

Minutes of the Town of Sennett Planning Board meeting held on Thursday, December 5, 2024 at the Town of Sennett Office Building.

Members:

Robert (Bob) Edmunds, Chairman

Jerry Sankey

Gideon Driscoll

Jeremy Bacon

Dominic Giacona, Attorney

In attendance via video call:

Engineer-Shaun Logue, MRB Group

Absent Members: Mike Szozda, Joe Giacona, Dan O'Hara-Alt.

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

First, Lee Schooley, residence at 2915 Turnpike Road, has an application to expand his driveway, which would include a subdivision of property 2909 Turnpike Road. It is currently a non-conforming lot and this subdivision does not meet the 2-acre requirement, which will make it even more non-conforming. Bob must direct this to the ZBA and gives Lee directions as to how to apply directly to the ZBA. Bob states he can return documents if needed. Dominic recommends that Lee talk to Codes Enforcement as they may give a special application for the process.

Next, Grant Perry is present to introduce his application to the board. He owns 3 lots of land on the corner of Baker and Chatfield Roads. He wants to add 25 feet to Lot 3, and take off a chunk of Lot 2 that will go to his daughter. There is currently 60 feet of access, and there will be 2 access points. Perry will go over this with Codes Enforcement regarding fire access. Jeremy directs attention to the maps where there are some areas of confusion. He states that he and other board members will need to review this more. He is worried there may be more requirements needed than Perry is expecting. The board requests that Perry provide maps in which the pre-existing lot lines are in a different color, so that the overlaying easements are more clearly visible. The board plans to review the proposed easements and review the easement agreements from 2021. The board has no additional questions for now.

Mary Avery is present to sell 1.5 acres to her neighbor. It will move the line of her homestead to the greenhouses. Her lot would expand from 5 acres to 7 acres. Parcel C is below the minimum size for building on, but it is okay to subdivide the lot. Her neighbor, Joe Palamato, will absorb Parcel C. A contract was drafted. The board tells Avery that the mobile home on the map needs to be removed and recommends she speak to her surveyor. She should also ask them to add the adjacent properties to the map. Dominic says that the property owners are on the map but the tax map ID's need to be added. The surveyor will change if asked. The map should show that the parcel is going to be absorbed so the County can see it.

Robert Barry is present to represent Mike O'Neil for the Pizza Hut site plan at 365 Grant Ave. Rd. Mike O'Neil is attending the meeting online. O'Neil received MRB's letter and will comply with their requests. They are going to add a fence in between the property and the railroad tracks. Barry provided the board with the correspondence from Finger Lakes Railroad that they do not object to the project. They also strongly encourage a fence. The project will be referred to the ZBA for set back variances, an area variance, and a sign variance. Bob will also refer the application for a 239 County review. Bob asks Mike if he received a notice from the fire marshal. Mike stated that he has not yet but he will meet with Harold and will accommodate any requirements. Bob asks the board if they have any questions. None. Mike states that he is continuing to work through MRB's comments. Shaun asked Mike to provide a response letter to MRB. Mike asks when the next meeting is. January 2, 2025.

Shaun provided the SEQR resolution but it needs completing and updating so the board can hold off for now. Shaun welcomes a call from Mike if he needs help going over the notes. Mike asks when the board will complete a resolution for the drive thru. Bob says that it will happen after more gets completed.

Dominic has a draft of new subdivision laws that he will send out to the board members for review. Jerry makes a motion to go into executive session, Gideon seconds.

Executive session

Jerry makes a motion to end the executive session, Gideon seconds.

Jerry makes a motion to adjourn the meeting, Gideon seconds.

Respectfully submitted,

Heather Edmunds