

Minutes of the Town of Sennett Planning Board meeting held on Thursday, May 7, 2026 at the Town of Sennett Office Building.

Members:

Robert (Bob) Edmunds, Chairman
Mike Szozda
Jerry Sankey
Jeremy Bacon
Don Forward

Also in attendance:

Engineer-Shaun Logue, MRB Group
Attorney-Dominic Giacona, via Teams

Absent:

Gideon Driscoll
Joe Giacona
Adam Weidor, Alt.

Bob opens the meeting at 7 PM with the Pledge and a roll call of members. Jerry makes a motion to accept the minutes from February 5, 2026, Mike seconds, all ayes.

Jim and Justin Coppola are present to request a special use permit for a used auto sales office at 3233 Turnpike Road. Jim states that the goal is to participate in auto auctions and resell vehicles. The DMV requires a properly zoned office to be a legal, used auto dealer. Coppola will keep a maximum of three cars on premises, parked between the new building and the garage. The office will be open to clients by appointment only. Bob and Jeremy share concerns that repairs will be done on site as this requires additional consideration from the Planning Board and NYS approval. Coppola states that it will be minimal repairs required to allow for resale of the automobiles. Jeremy asks about signage being added on the property. There will only be a sign required by the DMV on the building. No additional questions from the board.

Bob opens the floor to the public for questions and comments at 7:06. There are no questions, closed to the public at 7:07. Jeremy makes a motion to approve the special permit for a sales office only, Jerry seconds, 5 ayes, 0 nays.

Jeremy confirms the maximum number of cars and asks how many could fit on the property. Coppola says he could probably fit about 10 cars, but a maximum of three will be associated with the business. Bob reiterates that the Planning Board reserves the right to pull the permit if auto repairs occur on site. Bob reads the SEQR to the applicants and the Board. If the site plan is approved, it is conditional on notes and requirements from the Planning Board, the engineer and the attorney, inspection from the Town of Sennett Zoning Officer, as well as payment of the \$550 fee for the permit. The application must also be forwarded to the County Planning Board for 239 review. Mike makes the motion to approve the

SEQR as stated, Jerry seconds, all ayes. Jeremy makes a motion to approve the conditional site plan as presented, Don seconds, all ayes.

Next, Brittany Belding is present to represent East Hill Medical and their application for a site plan to renovate the building located at 360 Grant Ave. Rd into an outpatient medical office. Bob informs the applicant that they do not have an application yet or signed, stamped copies of the site plan for the Board's review and they will need 7 hard copies for the next meeting. Belding confirms which applications they need to submit. They need a site plan application and zoning permit application. If they cannot meet set-back requirements, they will have to complete a variance application for the ZBA. Shaun states that he isn't sure about the set-backs or variances without the drawings from an engineer; the current plan is missing utilities.

Bob asks the applicants to first describe to the Board what East Hill Medical is. They are a primary care provider which also performs gentle dentistry and behavioral health. They would also like to shift to being more disability focused. They serve a high level of low-income patients. They do not do special services, ambulatory or emergency care. They will continue operating their site on Fulton Street in addition to this site which will split their approximately 85 employees. Mike asks what the hours of the office will be. 8-8 on M-Th and 8-4:30 Fridays.

As for the renovations, the majority will be inside the building with the exception of the current overhang. A drop-off canopy will be added as well. Bob asks how the applicant will separate the rest of the plaza traffic from the medical building. Belding states the DOT would like them to share the driveway with Auburn Storage as they have a turn-lane on Grant Ave for use. Shaun would like to see a traffic study completed for an engineer to determine if anything else is needed for traffic patterns with the State Route. Jeremy asks how many patients they expect daily. Possibly about 40 patients an hour as they come in cycles every 15-30 minutes. Jeremy comments that is a lot more traffic than the storage facility experiences in a day. Some patients will drive, while others will rely on Centro, Uber or taxis.

Belding asks if the Board would like evidence of the communication between neighbors, the DOT and other conversations that have already occurred. Shaun and Jeremy agree that a letter from them would help satisfy a lot of questions the Board has. Belding is happy to produce those. Jeremy asks how many doctors will be present at the facility. Approximately 4 dentists with 4 hygienists, 4-5 primary care physicians and about 4 prescribers and 4 counselors for behavioral health. Bob would like to see some sort of division to slow the traffic from the rest of the plaza. Belding shows the plan for islands with trees in the parking lot and a driveway in between the buildings. April Miles, CEO of East Hill Medical, also adds that there are pre-existing easements in place with the purchase of the property in which they cannot entirely separate from neighbors. The Board understands this condition.

The applicants also have a goal of adding a walking path in back of the building for patients to use. This is a concern for the Chairman because there is a lot of excess water and vegetation in this area that creates a hurdle for the site. The water flow goes toward the building and floods the drain in the driveway. Shaun indicates that this will require a detailed grading plan for water management. Shaun also comments that the greenery area located on the property can be a creative way to help this problem. April Miles states that this is an area that other medical professionals have expressed possibly wanting to purchase and build on in the future if that area could remain useful to them. Belding asks if

the water is coming from the neighboring property, if they are able to block it from coming onto theirs. Shaun says their engineer will have to determine that as he cannot tell without the site plan. Shaun will assist the applicant with any questions or needs they may have.

Kelly Maher, architect for the project, asks if the board has any questions about the building itself. Bob says a lighting plan will be needed. The signage package can come later on. There are no other questions from the board at this point. Belding asks Bob who coordinates with the fire department, the County, Codes, etc. Bob answers that he will connect with them; it isn't the applicant's responsibility.

There is no old business.

Jerry makes a motion to adjourn, Mike seconds. Meeting adjourned at 7:58 PM.

Respectfully submitted,

Heather Edmunds