

Minutes of the Town of Sennett Planning Board meeting held on Thursday, September 2, 2021 at the Town of Sennett Office Building.

Members:

Jeremy Bacon, Chairman

Richard "Dick" Phillips

Sue Foster

Jerry Sankey

Pat Leamy

Mike Case

Mike Szozda

Absent are: Mary Major, Glenn Fletcher (resigned) and Dominic Giacona, Attorney

Jeremy opens the meeting at 7:02 with the Pledge. Jeremy asks if board members received the minutes from August. Dick would like amendments to be made to consider the comments he made regarding water in the area of Tallerico's property. Water in the area is very problematic. Septic is allowed to be within 100 feet of wells so the drinking water is not great quality. Prior to the construction of Mandy Rue, Dick had great water with a 54-ft. deep well. After they put in Mandy Rue, he had no water. All residents in the area suffer from minimal, low-quality water. He feels the Tallerico's should be aware of the problem as new property owners and if they are looking to separate and develop lots, it will take water away from other residents. Dick feels that Planning Board minutes should be sent to the Town Board and brought up at meetings. He said he spoke to the Town Board regarding the water issue in the past; they were going to have pump stations which residents discouraged. Public water in the neighborhood would be huge for this area. But residents that had water don't seem to want to go in on the public water line.

Jeremy gives board members a training reminder.

Before the board tonight is the final review of the subdivision for Brian and Karen Tallerico on County Line Road.

Jeremy tells board members he had conversations with Jon and Dominic about the Tallerico property. He has corrections that he will give the Tallerico's to initial. The Engineer looked at the land and wetlands that are registered, contained in the 100-year flood plan. The SEQR is available for the Board to look at as well.

There are no structures on Lot 1 so the subdivision can happen. Any questions from the board? None.

Jeremy reads the SEQR resolution, attached at the end of the minutes, then asks for a motion to accept the resolution and declare the Planning Board as Lead Agency. Pat makes a motion, Sue seconds, all ayes.

Jeremy reads the subdivision plan approval, attached at the end of the minutes, then asks for a motion to approve the subdivision Tax Map I.D. 111.00-1-26.1. Pat makes a motion, Mike Case seconds, all ayes. Subdivision approved.

Jeremy will file this. He needs 5 copies of maps to stamp and approve. Karen Tallerico provided a check to Jeremy tonight for the fees.

New business: Mike O'Neill reached out about an additional lot in the Staples Plaza and wanting to put Chipotle inn. Jeremy tells board members they need to be very focused during the hearings because it is a large project and could have potential issues. He wants them to begin thinking about questions they may have, consider traffic flow, layout, blueprints, etc. Bob Edmunds in the audience raised a concern that the master meter for the plaza may be on the footprint of that building. Jeremy passed out the map to present board members.

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

Respectfully Submitted,

Heather Driscoll

SEQR Determination of Significance Resolution (Copied):

WHEREAS, the Town of Sennett Planning Board (hereinafter referred to as Planning Board) is considering a Subdivision Plan approval for a six (6) lot subdivision, subdividing an existing 40.7± Acre parent parcel to create Lot 1 at 16.3± Acres, Lot 2 at 16.4± Acres, and Lots 3-6 at 2.0± Acres respectively and detailed on the Subdivision Plat prepared by Paul James Olszewski, P.L.S., PLLC, dated July 20, 2021 and all other relevant information submitted as of August 2021 (the current application); and

WHEREAS, the Planning Board has reviewed the Short Environmental Assessment Form (EAF) Part 1, prepared by the applicant on the above referenced subdivision application (hereinafter referred to as Action); and

WHEREAS, the Planning Board has determined the above referenced Subdivision Plat (hereinafter referred to as Action) to be an Unlisted Action under Part 617 of the State Environmental Quality Review (SEQR) Regulations; and

WHEREAS, the Planning Board has determined that the proposed development is subject to a single agency review pursuant to Part 617.6(b) (4) of the SEQR Regulations; and

WHEREAS, the Planning Board determines that it is the most appropriate agency for making the determination of significance thereon under the SEQR Regulations; and

WHEREAS, the Planning Board has given consideration to the criteria for determining significance as set forth in Section 617.7(c) (1) of the SEQR Regulations and the information contained in the Short Environmental Assessment Form Part 1; and

WHEREAS, the Planning Board has completed Part 2 and Part 3 of the Short Environmental Assessment Form; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board has reasonably concluded the following impacts are expected to result from the proposed Action, when compared against the criteria in Section 617.7 (c):

- (i) there will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site;
- (iii) there are no known Critical Environmental Area(s) on the site which will be impaired as the result of the proposed action;
- (iv) the overall density of the site is consistent with the Town's Comprehensive Plan land use recommendations;
- (v) there are no known important historical, archeological, architectural, or aesthetic resources on the site, or will the proposed action impair the existing community or neighborhood character;
- (vi) there will not be a major change in the use of either the quantity or type of energy resulting from the proposed action;
- (vii) there will not be any hazard created to human health;
- (viii) there will not be a substantial change in the use, or intensity of use, of land including open space or recreational resources, or in its capacity to support existing uses;
- (ix) there will not be a large number of persons attracted to the site for more than a few days when compared to the number of persons who would come to such a place absent the action;
- (x) there will not be created a material demand for other actions that would result in one of the above consequences;

- (xi) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
- (xii) there are not two or more related actions which would have a significant impact upon the environment.

BE IT FURTHER RESOLVED that based upon the information and analysis above and the supporting documentation, the Board determines that the proposed action **WILL NOT** result in any significant adverse environmental impacts.

BE IT FURTHER RESOLVED that the Planning Board directs the Planning Board Chairman to sign and date Part 3 of the Short Environmental Assessment Form and to identify on the Form that the proposed Action will not result in any significant adverse impacts.

BE IT FINALLY RESOLVED that the Board directs that copies of this determination be filed as provided for under the SEQR Regulations.

Subdivision Plan Approval Resolution (copied):

WHEREAS, the Town of Sennett Planning Board (hereinafter referred to as Planning Board) is considering a Subdivision Plan approval for a six (6) lot subdivision, subdividing an existing 40.7± Acre parent parcel to create Lot 1 at 16.3± Acres, Lot 2 at 16.4± Acres, and Lots 3-6 at 2.0± Acres respectively and detailed on the Subdivision Plat prepared by Paul James Olszewski, P.L.S., PLLC, dated July 20, 2021 and all other relevant information submitted as of August 2021 (the current application); and

WHEREAS, the Planning Board completed a formal review of the proposed subdivision in compliance with the implementing regulations of the State Environmental Quality Review Act (SEQR); and

WHEREAS, the Planning Board has determined the proposed development to be an Unlisted action and is subject to a single agency review pursuant to Part 617.6(b)(4) of the SEQR Regulations; and

WHEREAS, on September 2, 2021 the Planning Board made a determination of significance and filed a negative declaration thereby concluding review pursuant to SEQR; and

WHEREAS, the Planning Board directs that copies of this determination bellow be filed with the Town Clerk with all findings; and

NOW, THEREFORE, BE IT RESOLVED, the Planning Board hereby **Approves without Conditions;** **Approves with the following Conditions;** or **Denies the application for the following reasons:**

1. Subdivision Plan Approval with conditions specified above herein is valid for a period of 180 days from today. Once all conditions of Subdivision Plan Approval have been met and shown on revised drawings including the revision dates, the Planning Board Chairperson will then sign the plans.