

**Town of Fenner
Zoning Board of Appeals
Minutes of the meeting on June 21, 2017**

Members of the ZBA:

Chairman Chip Swart
Jon Livingston
Paul Little
Mary Rose Proctor
Cindy Gavula (secretary)

In the Matter of the Application for Variance Approval for the property known as Tax Map Lot No. 78.-1-40.2 on Cody Road in the Town of Fenner owned by the petitioners, James and Judy McGinnis of 3546 Cody Rd.

Petitioners want to subdivide the 32.76 acre property into two lots in order to transfer a twenty acre parcel to their son and daughter-in-law. The petitioners will keep the remaining 12.89 acre lot.

The chairman of the ZBA, Chip Swart, opened the meeting at 7:30, beginning with public comment.

Mr. Art Bigsby, Attorney at Law spoke on behalf of the petitioners.

The two proposed lots will both have the required 200ft minimum road frontage but will not comply with article 640.2 of the Subdivision Laws of the Town of Fenner (9/1/1994). Neither proposed lot will meet the requirement that the width to depth ration be at least 2.5:1. The petitioners request an area variance for the lot dimensions.

Mr. Bigsby stated that the proposed variance will not change the character of the neighborhood. It will not adversely effect the environment. Nor will it increase the burden on public facilities.

No members of the public objected to the proposed variance.

The ZBA unanimously approved the variance.

Chip Swart plans to write a letter stating that the ZBA approves the variance and that letter will be sent to Mr. Bigsby and Mr. and Mrs. McGinnis