

Town of Fenner Planning Board Minutes: 7/16/2025

Present: Monica Cody, Andy Bishopp, Pete Snyder, Sue Yanulis, Mike Wood

Community Members in attendance: Katrina Pushlar, Adam Pushlar, Pete Schmidtka, Hank Stoker, Travis Pushlar

Pete Snyder called meeting to order at 7:30 PM.

Discussion of Meeting Minutes from 6/18/2025:

Motion to approve the 6/18/25 meeting minutes by Sue Yanulis, second by Andy Bishopp. Motion carries unanimously.

Public hearing for Adam Pushlar for a special use permit for farm employee housing on lot 86.-2-29.1

Mr. Pushlar would like to put a trailer next to the barn for employee housing. They will need a special use permit. Trailer will be on the east side of barn, 13' x72' trailer.

This item will be sent to Madison County for GML 239 review, nothing was received to date.

Pete Snyder opened the public hearing at 7:35PM.

Pete Snyder closed the public hearing at 8:04PM, motion by Sue Yanulis, second by Mike Wood, motion carries unanimously.

The SEQR was reviewed, and a negative declaration was found. Motion to accept a negative declaration by Andy Bishopp, second by Mike Wood. Motion carries unanimously.

Motion to approve special use permit for employee housing on lot 86.-2-29.1 by Sue Yanulis, second by Mike Wood. Motion carries unanimously.

John Stoker line changes for 78.-1-35.11, 78.-1-35.3 and 78.-1-22.1 at 3038 Bingley Rd.

Public hearing opened at 7:30PM by Pete Snyder.

The Stoker's would like to do 2 line changes, leaving 20.64 acres off from the field, and about 300' of road frontage and about 1200'+ on the rest of the field lot. Tax maps of the parcels need to be printed and a survey completed. The survey is not done yet. Application is filled out. John spoke to Roger Cook (code officer). Mr. Stoker was referred to the fee schedule for associated fees.

The project has been modified from what was originally discussed, this is now 2 line changes, and a subdivision.

Step 1: Line change #1 is at the road frontage, both lots are owned by John Stoker. This would create 1 parcel out of two at the road frontage and combine the house with the 6.08 acres, leaving about 500' of road frontage and a conforming lot. Motion to approve the line change at the road frontage by Sue Yanulis and Andy Bishopp, motion carried unanimously.

Step 2: Subdivision of the newly created combined lots at the road frontage from the back acreage, and a line removal of the back acreage to the adjacent lot with 200 +/- foot of road frontage. This will require a ZBA approval because it would be a non-conforming lot. The Planning Board cannot act on this change without ZBA approval. The public hearing will remain open until a decision at ZBA is reached. It's recommended that a survey is available before going to ZBA for approval.

Adam Pushlar special use permit for farm employee housing on lot 86.-2-29.1

Mr. Pushlar would like to put a trailer next to the barn for employee housing. They will need a special use permit. Trailer will be on the east side of barn, 13 x72' trailer. Will be sent to Madison County for GML 239 review.

No response was received.

Pete opened the public hearing at 7:35PM.

Hank Stoker subdivision on 78.-1-35.21

Pete opened public hearing at 8:05PM.

Hank would like to subdivide 6.81 acres out of a 70 acre lot. Both new lots are conforming and the removal of Bingley Road access for the 6.81 acre lot leaves adequate road frontage on Nelson Rd for the second lot.

Hank asked about putting a mobile trailer on the lot for summer use. He was instructed to talk to the code enforcement officer regarding septic and water for a mobile trailer and to seek approval from ZBA since it is in zone A.

Pete closed the public hearing at 8:21PM.

The SEQRA was reviewed and a negative declaration was found. Motion to accept a negative declaration by Andy Bishopp, second by Mike Wood. Motion carries unanimously.

-Motion to approve the subdivision on 78.-1-35.21 by Pete Snyder, second by Andy Bishopp. Motion carries -unanimously.

Travis Pushlar preliminary for 2772 Bear Swamp Rd

Travis would like to move his business to this lot, but it is Zone A. Travis wants to put a shop in the back of the lot, about 1200' off the road, beyond the 500' zone A boundary. Jeff Edgerton has the paperwork. There is a well on the property. There is no existing building on the parcel right now, just the well. A business use building would mostly not be seen from the road. The building would need to be back 500' from the road based on land geography. Public Hearing for a Special Use permit would be needed to run a business on the parcel, and a variance because there is no residence on the property. Public hearing set for 8/20 7:35PM pending variance approval with a motion by Sue Yanulis, second by Mike Wood. Motion carries unanimously.

Motion to close the meeting at 8:55 by Sue Yanulis, seconded by Mike Wood. Motion carries unanimously.

Respectfully Submitted,

Monica Cody