

Minutes of the Town of Sennett Planning Board meeting held on Thursday, April 4, 2024 at the Town of Sennett Office Building.

Members:

Robert Edmunds, Chairman
Mike Szozda, Vice Chairman
Jerry Sankey
Jeremy Bacon
Gideon Driscoll

Dominic Giacona, Attorney

Video chat- Joe Giacona, Member; Shaun Logue, Engineer from MRB Group

Absent: Members- Dan O'Hara-Alt.

Bob opens the meeting at 7 PM with the Pledge. Mike makes a motion to accept the minutes from the March meeting. Gideon seconds, all ayes.

First, Samantha Michael is present for site plan approval for a dog kennel/boarding facility at her property at 7510 County House Rd. The ZBA approved the special use permit and the SEQR resolution. There are no questions from the board at this time. MRB has no additional comments but Shaun states he didn't receive anything from Samantha addressing his comments. Samantha stated it went to the ZBA but she will make sure Bob and Shaun receive her letter. Shaun also states that he needs the new site plan with adjacent property ownership, Samantha said this was done and will send.

Jeremy makes a motion to approve Good Dog Company site plan with the conditions of receipt of the final site plan stamped by Beardsley, Mike seconds, all ayes.

Next, Shane O'Connor from TDK Engineering is present for the Honda Dealership relocation proposal. Shane brought the site plan maps and passed to board members. Shane states that they are waiting on the coordination with the DOT for a commercial entrance permit and easements for the driveways. Shane states that he spoke to Kris LaPointe and the Town is good with the connection of sewer and water to the main lines on the opposite side of the road. Shane also states he talked to the City of Auburn regarding drainage from the bays going to the wastewater treatment center for Cayuga County and the separation of oil and water. Natural gas is on the same side of the street as the dealership. TDK addressed most of the comments from MRB. Shane states they are seeking preliminary approval tonight—Bob states the board cannot do that because it still must go to the County for 239 review and a SEQR needs to be done and it needs DOT approval. The board has concerns about the road that is located behind the lot. It is used for ingress and egress and is used frequently, causing the roadway to break down. The board tells Shane that even if it is not part of this lot, it should be considered because delivery drivers will use it for its convenience to the property. Jeremy asks approximately how many cars will be parked on the lot. Shane will have to get back to the board with that information.

Shaun states that MRB and TDK have gone back and forth about the comment letter MRB sent that recommended a stormwater management agreement but he wants to clarify that it is NOT needed any longer. Shaun also states that he knows the DOT will address some of MRB's comments.

Bob tells Shane that the date for submission for 239 review is April 11 so the County should respond by April 20.

The next Planning board meeting will be moved to Thursday, May 9, 2024 @ 7 PM.

MRB prepared the resolution as an unlisted action and did not do a coordinated review because TDK is already coordinating with agencies on Honda's behalf. Shaun also stated that he marked "no" under "small impact" and Part 3 of the SEQR needs to be signed. Bob states that he sent parts 2 and 3 to the board members and asked if they have any questions...none.

Bob reads the resolution that determined non-significance to the environment. Mike makes a motion to approve the SEQR resolution, Jerry seconds, all ayes. Mike O'Neil speaks up from the public that he will send Shane a copy of the survey he has for the plaza.

Lastly, Mike O'Neil is present representing Pizza Hut. He notes that the size of the building was increased to 2,400 ft² to include space for a dining room. They would love to start construction in June. It has not been submitted to MRB yet. O'Neil provides the board with new maps and an elevation-level diagram of the proposed building. The company has not determined the size of the signage yet to know if they will need to come before the ZBA for a sign variance but they will still need to see the board for special use permits for the drive thru. O'Neil states the soil is not good, it is filled with concrete and bricks and will need to be excavated about 5 feet down.

Bob states that the board has been given multiple plans for this project. He asks Mike when they will receive the final plan and proposal. O'Neil says hopefully within the next two weeks. Bob makes sure O'Neil is aware that the board cannot do anything in the meantime and O'Neil states he understands this.

Mike clarifies that the actual lot size is 0.9 acres, it is an existing, non-conforming lot.

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

Respectfully submitted,

Heather Edmunds