

Minutes for the Town of Sennett Zoning Board of Appeals on Thursday, February 22, 2024 at the Town of Sennett Office Building.

Members: Dennis Sherry
Dave Sikora
Marian Cool
Ed Magdziak, Alt.

Rich Andino, Attorney

Absent: Jeff Hofmann, Bob Steiner

Dave opens the meeting at 7 PM with the Pledge. Ed makes a motion to accept the minutes from October 2023, Dennis seconds, all ayes.

The Town Board appointed Dennis Sherry as the Chairman of the ZBA for 2024. Ed makes a motion to accept Dennis as the chairman, Marion seconds, all ayes.

New business: Samantha Michael is present for a special use permit for a pole barn for a residential kennel on her property located at 7510 County House Rd. The barn will be a well-insulated 30'X40' building. They will run water from their house and use the septic system with a grinder pump. The current septic tank for the house was inspected and is in good condition.

The maximum number of dogs at any given time between boarding and daycare will be 15. They will not be alone in the barn; Samantha will be supervising them. There is no outdoor space for dogs to roam freely, they will be on leashes with Samantha or her husband. They do not offer grooming services.

Rich asks if there will be fencing put in. Samantha says there will not be permanent fencing right now. There is some flooding around the outside of property from wetlands; Samantha is working with Cayuga County soil department regarding solutions for flooding.

Rich notes the gas easement on the property and confirms there is no building on the footprint of this easement. That is correct. Samantha confirmed with Buckeye that the pipeline on the property is not in use—it was decommissioned in the 1970's.

Rich asked if the business has a name yet. Possibly going to be "Good Dog Co." but Samantha has to complete the LLC application still.

Rich asked if Samantha had anything that shows elevations or pictures of the structures. She does not; the board recommended she bring a picture with just an idea to the next meeting. Dave asked what materials the construction will use. The barn will use wood with a steel roof. They are trying to match the colors of the house.

Marion asked if they have dogs that bark all night. Samantha explained her meet and greet process, stating she only accepts well-behaved dogs. There is also space on the property to help buffer noise from neighbors. Dave tells Samantha also that letters of intent will go out to her neighbors.

Dave makes a motion to declare the Town of Sennett ZBA as lead agency on the unlisted action for the SEQR. Ed seconds the motion, all ayes.

Dave makes a motion to submit the project to the County for 239 review. Ed seconds, all ayes.

Ed makes a motion to schedule the public hearing for March 28. Dave seconds, all ayes.

Dennis asks if there is any new business. Rich asks if anyone is attending the Onondaga County meeting. Ed would like to attend. Dave makes a motion to send Ed to the meeting, Dennis seconds, all ayes.

Dave would like to see a training event in April for the board members to achieve their annual training hours. Ed suggests that Dennis also check with Kate that training records are up-to-date.

Rich also asks the board if they are aware there is a local law before the Town Board for a vote to move the review of special use permits to the Planning Board to help move along the process for applicants. It was proposed by the committee that has been reviewing the zoning codes.

Dave makes a motion to adjourn, Ed seconds, all ayes. Meeting adjourned.

Respectfully submitted,

Heather Edmunds