

September 16, 2015

Town of Fenner Zoning Board of Appeals

Board Members in Attendance:

John Livingston (acting chairman)

Paul Little

Maryrose Proctor

Cindy Gavula

Called to order by JL at 7:45 pm

Meeting called to discuss side area variance on property owned by Dennis Phillipps (2968 Perryville Rd Canastota NY 13032)

Mr. Phillipps requests a side area variance in order to erect a pole barn (24x40 ft) to the left of existing home and adjacent to his neighbor Mr. R. Cook. The building will be used primarily for his business of tuning and rebuilding pianos. The Building will be approximately 25-30 feet from the adjacent property line, which falls short of the 40 required feet without a variance. It will be approximately 75 feet from the center of the roadway. Due to the existing grade of the land, the proposed building cannot be erected further from the property line.

No one from the public attended the meeting. The board had no further questions.

PL moved to approve the side area variance

MP seconded the motion

Motion to approve the variance was approved unanimously by all board members in attendance.

Mr. Livingston will contact Fenner Town clerk, Paula Douglas to inform her of decision. (315-655-8404) (townoffenner@windstream.net)

Ms. Gavula will send copy of minutes to town clerk

PL moved to close the meeting at 7:58 pm

MP seconded the motion.

Board Members in Attendance

Rudolf Braun (ZBA Chairman)

Joe Livingston

Paul Little

Mary Rose Proctor

Cindy Gavula

Meeting called to order at 7:35 pm

Note: the last meeting of ZBA was on 9/16/15

Tonight's meeting:

1) The board reviewed the Thibert's request for a variance for a subdivision so that their children may build a home on the land that they currently own.

With the participation of Mr. and Mrs. Thibert, the board reviewed and discussed the Madison County Planning Department GML Recommendation Report (Scott Ingmire, Director). The major concern of the GML and the Fenner ZBA is that the new property will be landlocked without access to Bear Swamp Road aside from the Thibert's driveway, which currently passes between the Thibert's home and garage. This could cause problems for future property owners.

The remedy chosen by the board is that the two properties formed by the subdivision will share a driveway from Bear Swamp Rd but the new property will require an easement or right of way so that they may install a driveway leading from the shared drive towards the west, running behind the Thibert's current garage.

The board unanimously agreed to grant the variance for the subdivision with the stipulation that an easement or right of way be provided to enable the construction of a driveway that begins on the shared entry way, then leads off towards the west, running behind the current garage towards the future site of the new home. The granting of the variance is dependent on the provision of this easement or right of way on the new deeds to build a driveway that does not pass between the current home and garage and that conforms to town standards and that is wide enough to

allow passage of emergency vehicles. The new deeds must also contain an easement or right of way that allows the owners of the newly formed property (to the north of the current residence) to use the shared driveway, which leads to Bear Swamp Rd.

2) Dana Packard requests a variance to put up a storage shed at the 5629 Falls Blvd residence. Dana Packard did not attend meeting. The board unanimously agreed that we require input and recommendation(s) from Madison County because the variance concerns a property abutting State Route (State Route 13). The board members wish to remain in compliance with any rules regarding a State road.

Minutes written by Cindy Gavula