

Joint Town of Fenner Planning Board Minutes: 5/20/2026

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

Public Attendees: Jeff Stowell, Beth Stowell

Andy Stone called meeting to order at 7:32 PM.

Discussion of Joint Planning Board and Zoning Board Meeting Minutes from 4/16/2026

Motion to approve the 4/16/26 meeting minutes by Sue Yanulis, second by Pete Snyder. Motion carries unanimously.

Preliminary Discussion for Jeff Stowell on Subdivision of 77.-2-19 on Emhoff Rd.

Mr. Stowell would like to divide his parcel of 16.5 acres into 4 new lots.

Road frontage measurements have been provided: the original lot is being requested to break into 4 parcels, a minor subdivision by definition that would not require county review. All lots have the back boundary line of Chittenango Creek.

Lot #1: approximately 3.5 acres of approximately 225' road frontage and maximum depth of approximately 545.1' (a conforming new lot)

Lot #2: 2 approximately 2.0 acres of approximately 200' road frontage and maximum depth of approximately 398' (a conforming new lot), has a driveway access point.

Lot #3: approximately 2.3 acres of approximately 343' road frontage and maximum depth of approximately 424' (a conforming new lot).

Lot #4: approximately 6.4 acres of approximately 236' road frontage and maximum depth of approximately 590', at an irregular shape, with a westerly boundary of the former Lehigh Valley Railroad which is NY state land. (a conforming new lot).

An exact survey will be needed for the public hearing, 3 copies will be needed. The total original acreage is 16.5 acres on parcel records, so there is variance in the proposed lot dimension that will need to be confirmed.

All lots are undeveloped with no wells, septic, or electric feeds.

Discussion of if any additional municipalities or agencies are needed to be contacted and for review and none were determined necessary for the item of subdivision, but review could potentially be needed for building permits on the proposed parcels.

The neighboring parcels across the road are approximately of the same acreage as the 4 proposed lots, so the proposed new lots are in line with the character of the area.

Soil maps are forthcoming. The parcel is in Zone B.

Motion to set public hearing for Subdivision of 77.-2-19 on Emhoff Rd. to be at 7:35PM on June 17, 2026 by Pete Snyder, second by Andre Schokker. Carries unanimously.

Review of Farm Definition feedback from Town of Fenner Board of Supervisors

The town board is seeking specific measurements for a manure storage structure.

Point of clarification: production agriculture (enterprises for gain) manure storage facilities are not part of this section of the proposed regulations.

Planning board recommendation for additional detail around manure storage structures:

10-15 yard bin is required for smaller properties for 1-4 horses, and 20-30 yard roll-off container if managing 10 or more horses would be required. (reference NYCwatershed.org and horses.extension.org materials)

Motion to have a joint ZBA meeting to confirm recommendations after further review of animal care guidelines regarding manure storage sites to recommend additional language to the Fenner town board for regulation drafting by Monica Cody, second by Andre Schokker. Motion carries unanimously.

Motion to close the meeting at 8:29PM by Sue Yanulis, second by Andre Schokker. Motion carries unanimously.

Respectfully Submitted,

Monica Cody