Minutes for the Town of Sennett Zoning Board of Appeals on Thursday, September 28, 2023 at the Town of Sennett Office Building.

Members: Dennis Sherry Jeffrey Hoffman Bob Steiner Marion Cool

Rich Andino, Attorney

Absent: David Sikora

Dennis opens the meeting at 7 with the Pledge. He announces that Muskrat Creek canceled their application.

Mike O’Neill is present representing Pizza Hut and another TBD restaurant. O’Neill is giving the board an overview of an upcoming project on Grant Ave. Rd. They will be seeking a special use permit. The former site of Breezy Acres will be the new site for Pizza Hut and the other restaurant--both will have drive-thru capabilities requiring special use permits. In the next meeting, O’Neill would like to bring this to the board for a public forum.

Dennis asks if this has gone before the Planning Board. Only an overview like this one, not a hearing yet…will be at Planning Board meeting October 5. O’Neill says he won’t know the exact variances needed until the site plan is set. Rich also encourages O’Neill to have info about the stacking of cars on site for the next meeting.

Next, Kevin Hoey Sr. is seeking an area variance and is present for a preliminary hearing. He is considering adding an additional garage on his property for storage of his personal automobiles—not commercial. It will be the same size as his current garage and essentially ‘mirror’ the existing garage…3-bay, single-story. There is a little more than 3 ft. of length towards the creek. Bob asks if there is a right-of-way for the Town on Hoey’s property. Hoey says there is something there because they have used it to dredge the creek before. Rich asks if Hoey has a survey to provide and if not, encourages one to show the right-of-way for the next meeting. Rich also encourages visuals of the style of the garage. Rich also asks if they are extending the driveway. Hoey says they will have a concrete pad laid down that will meet the driveway. Dennis asks if there is any other way to achieve Hoey’s goal without a variance. Hoey desires this plan for his garage…two stories, for example, is not an option for him. Rich reminds Hoey that the neighbors have to be notified—he is going to ask Kate if they have been notified yet. Hoey should submit the new materials to Kate or Harold Gilfus at the Town.

New business-

Bob makes a motion to hear from public, Jeff seconds.

Carrie Shine is present to introduce the board to her plans for expanding the Hidden Village mobile home park. They are considering expanding for senior housing. It is a zoned mobile home park of 80 Acres. The property already has sewer and water. There are 15 homes in the development on public water. The housing would be approximately $1,500/month for rent. They would propose 55+ aged residents. Rich advises Shine to reach out to the zoning officer. Bob makes a motion to schedule a public hearing for October 26. Jeff seconds the motion. Jeff makes a motion to close the hearing of public, Bob seconds.

Bob motions to adjourn, Jeff seconds. All ayes, meeting adjourned.

Respectfully submitted,

Heather Edmunds