

FENNER PLANNING BOARD
September 20, 2006 – 7:30 pm

MINUTES

Members present: Donna Griffin, Jim Burke, Pete Snyder, Russell Stone, Jim Clarke and Judy Carmon.

Donna called the meeting to order at 7:35 PM. The minutes were reviewed and a motion made to accept with the following correction – remove that Mr. Stec purchased his house from M. Costello in the Brain Leo paragraph. Russell accepted as amended, Jim B. seconded. Approved.

Norm Watts spoke about depending on the integrity of the group with relation to where the town is going. He is concerned with zoning and zoning enforcement. He feels enough isn't being done by the code enforcement officer. Ken Stec spoke at length about the variance process and how it related to him. He filed a complaint with Roger Cook a year ago about Mr. Leo's shed which was converted into a garage and an addition that was added on. He feels that he proved to Roger that the shed was not just added on. He feels that we believed lies and just did what we wanted. It was explained to him what each board does and that we can only take people at face value. We do not get reports back from the zoning board or until this month a report from the code enforcer. Received report from Code Enforcement Officer. We got a letter from the county clerk, Kenneth Kunkel, Jr. letting us know that we will be getting a report sent to us letting us know what has been filed to the Town Board by the code enforcer.

Linda Mohorter – Special Use Permit. The public opened at 7:55 PM. Linda Galgon asked what the permit was for. Linda has operated a daycare business in her home for the last nine years and is registered with the state. She recently was told that she needed a Special Use Permit to be legal in the town and wanted to be official. Norm Watts did not have a problem with the business but had issue with the special use permit process. The public hearing closed at 8:13 PM. Donna asked if any members of the board had any issues with the standards met in 606.3. Russell made a motion to accept a Special Use Permit for a day care business on 5474 Rouse Road for Linda Mohorter. Jim B. seconded and all approved.

Fred Whipple – Preliminary for a minor sub-division. Fred would like to do a minor sub-division on Ferber Road, tax map # 068.01.19.1. Fred has contacted a surveyor but may not have it completed for the next meeting. He wants to subdivide out a 10 acre parcel on a 214 acre piece so that he can sell it.
Mike Warren – preliminary for a Special Use Permit. Mike Warren is representing John Perkins who is contemplating purchasing a building on 5165 Irish Ridge Road. Mike is representing Landscaped, Etc. They have put a purchase offer in on the building. They want to use as warehouse space for the business as well as rent units.

Nothing on the outside of the building will change with the exception of improved landscaping. He has spoken with neighbors in the area and has not met with much resistance. They would like to convert the upstairs into an apartment for John Perkins to help offset expenses. They are willing to follow any guidelines that we set forth for the self storage building. They feel that the nature of the building lends itself to running a business from it, he feels that his business will be unassuming to the town and can only benefit it. Donna spoke to the town attorney briefly about this and he felt that we should make a recommendation to the ZBA for a use variance and let the ZBA address it first. If they did not feel that it needed a variance then they would send them back for a special use permit. John spoke to the board and explained that he had his attorney speak to the town attorney as well and he just wants to cover all of his bases so he avoids any problems in the future. He can not afford to purchase the building and not use it as a business. He has five employees and five vehicles. They would meet at the building in the morning and go to their job. He is planning on putting forty storage units inside. He plans on storing his equipment inside as well. He does not plan on adding any additional lighting or fencing. He would like to put up a sign either on the building or in a landscaped island that would be neatly kept. Jim Clarke seconded it, all approved. We discussed the request to rescind Marlin Brown's special use permit. It has been published now. We feel we followed all of the rules that we had at our disposal to make our decision. The following statement was made by Pete Snyder: The Special Use Permit Planning Board members. If any further action needs to be taken it should be taken by the Town Board. This was seconded by Russell Stone. Approved by Judy Carmon, Jim Clarke, Donna Griffin, Russell Stone, Pete Snyder and Jim Burke. Lori Bodley was absent.

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Russell made a motion to close the meeting at 9:25 PM, Judy seconded. All approved.

Respectively submitted,

Judy Carmon

Planning Board Secretary,

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