

05/21/15

Town of Fenner  
Planning Board Minutes  
05/20/15

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

Donna reviewed the minutes for our last meeting 12/17/14. Pete made a motion to accept, Andre seconded. Approved.

Sub-division – Craig Hansen, 4792 Nelson Road, Cazenovia wants to sub-divide 60.942 acres from his parcel 87.-1-23. He wants to keep in in the Ag district. He wants this to be under a waiver for this sun-division. The buyer is buying this as vacant land with no water rights and no power. In the Ag sub-division rules section 340 precludes a public hearing as long as it is an Ag to Ag transfer. The property was last surveyed on 08/23/05. Andre made a motion to accept as stated. Pete seconded. Approved.

Preliminary for a sub-division. Debbie and Bernie Thibert, Jr, 3037 Bear Swamp Rd, Cazenovia would like to make a sib-division on their property – 69.-1.31.14. They want to keep 5 acres with their house and sub-divide the additional 11.6 acres off for their kids to build a house. They are proposing to share a driveway for both houses. The existing lot is a non-conforming lot technically because of the width to depth ratio. We suggested that they seek a variance to put two houses on this one lot or ask for a variance for this sub-division.

Monica made a motion to adjourn, Andre seconded. Approved. The meeting closed at 8:25 PM

We will have a meeting on June 17 at 7:30 PM.

Sincerely,  
Judy Carmon

Town of Fenner  
Planning Board Minutes  
06/17/2015

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

Donna reviewed minutes dated 05/21/15. Pete made a motion to accept as read, Monica seconded. Approved.

Sub-division – Craig Hansen, 4792 Nelson Road, Cazenovia wants to sub-divide 42.441 acres from parcel 87.-1-23. It will be kept in the Ag district and he will use section 340 in the Ag sub division regulations. This Ag regulation will preclude a public hearing as long as it is an Ag to Ag transfer. The property was last surveyed on 08/23/05. Pete made a motion to accept as stated. Andre seconded. Monica Cody abstained. Approved.

Monica made a motion to adjourn the meeting at 8:05 PM. Pete seconded. Approved.

Sincerely,  
Judy Carmon

Town of Fenner Planning Board  
07/15/15

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

Donna called the meeting to order at 7:30 PM. She reviewed the minutes from 06/17/15. Pete made a motion to accept as read, Russell seconded. Approved.

Major Sub-division – David and Mary Rose Proctor, 2525 Woodland Rd, Cazenovia, NY 13035. They want to make five lots from tax map # 69.1-22. Three lots would have road frontage on Bear Swamp Road and the other two would have frontage on Woodland Road. The lot is 57.59 acres and would be broke out as per below:

Lot 1 15.357 acres

Lot 2 12.451 acres

Lot 3 10.109 acres

Lot 4 6.985 acres

Lot 5 6.961 acres

Lot 6 5.727 acres and that has the Proctor's house on it.

The survey was completed on 06/30/15. We will have a public hearing on 08/19/15 at 7:45 PM .

Preliminary – Maggio Matthew, Michael and Dominick. They have purchased Shepherd Links and the parcel behind it. They would like to build four houses on the parcel eventually. He would like to put a small apple orchard and a small barn for a horse and small animals as well but nothing commercial. They will keep the golf course there but only for family use. Pete told him that he would need to go to the ZBA to run a private road back to the parcel and then have road frontage from that road. He wants to divide the 4 parcels out of the 44 acre parcel # 86.00-2.27.0. They will work on scale drawings to present to the ZBA and he will meet with Roger Cook and he will call Rudy Braun.

Monica made a motion to adjourn. Judy seconded . Approved.

The meeting adjourned at 8:15 PM.

## 19 August 2015 Fenner Planning Board Minutes

Members In Attendees: Jim Clark, Pete Snyder, Monica Cody

Meeting called to order at 7:30 by Donna Griffin. Motion to approve minutes made by Pete, Monica seconded. All in favor. Minutes were approved.

### Maggio Property Line Change and Private Road Creation:

- Mathew and Michael Maggio requested a line change to combine their two parcels (44.27 acres "lot 1A" and 3.5 acres "Shephards Links") into a single parcel on map 86.00-2-27.1.
- No approval needed, the Maggio's will contact the county tax maps department to process the line change.

### Public Hearing for Dave and Mary Rose Proctor for Subdivisions on Bear Swamp and Woodland Roads:

- Donna opened Public Hearing at 7:45.
- Pete motioned to close public hearing (no comments received) at 8:05, Monica seconded.
- Pete motioned to approve subdivision and Jim seconded. All in favor. Approved.
- Updated map was delivered and Donna will deliver the update to Judy. Donna will sign the mylar and take to the county to file when Mary Rose receives it.

### William Mosher and Lesley Galle Line Change:

- Bill and Lesley will be swapping land to straighten out parcel lines on 86.00-2-33.5 and 34.11. 3.5 acres currently in Evelyn Walters name will be added to the Galle's property (86.00-2-33.5) in exchange for 5.353 acres from the Galle's to be added to William Mosher's lot. (33.1). Lesley to provide tax map numbers for confirmation because drawings submitted were not readable.
- Monica motioned to approve. Jim seconded. All in favor, approved.

### Dennis Philips Pole Barn Special Use Permit on 60.3-1-18:

- Dennis would like to build a pole barn on his property to run his piano business out of. The building will be more than 17 feet from the property line but less than the required 40 feet. A special use permit will be needed. ***A public hearing will be set for next month (9/16/15) at 7:45.***
- A site variance will also be needed. Dennis was advised to speak with Rudy Brown to set up a meeting with the Board of Appeals, which will also need a public hearing.

Monica motioned to adjourn the meeting at 8:10. Jim seconded. Meeting adjourned.