

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

Members:

Pat Leamy, Chairman

Jerry Sankey

Mike Case

Chris Peters

Video chat- Greg Hotaling, Emilio Moran from MRB Group

Absent: Dick Phillips, Deb Salato, Mike Szozda, Dan O'Hara, Dominic Giacona-Board Attorney

Pat opens the meeting at 7:00 PM with the Pledge. Pat informs the board that Mary Major resigned from the Planning Board.

Pat asks if the board received the minutes from May and the revised minutes from April. Mike makes a motion to accept both minutes, Jerry seconds. All ayes, minutes approved.

Rich Krenser is present to discuss a lot line adjustment. There is an existing 10 A lot at the Tallerico residence at County Line Rd. Krenser's client, Ben Kline, bought the house and the lot behind the house. 5.2 A will remain and the rest of the lot will be absorbed into the back lot. They will shift Lot 3 from the South to North. They will create a 60 ft. access strip to the lot behind the house. In the future, they will propose a residential subdivision of 10 lots. The septic is in place, they are currently on well water and it is large enough to accommodate the well and septic. Chris notices that Lot 8 has a pond in it—Krenser says the engineers will work the septic around the pond to build a home and driveway on that lot after future subdivision. Mike asks if Lot 3 is built on, will there be access points to the other lots. They will create them as needed. Jerry notices the federal wetlands and DEC wetlands on the parcel. Krenser says the Army core of engineers will work with them for creating cross overs of the wetlands. Greg and Dominic had no questions about the lot line adjustments. Chris makes a motion to approve, Mike seconds. All ayes, motion carried. Pat tells Krenser to leave the survey with the Town Clerk when it is complete.

Next, Mike O'Neill is present to talk about the development of 353 Grant Ave. Rd. which used to be Breezy Acres. They are proposing 2 buildings, approximately 3,000 ft². They have a letter of intent from one tenant, but it is still in infancy stage. O'Neill has no objections to the letter sent by MRB Group with their questions and concerns that will be addressed in the site plan. The existing drive will service both properties and they will retain control of plowing and maintenance of the driveway. There will also be a joint sign for the businesses. A soil survey still needs to be done. They will do a traffic study and approach the DOT. They will also approach the railroad to make sure there are no issues there. They will require special use permits for signage from the ZBA. They may also request a lot line adjustment from buying the adjacent property. They will have a detention pond. They will return with more plans next month.

O'Neill also gives the board a Chipotle update. Chipotle should open in August. The electrical services are being completed inside the building.

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

Respectfully submitted,
Heather Edmunds, Secretary