

Minutes for the Town of Sennett Zoning Board of Appeals on Thursday, May 26, 2022 at the Town of Sennett Office Building.

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

Rich Andino, Attorney

Dave opens the meeting at 7 PM. Dave asks for a motion to open the public hearing. Jeff makes a motion to open the public hearing, Dennis seconds. Mike O'Neill is present to discuss the proposed Chipotle restaurant project in the Staples/Panera/BJs lot. 2300 ft² X 2500 ft² building. It was approved by the Planning Board and went forward to the 239 County review. Chipotle wants to keep their national brand signage and place a Chipotle sign for advertisement that exceeds the Town's allotment of signs being 1 ft² per each front footage of building. 37 ft² sign it is about 2 ft² over the allowed size. They are asking for a variance of about 2.6 ft² for the sign. The other signs are in compliance. The other issue is the existing frontage of the signs for BJ's, Staples, Napa doesn't have enough set back because of the change in Prospect St in the past. The front footage is 50 ft² and they want to do 35 ft². They need a variance for that. They also need a change of usage for putting in the drive-thru. Mike says that he would also like to add a Panera sign below Napa because the Chipotle building will block part of the view of Panera. Mike shows the board a draft of the signage. Jerry VeVone and Tom Passarello told Mike that adding the Panera sign would meet code. Chipotle would also like to receive confirmation that they can use the parking spaces in that lot, they need 1 parking space per 300 ft² of building. They currently have 25 spaces in their plan.

Rich asks about the change in layout from the Planning Board's comments. Mike says that Planning asked the building be turned 90° so they did and put in a light-activated crosswalk to meet the requests of the planning board.

The board will make a decision in the next meeting, as they are still waiting for the results of the 239 review. Dave asks Mike if the Planning Board required a traffic study. They did not, one was done 20 years ago. Marion asks if Panera has a drive-thru. Mike says yes, but the code has changed since 2011 when that was put in and it didn't require a special use permit. Dave asks if the curb cut is already there. Mike says yes, they will use the plaza drive, single entrance. The drive thru does not have a preview menu board, it is all mobile ordering. They try to keep the line moving.

Mike will be back June 23 for the next ZBA meeting.

Dave asks for a motion to get the SEQR moving forward. Harold makes a motion to declare the Town of Sennett as lead agency, Marion seconds. Dave clarifies to list it as an unclassified action. Roll call vote: Marion aye; Bob aye; Jeff aye; Dave aye; Harold aye. Motion approved.

The public hearing will remain open. Dave asks for a motion to adjourn. Marion makes the motion, Jeff seconds. Meeting adjourned.

Respectfully submitted,

Heather Driscoll