

**FENNER PLANING BOARD**  
**August 16, 2006 – 7:30 pm**

**MINUTES**

Members present: Donna Griffin, Jim Burke, Pete Snyder, Russell Stone and Lori Bodley.

Donna called the meeting to order at 7:30 PM. We reviewed the minutes from July.

Russell made a motion to accept as written. Pete seconded. Approved.

**Linda Mohorter – Special Use Permit.** Linda lives on Rouses Road, she has a day care center in her home. She has applied for a special use permit because her road is an “A” zone. She wants to get her business in line with the codes. She has operated her business for nine years and has a fenced in lawn as well as her state credentials. Pete recommended that we have a public hearing set for September 20<sup>th</sup> at 7:45 PM from her.

**Sonny Storer – Variance Request.** Sonny needs a variance to put a garage on his property. His home is 38’ from the road. The corner of the proposed garage would be 44’ from the edge of the blacktop. The garage would be 26’ X 36’. The road that he lives on is 2 rod road. Pete recommended that a positive recommendation be sent to the ZBA as long as the front of the garage is not closer than the house to the road, Jim seconded. All approved.

**Stucker Sub – Division Public Hearing.** Donna opened the public hearing at 7:45 AM. Mrs. Galgan said she has no problem with this sub-division but wanted to know if the land could be sub-divided again. Donna explained that they could not divide again because for the size of the lots. Leo Roach wanted to know what the sub-division consisted of. Donna closed the public hearing at 7:55 PM. Russell made a motion to approve the sub-division with a waiver of a variance for the depth to width ratio. Jim seconded. All approved.

**Mary Armstrong and Edith Manders – Preliminary for a minor Sub-division.** Mary and Edith jointly own a 28.6 acre piece of land on the corner of Cody and Buyea Roads. They are thinking of sub-dividing a small portion off for a neighbor and splitting the rest of the property. They both have homes on the parcel now and they want to separate it but cannot agree on there or how to do it. They asked for the codes of the town on sub-division to help them. Donna told them that they need 200’ of road frontage for each parcel and they also need to have a 40’ set back for buildings from the property lines. They may try to get a survey map prepared for the September meeting. Norman watts from Irish Ridge Road attended the

Town Board meeting on August 9<sup>th</sup> and wants to know when a decision will be made on changing all of Irish Ridge Road to zone "A". Donna explained that the Town Board will turn it back to the Planning Board to make a decision on zone change without county approval.

Mrs. Galgan wants to know where the next step will be taken and with which board. There was a section 609 clarification – no time constraints.

Mr. Watts wants to know what time restrictions there are on decisions.

Donna says the code officer puts time constraints on codes violations. The petition signed for Ferber Road was also mentioned. Mr. Watts was not happy that there were so many Fenner residents came to the board meeting on August 9<sup>th</sup> that did not reside on Irish Ridge Road. He felt it was not right. Lori explained that ALL board meetings are open to the public no matter where they live and they can speak on any town issue they feel necessary. Mr. Watts also brought up codes enforcement issues. He will try to get on the agenda for the Town Board meeting to discuss why Planning Board recommendations for better codes enforcement have been ignored. Russell made a motion to adjourn the meeting at 8:50 PM. All approved.

Donna called all members about a variance request for Brian Leo and Anne Whitley-Leo. Mr. Leo has applied for a variance for a shed that is too close to the property line. The request comes after a complaint filed by his neighbor Mr. Stec. The shed was built 8 years ago prior to the purchase of the house from Mr. Costello to Mr. Stec. An addition to the shed was made a couple of years ago but the complaint was recent. The board has reviewed and wishes to make a positive recommendation to the ZBA to allow for the shed to remain as it is..

We will have a meeting on September 20<sup>th</sup> at 7:30 PM.

Respectively submitted,

Judy Carmon  
Planning Board Secretary