

Minutes of the Town of Sennett Planning Board meeting held on Thursday, October 7, 2021 at the Town of Sennett Office Building.

Members:

Jeremy Bacon, Chairman

Richard "Dick" Phillips

Sue Foster

Mary Major

Mike Case

Dominic Giacona, Attorney

Jon Hinman, Engineer, MLB Group

Absent are: Pat Leamy, Mike Szozda, Jerry Sankey, Glenn Fletcher (resigned)

Jeremy opens the meeting at 7:01 with the Pledge. Jeremy asks if board members received the amended August minutes. Sue motions to accept, Mike C. seconds. Jeremy asks if board members received the September minutes. Mike motions to accept, Mary seconds.

Tractor Supply asked to postpone expansion for a future meeting. It won't be an expansive construction. Also in the future, there may be a possible liquor store in the plaza at the building Moran, Moran and Dauphin previously operated out of.

Tonight, Mike O'Neill is present to discuss bringing Chipotle to the BJ's/Staples/Panera Plaza. It will be a 40' x 60', 19' high building with typical signage—3 signs that may need a variance for in the future. It will be in the Northwest corner of the site with a drive thru on the South side. Chipotle does not use a menu board at the drive thru. The driving patterns are marked by different material to help drivers navigate the lot. The drive thru is concrete, the bypass will be blacktop. Utilities are in place—up front on the Grant Ave. side of the building.

BJ's has a right to comment and approve what is done in the front of this lot as part of their agreement for operating in the plaza. The plaza is actually on 2 lots—Staples lot and plaza drive—the building expands both. They may ask for a lot adjustment to help with that. Jeremy tells O'Neill that would be more like a subdivision for the lots because there are probably easements included—Dominic will research.

Accessibility to Staples will need to be managed. They will also need a liquor license to sell their margaritas. There will be 38 sit-down seats inside, patio seating with 22 seats, carry-out and the drive thru.

Jeremy raises his concern about pedestrians having to walk through the drive thru traffic to get into the building. He is wondering if they can play around with the layout, maybe turn the building 90° to change the location of the pickup window to change the line of traffic. O'Neill says that the concrete paved drive thru will help cars and pedestrians avoid each other. They will do a parking space study. Dick asks how many employees are working and parked there during each shift? 8-10, probably about 5 employee car spaces are needed, O'Neill says.

Jeremy asked about mirroring the current image of the building as that may help a lot of problems. If they shift the building over, it will give more room for exposure to see BJ's from Grant Ave. There is also a NYSEG easement that has to be considered—10' from the powerline is required 100' right-of-way.

Jon said he has found similar designs, the layout for the queue is right, but it pinches the handicap parking for those individuals getting in and out of spaces.

Jerry VeVone recommended they deal with the property first. He said merging properties will take away the property line issue and the parking issue of quantity of spaces in each lot. O'Neill says he will give it a shot at merging the lots. The merge has to take place at the county level, no municipal approval at the town level. It would reduce issue going before zoning for area variance with 1 issue rather than 3 or more.

Jon says they may have an issue with dumpster storage in its current location on the map. O'Neill says that isn't a permanent location for it, but it will be enclosed wherever it is. Jon agrees that moving the building would be beneficial for parking and traffic hazards for accidents too. Jeremy asks if the board members have any questions. None at this time.

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

Respectfully submitted,

Heather Driscoll