

Fenner Planning Board Minutes
11/16/16

Members present: Judy Carmon, Monica Cody, Donna Griffin, Pete Snyder and Andre Schokker.

Donna called the meeting to order at 7:30 PM. Donna reviewed the minutes from 10/19/16. Mark Woodworth's name needs to be corrected along with should to could. Pete made a motion to accept the minutes with the corrections. Monica seconded. Approved.

Minor Sub-division for Mr. Decker. The public hearing continued from the October meeting. Bill Parry expressed concerns with an opinion about wells in the area. Mr. Decker said that he has drilled about 6 wells in the area and he has used Amber Well Drilling in the past and has been very happy. Mr. Decker submitted a new copy of the survey map. He made out an amended sub-division application and has paid the fee. He spoke about the acreage and adjusted it to 12.036 acres. Mr. Decker got the new SEQR application and has filled it out and it has been given to the town. Because the project is on a town road the SEQR will be reviewed by the town not the county. The planning board is the lead agency for this project, Lots 1 and 2 have been changed to make them conforming. By adjusting all 4 lots a little bit. Septic systems will be reviewed at the time of build based on the size of the house and will be enforced by the code enforcer at the time of the permit process. Site distances for the driveways was addressed with Dan Smith from the Town of Fenner and he went over them at the site with Mr. Decker and they are on the survey map. Phyliss Tucker on Cary Hill Rd is wondering why he chose this area to build in and he explained that he wants to be back in the country and he builds houses for a living and he wanted to stay on the Town of Fenner and the Cazenovia school district. Bernie Thibert wondered if he will build his own house first and then build the other 3 and he was told yes that is the plan. He is planning on Modular homes, using his home as a model home. Mr Thibert is concerned with this changing the character of the neighborhood. Mrs. Tucker asked about what happens if a water problem comes up and he told her there is nothing that he would do because you never know. Mark Woodworth spoke to the well issues and said it all depends on the area and the well depth. Jenn Pushlar asked about landscaping and he told her that he does not do landscaping but he will put in a covenant about that in his contract. She also asked if he has any sub-divisions with modular homes that she could review and he said no sub-divisions but he has lots with modular on them. He said that he will be using Westchester Homes near Albany for his home and hopefully the rest of the lots as they sell. Mrs. Tucker asked if they would be 1 or 2 stories and he said his would be a 2 story but he doesn't know what the other people will want. He told her he is not a hit and run guy. She also wondered if the town said he could only build two houses would he run and he said he owns the land now. Donna told us that the SEQR is good and we have it. We will need to open a new public hearing for the new SEQR. Mark Woodworth appreciates the civility and also appreciates the due diligence that Mr. Decker has shown. Rick Bosworth expressed that he thinks it is nice that Mr. Decker is going to live there and put quality homes on the lots. Donna closed the public hearing at 8:05 PM.

Jim Stokes reviewed the SEQR and aided us in taking a hard look at the SEQR presented by Mr. Decker. He reviewed the proposed actions with us. We reviewed a list of potential issues to make sure that we can make an educated decision on the SEQR presented. We went over part 2 – impact assessment to make a determination, we filled out part 3 – determination of significance. Jim Stokes prepared a resolution for this project which he read aloud. The resolution suggests that a negative declaration would be determined for the SEQR. Monica made a motion to approve resolution 11-16-1 with the addition of the significant word addition to #9. Pete seconded. Approved. Motion carried with 5 yes with 2 absent.

We will publish for a public hearing next month for 12/21/16 at 7:35 PM for the minor sub-division project for Mr. Decker.

Mr. Senehi met with the ZBA for his variance but they didn't have enough people for a quorum so they will set a public hearing for 11/22 at 7:30 PM. We will continue our public hearing for this meeting as well and will hold it concurrently with the ZBA.

Pete made a motion to adjourn the meeting at 9:15 PM. Monica seconded. Approved.

Respectively submitted,

Judy Carmon