

**Town of Sennett
Planning Board Meeting
June 9, 2011**

Minutes of the Town of Sennett Planning Board meeting held on Thursday June 9, 2011 at 7:00 PM at the Sennett Town Office Building.

Members Present: Thomas Ambrose, Chairman

Jerry Sankey

Rick Gagliardi

Howard Tanner, Vice Chairman

Dave Morris

Mark Miller/alternate

Also Present: Doug Miller, Engineer

Scott Chatfield, Attorney

Recording secretary: Penelope Dennis

Meeting is opened with the pledge to the flag.

Don Kasper is present with a 5 lot subdivision for property located off Rte 20. It is five lots with existing water and sewer and a detention pond area. There are public utilities; SEQRA was done for the PDD. The board will review the short form EAF for the 6.5 acres, 5 lots plus the storm water area. Chairman Ambrose reads the questions. All answers are no. The road is part of the PDD. A motion is made by Howard Tanner to declare a negative declaration, second by Dave Morris, 5 ayes 0 nays carried. Next is the preliminary review of the subdivision. The maps are reviewed – trees etc., vegetation on the bio retention area, conservation easement, bio retention easement. The following resolution #06092011 is made by Howard Tanner, seconded by Rick Gagliardi, 5 ayes 0 nays, carried.

WHEREAS, application was made by Kasper Construction Co., Inc., (“Applicant”) sponsor of the Quincy Hill Subdivision as more fully set forth in the Resolution of the Town of Sennett creating the Quincy Hill Planned Development District dated September 21, 2010, requesting approval to subdivide parcels therein for the purpose of constructing a connecting road between the Quincy Hill PDD and Barrington Way, as supported by a

Subdivision Map of Barrington Way, Phase 3, prepared by Advanced Information Systems (John S. Damiano, L.S.) dated May 31, 2011 ("Subdivision Map") and the Barrington Way Subdivision (sheets C-1 through C-7) prepared by Napierella Consulting Professional Engineer, P.C. (Rodney C. Ives, Jr., P.E.) dated February 28, 2011 (hereinafter "Plans"), (hereinafter collectively the "Application"); and

WHEREAS, the Applicant has made submissions and revisions to the Planning Board on April 14, 2011, and thereafter, and a public hearing was held on June 9, 2011; and

WHEREAS, the Sennett Planning Board has reviewed and considered all of the Application materials, and has heard and considered submissions made on behalf of the Applicant; and

WHEREAS, the Sennett Planning Board reviewed the Application under SEQR, determined same to be an unlisted action, and found a negative declaration for the action after review of the Short Form EAF submitted by the Applicant.

NOW, THEREFORE, BE IT RESOLVED, that the Sennett Planning Board **APPROVES** the Application with the following conditions:

1. That the creation of any and all additional districts, or extension thereof, be completed by the Applicant; and
2. That the Plans be revised so that C-7 thereof identifies the detail regarding trees and vegetation which shall be placed in the designated Bio-detention area; and
3. The Plans shall be further amended to reflect a designation concerning the 1.5 acre set-aside Conservation Area; and
4. That easements, if any, concerning the Conservation Area on Lot 1 and further easements for access to the designated Bio-detention area, be prepared so as to convey same to the Town of Sennett, and that said easements be submitted to the Town Attorney and the Planning Board Attorney for review and approval before the final Subdivision Map will be signed by the Planning Board Chairman; and
5. That the subdivision map be submitted according to the Town of Sennett rules in duplicate, signed by all required parties, which shall thereafter be signed by the Planning Board Chairman after the foregoing conditions have been satisfied.

The proposed drainage district for the Quincy Hill PDD is discussed. There is discussion on the financing – who sets the price as per the upkeep of the district? The engineer and Town Highway Superintendent have no problems with the creation of this district. A motion is made by Rick Gagliardi to recommend to the Town Board the creation of this district, seconded by Jerry Sankey, 5 ayes 0 nays, carried.

The one lot subdivision for the Sroka PDD is open for Public Hearing and final approval. No comments from the public. A motion is made by Howard Tanner, seconded by Dave Morris to grant final subdivision for the PDD, final plat map dated today, 5 ayes 0 nays carried.

There is discussion on a subdivision previously approved that the paperwork was not filed for. It is decided that the applicant should return for an updated approval.

The minutes of the April meeting are approved on a motion made by Dave Morris, seconded by Rick Gagliardi, 5 ayes 0 nays, carried.

Meeting adjourned.

Respectfully submitted,

Penelope Dennis, Secretary

Town of Sennett Planning Board