

Minutes of the Town of Sennett Planning Board meeting held on Thursday, June 5, 2025 at the Town of Sennett Office Building.

Members:

Robert (Bob) Edmunds, Chairman
Jerry Sankey
Mike Szozda
Gideon Driscoll
Joe Giacona

Dominic Giacona, Attorney

In attendance via Teams:

Engineer-Shaun Logue, MRB Group

Absent Members: Jeremy Bacon, Dan O’Hara-Alt., Jeana Leamy, Alt.

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

First, Shane O’Connor from TDK Engineering is present representing Auburn Auto Group for the updated Subaru dealership. The County Planning board reviewed and approved the project. Shaun Logue reviewed their comments. O’Connor responded to MRB’s comments—the ADA parking stalls have been added, there is a van-accessible parking zone that meets the requirements and came to an agreement that the stormwater management system will be privately maintained and not the Town’s responsibility. Shaun is okay with the updates. Bob asks the timeframe for the project—set to start in the Fall and should take 1-1.5 years to complete. Jerry asks if the pond in the site plan is currently there—it is not; the pond will be added for stormwater management.

Shaun states that the EAF Part 2 determines there is no adverse impact and it is an unlisted action. Bob reads the determination. Mike makes a motion to approve the resolution, Gideon seconds, 5 ayes. Gideon then makes a motion to approve the site plan conditional of MRB’s comments, and the Town and County Planning boards, Jerry seconds, 5 ayes. Site plan approved. Payment was received by the Town today.

Next, Mike and Nicholas Vitale are present for a preliminary review to update their operation at Vitale Concrete on Franklin Street Rd. There will not be a change in use; the Vitale’s are hoping to build a new plant and decommission the old plant. The board questions whether or not this will require a 239 review. Shaun says that the SEQR will include the County, so it is wise to refer the project to the County for a 239 as well. Dominic is okay with that. Bob asks the volume of the new plant. Vitale says that the plant will be the same size but more modern, fully enclosed, with more technology and more safety features. Bob asks Shaun if anything additional needs to be added to the SEQR. Shaun says he will look at the site plan but probably not.

Bob tells the applicant that the deadline for 239 review is July 8th for the review on July 17th. The next Town of Sennett Planning Board meeting will be moved to July 10th due to the holiday. Shaun states that

the Planning board should be able to declare themselves as Lead Agency at the next meeting. The first official review will be at the meeting on July 17th and (if everything runs smoothly) the final review will be August 7th. Vitale asks what the fees will be. Bob needs to talk to the Codes Department and MRB and will get back to Vitale.

Finally, Grant Perry is present regarding a subdivision of his property. Perry reviewed the history of this proposal with the Board—this began 1.5 years ago with a 2.2 Acre lot but there was a moratorium that he did not know about. Perry came back in December 2024, which Bob advised that the Board needed a survey brought in with topographical lines for ingress and egress with legal descriptions. Dominic informs Perry that the topo lines were needed for drainage because it was unclear how the drainage and easements were going to work and if they were legally declared. There cannot be rights-of-way without legal descriptions and none of it has been filed with the County. Dominic tells Perry that the surveyor should be able to do that for him.

Perry says that he wants to subdivide a lot and sell to a friend of his to build a house on. Bob informs Perry that he could expedite that process if he returns to the July meeting with ONLY the one building lot on the subdivision plan. The other acreage he is proposing to subdivide cannot be on the map because the process is much longer for the Board to approve those. The Chairman cannot sign off on the one building lot if the other lots are on the map too. Perry would need to come to the board in the future to work on the other subdivisions. Bob tells Perry that this meeting will count as the preliminary review if Perry agrees that he will come prepared on July 10th with a subdivision map for ONLY the one building lot. Perry states that he understands and will do that for July 10th.

New business? None.

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

Respectfully submitted,

Heather Edmunds