

Minutes of the Town of Sennett Planning Board meeting held on Thursday, November 7, 2024 at the Town of Sennett Office Building.

Members:

Robert (Bob) Edmunds, Chairman  
Gideon Driscoll  
Jeremy Bacon  
Joe Giacona

In attendance via video call:

Dominic Giacona, Attorney  
Engineer-Shaun Logue, MRB Group

Absent Members: Mike Szozda, Jerry Sankey, Dan O'Hara-Alt.

Bob opens the meeting at 7 PM with the Pledge. Gideon makes a motion to approve the minutes from the September Planning Board meeting. Joe seconds, all ayes.

First, Greg Gallinger, from Gallinger Heating and Plumbing, is present to go over his application for a change of use permit at 409 Grant Avenue Rd. Their company employees 8 people, they typically serve residential properties, new construction, cleaning, and servicing. This will be the base of their operation. There will not be any retail except for customers paying their bills. The applicant is aware that if they decide to have retail at the site in the future, they will have to request another change of use.

Next, Mike O'Neil is present to represent Pizza Hut and his attorney, Bob Barry, is present via video call. The most recent site plans the board has are from September 5<sup>th</sup>. O'Neil acknowledges this point and states he will send the Town the current plans. The drainage plan was changed to 1 pond instead of 2. They finished the grading plan. A special use permit is required for the drive thru and a variance is needed because the DOT has an easement and requested the building be moved back. They moved the building back but now it is too close to the railroad so they have reached out to Finger Lakes Railroad. They are still hoping the Army Core of Engineers will sign off on the plan. O'Neil states he has received MRB's letter and understands that the acreage is 0.93 and requires a new SEQR. Shaun Logue also requests the completed drawing set for full review.

Bob tells O'Neil and Barry that he would feel more comfortable moving forward AFTER the applicant receives approval from the FL Railroad. O'Neil says that in the brief conversation he had with FL Railroad, they stated they like the plan and do not object to it, but there may be additional requirements and they will get back to O'Neil.

The property line is 52.6 feet from the center line of the railroad tracks.

Jeremy asks how they plan to manage pedestrian traffic through the drive thru. O'Neil states they will use pavement markings and directional signs similar to that of Chipotle. Jeremy asks about sensors for crossing or anything of that nature and O'Neil replies that there is not a plan for that, and the South end of the parking lot will be employee parking. Some board members are concerned that the 8-ft. garbage lane might be too small. O'Neil states the dumpster area will be enclosed.

Barry asks if the Planning board can make referrals to the ZBA for the variances. Dominic replies that the board needs the final documents before Planning can refer to the ZBA; he tells them it has to be a complete packet. Dominic also informs the applicant that special use permits are now in the hands of the Planning board instead of the ZBA.

Joe asks the Chairman what O'Neil should bring next time from the FL Railroad to move ahead. Bob states the railroad should provide a list of their requirements. Shaun adds that FL Railroad will be an involved agency when it comes to the SEQR.

Bob asks if anyone has any questions; none. Dominic offers his support to Bob Barry if any questions come up. The next meeting will be December 5<sup>th</sup>. Barry asks how far in advance the documents are needed. Bob replies "2 weeks. And please provide 4 large site plan maps."

Finally, Lee Schooley is present to give the board a heads up of his proposal for the December meeting. He owns a piece of property behind the Falcon Sportsman Club on Turnpike Road. His son owns an adjacent property to Lee. He would like to acquire some property from his son to expand his driveway before his son's property sells. He will return in December.

Gideon makes a motion to adjourn, Joe seconds. All ayes. Meeting adjourned.

Respectfully submitted,

Heather Edmunds