

### **Town of Fenner Planning Board Minutes: 3/15/2023**

Present: Monica Cody, Andre Schokker, Andy Stone, Pete Snyder, Andy Bishopp, Sue Yanulis

Community Members: Mark Woodworth

Andy Stone called meeting to order at 7:30pm.

### **Discussion of meeting minutes from 2/18/2023:**

Sue asked about the Bodley property, she thought that the lot was not zoned for trailers, but it is zoned on East Rd. to allow trailers. (East Rd is a B zone). The trailer would need to be 500 feet from Nelson Rd. which is not zoned for trailers. See Land Use Regulation Map. No further discussion.

Motion to approve Meeting Minutes from 2/18/2023 by Pete Snyder, second by Andre Schokker.  
Motion carries.

### **Preliminary for subdivision of 78.-1-31.111 on Fenner East Rd.**

Still awaiting paperwork, no discussion can occur until Mr. Bodley provides appropriate application.

### **Line Change of 68-1-23.22: SECRA document required.**

Mark Woodworth (in attendance)- line change to correct the intended previous line change. The Public Hearing occurred in February and SECRA was reviewed (negative declaration found) but hard-copy form was not completed at that time. Andy Stone and Mark completed the paperwork as needed.

### **SECRA document for 077.00-02-02.0: Wayne and Laura Emmons subdivision**

12/8/2022 public hearing for subdivision was completed to divide the Emmons property into 2 conforming lots. SECRA document was not completed at that time, an oversight. Planning Board reviewed the SECRA for this subdivision. A negative declaration was found and documented, Wayne will need to also sign the SECRA forms. Motion to approve the subdivision with a negative declaration by Pete Snyder, second by Sue Yanulis. Motion carries.

### **M. Cody preliminary Special Use Permit for using 4690 Shephards Rd. house as farm retail store (87.-1-4.5)**

Monica Cody would like to use the existing Shephards house for a small retail store for farm-products and commercial kitchen space for producing additional value-added products. The Planning Board reviewed Town of Fenner Local Law 2009-1, pertaining to retail space as part of Town of Fenner Land Use Regulations Section 301.3, subsection J. The proposed retail area is less than 2500sq ft and total building is less than 5000 sq ft. No additional Special Use Permit is required, the original Special Use

Permit request dated 8/17/2021 and approved by Town of Fenner Planning Board 10/27/2021, included space for farm product sales and commercial kitchen for food processing on this lot.

Next meeting on 4/19/23, pending agenda items.

Motion to close by Andre Schokker, second by Andy Bishopp. Motion carries, meeting closed at 8:15.

Respectfully Submitted,

Monica Cody