

Joint Town of Fenner Planning Board Minutes: 8/19/2026

Planning Board Members Present: Monica Cody, Andre Schokker, Andy Stone, Sue Yanulis, Mike Wood

Public Attendees: Rodney and Kim Hughes

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

Discussion Town of Fenner Planning Board Meeting Minutes from 7/15/2026

Motion to approve the 7/15/26 meeting minutes by Sue Yanulis, second by Mike Wood. Motion carries unanimously.

PUBLIC HEARING: Boundary Line Adjustment for 77-2-35.1 and 77-2-35.2

Mr. and Mrs. Hughes would like to put a building within the required setbacks between two of their parcels. He will pursue a lot line adjustment to eliminate the line between the two parcels. The total new lot area is 7.47 acres and updated maps were provided. No other changes are being made besides the removal of the boundary line. Road frontage for the updated lot will be 764.31'.

Andy Stone opened the public hearing at 7:35PM

Andy Stone closed the public hearing at 7:50PM. Motion to close by Sue Yanulis, second by Andre Schokker.

Motion to accept the boundary line adjustment for removing the line between **77-2-35.1 and 77-2-35.2** by Andre Schokker, second by Sue Yanulis. Motion carries.

Land Owner Rental of Kitchen: 5251 Irish Ridge Rd. Chittenango, NY 13037

Awa Diot would like to rent a kitchen from Dave and Mercede's Spetka. The question of if the renter would need to do anything before using the kitchen was presented. The property is in District A, in this district, a special use permit is required to run a home business provided it is carried on in conjunction with the residential use of the property by the resident. A variance would be needed from ZBA to run a home-based business by someone other than the resident as a rental at the site. The kitchen would also either require a home processor license or a 20C commercial kitchen license and appropriate water testing, etc. from Ag and markets or the health department, depending on the intended usage and products being made in the kitchen prior to use. Andy Stone will call Awa Diot to convey this information.

Planning Board discussion of Fee Schedules for Permits on Wind and Solar Projects

A proposed fee schedule for wind and solar projects was discussed to include (but not limited to) the following. Proposed cost for each fee should either be a fixed fee or a percentage of project costs for

each item. Each should include a fee cap or tiered structure for large projects. Fee schedule is intended to include all regulatory, technical, and administrative steps required for wind, solar, or energy production in the Town of Fenner, NY, and related infrastructure burden on the town of Fenner and its residents, while aligning with best practices for renewable energy permitting guides:

- **General Application fees:**

- Site Development Fees (for general use and zoning review and approval)
 - Initial application review: \$1500 base fee plus \$100 per megawatt of planned capacity to cover legal and planning board costs
 - Engineering and consultant escrow: \$5000 initial deposit (billed against actual cost) for 3rd party engineering review of the site plan, up to 10 hours of review time. \$500 per hour for each additional hour of review required.
- Construction permit fees (for building and civil works)
- Electrical permit fees (for wiring, interconnection, and grid compliance and evaluation.)
- Environmental permit fees (for local and environmental review and mitigation)
- Grid interconnection agreement fees (for utility interconnection evaluation and approval)
- Public Hearing Fees: for town and board coordination and communication or required public hearings for community engagement and public input
 - Public hearing and notice fee, per hearing event: \$800 to cover mailings, legal notices, and venue rental.
- Special Use Permit Fee: For unique or sensitive site conditions
- Deconstruction Application Fees: **See below for further details**

- **Building permit fees**

- Wind Turbine Building Permits: Turbine siting, foundation, and blade installation fees
- Solar Array Building Permits: Photovoltaic panel installation and mounting structures fees
- Battery Energy Storage System Permits: Storage unit siting, safety, and grid integration fees
- Ancillary equipment
 - Power Pole Building Permits: right of way, tower, and conductor installation fees
 - Transmission Line Permits: right of way, tower, and conductor installation fees
- Landfill & Waste Management Permit Fee: For removal of construction debris and inspection to ensure potentially hazardous materials have been appropriately removed from the site
- Traffic & Construction Management Permit Fee: for road use and traffic control

- **Annual Compliance Administrative fees**

- Annual Environmental Impact Assessment Fee (for wildlife, habitat, and visual impact annual monitoring and compliance)
- Annual Endangered Species Act Compliance Fee (for annual monitoring and compliance)
- Annual Habitat and Wetland Permit Fee: for annual monitoring and compliance with Clean Water Act Section 404

- Annual Aviation Safety Review Fee: For annual FAA and local aviation authority clearance monitoring and review
- Annual Noise & Light Pollution Assessments Fee: for annual monitoring and compliance of mitigation effectiveness
- Annual Stormwater and Erosion Control Fee: for annual monitoring and compliance of mitigation effectiveness
- Annual Utility & Grid Compliance Fees: for monitoring and compliance
 - Utility Interconnection Reviews
 - Grid Code Compliance Reviews
 - Demand Response & Energy Management Plan Reviews
- **Annual Operation & Maintenance Oversight Fees**
 - Annual Operational Permit Fee: for ongoing operation and maintenance of energy producing businesses
 - Annual Safety Inspection Permit Fee: for periodic safety audit of energy production impact on town and surrounding residents, including testing of soil, air, and other potential pollution modes
 - Annual Monitoring & Reporting Permit Fee: for emissions, noise, and environmental monitoring on town, transportation, and surrounding residential areas
 - Annual First Responder Training Fee: To ensure first responders to the energy production site or ancillary equipment are appropriately trained on the locations, risks, and responses when encountering the energy production site.
- **Deconstruction Fees**
 - Landfill & Waste Management Permit Fee: for deconstruction debris
 - Traffic & Construction Management Permit Fee: for road use and traffic control while removing energy production waste at end of life
- **Administrative and Processing Fees Associated with Energy Production Projects**
 - Application Processing Fee (by permit type)
 - Plan Review Fee (by permit type, with additional fee if technical review is required)
 - Public Notice and Hearing Fee
 - Environmental Review Fee (for studies and assessments)
 - Interconnection Review Fee (for utility and multiple municipality coordination)

These are initial thoughts, a joint meeting is proposed for Planning Board and Zoning Board to further discuss and align before submitting suggestions to the town board on Tuesday September 15th at 7PM. At that time, the joint boards will also review modifications to Animal Waste Storage proposals previously discussed.

Motion to close the meeting at 8:53PM by Mike Wood, second by Andre Schokker. Motion carries unanimously.

Respectfully Submitted,

Monica Cody