledge. Jeremy informs the board and meeting attendees that the meeting is live for the public via Zoom. He asks board members if they reviewed the minutes from March's meeting. Glenn motions to accept the minutes, Sue seconds, all ayes, minutes approved. Jeremy says that an email went out regarding trainings so board members should check their email. Jeremy asks if there is old business, none.

Shane O'Connor, Engineer-TDK, and Rusty Tierney, property owner, are present from National Maintenance Supply for their project on the corner of County House Rd. and Grant Ave. They were tied up on the land deal, but it's settled now and they want to move forward. Jeremy asks if there were any major alterations to the plans. The stormwater management plan has been fully developed and the driveway for the other business, Phoenix is planned. They are selling some land to them to extend the property line. They have a driveway easement drawn; they're waiting for it to be filed by the county. They cleaned up the ingress and egress. Jeremy says that zoning will definitely want to see Phoenix's driveway, the red dotted line is the extended driveway, the black dashed line is the updated easement. Jon says that all comments were addressed but not the fine details. Rusty contacted the city about water, wasn't sure who to contact, but next he will contact the Town. Jeremy informs them this will have to go before the County for 239 review. The deadline for submission is April 6th, Jeremy will submit materials for the next meeting. Jeremy doesn't see any hang-ups, he asks if there are any other comments from Jon, Dominic or the board. None. Jeremy asks for a motion to approve the SEQR. Pat motions, Sue seconds, motion carried. Jeremy asks for a motion to designate the Town of Sennett Planning Board as lead agency. Glenn makes a motion, Pat seconds, motion carried. They will meet again on May 6th.

Next order of business is Rochester's Cornerstone Group. Present are Roger Brandt, owner, E. Joseph Gibbins, SWBR Principal, Matthew Napierala and Christian Hill from Napierala Consulting. They are here for a subdivision and site plan review for Sennett Meadows. They understand there is a shortage of senior housing in this region. Napierala will go through the site plans. There are 32 acres, 10 acres will be subdivided as the site for Sennett Meadows. Their surveyor, C.T. Male Associates's wetland biologist team will be locating the channel for utility-crossing. Not much has changed in the site plan. They are

working on a plan with Centro for public transportation. The DOT wants a bus stop station on site not on Route 20 but not in the parking lot for safe pedestrian access. An emergency services and fire department access trail will be paved for full 360-degree access. There is more than ample parking on site, garden-area with planter boxes for tenants, a picnic area and outdoor seating area, driveway easements on map, easement in place in case Rochester's Cornerstone Group wants to sell lot 1A. There will be gravel detail around the edges as an extra precaution for water getting to the grass. There will be a pump station developed for more lots than are there now so they will definitely be equipped for this size project. There is public water, a 12" line to the North side of Genesee St. They will use a "hot box" to be able to be tested with drainage out of the ground. The fire department wants to keep the 8" water main.

Gibbons then details aspects of the building. There are 60 units, 56 1-bedroom units and 4 2-bedroom units. 6 units are "Type A" handicapped units—3 are for hearing and visually impaired. It is a 2-story wood frame, fully sprinklered.

Time frame? Brandt says that the finance team is working right now to finish, they want to begin building soon. Jeremy asks about the subdivision. Napierala will send the map to Jeremy. They want the subdivision finalized before approving the site plan. Napierala says they can show the zone line without the property line. Napierala and Jon need to address MRB's questions then they can come back on May 6th. It has already been to the County. Jon says nothing in his letter is difficult to work out, it seems like a lot but will be easy, should only take about a week. Napierala will have the complete response letter to Jon by next Thursday night. New York State is helping fund the project and needs proof that it will be going through before making their decision. Jeremy wants to shoot for May 6th but he cannot write a letter of conditional approval as asked. Dick asks for concerns to be addressed before moving forward. He is concerned with tenants having to walk that distance from cars to apartments, Brandt replies that the average tenant is in their 70s and are capable of making the walk. They cannot have multiple entrances due to safety precautions. Dick is concerned that the fire department cannot handle a unit this size. He researched that the frame of this building has an average 4-minute time until collapse. He is also concerned about the soil and using on-site material for fill. Brandt has discussed the project in length with Fire Chief Holmes and they are confident they can handle the building. Gibbons says that the trusses are protected better than a single-family home. Dick explains that his fear is that the building will become vacant and that's the last thing anyone wants to see in the Town of Sennett. Dick asks how many buildings they currently have with this layout—10-12. Brandt expects over 90% occupancy based on research and experience. They tell Dick to write any questions down and give them to Jeremy to forward to RCG for them to respond to. They table the discussion for now.

Jeremy asks if there is any new business. None.

Glenn makes a motion to adjourn, Mike Case seconds, meeting adjourned.

Respectfully submitted,

Heather Driscoll, Secretary