

Revised May 2023

Minutes of the Town of Sennett Planning Board meeting held on Thursday, April 6, 2023 at the Town of Sennett Office Building.

Members:

Pat Leamy, Chairman
Jerry Sankey
Mike Szozda
Dick Phillips
Chris Peters

Dominic Giacona-Board Attorney

Absent: Mary Major, Mike Case

Mark Parrish, Engineer-Ramball

Present via video chat: Jon Hinman, Board Engineer-MRB Group, Levi Lynn-Owens Illinois "OI", and CherylAnn Whitmore-Ramball

Pat opens the meeting at 7:04 PM with the Pledge. Pat asks if the board received the minutes from the previous meeting. Mike motions, Jerry seconds, all ayes. Minutes approved.

Owens Illinois project is returning to the board for the replacement of one furnace and the addition on an existing building. Mark Parrish says they revised the site plan based on Jon's comments. Jon has since submitted a letter of approval. He brought photos of the view of the property from surrounding areas as the board requested last meeting. There is no additional visual impact.

The ZBA will have a public hearing in April. The lead agency letters went out, they are hoping for a declaration of no negative impact for the SEQR. Next month they plan to request site plan approval. Mike makes a motion to designate the Town of Sennett Planning board as lead agency. Jerry seconds, all ayes. Dick makes a motion to accept the determination for the SEQR that the project does not cause a negative environmental impact. Mike seconds the motion. All ayes. *SEQR attached at end of minutes

Next, Paul Billings, an architect for the Auburn Auto Group is present to discuss the Group's intent to have a rustproofing and detail shop at 325 Grant Ave. Rd. They will renovate the current building to make the building and property presentable as it has been vacant for a while. They plan to make the site visually similar to Enterprise next door. The open lot is 1,000 ft², the existing building is 46,000 ft. The full site is 2.5 acres. Jeremy Bacon and Bob Edmunds visited the site and gave the owner permission to move forward with adding stone. They are adding 14,000 ft. of stone. Billings says that the Group will take care of any runoff problems going down the hill.

Even though this is one property, Billings points out that it is actually comprised of 3 different tax maps. Billings asked the assessor for Cayuga County to make the administrative change to correct this, but she told him it was out of her jurisdiction—not in her tax territory. He was advised to contact the assessor

for the Town of Sennett. The land surveyors will combine the properties if the Town can't. Dominic tells Billings that there is a Parcel Merge Request form from the Real Property Office that he can fill out for this request. Dick asked if there is any soil contamination on the property. None. Billings goes over the history of the property—used to be a steel fabrication shop. Billings said there could be some pollution in adjacent properties because of fuel stations but the study did not show any on the lot. Dick makes note of past contamination issues in the lot butting up to this one a few years ago. He questions if it could be a problem in the future. Jon tells the board he is good with the report, he couldn't find anything from the DEC disagreeing with the report. Dick asked Jon if the run-off was acceptable. Jon said that no stormwater plans need to be added and they are not changing anything.

Mike asks if they are making any lighting changes. Billings says they are not changing any site lighting-exit and interior lighting only.

Jerry makes a motion to accept the SEQR resolution, Chris seconds. All ayes.

Moving on to new business, Dick says the Town is moving forward on the Hospitality Overlay in an area there is no water—plan to put in either a pump station or take from Skaneateles, connecting their pipes to Sennett's pipes. Dick raises the question if the Town can make a Congressional-ask for funds to make an affordable water project. Jon says this line is supposed to go up Route 20 at the corner of County Line Rd. and drill across the road to make the connection. The pump line would be put in near the intersection of Swamp Road and Route 20.

Depot Road also has an undersized water line that needs to be expanded. The board wonders if the rate the Town pays Skaneateles will be re-negotiated under this new agreement. Jon says it hasn't been negotiated any further.

***Dominic was asked to look into the Water Steel Act of 1867. Does Skaneateles have the legal authority to grant water use to the Town of Sennett? In the past, Skaneateles gave right of way to water use for Niagara Mohawk without legal rights to do so. The concern is that Sennett's hospitality overlay will come and the water will be shut off because Skaneateles did not have the right to grant use.

There is no water in Sennett where the hospitality overlay is supposed to go, how will there be water there in the future? Dick wants to ensure that if Sennett receives water from Skaneateles, it will never be turned off. Dick agrees that inner-municipality water is a great idea if they are legally authorized to do so.

End of Revision

Mike makes a motion to adjourn, Chris seconds. Meeting adjourned.

Respectfully submitted,

Heather Edmunds, Clerk