

Joint Town of Fenner Planning Board Minutes: 7/15/2026

Planning Board Members Present: Monica Cody, Pete Snyder, Andre Schokker, Andy Stone

Public Attendees: Rodney and Kim Hughes, Bob and Cathy Nyulassy, Matt & Christy Podunajec, James Sasenbury

Andy Stone called meeting to order at 7:31 PM.

Discussion Town of Fenner Planning Board Meeting Minutes from 6/17/2026

Motion to approve the 6/17/26 meeting minutes by Pete Snyder, second by Andre Schocker. Motion carries unanimously.

James Sasenbury special use permit for home-based business at 69.-1-26.1

Mr. Sasenbury is requesting a special use permit for a home-based business at 3171 Perryville Rd. Canastota, NY 13032 for the sale of firearms, ammunition, and cleaning/repairing of firearms.

The business will be in a room inside the home and an additional parking area will be installed at the roadside of 16'x52' long (from the road way) and an additional 35'x23' adjacent to that, for a total of 51' main road access. The space that would house the home-based business was previously a porch and is partially insulated with a pitched floor and floor drain. There is an existing dedicated doorway to the exterior, adjacent the proposed parking area.

Exterior motion lights (residential style lighting) will be installed.

Cameras for security will be installed.

Federal Firearms License (FFL) can be pursued after special use permit for a home based business is granted.

Exterior signage at a maximum of 4'x6' at the roadside is proposed.

"Speakeasy Outpost" will be a retail operation for firearms and ammunition, under FFL (that is the designation for this type of business). It will also serve the purpose of cleaning and repairing any and all firearms. The shop would be attached to Mr. Sasenbury's primary residence. The total parcel is approximately 0.5 acres. The parcel is in A zone where home-based businesses are a permitted use with a special use permit if adjacent to a residence.

Perryville Rd. is a county road so a GML-239-M review is needed. Andy Stone forwarded the application to the county for review but has not received any information back from the county.

Andy Stone opened the public hearing at 7:36PM

Public comment by Matt& Christy Podunajec:

Question regarding location of driveway: Point of clarification that it will be on Perryville Rd. side.

Concern was expressed that people would be invited into the area that would not be local. AJ's Archery and Gunshop (a retail location) has been broken into several times in the past even though it is behind their home. There is concern that danger is invited into the neighborhood that does not currently exist. Also questions were expressed regarding the number of parking spaces.

- Gunsmithing is the function of the business, it would not be a site for sale. FFL requires 6 locks on each door based on federal regulations. The business is not intended to be a substantial retail sale location, it is a repair site.
- Two parking spaces in front of the house would be installed.

Andy Stone closed the public hearing at 7:51PM. Motion to close by Pete Snyder, second by Andre Schokker.

Motion to accept the special use permit to run a home based business at 69.-1-26.1 by Andre Schokker, second by Pete Snyder. Motion carries.

PRELIMINARY: 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. Public hearing is set for August 19 2026 at 7:35PM.

Motion to close the meeting at 8:24PM by Pete Snyder, second by Andre Schokker. Motion carries unanimously.

Respectfully Submitted,

Monica Cody