

Town of Fenner Planning Board Minutes: 11/19/2025

Present: Monica Cody, Andy Stone, Andy Bishop, Andre Schokker, Mike Wood, Sue Yanulis, Pete Snyder

Community Members in attendance: Michelle McGuinness Graham, Jim McGuinness, Christine Pierce, Trevor Oherien, Daven McLaughlin, Christina Tucker

Andy Stone called meeting to order at 7:33 PM.

Discussion of Meeting Minutes from 10/15/2025:

Motion to approve the 10/15/25 meeting minutes by Pete Snyder second by Mike Wood. Motion carries unanimously.

Public Hearing for Line Change for McGuinness property: 78.00-1-40.12 and 78.00-1-44 at 3555 Cody Rd. Cazenovia, NY 13035

The McGuinnesses would like to determine what to do to transfer land between family members and to build a modular home. It is already split into two parcels, but a garage is built at/over the existing boundary line, which Mr. McGuinness owns both parcels. After the line change, the new (larger acreage) building lot will have ~366' road frontage and the other has 200' road frontage and would honor the side yard setbacks for zone A. A survey is complete. GML county review is not yet submitted. Andy Stone will ask Town Clerk to send to the county. The county highway department has been consulted and indicated where to put the driveway (as close to the existing property line as reasonable for safety). There will be a right of way for a drainage pipe (not septic) onto the larger parcel from the existing barn/house written into the abstract when the property is transferred. The new smaller lot that has the existing house would be a conforming lot. The larger existing lot is already nonconforming and is not being made any more nonconforming with the change, it's an existing nonconform lot and also has additional road frontage (about 50 or 60 ft) on Buyea Rd.

Andy Stone opened the public hearing at 7:35PM.

Several neighbors asked to see the map for the proposed subdivision.

SEQR was reviewed, negative declaration was found. Motion to accept a negative declaration by Sue Yanulis, second by Andy Bishop, motion carried.

Andy Stone closed the public hearing at 7:50PM.

Pete Snyder motioned to accept the line change as proposed, second by Andy Bishop. Motion carries.

Preliminary Subdivision for Tucker property at 86.-2-31.111 (4634 Roberts Rd. Cazenovia, NY 13035)

Christina Tucker of 3160 Prairie Lane, Sarasota, FL 34231 would like to subdivide a portion of the lot on Roberts road to create a building lot, the existing barn and home would be parceled off with the bulk of the land and sold, the remaining parcel on the south side of the home would be made into a smaller parcel and retained by owner. The drawing provided did not include new lot dimensions. No survey was provided with proposed actions. Concern from the Planning Board included the existing wetlands on the property and setback requirements and if new lot dimensions would render the lot unbuildable, or for which a DEC permit would be required. There was also concern as to if the lots would become nonconforming if 200 ft of road frontage is taken off the larger parcel to create a new conforming smaller lot. The applicant is referred to the ZBA for determination of a variance before the Planning Board can discuss further and to the DEC to determine if a building could be constructed within 100 ft of the pond – DEC can be consulted before moving forward with the variance from ZBA.

DEC has not responded to Christina, it's a man-made pond. The survey is not complete but the measurement was provided from the side of the house to the lot line.

Total road frontage right now is approximately 542ft, and lot is currently 1186 deep (currently a conforming lot.)

It was discussed that a ZBA variance would be required to subdivide the lot because any subdivision at the road frontage would create 1 or 2 nonconforming lots if the minimum 200' of road frontage is adhered to. It was suggested that a building lot in the back acreage with a right of way would maintain a conforming lot at the road frontage and a suitable building lot in the back acreage, but would still require a variance before further Planning Board review.

Motion to close the meeting at 8:21 PM by Pete Snyder, seconded by Andre Schokker. Motion carries unanimously.

Respectfully Submitted,

Monica Cody