

Minutes of the Town of Sennett Planning Board meeting held on Thursday, February 1, 2024 at the Town of Sennett Office Building.

Members:

Robert Edmunds, Chairman

Jerry Sankey

Jeremy Bacon

Chris Peters

Video chat- Shaun Logue-Engineer from MRB Group, Board member Joe Giacona, Attorney- Dominic Giacona

Absent: Mike Szozda, Gideon Driscoll, Dan O'Hara-Alt.

Bob opens the meeting at 7:06 PM with the Pledge. Jeremy makes a motion to approve the minutes from January 2024, Jerry seconds, all ayes. Minutes approved.

First, regarding the proposed dog kennel on County House Rd, Shaun believes that parts 2 and 3 of the SEQR are not typically required for a Type 2 action. Shaun has a resolution prepared. The kennel will require a special use permit. No lead agency is required. Jeremy makes a motion to approve MRB Group's review of the SEQR as a type 2 action. Chris seconds, all ayes. The ZBA will review the application at the end of February. Applicant, Samantha Michael, is clearing up things on her end based off of Shaun's comments.

Joe Crane is present to review his proposal for the construction of Crane Storage on Grant Avenue Rd. MRB sent a letter on January 22, they received a response on January 29<sup>th</sup> from Crane's engineer, Mike Lasell. Lasell is present tonight via Teams. The application still needs to go to the County for 239 review. The Planning board can act on the SEQR resolution tonight. The SEQR is an unlisted action so no lead agency is required. Bob reads the 11 points for environmental impact from part 2 of the SEQR and resolution. The determination is the project will have little to no impact on the environment. Shaun reads part 3. Jeremy makes a motion to accept the resolution as presented tonight, Jerry seconds, all ayes. Motion carried. Lasell tells the board that they have already submitted an application to the DOT regarding the right-of-way. Shaun states that some documents are missing as noted in the letter he sent January 22. Lasell will resend.

Bob asks if they eliminated the dry swale. Yes...Lasell says they are trying to bypass this with a different swale. Bob also asks if they gave more thought about landscaping and vegetation. Lasell states they added some shrubs along the top bank of the pond. Bob notes that the ingress and egress area is shared. Lasell says that a legal access agreement will come after the Board approves. The Planning Board can also make this agreement a condition of their approval.

Bob asks if the board has any other questions. Jerry replies his questions were addressed by MRB. Bob confirms with Shaun that Shaun is confident the applicant will address the concerns he documented in his letter. Shaun is fine with applicant going for 239 review with County. Shaun would like to speak to the Town in the future about requiring a stormwater easement agreement. Chris confirms that the fire

department will have access on the property. Lasell states that fire trucks can move around the buildings easily but not in between the buildings. Shaun is okay with this. Joe asks what the overall height of the buildings is. Crane says they are standard, single-story buildings. Jerry asks who will maintain the swales. Lasell believes they will not be too wet for Crane to mow as lawn, Crane expects this as well. Bob says they may make this a condition of Board approval. Lasell says that is often a condition in the deed when given by the Town...the property owner is responsible but the Town reserves the right to come in and maintain if the owner fails to do so. The Town will ensure that language is included about maintaining the aesthetics of the property. Dominic has no concerns. Bob will forward this to Cayuga County for 239 review. They will return to the Planning Board meeting on March 7.

There is no presence at the meeting to discuss the relocation of Honda for Auburn Auto Group. Shaun received the site plan application and will review it, he has no comments for now. It will require a full EAF part 1 from the applicant. A full review of the environmental impact will be done for next meeting. The applicant provided the short EAF but will need the long form. Shaun will request the form from the applicant. Bob will reach out to the applicant for payment before next meeting.

Mike O'Neil is here representing Pizza Hut to refresh the board on the move of their building to the former location of Breezy Acres on Grant Avenue Rd. They have a new attorney and they changed the size of the building in their plan to 1,800 ft<sup>2</sup>. The DOT configuration of the driveway was not liked by Pizza Hut so there has been a ripple effect of changes made. Mike asks if they have submitted enough to move to the County for 239 review. The Board does not feel comfortable submitting to the County when they haven't reviewed the new plans. The building still has a drive thru and will need to go before the ZBA as well. There are also still 2 buildings on the plan but there is not a second restaurant in place yet. Jeremy confirms with Mike that none of this has been subdivided yet; that is correct. Mike will return in March.

Bob asks the board if there is any new business. Jerry would like to ask about a business the Board approved in the past—Sennett Meadows on Route 20. Jerry asks if they set an age-limit for the residents of the apartments. Jeremy says that the applicant told the Board that residents would be 55 years of age and older. Board members have since heard rumors that Sennett Meadows has gotten away from what they proposed to the Board.

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

Respectfully submitted,

Heather Edmunds