

FENNER PLANNING BOARD

January 17, 2007 – 7:30 p.m.

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

The meeting was called to order at 7:35 p.m. Donna reviewed the minutes. Pete made a motion to accept as read. Russell seconded. Approved as written.

John Stoker – Preliminary. John has been thinking about adding a small windmill for power for his farm to help control costs. The manufacturer makes two sizes – 52' and 82'. They are looking at the 82' high one, it puts out 20 kilo's. It would be on a pier with guy wires. They have found a good bargain and are hoping for some help with green power. The tower is able to be put up by them. They would like to put it behind the existing power pole. The hope is that this unit would run the farm with any extra power being sold back to the grid. It was suggested that he get a hold of Bill Magee for help because he still heads the Ag Board. Donna also recommended Dave Valesky as he has been a great deal of help with the Wind Center. Ag and Markets have guidelines that cover the farmer for projects such as this. It was suggested that he contact the codes enforcer about a building permit requirement and the assessor about taxation. He needs to do a little more homework and he will be back.

Donna brought up about Planning Board School; there is one being offered in Onondaga County and in Cooperstown. The town will pay for the class. Each member must let Joanne know if they are interested.

Donna mentioned that in the fall Russell Cary had suggested that Jim Stokes meet with all of the boards to review the Town requirements. We thought it would be a good idea. Judy made a motion to adjourn. Russell seconded. All Approved. Adjourned at 8:03 p.m. We will have a meeting on 02/21 at 7:00 PM. We have a preliminary for a sub-division for Glenn Davis. Jim Stokes will be there along with the other boards. Jim will be presenting a 2 hour class on the different board's duties in the town. This will qualify as credit earned for 2007.

Respectively submitted,

Judy Carmon
Secretary

FENNER PLANNING BOARD
FEBRUARY 21, 2007 – 7:00 pm

MINUTES

Members present: Donna Griffin, Pete Snyder, Judy Carmon, Jim Clarke and Jim Burke. The meeting was called to order at 7:15 pm. Donna reviewed the minutes. Pete mentioned that the wind tower for John Stoker's windmill would be 20 kilo's. Pete made a motion to approve the minutes with correction. Jim seconded. Approved.

Glenn Davis – Preliminary for sub-division on Bingley Rd. Glenn wants to create 3 lots that are 2.5 acres each out of the 12.433 acre lot that he purchased. They would be 200' on the road going back to 125' at the back. The remainder would be 183.82 for road frontage and the rest of the land behind the existing lots. He wondered if he could get rid of the back half of the lot and we told him only w/adequate road frontage or if he sold to surrounding land owners. We advised him of the conforming lot depth to width ratio requirement for his proposed sub-divisions. He wondered about converting to 3 lots with approximately 260' of road frontage each by approximately 730' deep or in a conforming formula. We recommended that approach so that it would be a better fit for all. He was going to do some more research and come back.

Fred Whipple – Sub-division on Freber Road. Fred wants to sub-divide 10.5 acres from his 208 acre lot on Freber Road. The road frontage would be 310' and he wants to hold 80' for a right of way for future water rights. The lot is about 1000' deep so it would not be a conforming lot. Fred would need to add the 80' proposed right of way onto his property next door to avoid creating a non-conforming lot. We would need to send him to the ZBA for an area variance for this lot as it is on the print right now. Donna explained we have to make a recommendation to the Zoning Board and at this time we are suggesting he could add more land to this lot to avoid this problem if he wanted to. Peter made a motion that Fred should try to make it into a complying lot which would be a negative recommendation from our board. Jim Burke seconded it. All approved. Pete made a motion to adjourn, Jim Clarke seconded. All approved. We adjourned at 7:45 pm.

Respectively submitted

Judy Carmon
Secretary

FENNER PLANNING BOARD
MARCH 21, 2007 – 7:30 PM

MINUTES

Members present: Donna Griffin, Pete Snyder, Judy Carmon and Russell Stone.
The meeting was called to order at 7:35 pm. Donna reviewed the minutes. Russell made a motion to accept, Pete seconded. Approved as written.
Fred Whipple – Sub-Division. Donna did not receive the minutes from the ZBA for our review yet. Fred was granted a variance to keep his lot the way that it is shown on the survey map. A public hearing will be set up for the sub-division for the next meeting on 4/18/07 at 7:45PM. The sub-division is for parcel 68.0-01-19.1 on Freber Road.
Judy made a motion to adjourn, Pete seconded. Meeting adjourned at 8:00 PM.

Respectively submitted.

Judy Carmon
Secretary

FENNER PLANNING BOARD MINUTES
APRIL 18, 2007 – 7:30 PM

MINUTES

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

The Meeting was called to order at 7:33 pm. Pete reviewed the minutes. Jim Clarke made a motion to accept as read. Pete seconded. Approved.

Public Hearing for Fred Whipple. The public hearing for a minor sub-division on Freber Road opened at 7:45 PM. Fred was advised that the board will not be able to act Tonight on this sub-division because we have not received the ZBA variance stating that the variance was passed. A member from the public reviewed the survey map presented, he did not comment. There was no further comment. Russell made a motion to recess the public hearing until next meeting. Jim B seconded. Approved. Pete told Fred we will be able to act once we receive the minutes and variance from the ZBA.

Russell made a motion to adjourn, Jim Clarke seconded. Approved. Meeting adjourned at 7:50 PM.

Respectfully submitted,

Judy Carmon
Secretary

FENNER PLANNING BOARD
MAY 16, 2007 – 7:30 P.M.

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

The meeting was called to order at 7:30 pm. Donna reviewed the minutes. She recommender that we change the name written in the public comments to public and that the public hearing was recessed not closed. Pete made a motion to accept as corrected. Jim seconded. Approved.

Public hearing for Fred Whipple. The public hearing was reopened for the sub-division on 2525 Freber Road (tax map 68.-1-19.1). There were no comments. The public hearing was closed at 7:37 pm. The board reviewed the sub-division application. We reviewed the SBA minutes showing approval. The board had some discussion about the decision of the ZBA going against our recommendation and setting a precedent for more lots with an inaccurate width to depth ratio. We will address any further sub-divisions as they come up. Pete made a motion to accept the Z BA's decision and grant the sub-division to Fred Whipple, Judy seconded. Approved.

Preliminary for a Special use Permit for Dave and Becky Rasmussen. The Rasmussen's are proposing to purchase the old Jana-Rock building on Irish Ridge Road to use for a repair facility and heavy equipment storage along with some work supplies. This building is more centrally located for the bulk of the business that they do and they are outgrowing the present facility in Georgetown. Mrs. Rasmussen sent a letter to Roger Cook asking what they would need to do if they purchased this building. Roger Cook sent them a letter stating that they need to obtain a Special Use Permit. They will fill out a Special Use Permit application and a public hearing will be published for our next meeting on June 20th. We advised them that they needed to bring the application along with them.

Preliminary for Mary Armstrong and Edith Manders on 3458 Cody Road and 3461 Cody Road. Edith may sell a portion of her 28.6 acre property. The Richard's are interested in purchasing some of the land. They were looking for advice on the best way to sub-divide the acreage into 3 or 4 parcels depending on how much the Richard's would be interested in. We suggested that they see how much the Richard's want and then write the divisions on the existing survey map and come and see us to make sure here will be no problems before they hire a surveyor.

Judy made a motion to adjourn, Jim seconded. Approved. Meeting adjourned at 8:55 PM.

Respectively Submitted,

Judy Carmon

FENNER PLANNING BOARD

June 20, 2007 – 7:30 pm

MINUTES

Members Present: Judy Carmon, Russell Stone, Dave Dain, Pete Snyder, Donna Griffin and Jim Burke.

The meeting was called to order at 7:35 PM. Donna Reviewed the minutes. Russell made A motion to accept as read. Dave seconded. Approved.

Mary Armstrong and Edith Manders- Minor sub-division. They came back in front of The board with some firm plans on how to divide up the land on Cody Road. They will Sub-divide out one parcel on Buyea Road that is about 12 acres. Mary's house will Sub-divide out along with 3 to 4 acres. That will leave about 12 ½ acres with Edith's house.

Donna told them that some where on the vacant lot a perk test will have to be shown on the survey map. Edith may institute a line change to an adjoining neighbor to Enhance their property. They will have a new survey done to reflect the changes.

We received another letter from Roger Cook in reference to the Rasmussen's request for A special Use Permit. He now recommends that they should attempt to obtain a Use Variance from the ZBA.

Judy made a motion to adjourn the meeting. Russall seconded. Approved. The meeting was adjourned at 7:50 PM.

Respectively Submitted,

Judy Carmon
Secretary

FENNER PLANNING BOARD
July 18, 2007 – 7:30 pm

Members Present: Judy Carmon, Dave Dain, Peter Snyder, Donna Griffin and Jim Clarke.

The meeting was called to order at 7:35 PM. Donna reviewed the minutes. Dave had a Question about the third lot on the Armstrong/Manders sub-division. Donna explained that We have a map from them and answered his question. Pete made a motion to accept as read. Dave seconded. Approved.

Mary Armstrong and Edith Manders- Minor sub-division. Donna reviewed the application to make sure it was correct. Donna told them that we need to see the perk test site on the survey map along with contour lines and a driveway on the third lot. Once the surveyor includes those things Donna will submit to the the county for review. We gave back the application to Mary and they Will resubmit once the survey is corrected. Donna explained that they will pay the application Fee once the process is approved and to make sure that they get a mylar copy of the survey map so it can be signed and filed at the county.

Michael Thayer and Randy Cook – Preliminary for an area variance. They have signed a Purchase offer for property on 2750 Perryville Rd. (60.3-1-4). There is a trailer on the lot now. They want to put in a double wide home on the site to replace the old trailer. The lot is 75 feet wide by 800 feet deep. They will need to have an area variance because the 40 foot setback will not allow for anything. The trailer was in place prior to any town regulations. Donna spoke to Roger Cook and he was going to contact Jim Stokes and get back to Donna about this but he had not by meeting time. Donna advised that it will need to go in front of the county for review. She will take down the paperwork supplied by the applicants explaining what they want to do to get the review started.

Pete made a motion to adjourn the meeting. Judy seconded. Approved. The meeting was adjourned at 8:06PM.

Respectively Submitted,
Judy Carmon
Secretary

Fenner Planning board
August 15, 2007 – 7:30 PM

Members Present: Donna Griffin, Russell Stone, Judy Carmon, Dave Dain, Jim Burke and Pete Snyder

The Meeting was called to order at 7:32 PM. Donna reviewed the minutes. Russell made a motion to accept as read. Pete seconded. Approved

William Farrance – Minor Sub-division. Donna turned the meeting over to Pete to chair. She is selling the land to the individual and did not want a conflict of interest. Mr. Farrance had Mr. Lang represent him at the meeting. He is buying a 12 acre piece on Woodland Road and would like to sub-divide into 2 parcels. Both lots perk and meet the 200 foot road frontage requirements. The issue is the depth to width ratio. We tabled the preliminary until we speak to the town attorney for an interpretation of the land use ordinance pertaining to this situation. We will bring it back up at the next meeting. Bob Stinson would like to move a lot line to give his daughter more land on Wyss Road (parcel 96.-2-21). Pete made a motion to waive the public hearing and grant the line change. Russell seconded. Approved.

Glenn David – Minor Sub-division. He would like to subdivide his land on Bingley Road into 3 lots and sell the remainder to the remainder to the Hales so that they can add it to their property. Each remaining lot would meet the 200' road frontage and depth to width requirements. We will send to the county for their recommendation. Judy made a motion to accept the sub-division as proposed on the map and publish for a public hearing on 9/19/07 at 7:45 PM. Russell seconded. Approved

Andy Shephard – Minor-Subdivision. Andy would like to sub-divide 20 acres from his Road. Pete made a motion to accept this sub-division and submit for a public hearing on 9/19/07 at 7::55 PM. Russell seconded. Approved.

Charlie Stone – Special Use Permit. Charlie has requested a Special use Permit be granted so that he can build his house on 3652 Milestrip Road (parcel 70.-1-27). This land is in a “B” zone. Section 203G requests a Special Use Permit is needed. The lot is 162 acres with two existing homes on it. Pete made a motion to approve the preliminary for a Special Use Permit and publish for a public hearing on 9/19/907 at 8:15 PM. Judy seconded. Approved.

Paul Galgon requested that few extra sets of minutes be printed for the public to review at the start of the meetings. He also asked for an introduction and little preliminary for each person requests.

Pete made a motion to adjourn, Russell seconded. Approved. The meeting was adjourned at 8:45 PM.

Respectively submitted

Judy Carmon

Fenner Planning Board
September 19, 2007 – 7:30 PM

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

Meeting was called to order at 7:35 PM. Donna reviewed the minutes. Russell made a motion to accept, Pete seconded. Approved.

Mary Armstrong presented the application along with a revised survey map showing the contours, perk tests and driveway locations. She went to the SBA and got approvals she needed for lot 3. She wants to make sure she gets a copy of the ZBA minutes for her records. We will publish for a public hearing for the minor sub-division for our October meeting on 10/17/07 at 7:45 PM.

Edwin and Diana Brown are looking for a Use Variance to put a double wide home on Oxbow Road in an "A" zone. He would have to go 500 feet back from Oxbow Road to satisfy present requirements and his building lot restricts him because for the surrounding Class A wetlands and the 100' buffer zone established by the DEC. He has had the lot perked and passed and is speaking with the DEC on 09/20/07 to see if they will allow him a little more room in the buffer zone to have his well and septic put in. Russell made a motion for a positive recommendation to the ZBA, Donna seconded. Three voted in favor and three opposed.

Glenn Davis – Major Sub-division. The public hearing opened at 7:55 PM for his major sub-division on Bingley Road. He was at the ZBA meeting last month and they approved his request for a variance to add the land he sold to the Hales onto there lot. Donna asked if there was any comment from the floor, no comments. The public hearing was closed at 8:04 PM. He presented his final survey. Russell made a motion to accept the ZBA recommendation. Judy seconded. Approved.

Lori and Andy Shephard – Minor Sub-division on Roberts Road. The public hearing opened at 8:07 PM. They are division off 20 acres from their existing property. Donna asked if there were any comments, no comments from the floor. The public hearing was closed at 8:09 PM. Russell made a motion to accept the sub-division as presented. Jim seconded. Approved.

Lori Shephard wrote a letter to the planning board looking for direction on an addition to their current business on Roberts Road. They would like to add a driving range behind the existing golf course. They would not need to add another building and no additional lighting would be required either. The hours of operation would need to be increased to accommodate the nature of the business. Donna recommended that she come back with a detailed plan for a preliminary at our October meeting.

Donna turned the meeting over to Pete while we discussed the sub-division of Woodland Road with Mr. Farrance and Mr. Land to avoid conflict of interest. Mr. Lang is representing Mr. Farrance with this sub-division and if he will net to get a Use Variance from the ZBA for the depth to width ratio problem that the sub-division will cause. Pete spoke to the Town Attorney and he agreed that Mr. Farrance will need a variance to proceed with this sub-division. Mr. Lang will present it to the SBA by himself. The meeting was turned back over to Donna by Pete.

Charlie Stone – Special Use Permit. He needs this permit to allow for a third home to be built on his family's land. The public hearing opened at 8:30 PM. Donna asked if there were any comments from the floor, no comments. The public hearing was closed at 8:25 PM. Pete asked if he would rather get a Special Use Permit instead of sub-dividing the land and that is what Charlie wants to do. Jim Clarke made a motion to accept. Jim Burke seconded. Approved.

Donna passed out notice about a planning board school to board members.

Russell made a motion to close the meeting, Judy seconded. Approved. The meeting was adjourned at 8:50 PM.

Respectively submitted;

Judy Carmon
Secretary

FENNER PLANNING BOARD
October 17, 2007 – 7:30 pm

MINUTES

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

Donna called the meeting to order at 7:37 PM. The minutes were reviewed. Russell made a motion to accept. Jim seconded. All approved.

Donna turned the meeting over to Pete Snyder because she is the seller of the land on Woodland Rd. to the Farrance's.

Mr. Lang relayed that the ZBA approved the area variance for a subdivision for the 11.96 acre lot. The ZBA had a meeting on 10/14/07 and the variance was approved 4 to 1. A question was asked if there was any logical explanation given for the approval. Mr. Lang explained that it w\made sense because of the size of the lot and it would be broken up into two 6 acre lots. Pete explained that any division of that lot in any form would require a variance because the existing lot just met the town requirements. No other comments were made. The public hearing was closed at 8:45 PM. Russell made a motion to approve the subdivision based on the ZBA approval of the area variance. Dave Dain seconded. Approved. Donna recluded herself from the vote on the subdivision.

Edith Manders and Mary Armstrong – Minor subdivision. The public hearing opened at 7:50 PM. Donna asked if there were any comments from the floor. Donna let Mary know to get a Mylar copy of the survey to have Donna sign so that Mary can take to the county to have it filed. The public hearing closed at 7:57 PM. Pete made a motion to approve the subdivision. Russell seconded. Approved.

Dave made a motion to adjourn. Pete seconded. Approved.

Respectively submitted,

Judy Carmon

Planning Board Secretary

We will have a meeting on 10/21/07 at 7:30 PM.

We have a Special use Permit application and public hearing for Suzanne Noto. She has a web design business in her home.

**Town of Fenner
Planning Board Minutes
November 21, 2007**

Present: Donna Griffin, Russell Stone, Judy Carmon, David Dain, Jim Burke,
Pete Snyder

Donna called the meeting to order. Donna review the minutes. Russell made motion to accept as read. David Seconded. Approved

Susan Noto – Special Use Permit – Susan would like a permit for an in home business on Bear Swamp Road. She uses her computer for a web design business. The public hearing opened at 7:40 pm. Public Hearing closed with no comments. We discussed the requirements for this business and determined that as long as it stays a web design business and nothing more it should be ok. No additional buildings or traffic will be acceptable. Russell made a motion to accept this Special Use Permit with conditions stated. Pete seconded. Approved.

Russell made a motion to closed meeting. Dave Seconded. Approved.