

Minutes of the Town of Sennett Planning Board meeting held on Thursday, November 2, 2023 at the Town of Sennett Office Building.

Members:

Mike Szozda, Vice Chairman

Dick Phillips

Mike Case

Chris Peters

Video chat (In and out due to technical problem)- Sherman Gittens from MRB Group

Dominic Giacona, Attorney

Joe Giacona, Board member

Absent Members: Pat Leamy, Jerry Sankey, Dan O’Hara, Deb Salato

Technical errors with Google Teams stalled opening of meeting. Mike Szozda opened with the Pledge at 7:02. Mike Case makes a motion to accept the minutes from October, Chris seconds, approved.

Mike O’Neil reviews the project for relocating Pizza Hut on Grant Ave. Rd — 2,400 ft² building. There are 2 entrances on the map. The entrance to the North will not be used — the DOT is concerned about conflicting traffic for Moran, Moran, and Dauphin Insurance. There are no plans for signage yet, but may need to go before ZBA. Each building will have a drive-thru. The second building is on the map but does not have a tenant named yet. It is on the map for SEQR purposes. MRB Group confirmed that the Board is not ready to vote on this project yet. Also, the board is unable to have guidance from Dominic Giacona due to technical errors.

Next, is the Long Lake subdivision. Ed Reid is present. MRB sent comments on the project. Ed wanted to have all submission materials ready before addressing MRB remarks. The Army Core has not provided guidance yet. There was surveying of wetlands that has already been sent to the NYS DEC and the Army Core. Ed recapped the 10-lot subdivision plans for the Board. There is work being done — water study, engineering-grading, road right-of-way and stormwater. Perc tests are being completed alongside the County. Dick comments again that he is concerned about the lack of water. A neighbor of the area lost water 2 years ago and had to drill a second well.

Chris asked about the target-size of the homes. Ed doesn’t know that information. Dick and Dominic are still investigating the water rights from Syracuse by way of Skaneateles.

Sherman asked who is responsible for the maintenance of the ponds and stormwater. Ed says they are still determining that—they have to talk to the Town’s Highway Dept. about a 3 acre easement for the Town. Will the Town take care of maintenance with the right-of-way? The question was asked why a lot wasn’t created for this purpose. Ed says the Town would probably not want to own a whole lot. Essentially, whoever owns Lot 3A will be responsible for the maintenance — mowing around the outlet structures and not allowing vegetation to turn it into more wetland. Further discussion is needed if the Town will not maintain. Swales on the other lots need to be taken into consideration as well.

Applicant is waiting on the 239 review and addressing MRB's comments. Chris makes a motion to continue the public hearing next month. Mike Case seconds the motion.

A decision will be required 62 days from the public hearing. The SEQR process still needs to be completed.

Mike Case motions to adjourn, Chris seconds. Meeting adjourned.

Respectfully submitted,

Heather Edmunds