

Minutes of the Town of Sennett Planning Board meeting held on Thursday, May 8, 2025 at the Town of Sennett Office Building.

Members:

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

Attorney-Dominic Giacona
Engineer-Shaun Logue

In attendance via Teams:

Mike O'Neil

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

Bob opens the meeting at 7 PM with the Pledge followed by a request for the secretary to make an amendment to the minutes from April 3rd. The secretary will change one detail in a statement on page 2: Change Mutton Hill Rd. to Gates Rd.

First, Mike O'Neil is Online and Bob Barry is present to discuss the Pizza Hut proposal. O'Neil says that they received approval from the DOT and DEC. The County 239 review approved the project with a letter received December 20, 2024. The Town Planning Board now does the special permits; they had a special meeting on April 13, 2025 with one resident of the area. Bob asks if the Fire Marshall has been brought up to speed and O'Neil says "yes." Shaun asks about the fencing notes in the comment letter. O'Neil is looking to put in chain-link fencing-4 ft. high. The Board has no further questions. Gideon makes a motion to approve the special permit, Jerry seconds, roll call vote: 5 ayes.

Moving on to the SEQR, Shaun states this is an unlisted action with no impact so the Board is able to move forward. Bob reads the resolution. Jeremy makes a motion to approve the SEQR resolution as presented, Gideon seconds, roll call vote: 5 ayes.

Next, is the site plan review. Shaun reviewed the response letter and has only minor comments remaining but not significant enough to halt approval of the site plan. Bob informs O'Neil there was a credit remaining on his account from the Chipotle project, the accountant will review the financials and let O'Neil know the balance. O'Neil also informs the board that his firm will remove the gas pumps that are on the property because they hinder views of traffic. Bob says that approval will be conditional of MRB's remaining requests and a permit will not be issued until Code Enforcement receives letters from the DOT and DEC. Jeremy makes a motion to approve the conditional site plan as presented, Gideon seconds, roll call vote: 5 ayes.

Next, Michael DiPaola from TDK Engineering is present for a site plan review for MM&D Insurance. The County sent an approval letter from their 239 review, received April, 17, 2025. DiPaola states that Shaun

Logue sent a comment letter and those comments have been included in the final site plan. Regarding parking, Shaun adds that the parking lines should be present on the site plan map but he is not worried about them on the subdivision plans. Joe asks what was on this lot, it used to be Breezy Acres.

Shaun states this is an unlisted action; he received Part 1 of the SEQR today and did not see a negative impact so he has no issues. He will respond to the plans with a letter. Bob reads the SEQR resolution. Jerry makes a motion to approve the SEQR, Gideon seconds, roll call vote: 5 ayes. Gideon motions to approve the site plan, Joe seconds, roll call vote: 5 ayes.

Finally, Michael DiPaola is representing Auburn Auto Group for the preliminary site plan for the Subaru dealership. This was sent to the County for 239 review. They replied to MRB's comment letter. Bob informs DiPaola of the previous problems of flooding on Gates Rd. The plan calls for a bioretention pond for stormwater; Shaun says this is the proper design for this project. Bob asks if anything is changing with the pre-existing stormwater management system—no changes. Shaun thinks adding the new pond will provide more than enough storage for the stormwater. DiPaola demonstrates the new building additions on the map. Shaun says that his biggest concern was the drainage, he has no major issues besides that and will be in communication with TDK. Bob asks if there are any ingress/egress changes—none. Shaun is confident the SEQR can be completed in June depending on the 239 review.

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

Respectfully submitted,

Heather Edmunds