

Minutes of the Town of Sennett Planning Board meeting held on Thursday, March 3, 2022 at the Town of Sennett Office Building.

Members:

Jeremy Bacon, Chairman
Richard "Dick" Phillips
Jerry Sankey
Pat Leamy

Dominic Giacona, Attorney
Jon Hinman, Engineer

Absent: Sue Foster, Mike Szozda, Mike Case, Mary Major

Jeremy opens the meeting at 7:03 PM with the Pledge. He asks if the board members received the minutes from February's meeting, Pat makes a motion to accept the minutes, Jerry seconds, all ayes. Minutes accepted.

Old business: Jeremy and Jon met about doing on-site trainings. Members should send emails to Jeremy about what topics they would like to receive training on. Dick would like to see more in-person training. He says he does not take away much from Zoom trainings. Other board members agree. Dick asked about the possibility of sharing trainings and training costs with boards from other municipalities. Jeremy does not want to combine with other boards. Jeremy says the Town Board has to approve them as trainers and Dominic for legal-based training and they can move forward with training.

Next, a preliminary review for Tracy Shultz on a 4-lot subdivision on the corner of Route 20 and Beech Rd. Dick asked what the intent for the subdivision is. Dick explained the trouble with water in the area as there is no city water at this location. Dick explained his need for 2 wells at his home nearby this location while still not receiving enough water. Additional neighbors steal water from other residents. Dick asked Dom and Jon how the board is able to know how much water these wells have and what it will take to figure this out. Jon said the wells would have to be analyzed during site plan reviews, not during subdivisions. Dick said he has contacted the Onondaga water authority but didn't gain any insight. Jeremy tells the applicant to review the comments Jon made of the short environmental assessment form, re-submit and then they can move forward. Reminds them there is a 2-week submission deadline. Shultz says the surveyor will be going out and putting stakes in the ground, it won't change the dimensions of lots. They have no more questions; Jeremy is putting them on for the April meeting.

Next up is Mike O'Neill representing Chipotle. The utilities on site were confirmed to meet capacity. There was one remaining question about site lighting—it will be the same as Panera but still needs to be put on the map. There will be 12-15 panels of light in the drive thru. O'Neill says they fixed the issue of entryway and exit traffic flow. There is only a 35-ft setback from Grant Ave but 50 ft are required so they need to go to ZBA for variance.

[At this time Dick had an emergency call and needed to exit the meeting]

There is a grease trap out front, they are taking care of drainage and adding a rain garden. O'Neill shows the preferred signage that meets criteria but may need a variance because they have 29.6 ft and the requirement is 29 ft. He will ask code enforcement for a denial letter.

Jeremy wanted to approve the SEQR at this meeting but with Dick having to step out, they do not have enough members present to vote. He said he would place notice that the board needs to meet again to vote before the next meeting to move forward to County 239 review and ZBA. Jeremy says that drive thru's in Sennett require special use permit. He is okay sending the application on to ZBA and 239 review without the SEQR approved yet. O'Neill will contact VeVone for denial letters to move forward. They don't foresee parking being an issue because of the knowledge of shared spaces between businesses. Jeremy will get the application in for the next 239 review. The sewer/water from the Town confirmed there is sufficient water flow and sewer capacity. Any other questions? None.

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

Respectfully submitted,

Heather Driscoll