

Minutes of the Town of Sennett Planning Board meeting held on Thursday, March 7, 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- Joe Giacona, Dan O'Hara-Alt. Attorney- Dominic Giacona

Bob opens the meeting at 7 PM with the Pledge.

Jerry makes a motion to accept the minutes from February 1, 2024. Mike seconds, all ayes.

Joe Crane and Mike Lasell (video) are present to speak on behalf of Crane Storage. The project was sent to the County for 239 review, it was returned that the County had no concerns. Shaun says that the stormwater management plan still needs to be worked out with the Town. Lasell states that the process of maintaining the shared easement was reviewed and needs DOT final approval. It needs the signatures from BRB, Planning Chair and the Code Enforcement officer. Jerry asks if there are any problems with MRB regarding the shared driveway. Shaun says "no" this is a common practice and they are okay with it.

Bob reads the resolution prepared by MRB and asks for site plan approval. Jeremy motioned to approve the site plan with the conditions listed by MRB. Jerry seconds, roll call vote-all ayes.

Next, Paul Billings, architect and project manager, is present to discussed the proposed relocation of Honda to 346 Grant Avenue Rd. The plan is for a new, free-standing building for Honda's dealership. It will replace the facility at 320 Grant Avenue, which will be renovated to become a Subaru dealership that is currently in Auburn. They plan to acquire additional land for storage of vehicles but they meet the parking requirements for the Town at this time. They received MRB's comments and will provide a written response to MRB.

One comment Billings has is regarding the need for automatic sprinklers and fire protection as they do not hit the threshold for this requirement currently. Shaun says to provide written confirmation from code enforcement that they meet this requirement. They made minor adjustments to the grading plan which Billings will show MRB. Shaun will send the SEQR resolution to Bob and Shaun says it doesn't need to be sent to other agencies. The resolution can be approved at the April meeting and sent to the County for 239 review. There are no questions from the Board or additional comments from MRB.

Mike O'Neil is present representing Pizza Hut. The relocation of Pizza Hut is still in the preliminary phase. They have added a 2400 ft² dining room space. They will have to revise the SEQR, they need to subdivide the parcel as well. Mike provides the board with new site plan drawings. He will return in April.

Mike also mentions that his firm is considering a lot line adjustment in the future for the space around NAPA, BJ's, Panera. Jeremy advises Mike to consider easements and other requirements while planning for this lot adjustment.

Lastly, Vince Ryan and Rob Shutts are present to discuss a change of use at 3953 East Genesee St. A&M Graphics would like to relocate and expand to the existing building and construct a 60'X40' pole barn. They are present to gauge interest in the project. Bob asks if the applicants are aware this location is in the hospitality district so this business is not permitted. They are aware. Bob instructs the applicants that they need to go directly to the Town's ZBA for a use variance and they will determine the classification. They questioned the ability to change the zone. Jeremy tells them that change of use permits are easier to acquire than asking the Town to change codes. Jerry asks what the road next to this building is—Mandy Rue. Vince says he will reach out to the Town Clerk to be sent to the ZBA.

Bob asks if anyone has any new business—none.

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

Respectfully submitted,

Heather Edmunds