

Minutes for the Town of Sennett Zoning Board of Appeals on Thursday, March 28, 2024 at the Town of Sennett Office Building.

Members: Dennis Sherry  
Marian Cool  
Ed Magdziak, Alt.  
  
Rich Andino, Attorney

Absent: Dave Sikora, Jeff Hofmann, Bob Steiner

Dennis opened the meeting at 7:02 with the Pledge. Ed makes a motion to accept the minutes from the February meeting, Marian seconds.

Samantha Michael is back before the board to receive a special use permit for a dog kennel/daycare at her property on 7150 County House Rd. Some of Samantha's neighbors are present; Samantha describes details of the proposal—1200 ft<sup>2</sup> insulated garage, a “low-impact business”. All waste will be bagged and taken out weekly. Samantha welcomes her neighbors to let her know if they have any concerns.

Dennis asked Samantha the hours she expects drop-offs and pick-ups. All by appointment, but hours can be as early as 6:30, a late drop off may be around 9. Pick up should be between 4 and 7 PM. There could be 2 or 3 cars at a time at the business for a drop off or pick up.

All lighting will be solar and motion-activated, there won't be a lot of extra lighting. She hopes to have the building up by the end of summer.

There are no additional questions from the board. Marian motions to open the public hearing, Ed seconds.

Four neighbors received notices of the project. Geralynn Derby is present, she lives at 7520 County House, her concern is the noise. She doesn't understand how it is feasible to have this business without barking dogs. Samantha explains there will not be dogs outside unattended, there are no runs or fenced play pens and they are accepting only good dogs that they can have a relationship with. Samantha and her husband are also professional trainers and teach behavior management and train the dogs they watch. The garage will be heavily insulated to keep any noise inside and it does not have a lot of windows. Geralynn is also concerned about the resale value of her property. She also asks if another person can take over and alter this business if the Michael family moves.

Samantha assures her neighbors that she studied the codes and chose this location for a reason. The business will not be larger or louder than it is now (Geralynn says she only hears barking on occasion now but there is no guarantee it is from Samantha's and not another

neighbor). She will maintain the property just as she does her home, since she lives there, she does not want to live somewhere that is smelly or dirty.

Rich informs Mrs. Derby that if Samantha moves, anyone that wants to make changes to the property and business will have to come before the Town with changes because the approval will be conditioned upon this specific business.

Penny Chick is a neighbor across the street from Samantha's property at 7528 Healy Rd. She is closer in proximity to Samantha's home than other neighbors and is dissatisfied that she was not notified by the Town. Rich explains to the public that the Town has no legal obligation to notify any neighbors but notifies the adjacent neighbors as a courtesy and that upcoming proposals before the board are usually posted on the Town website and are posted in the newspaper.

Mike Kirkpatrick and his wife are present as neighbors also and claim they have had no problem thus far with noise or smells from the Michael's business. They have 1 dog and think it is beneficial having the expertise of the trainers near by and it will be nice having a place to board their dog that is close to home.

Geralynn also asks Samantha if the business is staying on the open land that is already established on their property—yes.

Ed motions to close the public hearing, Marian seconds.

Rich tells the board that the County reviewed the proposal and said it was of local concern only—no additional agencies need to be involved. In February, the board declared themselves as Lead Agency for this unlisted action. Rich reads the resolution and debriefs the public about what a SEQR is. Rich asks the board if they want to add the condition that Samantha says there will be no more than 15 dogs at a time—yes. Ed motioned to approve the resolution as read, Marian seconds, all ayes.

New business:

A&M Graphics owner, Matt Ferguson, and Vincent Ryan and Rob Shutts from Keplinger Freeman Associates are present to explain their idea for moving Ferguson's business to 3953 E. Genesee St and adding a pole barn on the property. This property is zoned for agriculture-residential and is in the hospitality overlay district so they understand the Town will have concerns. This is the last property in the overlay district which was put in place to encourage tourism, lodging, dining, and recreation.

Matt speaks to the board. He and his family are residents of the Town and currently operates his business on Grant Ave in the City of Auburn. He is a 3M Certified graphic designer--there are only a handful in NY State. He focuses a lot of work for hospitals, restaurants, and projects for the City. Matt also won the 2023 Tourism award. Dennis asks Matt to detail the use of the

buildings. Matt says the existing building will host the offices, bathroom, printers and computers, etc. The pole barn will be used for storage of company vehicles and lifts that are needed for installation. He wants to design the pole barn to be aesthetically pleasing while maintaining the character of the existing building.

They do not use paint or anything that causes strong fumes, smells, etc. He has inkjet printers and uses either UV ink that dries instantly or an eco-solvent. Vincent and Rich discuss that a printing business would be a separate use in codes but this company is no different than an architectural firm or other office—it fits the use of a professional office rather than heavy-use. The current location of the business does not fit the character and purpose of the business.

Ed asks about employees of the business. Matt says they have 6 right now including himself. He may add up to 2 more people over the next couple of years.

The building would require no special ventilation, would use standard power and the existing sewer and water. They outsource the construction of structures, that is not done on site.

Rich asks the applicants if they have met with the Code Officer. Vincent says they have not yet, the Planning Board told them they would require special use. Rich advised them to reach out to Code Enforcement for the next steps.

Dennis thinks this is a positive use of this property. Vincent says he will call Code Enforcement, Rich offers Vincent can reach out to him as well if needed.

Marian makes a motion to adjourn, Ed seconds. Meeting adjourned.

Respectfully submitted,

Heather Edmunds