

Town of Fenner Planning Board Minutes: 11/15/2023

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

Andy Stone called meeting to order at 7:32 pm.

Discussion of Meeting Minutes from 10/18/2023:

Motion to approve the meeting minutes from 10/18/2023 by Pete Snyder, seconded by Andre Schokker. Motion carries.

Preliminary discussion of Subdivision for Thomas Seitz at 4032 E Mile Strip, Canastota, NY 13035

There are 19 acres on one side of the road. A house and 6.2 acres are on the other side of the road. Mr. Seitz would like to separate the two sides of the road into 2 parcels for sale of one lot. Each has over 100 feet of road frontage and neither would create a non-conforming lot. A map of the parcel is forthcoming. A public hearing will be held at the next meeting 12/20/23 at 7:35 PM. There are no utilities that cross the road. There is a driveway on the 19.1 acre side but no power connection. The SEQR will be reviewed at the public hearing. There are currently not any outbuildings on the 19.1 acre lot. The parcels are both zoned A.

Pete Snyder motioned to set public hearing for next month. Judy Carmon seconded. Motion carries.

Mr. Seitz will bring a mylar copy to be signed after approval, and a copy for the Planning Board to keep as record.

Preliminary subdivision for Wayne Emmons on lot 077.00-02-02.0

Mr. Emmons would like to separate 2.176 acres from his house lot. Previously this year, the shop was subdivided out and now the buyer of the business will be buying the house. The remaining tillable acreage be retained by Mr. Emmons. It was discussed that there is always concern about piece-meal subdivisions and that more than 3 subdivisions at a time is considered a major subdivision which would need to be reviewed by the county.

A line change is not an option because Mr. Emmons is holding the mortgage and wants to mitigate any risk if he needs to repossess the parcel. Neither of the 2 newly proposed lots are nonconforming and both have adequate road frontage. (See attached map dated 11/6/2023). There are no current utilities or outbuildings on the proposed subdivision lot of tillable land. The soil there is clay.

Pete Snyder motioned to set public hearing for 12/20/23 at 7:45PM. Judy Carmon seconded. Motion carries.

Preliminary discussion of a proposed lot 69-1-31.6 purchase: Request to verify as an approved building lot

Ted Perry was present representing the sellers (Lacey Westcott and Ryan Carswell). Beth Powell is the potential buyer.

This lot is on the corner of Nelson Rd. and Larkin Rd. Ms. Powell met with the Town of Fenner codes officer and discussed setbacks. The issue is that the Nelson Rd. frontage is less than the 200 ft. (which is the District A land use schedule.)

The driveway is also on the crest of a hill and will need the Fenner Highway Superintendent to approve the proposed future location.

It is a pre-existing non-conforming lot, so a variance would be required to waive the 200 ft setback requirement for zone A.

The Planning Board refers Ms. Powell to the Zoning Board of Appeals for a variance on the Nelson Road frontage requirement. Ms. Powell is also referred to the highway superintendent (Robbie Conklin) to assess the appropriateness of the proposed driveway location. (Contact information was given.)

The proposed construction cannot be a doublewide because it is in the A district.

Ms. Powell questioned the lot dimensions because the posted sale acreage and survey acreage differ. The Planning Board noted that from the center of the road is a 33 ft right of way on either side. They are 4 rod roads. The survey is the accurate acreage. The Iron Rods on the parcel are new from the very recent survey.

There is a well on the property but it may need to be moved. The Planning Board noted that the well must be 100ft from the septic.

Motion to close by Sue Yanulis, second by Andre Schokker at 8:20PM. Motion carried.

Respectfully Submitted,

Monica Cody