

Minutes for the Town of Sennett Zoning Board of Appeals on Thursday, June 23, 2022 at the Town of Sennett Office Building.

Members: David Sikora, Chair
Jeffrey Hofmann
Harold Gilfus
Bob Steiner
Dennis Sherry, alt.
Marion Cool is absent

Rich Andino, Attorney

Dave opens the meeting at 6:59 with the Pledge. Dennis makes a motion to close the public hearing for the variances requested by Chipotle. Bob seconds, public hearing is closed. Mike O'Neill is present once again to represent Chipotle. O'Neill is asking for a special use permit for operating a drive thru, an area variance for the front-yard setback, and a sign variance of 2.6 ft². They would also like to add a sign for Panera below Napa's large sign.

O'Neill also tells the board that they can stack 14 cars in the drive thru, it was drafted into the site plan—he gives it to the board. Grant Avenue Road sees approximately 31,000 vehicles per 24 hours. Harold asks O'Neill the occupancy of the building--36. Bob asks if there is a change coming to the traffic signal out front. O'Neill says not with this project but perhaps with a future project that is in its infancy stage. He says a traffic study is being completed for the future.

Dave asks Rich about the 239 review. Rich says they determined it is of local concern only, not at the county level. Rich summarizes the prepared Resolution to the board with the determination that the project does not result in an adverse

impact to the environment. Dave asks for a motion to approve the resolution as written. Jeff makes a motion, Dennis seconds, all ayes. Motion carried.

Bob makes a motion to adjourn, all ayes. Meeting adjourned.

Respectfully submitted,

Heather Driscoll, ZBA Clerk