

Minutes of the Town of Sennett Planning Board meeting held on Thursday, July 9, 2020 at the Town of Sennett Office Building and broadcasted audio to public via Zoom.

Members:

Jeremy Bacon, Chairman

Richard "Dick" Phillips

Sue Foster

Jerry Sankey

Mike Szozda

Pat Leamy

Glenn Fletcher

Alternate, Mike Case, is absent.

Attorney, Dominic Giacona, is absent.

Jeremy open at 7:01 with the Pledge. He asks the board if they all received the minutes from the last meeting and if they reviewed them and have any questions. No questions from the board. Sue motions to approve the minutes, Mike seconds, all ayes. Minutes approved.

Jeremy gives the board a training reminder to get all 4 hours completed and print off certificates to bring into the Town to be filed.

The first order of business is a subdivision for Bill and Cindy Addy of Addy's Powersports. They have a 7.5-acre lot at 7245 Mutton Hill Rd. They want to subdivide off 2 acres to sell. Jeremy tells the board that it meets all requirements, and asks if any members have questions. No questions from the board. Jeremy asks for a motion to accept, Pat makes the motion, Glenn seconds, all in favor. Motion carried. Bill Addy will get ahold of his lawyer and Jeremy to move forward, pay his fees and submit maps.

Next, Al Brunner is present to describe a change of use in the property located at 403 Grant Ave. Rd. It is a former antique building, Brunner plans to park used cars in front of the building to sell. Jeremy reiterates to Brunner that Section 600 of the Town Zoning Law requires the change of use be read to the Planning Board prior to any changes. Jeremy reads "Site plan review shall be required for all nonresidential uses where there is a change of use, change to the exterior of the building, (other than ordinary maintenance and repair) addition of impermeable surface, changes to parking or traffic flow on the site, changes in lighting or changes to signage. The construction of a residential single or two-family dwelling and farm buildings shall not be covered by this section."

He makes sure Brunner understands that any other changes made to the property will have to be applied for and will require a permit. Just parking cars there is legal but any other changes are not.

Brunner says there is already a sign there that he may add to, but not change the construction of. Jeremy says there are some changes he can make after speaking to codes, but any changes in construction need to go before the board. Brunner says he understands.

Brunner says he thinks there is room for about 8 cars.

Jeremy reads Brunner's letter of intent to the board: "I, Albert Brunner, residing at 94 Frances Street, Auburn, NY, also the owner of the license retail auto dealership noted above, request permission from the Town of Sennett to utilize the property of 403 Grant Avenue Rd. Sennett NY as a small used retail auto dealership. The property conforms to all rules and regulations set forth by New York State to operate a used retail auto business.

According to the towns zoning laws, the area classified as highway commercial and used auto retail sales are allowed.

The business will consist of a display of vehicles in the front of the dwelling and the dwelling itself will be used for business purposes. Respectfully submitted, Albert Brunner."

Glenn asks Brunner if he has applied for a license to sell there and Brunner said not yet until he gets everything cleared with the Town.

Jeremy asks the board if they have any questions. Dick asks Brunner how much stone or gravel he has available to park cars on. Brunner says he can only park them in front of the building, it is mostly grass behind the building. Dick says he is concerned that Brunner won't be able to utilize the space for sales without making changes. It will be less visible to customers and less attractive as a business without changes to lights, signage, etc. He wants Brunner to think about this because he may have to come back before the board to make changes to be successful. Brunner says he has another property he works on the cars and stores them and will only use this lot to park them on to sell.

Glenn motions to end hearing of Brunner's change of use. Dick seconds. All ayes. Motion carried.

Glenn asks Jeremy if he is correct in thinking the storage squad project is done with. Jeremy says he hasn't heard anything, the project is frozen.

Jeremy asks if anyone has any new business. None.

Glenn motions to adjourn. Pat seconds. All ayes. Meeting adjourned.

Respectfully submitted,

Heather Driscoll, Secretary