

Amended May 8, 2025

Minutes of the Town of Sennett Planning Board meeting held on Thursday, April 3, 2025 at the Town of Sennett Office Building.

Members:

Robert (Bob) Edmunds, Chairman  
Jeremy Bacon  
Gideon Driscoll

Attorney-Dominic Giacona  
Engineer-Shaun Logue

In attendance via Teams:

Jerry Sankey

Mike O'Neil

Absent Members: Mike Szozda, Dan O'Hara-Alt., Jeana Leamy, Alt.

Bob opens the meeting at 7 PM with the Pledge. Gideon makes a motion to accept the minutes from the March Planning Board meeting. Jeremy seconds, all ayes.

First, Paul Billings is present for a change of use permit for Auburn Auto Group at 330 Grant Ave. Road. Auburn Auto Group is looking to lease the building as a Hyundai Showroom for 1-2 years. There will not be any changes to the building or the parcel. The signage is the only change, they are looking at a building-mounted sign. Jeremy asks what their timeline is. Billings replies that they would like to get in there as soon as possible. Jeremy asks how many cars they expect to showcase. Billings believes they will be able to have 6 inside the building and 16 cars outside. There are no other questions from the Board.

Mike O'Neil is present on Teams to provide an update on Pizza Hut's application. Shaun informs O'Neil that they cannot proceed with the SEQR because they are waiting on the revised EAF Part One. They are waiting on the letter from the DOT and the DEC for the detention pond. O'Neil states the DEC said they do not need a permit and they are in the queue for the DOT review. The board has no additional questions. Bob tells O'Neil the next meeting will be May 8.

Joe Durand, TDK Engineering, is present for the MM&D application. Durand states that he resubmitted and received an updated letter from MRB. He is waiting on the final site plan from the surveyor. The existing parking lot is the proposed lot, MM&D is not making any changes before the subdivision. Durand believes that County Planning will be okay with the preliminary site plan for 239 review and requests that this be referred to them. Bob asks for a final site plan for May's Planning Board meeting. There are no additional questions.

Finally, Shane O'Connor, TDK Engineering, is present to go over the preliminary site plan for Auburn Auto Group. They plan to move their Subaru dealership from 188 Grant Ave. Road to 320 Grant Ave. Road. O'Connor demonstrates the details of the site plan to the Board. There will be two additions to

the structure, 8,700 ft<sup>2</sup> of pavement that is currently mostly gravel, and 316 parking spots for vehicle display. Bob points out that the County has previously had an issue with water flowing across this area to ~~Mutton Hill~~ Gates Road and adding more blacktop will increase the moisture runoff. O'Connor tells the board that there will be a SWPPP that should improve this problem and they can put other safeguards in place. A stormwater maintenance agreement will be beneficial for the Town. Bob asks O'Connor the timeline. O'Connor says they are looking to work on this as soon as possible. Bob informs O'Connor that he will send this to 239 review if TDK gets him the package by the 21<sup>st</sup>.

Shaun Logue asks if there will be any site improvements to the entrance. There will be a curbed-island to protect vehicles from accidental damage. Bob asks if they plan on re-doing the lighting. O'Connor states they will have a photometric lighting plan coming.

Dominic confirms O'Connor that the final plan can go to the County before coming back to the Town Planning. The next Planning Board meeting will be May 8<sup>th</sup>.

Grant Perry is not in attendance to go over his application.

Gideon motions to adjourn, Jeremy seconds. Meeting adjourned.

Respectfully submitted,

Heather Edmunds