

Joint Town of Fenner Planning Board and ZBA Minutes: 3/18/2026

Planning Board Present: Monica Cody, Andy Stone, Andy Bishop, Andre Schokker, Sue Yanulis

ZBA Board Present: Katy Pushlar, Rick Bosworth, Dan Snyder, Chip Swart

Public Attendees: Jenny and Matt Manwarren, Jesse Wood, Austin Wood, Joe Hall

Andy Stone called joint meeting for Planning Board and ZBA to order at 6:31 PM.

Discussion of Planning Board Meeting Minutes from 1/20/2026

Motion to approve the 1/20/26 meeting minutes by Sue Yanulis, second by Mike Wood. Motion carries unanimously.

ZBA Public Hearing for Special Use Permit for Home Based Business Variance and Planning Board Public Hearing for Special Use Permit

Mrs. Manwarren would like to build a shed/small outbuilding about 200sqft on side of existing driveway, separate from the main house and garage for a hair salon. An evaluation for septic, electric and water hookups is ongoing and will be addressed with codes officer. Electric hookups will be from the garage. Small signage would be on the building, she is not intending to put anything roadside. Residential exterior lighting would be comparable to existing home's lighting. Typical daytime business operating hours. Entrance on Bears Swamp Rd has clear visibility. SECRA was filled out before the public hearing and provided for review.

The parcel is in Zone A and a variance is needed from ZBA before the planning board's decision. The ZBA also needs a public hearing for a variance. The special use permit variance and application are being reviewed in tandem.

Rick and Andy Stoppne open ZBA and Planning Board public hearing at 6:35.

Introductions were made for the Manwarrens. The Manwarrens noted they will be tapping off the existing well and putting in a separate septic.

The salon will be 65' from centerline of the road. The ordinance is 75' from centerline or another variance will be needed. Manwarrens confirmed the building will be made 75' from the road to avoid another variance.

Mrs. Manwarren is unsure if the health department will regulate the building, they are regulated by the NY State Department of State (NY State Board of Cosmetology).

Public hearing closed by Rick Bosworth and Andy Stone at 6:50pm.

SECRA document was reviewed and negative declaration was found with motion from Rick Bosworth and Andy Stone, unanimously approved.

Motion for ZBA to approve a variance to allow a home-based business in the zone A parcel of 69.00-1-31.41 for Jennifer Manwarren by Katy Pushlar, second by Chip Swart. Motion carries unanimously.

Motion for Planning Board to approve a special use permit for a home based business (Salon) on parcel of 69.00-1-31.41 for Jennifer Manwarren Sue, second Andy Bishop. Motion carries unanimously.

Mrs. Manwarren provided the required special use Permit fee.

Jesse Wood ZBA Public Hearing for side line variance and preliminary Planning Board evaluation on 86.2-31.222 (4670 Roberts Rd.)

Mike Wood is recusing himself from the discussion as a conflict of interest exists and physically relocated outside the discussion area.

Rick Bosworth opened the public hearing for Jesse Wood's property at 7:00PM.

Jesse is applying for a side-line variance on the south side of the property and house for 10' +/- 6".

The house is located in zone A. Side Yard regulations are 40', and the existing driveway is approximately 12' from side yard line. The 10' variance would not allow enough space to existing neighbor property line, and no hardship exists because building could be positioned further into the property, away from the line. Existing propane tank and leach field present some physical building constraints but the parcel has ample additional room to locate the building within current regulations deeper into the plot.

Rick Bosworth closed the public hearing at 7:25pm.

ZBA proposes at least a 25' side yard line from property line.

Motion to decline a 10 ft variance but to accept a 25' variance by Katie/ Chip. Motion carried unanimously.

Planning board has no further action.

Motion to close the meeting at 7:30PM by Sue Yanulis, second by Andre Schokker. Motion carries unanimously.

Respectfully Submitted,

Monica Cody & Katy Pushlar