

FENNER PLANNING BOARD
February 08, 2006 – 7:30 pm

MINUTES

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

The meeting was called to order at 7:37 pm. Donna reviewed the minutes. The minutes need to be revised to state that the Town Board presented copies of the survey for our review. Russell made a motion to accept as corrected. Jim seconded. Approved Renee Williams – Major Sub-division. The public hearing opened for Renee William's sub-division. The survey maps were presented to the public. The land will be auctioned off in April. Janette Kite asked about some lots on Bear Swamp Road, she wanted to know the acreage. Tom Laga wanted to know if lots could be sub-divided at a later date by another owner. Sue Schmidka wanted to know if all the lots are zoned Ag. Donna asked if there were any further comments, there were none. The hearing closed at 7:55 PM. Russell made a motion to accept as presented. Pete seconded. All approved. Fred Whipple – Minor Sub-division. Fred brought in a survey map of the property that he would like to sub-divide. He wants to sub-divide off 17 acres to sell. I will publish for a public hearing for our next meeting on 03/15/06.

Dan Dusett – Residential Windmill Project. Dan has spoken to all of his neighbors about his project; they are all mostly excited for him. Donna called Jim Stokes to hear his opinion but he has not returned her phone call. We feel that if he goes through the variance process he does not need a special use permit. We suggested he apply for a variance application and get the process started.

Sue & Sam Grosvenor – Preliminary for Special Use Permit. They are interested in opening a small convenience store on Fossil Rock Road. It is very close to Route 13. A property next to their's is coming up for foreclosure and they are interested in purchasing the property for that purpose. They are planning on putting up a 1000-1500 sf building for the store. They are in a "B" zone. They will need a special use permit to open the business and a building permit to build the store. They will be back.

Tim Mahoney – Preliminary for a small housing development. Tim is in the process of buying a 13 acre piece of property on Fenner Rd in Cazenovia. There is 267 feet of road frontage. The lot faces Fenner Road and some of it is on Roberts Rd. He is looking to develop this into a four house sub-division. He is planning on putting a road in off of Fenner Road that eventually the town would take over or have a private road maintained by the home owners. He has a rough survey map done up showing the proposed lots. He is planning on building the houses on lots that run from 2.4 to 4.4 acres each. A variance would need to be initiated for this 4 lot sub-division with a private road and approved by the ZBA. The town or county has not been presented with this idea yet. We feel that it should be presented to both. Donna suggested that we send it to the county for a review. Tim will come back to the next meeting, hopefully we will have a recommendation back from the county and we can make our recommendation to the ZBA.

We reviewed the comments from the town survey. It looks like the main problem is concern with junk cars and no one understands the zones. We have regulation for most

of these problems but no enforcement. We thought a public hearing or informational meeting should be held by the Town Board to inform the people of what the survey said. Pete made a recommendation to the Town Board to make sure the regulations we have in place are enforced before we make any changes to existing rules. Judy seconded. All in favor.

Donna made a motion to adjourn, Judy seconded. All approved.

We will have a meeting on March 15, 2006 at 7:30 PM.

Respectively Submitted,

Judy Carmon
Secretary