

Minutes of the Town of Sennett Planning Board held on February 10, 2022 at 7 PM at the Town of Sennett Town Office Building.

Present:

Jeremy Bacon, Chairman  
Pat Leamy  
Sue Foster  
Mike Szozda  
Mike Case  
Jerry Sankey

Absent: Richard "Dick" Phillips, Mary Major

Attorney Dominic Giacona is present. Engineer Jon Hinman is present. Councilman Rick Gagliardi is present as board liaison.

Jeremy opens the meeting at 7 with the Pledge. Next, he asks the board if everyone received the minutes from January's meeting. No questions or amendments. Pat motions to accept the minutes, Jerry seconds, all ayes.

MRB group has been doing trainings via webinars. Jeremy asks board members if they would be interested in doing some for required annual training hours. Members are interested so Jon tells them to request topics they might be interested in for webinars and let him know so he can set something up.

Jeremy tells the board that the Town Board is interested in setting up a committee to find some of the holes in the codes for the Town and are seeking interested board members to give input.

First on the agenda tonight is a subdivision approval for Kenny and Diane Sroka at 2640 Turnpike Rd. They purchased the property and are looking to subdivide the residential lot from the additional acreage. Their business All Ways Concrete Pumping backs up to the property. From the last meeting, the location of septic wasn't on the map, it was added to the current map. The side lot set back encroached on garages—the North-South-line of the property is now the East-line. The other requirements were met. Jeremy asks if the board has any questions. None. Mike Szozda makes the motion to approve the subdivision for Mr. and Mrs. Sroka, tax map i.d. 102.00-1-64.1. Mike Case seconds, roll call vote, all ayes, motion approved.

Next on the agenda is the Chipotle project. Mike O'Neill is present once again to represent Chipotle. O'Neill will need denial letters to get to the ZBA—a 50-foot set back is needed, they only have 35 feet towards Grant Ave that will require a variance.

The board had an issue with one sign location on the property. O'Neill also requests clarification on the number of parking spaces and will need a denial letter. He believed it to be 1 per 300-ft<sup>2</sup>.

O'Neill directs the board's attention to land added to the Staples lot and subtracted from the Panera lot. With rotating the building, they did lot line adjustments. He asks the board if they would prefer lot line adjustments or a subdivision. Board continues studying the site plan map.

O'Neill asks if the process for getting to the County's 239 review could be kicked up a notch to make that happen sooner. Jeremy said he will reach out to see if they will accept the application but he wants the plan to be ready for the review before heading in that direction.

Jon has a concern that the parking in the Staples lot is hard to interpret on the map. He thinks the map makes it look as though they are adding pavement and they must be careful of the slope. The parking spaces and acre of land around Napa is hard to interpret. Jeremy adds that the multiple set of drawings makes everything hard to follow; they need to condense into 1 set of drawings. Jon tells O'Neill to have everything—plan, maps, variances, etc.—all in one document.

Jon also asks if Staples was reached out to about parking. O'Neill said different sized buildings have different needs for parking. Staples has customers in and out and is a large store whereas, Napa is a small building used largely for storage rather than several customers at a time that require parking spaces. "Do they need that many spaces?" O'Neill thinks that needs to be taken into consideration with criterion for parking.

Dominic adds that the developer would need to ask Staples to vary from the terms of their lease—they are entitled to this number of parking spaces, they would only reduce spaces to meet their minimum requirement and needs. O'Neill also says that Staples busy traffic times might be the opposite of Chipotle and that would help them out.

Jon comments additionally that the gradient plan is a little unclear, although he was able to follow it. He then directs attention to the crosswalks through the drive-thru on the map, pointing out one spot is unclear whether it is an extension of the crosswalk or a parking space. His other concern is the straight line of traffic into Chipotle meets up with the exit of the thru-way creating possible havoc for traffic accidents. He cites these as minor cleanups for the developer. O'Neill says they will continue to work on cleaning that up. Dominic asks which code enforcer they have been working with. O'Neill was unsure.

Jeremy reiterates to O'Neill that he should have a cleaned up, condensed plan moving forward so he doesn't have to come back each month until it is ready for approval. Jon also tells O'Neill that he will need the EAF revised and fully submitted; Jon will revise the resolution for that. O'Neill makes note and thanks the board.

Before closing the meeting, Jerry tells his fellow members that he is interested in having an attorney involved with training to help the board learn. Jeremy agrees and wants the engineer involved too.

Pat makes a motion to adjourn, Sue seconds. Meeting adjourned.

Respectfully submitted,

Heather Driscoll, Planning Board Clerk