

Minutes of the Town of Sennett Planning Board meeting held on Thursday, May 6, 2021 at the Town of Sennett Office Building.

Members:

Jeremy Bacon, Chairman

Richard "Dick" Phillips

Sue Foster

Jerry Sankey

Glenn Fletcher

Pat Leamy

Mike Szozda

Dominic Giacona, Attorney

Jon Hinman, Engineer

Mike Case and Mary Major are absent.

Jeremy opens the meeting at 7 PM. Jeremy asks if everyone received the minutes from April. Dick asks for an alteration to be made in the minutes and offers a clarification on one of his concerns regarding the Sennett Meadows structure. In the minutes, it reads "Dick is concerned that the fire department cannot handle a unit this size. He researched that the frame of this building has an average 4-minute time until collapse." Dick was talking about the open-web floor trusses collapsing, not the frame. Heather will amend this in the minutes. Glenn makes a motion to accept the amended the minutes, Sue seconds, all ayes, amended minutes accepted. Jeremy gives the board a reminder to get annual training completed.

First on the agenda is a request for a change of use at 481 Grant Ave. for Chris Reister. Reister wants to lease the remainder of the building for Ryan Phelps to sell used cars. Phelps is present to answer questions about his business. The lot is not mixed used, just commercial. Glenn asks if there is going to be any body work done on site. No. There will be approximately 81 cars, the fence will be removed eventually. The Codes Officer and Fire Marshall request that any gates are a minimum of 15 feet for fire vehicles. Mike asked if there will be lighting—yes, some. Any additional signage and lighting will need to come up for review.

Next is a subdivision for Grant Perry. Perry's surveyor, Jim Lighton, is present to represent the subdivision. Perry owns 3 lots at his property at Depot and Baker roads. Lot 1 is just shy of 4 acres with an easement to Baker Rd that will be conveyed to Mr. Tripp. Lot 2 will be conveyed to Mr. Peters, and Mr. Perry will retain Lot 3. In Lot 2 there is a 37-foot right-of-way easement. Mr. Tripp is going to have ingress and egress to Lot 1, not merging to his current strip of land. Dominic asks if anyone reviewed the abstract of the Title. Lighton says yes. There was an old right-of-way that went through the railroad, Lighton terminated that right-of-way on his survey map. Thurston is representing Perry--Dominic says he will contact Thurston about legal descriptions. Jeremy asked the board if they had any other questions; none.

Next, National Maintenance is up for final site plan review. There are no significant changes since the last meeting. There were minor comments from the County regarding the septic system which National

Maintenance has already addressed. The water department can hook up when National Maintenance is ready. The lot line will be adjusted for a right-of-way for Phoenix to access their property from the existing driveway. Jon says they addressed all his comments and Jon has nothing to add. Jeremy says the project went to the County for 239 review, they had no issues, it is of local concern only.

Jeremy read the resolution:

WHEREAS, the Town of Sennett Planning Board (hereinafter referred to as Planning Board), is also considering Site Plan approval for TDK Engineering Associates, P.C. (“Applicant”) to develop and construct 6,400 square foot building, together with related improvements as are fully detailed within the application materials and environmental record (the “Project”) to be located on a 26.5 + acre parcel of land (the “Parcel”) having a Tax ID. No. 102.00-1-9.13 (the “Property”) and

WHEREAS, the Planning Board has classified the above referenced Action to be an Unlisted Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, in compliance with NYS Town Law and the regulations of the State Environmental Quality Review Act (SEQRA), a determination of significance and a negative declaration was adopted by the Town Planning Board on April 1, 2021; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approves the requested Site Plan with the following conditions:

1. All easements are to be submitted and filed with the County and the Town prior to issuance of permits.
2. All consultants’ fees for review of application are to be reimbursed by the applicant to the Town prior to the issuance of permits.

Pat Leamy makes the motion to accept the aforementioned resolution, Szozda seconds, all ayes. Motion carried.

Lastly, the final site plan review for Sennett Meadows Senior Housing Facility. Carol Oster and Jon Gibbons are speaking on the project. Since last meeting, Rochester’s Cornerstone Group addressed Jon’s comments, did a hydrant flow test—which went well, they have plenty of pressure to run through hydrants. The wetlands to the East of Quincy Hill were flagged for the sewer and gas line. They will have a wetland crossing. They received Stage 2 DOT approval—the 3rd stage is the construction permit. Jeremy asks if the board has any questions, none. The project went to 239 review, there were no comments, only of local concern.

Jeremy reads the resolution:

WHEREAS, the Town of Sennett Planning Board (hereinafter referred to as Planning Board), is also considering Site Plan and Subdivision approval for Rochester's Cornerstone Group, Ltd. ("Applicant") to develop and construct a 60-unit senior affordable 55+ or 62+ apartment facility, together with related improvements as are fully detailed within the application materials and environmental record (the "Project") to be located on a 10 + acre parcel of land (the "Parcel") to be subdivided from land commonly

known as 3365 East Genesee Street Road and having a Tax ID. No. 116.00-1-6.814 (the "Property") which Parcel is to be zoned Planned Development District ("PDD") and

WHEREAS, this application was required to be forwarded to Cayuga County Planning Board for review and comments by the Town of Sennett Town Board ("Town Board"), were received; and

WHEREAS, the Town Board has classified the above referenced Action to be a Type I Action under Section 617.5 (c) of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, in compliance with NYS Town Law and the regulations of the State Environmental Quality Review Act (SEQRA), a determination of significance and a negative declaration was adopted by the Town Board on March 3, 2021; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby approves the requested Site Plan and Subdivision with the following conditions:

1. All easements are to be submitted and filed with the County and the Town prior to the issuance of permits
2. All consultants' fees for review of application are to be reimbursed by the applicant to the Town prior to the issuance of permits.
3. The applicant is required to provide a performance surety covering the costs of all items to be dedicated to the Town, including erosion & sediment control measures, stormwater management facility construction costs, and landscaping. The surety is to be provided to the Town for review and approval and filed with the Town Clerk prior to issuance of permits.

Sue makes the motion, Glenn seconds, all ayes, motion carried. Gibbons requested a copy of the resolution. Once signed, Jeremy will forward it to him.

Jeremy asks the board if anyone has any new business? Glenn asked about the hospital taking over the Cayuga County Nursing Home. Jeremy says they are waiting for Ron to go out there.

Glenn makes a motion to adjourn, Pat seconds, meeting adjourned.

Respectfully Submitted,

Heather Driscoll