

Minutes of the Town of Sennett Planning Board held on December 3, 2020 at 7 PM at the Town of Sennett Town Office Building.

Present:

Jeremy Bacon, Chairman

Pat Leamy

Sue Foster

Glenn Fletcher

Richard "Dick" Phillips

Jerry Sankey

Mike Case, Alt.

Dominic Giacona, Attorney

Jon Hinman, Engineer, MLB Group

Jerry VeVone, Code Officer

Mike Szozda is absent

Jeremy opens the meeting at 7:00 with the Pledge. Jeremy asks if the board received the minutes from the last meeting in November. Glenn motions to approve the minutes, Pat seconds. Minutes approved.

The first order of business is a preliminary hearing for a subdivision on Mutton Hill Rd. owned by Shawn and Kim Quigley. They would like to subdivide 5.11 acres of their land to sell to their son, Adam Quigley, to build a house on. Shawn and Adam Quigley are present. Adam explains the details of the property map to the board. He shows them the area of the property their business "Quigs Kitchen and Bath" is located on, the location of Shawn and Kim's house, and the area to be subdivided. Jeremy asks if the board has any questions, none. It meets the minimum 2-acre requirement for subdividing. Jeremy tells Quigley that he will put the hearing on the January meeting agenda.

Next, there was to be a hearing for Locust Hill, but no one is present for the project. The property is an AR zone now, but when the nursery was built, it wasn't so that would be a zoning restriction. They need to pull up documentation on the property and look into it further.

Dominic steps out of the room for the next order of business to avoid a conflict of interest. Chris Reister was present at the last meeting to discuss a subdivision of his commercial property on Grant Ave., the location of his business, Harry's Tire. He wants to subdivide a portion of his property to sell to the owners of Big D's Limousines adjacent to his property. Reister is not present tonight but the board does not have any questions or discussion for him. Jeremy asks for a motion to approve a subdivision at tax map # 102.04-1-4. Glenn makes the motion, Sue seconds. Motion approved.

Next, the board discusses a preliminary hearing for the Plaza on Grant Ave. The owner wants to break off a corner of the plaza and sell to Moran, Moran and Dauphin Insurance. Originally, it didn't meet the one-acre minimum requirement. The map is well done, showing the easements for the main drive through the plaza as the state would not allow an additional driveway off of Route 5. VeVone tells the board that the utilities for the property are main lines for water and sewer. The water would be broken

through the main line, the sewer would depend on the Town's use. VeVone told the Plaza owner they would have to come officially next month for the hearing. The board has no questions.

Mr. Graham is present representing Cayuga County once again for the proposed-sale of their property on County House Rd. to Auburn Community Hospital. Graham explains the lots on the property map to the board once more, showing that there are 5 lots under ownership by the County. Jeremy tells Graham one thing he didn't address in the last meeting is that the County will have to meet the SEQR requirement. VeVone reiterates that one of the Town's main water lines runs through the property, this will require a formal easement. Graham says that the County did an underground survey for utilities and will be happy to provide that to the Town, he will send to VeVone and Jeremy. VeVone doesn't think there will be a problem with the subdivision, just getting everything lined up will be some work. Dominic reminds Jeremy that the board can always make a motion conditional on the board's suggestions. Jeremy also reminds Graham of the required fees, \$2,500 for the subdivision and \$2,500 for the engineering fee.

Next, a group of individuals is present from the Cornerstone Group, Rochester, to discuss the proposed Senior Housing Facility on East Genesee St. This is not a site plan review. The Town Board asked for the Planning Board's advisement moving forward. Counselor Tom Blair is present representing the project in addition to Tim Zigarowicz- Architect, Matt Napierala-Project Engineer, and Carol Oster, VP or Cornerstone. Years ago, Don Casper got the SEQR and everything approved to develop "Quincy Hill" property. Cornerstone is now coming forward to build 60 units with supportive care for 90 individuals in a senior housing facility. The rent schedule would be in between \$700-\$1,200 monthly. There is plenty of space in the property under contract for real estate. There are 32 acres in all and the facility would use 6.5 acres. The rest of the land would be supplemental. They would need to amend the SEQR to expand Quincy Hill.

Another option for the land would be a mix of multi-family and single-family units if the Town thinks it needs more apartments for residents. However, there is a high need in Sennett for senior housing. The care would be supportive service by ARISE, no LPN or RN for full service care. They know zoning says they cannot have more than 8 units. They are present tonight hoping for the Planning Board's recommendation for PDD approval to the Town Board. Carol Oster offers board members a tour of any of their other facilities. They recently finished others in Lansing and Oswego.

Project Engineer, Matt Napierala, goes over the site plan to show that the land can handle the proposed building project.

After reviewing the plans for Phase 2, Jeremy doesn't see how Cornerstone can recoup the cost of creating this facility. Blair reiterates that this is a great opportunity for the Town to have developed property rather than individual residential homes. Jeremy agrees with this but says they need a 10-acre minimum for PDD approval. He thinks 10 acres is what they should take out, if they want to double it based on 5-acre proportions in the future then they can come forward to do that, rather than taking all 32 acres that they want.

The second phase of their plan isn't approved, so why take it now? VeVone explains to them also, that this infrastructure is different than other PDDs. They would have to put infrastructure in now to accommodate further development in the second phase. VeVone says he thinks it is a waste of money.

Jeremy says if they want to expand further, they will need to amend the PDD; he doesn't think the second phase will happen. Blair says that he doesn't want the board to doubt the second phase will come to fruition. The Town Board asked them to display their intent for development and that's what they did. Dominic suggests Cornerstone finishes the presentation before board makes a decision.

VeVone asks what their stormwater plan is. Will they leave it open until the last lot is developed? They will leave it open with the State. They have a plan to handle the primary development and a master plan to accommodate development in the future. They want to break up mitigation as they develop. The master plan will show how to handle the stormwater but won't show the intent for 32 acres, just the building acreage. They are confident they can make it work. VeVone asked if it is in the district. Blair says they believe it is but the question was left open with the Town, they aren't positive. Casper never amended it. Jon Hinman thinks it is, they are waiting for official documents.

Napierala shows the other details of site plan. Access off of Genesee St. There is a loop around the back of the building for Fire. Sidewalks for walking, the grading plan, a swale that follows the existing drainage pattern, utility plan looking at the water connection and connection to the manhole and pump station, the lighting plan and landscaping plan.

Tim Zigarowicz details the architecture for the board. Asphalt shingle roof, neutral sidings, 280 sq. ft. X 242 sq. ft., covered entry on the front and back, lobby in the center of the L with offices for building-management, laundry on both floors, ~58,000 sq. ft. for both floors, firewall, full frontage all the way around, floor and roof trusses, no sprinklers in the attic, centrally located elevator, staircases on each end, community room with kitchenette, bathrooms, the second floor essentially stacks, 56 1-bedrooms, and 4 2-bedrooms, an exercise room, and an outside space. VeVone asks what the travel distance of each staircase is because the code requires 100 ft. sprinklered and 75 ft. un-sprinklered in R2. Zigarowicz will look at the distance of the stairs.

Blair reiterates that Cornerstone takes good care of their buildings, energy will be above and beyond the code for lights, water, and furnaces. The hot water will be central and be piped to units. They will have individual furnaces and controls, and gas fire. VeVone asks what the roof pitch will be. "5 on 12 front to back, and pitched up for the decorative gables." There will also be 4 units for the visually and hearing impaired. Dick asks if there are individual entryways. No, only common-area entries that will be key-fobbed and have call pads for visitors. Glenn asks if Cornerstone's other facilities have paid fire departments or volunteer departments like Sennett's. Oster says there is a combination of fire departments at other facilities.

Jeremy says the plat has to be a minimum of 10 acres. He wants it to be subdivided. As for the other 22 acres, if they have a PDD, they need to act on it in a timely manner or it may go up for residential in the annual review. That is the recommendation of the board. If the lot moves to 10 acres, it should be developed easily enough because the plan is thorough. Board will motion to suggest a 10-acre minimum for expandability option down the road, or retain ownership and not have to expand it down the road while still having the option to amend the PDD. Jeremy doesn't see a flaw with this plan or why Cornerstone should have an issue with it. He asks for a motion to make the recommendation to the Town Board with the aforementioned input by the Planning board. Glenn motions, Pat seconds. Dick asks to make a comment before voting. He would like to table the matter further because he doesn't believe the board had adequate time to go over the plans to make a recommendation that is in the best

interest of the Town as the proposal does not comply with the comprehensive plan. Dick says he will abstain from the vote.

Jeremy moves forward with the roll call vote. Sue-yes, Jerry-abstains, Mike-yes, Dick-abstains, Pat-yes, Glenn-yes, Jeremy-yes. Motion carried.

Sue motions to adjourn, Glenn seconds. Meeting adjourned.

Respectfully submitted,

Heather Driscoll