

FENNER PLANNING BOARD
April 21, 2010 – 7:30 pm

MINUTES

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

The meeting was called to order at 7:30 PM.

This meeting is a joint meeting with the planning board and the ZBA.

Donna reviewed the minutes. Russ made a motion to approve the minutes, Pete seconded. Approved.

Nancy Brown – Special Use Permit. The public hearing opened at 7:35 PM and closed at 7:42 PM. Pete made a motion to grant a special use permit to aloe a double wide home on her property. Russ seconded. Approved.

- Preliminary Sub-division. Charles Manasse presented information about a proposed sub-division on Nelson Road for the Andrew Byler farm. We will have a public hearing on 05/19 at 8:00 PM. The town attorney sent a letter to Mr. Manasse explaining that the current property is not in conformance with the Town's Land Use Regulations as there was never an application made to the planning board to have two residences on a single parcel. Moreover, any sale to a non-Amish person would require extensive improvements of the houses which lack electric wiring and plumbing to bring them in conformance with the NYS building code. Finally the prospective buyer must be notified that the purchase of any portion of the farm less than the entire property will be subject to subdivision approval by the planning board.

Tom Strack presented a line change on Mutton Hill Road. Pete made a motion , Russ seconded. Approved. It was a simple line change so it was decided to waive the sub-division.

The meeting was turned over to Rudy Braun – ZBA Chairman.

Bob Duclos from C & S Engineering explained about the 911 communication towers on Tower Rd and Irish Ridge Rd. The variances were approved by the ZBA.

Pete made a motion to approve the Special Use Permits for both towers and the sub division on Cary Hill Road for tower # 5. Russ seconded. Approved.

A public hearing will be set for the sub-division on Roberts Road for Vaughn Lang. It will be set for 05/19/10 at 7:45 PM.

Respectively submitted,

Judy Carmon

Planning Board Secretary