

Town of Fenner Planning Board Minutes: 9/17/2025

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

Community Members in attendance: John Stoker

Andy Stone called meeting to order at 7:30 PM.

Discussion of Meeting Minutes from 8/20/2025:

Motion to approve the 8/20/25 meeting minutes with correction to “declaration” spelling and addition of Maryellen Sheehan’s comments by Sue Yanulis, second by Mike Wood. Motion carries unanimously.

Preliminary Line Change for Pastor Jefferey E. Riha on parcels 78-1-31.112 and 78-1-31.113

Mr. Riha would like to move the boundary line between parcels 78-1-31.112 and 78-1-31.113 to create the parcel with the house at 3215 Fenner East Road to have an area of 10.27 acres and the second parcel to be 5.29 acres. Both parcels have more than 350 ft of road frontage on Fenner East Road and both lots would be conforming lots with the new configurations. The smaller parcel has no existing structures on it and there is no overhang from the house leach field onto the proposed smaller parcel. There are not any existing right of ways or driveways on the proposed smaller lot. The well and septic are within appropriate boundaries of the existing property boundaries and are not impacted by the change.

Public hearing scheduled for 7:35PM on 10/15/25.

Adam Pushlar Special Use Permit for Employee Housing- County Comments Received

GML Review by county planning board was received with comment that there will be no adverse countywide or intermunicipal impact as long as the applicant installs the required septic hookup to abide by town code. Note is placed to record.

Discussion of process improvements for Planning Board

Planning board members discussed how to be more efficient and diligent when reviewing proposed changes to ensure public transparency and meet legal requirements. It was determined that a Planning Board toolkit would be helpful to have available at the town, which could include:

- Blank SEQRA

- Printout of Zoning Laws
- Printing out Subdivision Regulations
- Tax Maps for town parcels
- County GML Review Request Forms
- An updated and high quality map of the town zones and codes, with the chart of setbacks, etc.
- Contact information for Zoning Board members, Code Enforcement Officer, etc.

It would also be helpful to have county and state regulations that we are subject to in printed format for reference, and for a regularly scheduled meeting for ZBA and Planning Board members to convey information that affects both boards, as well as a draft agenda available a week before the meeting to board members to review.

It was also suggested that the ZBA stick to a regular meeting schedule that aligns with the Planning Board's 3rd Wednesday scheduled meeting to promote sharing of information.

Motion to close the meeting at 8:16 PM by Sue Yanulis, seconded by Mike Wood. Motion carries unanimously.

Respectfully Submitted,

Monica Cody