

FENNER PLANNING BOARD
January 20, 2010 – 7:30 pm

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

Donna called the meeting to order at 7:30 pm. The September 2009 minutes were reviewed. Pete made a motion to accept. Russell seconded. All approved.

Jim Stokes presented an amendment to section 301.3 in the Fenner land use regulations to be labeled 301.3K to read:

“Appendix I of the Town of Fenner Land Use Regulations is hereby amended to add a new definition of the term “Double Wide Mobile Dwelling” to read as follows:
Double Wide Mobile Dwelling – a single family residential structure containing not less than 1200 square feet of living space with a minimum width of 24 feet, exclusive of basements, garages, attics and similar spaces not constituting habitable space under the New York State Building Code, which consists of two separate and distinct halves, each of which contains a permanent towing frame as part of its structure which makes it capable of being towed on a public highway, and each of which is manufactured pursuant to the U.S. Department of Housing and Urban Development published in Title 24, Chapter XX, section 3280 et seq., in such a manner as to be used as a dwelling or place of business only in conjunction with the other half when the two halves are placed together.”

This will be filed as Local Law No. 1 of the year 2010.

Pete made a motion to send to the town board for review and a recommendation that we agree with this amendment. Russell seconded. All members present were in agreement.

The meeting adjourned at 8:30 P.M.

Respectively submitted,

Judy Carmon
Planning Board Secretary

FENNER PLANNING BOARD
March 17, 2010 – 7:30 pm

MINUTES

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

The meeting was called to order at 7:40 PM.

Preliminary for minor sub-division on Roberts Road. Vaughn Lang would like to create a lot C from the current sub-division. The lot would be 200' in the front and 804' long with a 249' back. The creation of this lot would create a non-conforming lot as our current land regulations read. This lot would be 2 ½ deep to 1 wide from the original lot. Russ made a motion to refer this to the ZBA. Jim seconded. Passed.

Nancy Brown thought that she needed a Special Use Permit to put a double wide on her property. The board thought that with the new law passed by the town board that she only needed a building permit.

Preliminary for 911 communication towers for Madison County. There are two proposed sites for the new towers. They are needed to improve the communications coverage.

Site # 1 is on Tower Rd and site # 5 is on Irish Ridge Road and Cary Hill Rd.

Site # 1 will be a taller tower. This tower will be 225 feet tall to replace the existing 165 foot tower. A new compound will be established next to the existing one. This will only require a building permit.

Site # 5 is on the Lyga property on Irish Ridge Rd. I would be a gravel road with a 190 foot tower. This site is landlocked so a variance would need to be obtained for the road frontage issue and for the tower height.

The meeting adjourned at 8:20 PM.

Respectively submitted,

Judy Carmon

Planning Board Secretary

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 allow 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

FENNER PLANNING BOARD
May 19, 2010 – 7:30 pm

MINUTES

Members present: Donna Griffin, Russell Stone, Pete Snyder and Judy Carmon

Donna called the meeting to order at 7:30 PM. Donna reviewed the March and April minutes. Pete made a motion to accept. Russell seconded. All approved.

Preliminary Sub-division: Dan and Barb Clements on Bingley Road are hoping for a simple line change. They are purchasing some land next to their existing property and would just like to be able to add the property to what they already have. After reviewing the survey map it appears that a simple line change is adequate. Donna explained that they need to get a survey and have her sign the mylar copy and then register it at the county. Pete made a motion to approve a line change to add from the Burns' to the Clement's. Judy seconded. Approved.

The public hearing opened at 7:45 PM for the Lang property on Roberts Rd. He is subdividing a lot called Lot C from the 45 plus acre parcel. Lot C is 4.05 acres and has 200' of road frontage but is creating a long narrow lot that goes against the town codes. The ZBA approved a variance for this exception. There were no comments from the public. Approved. Mr. Lang will get maps for Donna to sign.

The public hearing opened for the Bylar sub-division brought about by Mr. Manasee. There were no comments from the public. Pete made a motion to close the hearing. Russell seconded. Approved. Judy made a motion to accept the sub-division as proposed. Pete seconded. Approved.

Pete made a motion to adjourn the meeting at 8:30 PM. Judy seconded. Approved.

Respectively submitted,
Judy Carmon

Planning Board Minutes
Of the Town of Fenner
August 18, 2010 – 7:30 pm

Members Present: Pete Snyder, Donna Griffin, Russell Stone,
Jim Burke, and Jim Clarke

Donna Griffin opened the meeting at 7:30 pm

Dave Vredenburg presented a tax map/survey for a portion of land from John Davis on Wyss Rd. to be conveyed to Ed Kashel on Mutton Hill Road. This is a 22.709 acre portion of Lot 42 on Wyss Road.

Pete made a motion to accept a line change for this conveyance. Russell seconded. Approved.

The meeting was adjourned at 7:45 pm.

Respectfully submitted

Judy Carmon
Planning Board Secretary