

Town of Fenner Planning Board Minutes: 1/17/2024

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

Absent: Judy Carmon, Pete Snyder

Community Members in attendance: None

Andy Stone called meeting to order at 7:31 pm.

Discussion of Meeting Minutes from 12/20/2023:

Mr. Seitz' application was approved but we are awaiting the mylar copy to sign.

Public Hearing for Mr. Senehi was moved from January to 2/21/24 at 7:30PM.

Motion to approve the meeting minutes 12/20/2023 with additions as noted above from by Sue Yanulis, seconded by Andre Schokker. Motion carries.

Dave Senehi- Letter of Project Knowledge

Mr. Senehi needs a letter written from the Town of Fenner Planning Board to tell NYS that we are the Authority Having Jurisdiction (AHJ) and we are aware of his project as required by "NYSDERA RES RFP 22-1".

Motion for Andy Stone to author a note to Mr. Senehi for his application to NYSEDA indicating that the Town of Fenner Planning Board is the Authority Having Jurisdiction (AHJ) and we are aware of his project as noted in the December 2023 minutes and as required by "NYSDERA RES RFP 22-1", and CC'ing the Town of Fenner Board Supervisor on the letter. Motion by Andy Bishopp, second by Andre Schokker. Motion carries.

Charlie Pace: Merging 2 lots

Mr. Pace owns 2 parcels. He would like to eliminate the line between the two. There is no change in legal ownership. Parcel 87-1-36.1 will be merged into parcel 96-2-15. The change doesn't affect school districts, municipality, etc. A letter was provided by the county (see attached) and no action is needed by the Planning Board.

Multi-Use Ag Building on Fenner Rd.

2734 Fenner Rd. is in District A, which allows not more than two residence structures in addition to the principal residence structure. There are currently no residences on this parcel (86.-2-29.1) and it was discussed that no special use permit would be required to allow a mixed use farm worker housing area in

the ag building according to current zoning laws, because it is the only residential unit on the property. The structure will still be regulated for the safety of occupants by observing standards published by NYS under Uniform Fire Prevention and Building Code, and/or similar through the Code Enforcement Officer occupancy oversight, and requires an adequate sewage disposal system. If a second residential unit was built, it would require a Special Use Permit from the Planning Board as noted in Town of Fenner Land Use Regulations.

Review of Planning Board Procedures

Town of Fenner Land Use Regulations and Special Use Permit Application were reviewed. It was noted that the requesting landowner is required to provide information on the neighboring properties and that the Town Clerk collects associated fees at the time of application collection. There is opportunity to improve the process and make it more clear the logistics of Planning Board processes.

The Planning Board requests that the Town Board reviews the processes associated with Planning Board procedures to provide clarity on roles and responsibilities for processing applications, payments, Public Meeting notices, etc.

Motion to close by Sue Yanulis, second by Andre Schokker at 9:26 PM. Motion carried.

Respectfully Submitted,

Monica Cody