

Minutes of the Town of Sennett Planning Board meeting held on Thursday, July 11, 2024 at the Town of Sennett Office Building.

Members:

Robert (Bob) Edmunds, Chairman
Gideon Driscoll
Jerry Sankey
Jeremy Bacon
Joe Giacona

Dominic Giacona, Attorney

Absent: Members- Mike Szozda, Dan O’Hara-Alt.; Engineer-Shaun Logue, MRB Group

Bob opens the meeting at 7 PM with the Pledge. Joe makes a motion to accept the minutes from the May 9th meeting. Gideon seconds, all ayes.

Old business- Jeremy asks Bob if Crane Storage completed the outstanding tasks that were required for their site plan approval. Bob responds “yes.”

Jeremy recuses himself from the board to speak on behalf of his father-in-law, Lewis O’Hare, for a subdivision of 3.9627 acres of land. Joe asks what the motivation is for the subdivision. Jeremy states it will create a residential building lot and this will minimize Lou’s lot to the 2.8656 acres that they intended it to be when he built his home on the lot. Jeremy recognizes this leaves a parcel to the East that is land-locked, but he states that it was already land-locked and this subdivision will not change that. The board has no questions. Bob asks Jeremy to send him digital copies of the plan.

Jeremy returns to the board at 7:06.

Next, Joe Durand from TDK Engineering is present to represent his clients, Ken and Diana Sroka, also present. Shaun Logue, Planning Board engineer, previously supplied the Chairman with a history of the property’s approved PDD since 2011. Durand walks the board through the history of approvals for this site— part of which is All Ways Concrete Pumping on Turnpike Road. The PDD allows the Sroka’s to have multiple operations function from the same site. In 2018, an update to the PDD allowed them to have a convenience store and gas pumps on the site (this was not constructed on the site). In 2021, they included an on-site septic system and a master stormwater management plan.

Now, the Sroka’s are proposing a pole barn structure on the site. Bob asks if the DOT approved the ingress and egress that is shown on the site plan from the updates that were proposed in the past. Durand says they were not approved by the DOT. Bob and Jeremy inform Durand that the ingress and egress cannot be on the new map because this application is for a different update to the PDD. Durand asks if the board can do an amended site plan and skip the applicants having to come before the Town Board. Bob informs them that they must see the Town Board no matter what. Jeremy adds that the Town Board acts as the lead agency on projects referred to them by the Planning Board and makes the final decision.

Bob asks Sroka if he intends to have a Quonset hut on the property. Ken states that it is possible but not currently. Bob suggests they put it on the map now to save the Sroka's work in the future. That way, they will have to update their permit but not the site plan. Ken was under the assumption that it is not a permanent structure and a site plan would not be required for a Quonset hut. Jeremy states it is treated as a permanent structure.

The Town Planning Board will have to refer this project to the County Planning Board. The deadline for this submission is August 6 for their meeting on August 15. Jeremy recommends Durand get the final site plan ready for the Town Board's meeting next week, 7/18, for a meet and greet and to get on their radar. The ideal timeline is as follows:

- Attend next Town Planning Board meeting on August 1. If ready, Bob will submit to County Planning.
- County Planning Board will review at their meeting on August 15.
- Attend the Town Board meeting on August 16.

Jeremy reminds the Sroka's and Durand that the meeting tonight is one week late, due to the July 4th holiday. That moves up the submission date for our next meeting. The deadline to submit for the next Planning Board meeting is in one week—July 18.

Finally, engineer Vincent Ryan, is present to speak on behalf of his client, A&M Graphics. The owner, Matt Ferguson, plans to take over the building at 442 Grant Avenue Rd. to move his business. Ryan states there will be no structural changes to the building, only façade changes. Bob asks Dominic what the approval requirements are for changes to this pre-existing building because it was previously used as an agricultural building in a commercial zone. Dominic states the applicant will need to complete a change-of-use application. Dominic questions the parking plan. Ryan states the parking lot is pre-existing but they plan to pave it. Bob states that the applicant needs to confirm with the DOT that the ingress and egress on the map was in fact approved by the DOT in the past. Bob questions if a new site plan is required because the building is getting a makeover despite no structural changes. This would include a survey, parking plan, landscaping plan, etc. Dominic investigates the Town of Sennett Zoning Law and finds the answer in Section 600 which states:

“Site plan review shall be required for all nonresidential uses where there is a change of use, change to the exterior of the building, (other than ordinary maintenance and repair) addition of impermeable surface, changes to parking or traffic flow on the site, changes in lighting or changes to signage.”

Upon reading the law, Dominic confirms a site plan is needed. Ryan understands.

Bob asks the Board if there is any new business. None.

Joe makes a motion to adjourn, Jerry seconds. All ayes. Meeting adjourned.

Respectfully submitted,

Heather Edmunds