

Town of Fenner Planning Board Minutes: 9/18/2024

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

Community Members: Ken Roberts, Paul Little, Justin Norfleet

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

Discussion of Meeting Minutes from 8/21/2024:

Motion to approve the meeting minutes 8/21/2024 by Sue Yanulis, seconded by Andy Bishopp, unanimous approval. Motion carries.

Subdivision for Ken Roberts on 70.00-1-28 (3800 West Milestrip Rd.)

Andy Stone opened Public Hearing for public hearing **subdivision for Ken Roberts on 70.00-1-28 (3800 West Milestrip Rd.)** at 7:35PM.

Mr. Roberts would like to subdivide 1.62 acres from 72 acres. The new lot on Mile Strip Rd frontage is 210'. The new lot is a conforming lot. There are currently no structures on either parcel. There is a well on the new lot. The larger parcel has road frontage on Mile Strip and on Larkin Rd. The intention is to put a double wide with approximately 40' around to mow on the new parcel. A site plan was requested before the public hearing. No construction should take place without a construction permit, which may require the final subdivision approval prior to issuance.

The public hearing was closed at 7:52PM with a motion by Sue Yanulis, second by Andy Bishop. All in favor and motion carries.

SECRA was reviewed and a negative declaration was found.

Motion to approve the subdivision for Ken Roberts on 70.00-1-28 (3800 West Milestrip Rd.) as filed by Pete Snyder and second Mike Wood. Motion is approved unanimously, motion carries.

Paul Little (77.-2-32.2) update to special use permit:

Paul got approval to build a house for his neighbor on the property while the existing home also remains on the same parcel. Work was supposed to have been started but the contractor is behind and the work is starting now. He'd like to put a garage on the house. Paul is seeking approval for a porch and garage with a 180' setback from the road. There's at least 60' to the side property lines. Building codes officer has been consulted and is OK with the plan. No further action is needed by the planning board, the existing variance is sufficient to proceed, with the modified start date, which should begin when the construction permit begins.

Justin Norfleet (87.-1-39 at 3300 Cody Rd.) subdivision request.

Justin would like to subdivide his current lot to put a residence on the back portion of the property. The total lot acreage is currently 14.67 acres. The current lot is a non-conforming lot. It currently has 752.38' of road frontage. The two new lots would also be nonconforming, splitting the road frontage to 320' and 432'. Based on where the current hedgerows are, the requested subdivision lot lines would maintain the septic, well, and existing outbuilding and horse paddock on one lot, and provide enough distance for an in-law homestead on the second parcel. The buildable portion in the back of the new lot would be over 2 acres and provide enough space for a home and supporting infrastructures while maintaining side property setbacks. The strip to connect to the back building lot is 35' and provides enough space

for a driveway without needing a right of way. This parcel is in zone A and allows a manufactured home more than 500' from the road, which this would be.

Motion to refer Justin to the ZBA for a lot variance by Sue Yanulis. Second by Andy Bishop. All in favor. Motion carries.

A public hearing is set for Justin Norfleet, contingent on ZBA approval of his appeals request, for October 16 at 7:50PM for Justin's subdivision.

Motion to close the meeting by Sue Yanulis, second by Andy Bishopp at 8:16 PM. All in favor. Motion carried.

Respectfully Submitted,

Monica Cody