

Minutes of the Town of Sennett Planning Board meeting held on Thursday, October 5, 2023 at the Town of Sennett Office Building.

Members:

Pat Leamy, Chairman

Jerry Sankey

Dick Phillips

Mike Case

Chris Peters

Joe Giacona

Video chat- Emilio Moran from MRB Group

Dominic Giacona, Attorney

Absent: Mike Szozda, Dan O'Hara, Deb Salato

Pat opens the meeting with the Pledge. Chris motions to approve the minutes from the August Board meeting. Jerry seconds, all ayes.

Ed Reid is present to go over the subdivision on County Line Rd. The layout has not changed much since last meeting. The stormwater plan has been updated to include the pond on the property which will stay and no longer be filled. It will be used in accordance with DEC regulations for stormwater management.

There is 1 lot that was taken away on the site plan. A test well was drilled 100 feet, ran for 4 hours and produced 25 gallons per minute. The septic designs will be separate drawings.

Dominic confirms that our engineers comments from October 2 were received. They were, and there is still work being done to address the comments.

The water main on County Line Rd. cannot support the additional development. Dick asked Reid how he researched this point. Reid said the Village of Skaneateles and engineer told him. Dick doesn't think that Syracuse will allow Skaneateles to give the Town of Sennett water. Reid says that the engineer has checked other wells in the immediate area and they are deeper. Dominic states the engineer is well-regarded for this work. Each property will be on septic.

Joe asks how the leach fields run on the property. Reid states the criteria will be designed and vetted through the County health department. Jerry asks if the pond further west will be dug out. Yes, it will be part of the original wetlands. Reid was asked if the DEC has a problem with that, Reid is still waiting on their response from August 3 submittal.

Chris asks what the neighborhood will use for fire water. It will use the same as the other rural areas in the Town.

Reid asks if the Board can make the referral for the 239 County review to get the process moving. Jerry makes a motion to refer the applicant to Cayuga County. Mike seconds, all ayes. Anything over 5 lots is considered a major subdivision. The County health department will review the septic and water plans.

Emilio from MRB Group tells Reid they will need an updated subdivision map. Dominic will send what the County needs for review over to them. Dominic will inform Reid what is needed for the next meeting. A public hearing can be scheduled for November.

Next, Mike O'Neil is present for the preliminary review for the development of 353 Grant Ave. Rd. Pizza Hut will relocate and a new un-named restaurant will also be on the site. The sewer line on the opposite side of the street could attach to HEP or drill under Grant Ave. The project requires a subdivision permit, a special use permit from the ZBA and possibly a sign area variance from the ZBA. The lot will be divided between the two restaurants.

The original Pizza Hut will go back to the owner when the lease ends. The plan will comply with MRB's first review.

Pat asks if there is other business. Dick speaks about the invitation he received to be a part of the Ag Hoc committee to look at the zoning overlay in the hospitality district. Dick expresses his concern for the loss of freedoms as a permit will be required to do a lot of things ex) have a horse, work out of your home, have more than one business sign in your driveway. Trying to make things more restrictive.

The goal is to straighten out the problems in the codes book, it hasn't gone to public hearing yet, then the Town Board will vote. Pat is going to ask Kate for more information on behalf of the board. The zoning law for the Town of Sennett was revised October 2014. A consultant was hired by the Town Board to go over the zoning codes.

A new well for the Town would cost \$20,000-\$30,000.

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

Respectfully submitted,

Heather Edmunds