

Minutes of the Town of Sennett Planning Board meeting held on Tuesday, January 16, 2024 at the Town of Sennett Office Building.

Members:

Robert Edmunds, Chairman
Mike Szozda, Vice Chairman
Jerry Sankey
Jeremy Bacon
Gideon Driscoll

Video chat- Shaun Logue, Engineer from MRB Group

Absent: Members-Chris Peters, Joe Giacona, Dan O'Hara-Alt. Attorney- Dominic Giacona

Bob opens the meeting at 7 PM with the Pledge and a moment of silence for Patrick Leamy.

Mike makes a motion to accept the minutes from the November 2023 board meeting, Jerry seconds, all ayes.

First, Samantha Michael is present for a preliminary hearing of her proposed animal daycare and dog kennel at 7510 County House Rd. Samantha owns 7 Acres of partially cleared land. She wishes to build a 30'X40' building that will be low volume and house a maximum of 15 dogs at any given time for boarding and dog-sitting. There will not be any paths put in for access to the building. Clients will drop off dogs to Samantha in her driveway and she will walk them to the building.

This project requires a special permit—it will go before Cayuga County for a 239 review and the Town of Sennett's ZBA for review and then back to the Planning Board.

Jerry asks if the building will use the same septic as the home. Samantha says it will run off the same water and septic. The building is approximately 120' from the house. Jerry also asks if Samantha spoke to her neighbors. One neighbor is excited about the project, Samantha still needs to connect with her neighbor to the East.

Shaun will send a review letter from MRB by the end of the week. Samantha will need to complete Part 1 of the EAF. Shaun will prepare parts 2 and 3 and the SEQR resolution.

Jeremy suggests to Samantha, given his experience with applicants, that she amends her answer to question 9 on her application and re-submit to avoid confusion.

Samantha states she is working with the soil and water departments about drainage in her yard. At some point, Samantha plans to change her driveway into a U-shape for easier ingress and egress. There is no building lobby for now. Bob asks about animal runs and cages outside the building. Samantha will have no cages outdoors and any runs will not be permanent fixtures. Dogs will not be outdoors without supervision.

Shaun declares this proposal as an unlisted action for the SEQR, needing a single-agency review. Shaun will coordinate with the ZBA. Jeremy asks who the lead agency will be. Bob says the ZBA will because they will be submitting the project to the County. Bob will confirm this with the ZBA Chairman.

Next, Mike Lasell, Engineer from MBL representing the Crane Storage application and Joe Crane, Business owner, are present. The proposed storage facility will be located just beyond Pizza Hut on Grant Ave Rd. They are proposing a 5-building storage facility with building varying in size. The driveway will be between Pizza Hut

and the plaza entrance. Lasell demonstrates the plans to the board, showing the existing 12" culvert and swale. Currently, the 12" pipe cannot handle the flow of 12 CFS, they are working on reducing that so the pipe can handle the flow. A dry pond will collect stormwater from the buildings. Lasell also provided the stormwater management report. There is no special permit required; they are seeking site plan approval.

Bob reminds the applicant that the appearance of the property is important — keep landscaping and aesthetics in mind. Joe Crane describes the existing facility in Massena that they maintain.

Crane discusses the set up for security without having an on-site presence. He and his wife are considering a system that send a code to the client's phone to scan for access. If they do not go this route, people will enter a code onto a keypad for access. There will be 24-hour access to facility.

Signage is not on plan yet. They are still in talks about sign but Lasell claims it will be within rights of Town's codes. A monument sign with landscaping around it is the idea right now. Mike Szozda asks if all 5 buildings will be built at the same time. Crane says they are undecided on that based on financing project. They may begin with 4 building and wait on the 5th. The wait will not be longer than 4 or 5 months, not years down the road. The site work will be completed at the same time. The board reminds the applicant that the construction must be done within the timeframe allowed by the permit. Crane says he will renew the permit if the construction takes longer than expected.

Bob confirms the plans are showing a stone driveway — Lasell says it is stone, they are only paving as much as the DOT requires. Mike asks about lighting on the property. The lighting will be on the buildings not light poles, but they have to work on a lighting system for the gate and keypad for entry.

Shaun asks if the site will be used for flex spaces or just storage. Crane replies that it will be for storage only, no office space or restroom facilities. Also, Shaun comments that he sees no utilities going to the buildings on the plan and asks Lasell to confirm that they don't have to be sprinklered.

Jerry asks where the pipeline is. It is on the other side of Pizza Hut (Lasell demonstrates on site map).

The next meeting will be Thursday, February 1.

MRB will put a quick project schedule together and will be in contact if more time is needed on their end.

Organization Meeting: Bob was appointed Chairman for 2024 by the Town Board. Mike Szozda was appointed as Vice-Chairman and the Town representative for the Cayuga County Planning Board. Shaun Logue of MRB was appointed Engineer. Dominic Giacona of DVG Law was appointed as Board Attorney. Heather Edmunds was appointed as Secretary for the Board.

Money was received by Heather and delivered to the Town Clerk; \$2000 from Samantha Michael and \$5000 from Joe Crane.

Jerry makes a motion to adjourn, Gideon seconds the motion, all ayes. Meeting adjourned.

Respectfully submitted,

Heather Edmunds