

Minutes of the Town of Sennett Planning Board meeting held on Thursday, March 13, 2025 at the Town of Sennett Office Building.

Members:

Robert (Bob) Edmunds, Chairman
Jerry Sankey
Jeremy Bacon
Gideon Driscoll

In attendance via Teams:

Joe Giacona
Attorney-Dominic Giacona
Engineer-Joe Trabold, MRB Group, standing in for Shaun Logue

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

Bob opens the meeting at 7 PM with the Pledge. Bob asks if the board received the minutes from the February board meeting and asks for a motion to approve. Gideon makes a motion, Jerry seconds, all ayes.

First, Joe Durand from TDK Engineering is present on behalf of his client, MM&D Insurance, for a preliminary hearing of their application for a subdivision of their property on Grant Avenue Rd. They will be splitting the commercial lot into two commercial lots. There is an existing driveway that separates the lots. The area was the former location of Breezy Acres. The subdivided lot will be purchased by Auburn Auto Group for overflow parking of vehicles. Durand states that he received Shaun Logue's letter today and will be reviewing his comments. There will not be much development to the property except grading and drainage. There will be no added lighting or landscaping. The property will not be open to the public. Durand says that the attorneys of each property owner will come up with a contract for maintenance of the shared driveway. Bob suggests they also investigate the question of needing a revised DOT permit for the driveway with the proposed changes to the lots. Durand also notes that the traffic will be less for this business than it was when Breezy Acres was on the lot. Durand adds that they will secure the lot from public access.

Ryan Dauphin, one of the owners of MM&D is present as well. Bob asks Ryan if he has any concerns with the project. Ryan states he has no issues. Durand asks if the project can be referred to the County for 239 Review. Bob reminds him that this is only a preliminary review and that will occur at the next meeting. Jeremy informs Durand and the applicant that the deadline for submitting to the next County Planning Board meeting is April 8th for the April 17th meeting. The Town Planning Board's next meeting will be April 3rd so they should have no problem getting on the agenda for the next 239 Review. Bob tells Durand to respond to Shaun's letter and to complete the site plan application in addition to the subdivision application for the next meeting. Bob reiterates to the applicant that the site plan review can be completed under MM&D's ownership of the lot. Once the lot is subdivided and sold to Auburn Auto Group, they will not have to come before the board unless they make changes. Ryan says that MM&D will complete a new site plan application. Bob also recommends that the applicant have very

clear documentation in their site plan that the lot is not open to the public. Bob asks the board and Dominic Giacona if they have any questions. None from either.

Old business—Pizza Hut. Bob Barry sent a letter on behalf of his client Mike O’Neil that this be tabled to the next meeting. MRB interjects that they are getting close to having all their comments addressed by the applicant. The two major things are that the applicant proposed lighting “similar to Chipotle” so MRB asked for specifics in that regard. They are also waiting on approval from the DOT. Bob adds that a full set of final site plans was received on March 7th.

Sharon Dilaj is present from the public to see the progress of this project because she has not heard anything recently from O’Neil. She was also wondering if anyone else from the public had any input. There has not been any public input, the process has been moving slowly. Bob provides a summary for Dilaj; the Board still has to vote on a special-use permit for the drive thru, the ZBA approved area and sign variances for the applicant, and the Board expects to hear more in April. This closes the public hearing.

New business, O’Neil informed the Chairman of his intent to come before the board in the future for a subdivision at 1 Plaza Drive. MRB had minor comments regarding the subdivision thus far. Bob directs the board to look over the maps for this proposal, showing how this will separate the existing businesses into their own lots. Bob raises the question if the lots can stand on their own in regards to water retention, traffic patterns, etc. as the lot was able to as one whole. Jeremy adds they also need to make sure each business has enough parking spaces. This would also require a lot of easements to maintain the flow of traffic. Any other questions from the board? Jerry asks who owns this lot. There are multiple owners right now including the Plaza Drive Group of CNY.

Dominic states that he has not seen electronic files of the map yet. Bob replies that he will send to Dominic.

There is no other new business.

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

Respectfully submitted,

Heather Edmunds