**Town of Fenner Planning Board Minutes**

**19APR2018**

Members Present: Andrew Stone, Monica Cody, Donna Griffin, Pete Snyder, Andre Schokker, Charles Esposito

Absent: Judy Carmon

Call to order by Donna at 7:30

* Previous Minutes Discussed
	+ Minutes discussed; motion to approve by Pete Snyder, second by Andrew Stone. All approved.
* Matt Reksc combining of lots 77.-2-58.1, 77.-2-58.2, and 77.-2-58.3
	+ Looking to reverse the subdivision previously done, prior to his purchase of these three lots. Seeks to combine these lots to put a house in the middle, but where they want to build the house, they would encroach on the property lines and set-backs required. It was discussed that no action is needed by the planning board; Mr. Reksc was advised to go to the Tax Mapping department at the County to combine the lots into one.
* Mark Woodworth subdivision preliminary, continued (68.-1-23.22 and 68.-1-23.21)
	+ Current lot is 83 +/- acres. Lot lines have previously been changed, but they would like to sell 2 acres with the existing home to their child and build a residence addition to an existing barn, requiring the lot separation. At least 200 feet of road frontage for both lots is required, with a 1 acre minimum for each lot and appropriate setbacks from property lines. Lot dimensions must comply with 2.5 x length requirements. A survey is needed first, then application, and SEQRA short form. Surveyor has been contacted but is not completed yet. Mr. Woodworth noted that the current tax map does not concur with the deed. After the survey is done, Mr. Woodworth was requested to come back with a line change application. This subdivision will not result in a shared driveway. An additional well will be needed. The existing barn septic has been approved. Assuming line change creates two conforming lots not public hearing would be needed; otherwise, a variance will be required from the ZBA. Mr. Woodworth is targeting the May 2018 meeting for approval of this line change.
* M. Cody motioned to close meeting, A. Stone seconded. Approved. Meeting adjourned at 8:02.

Respectfully submitted by Monica Cody