

**TOWN OF HENDERSON PLANNING BOARD MINUTES**  
**12105 TOWN BARN ROAD, HENDERSON NY**  
**April 4, 2023 at 5:00 PM**

Committee Members: Michael Contino, Robert Ashodian, John Treadwell, Robert Whiteman, Ken Vance

**CALL TO ORDER and PLEDGE OF ALLEGIANCE**

**A moment of silence in remembrance of Ned Martelle**

**ATTENDANCE:** M. Contino, J. Treadwell, B. Ashodian, K. Vance, B. Whiteman

NOTE: Subdivision Requests do not have to be referred to the County Town Board Resolution adopted September 10, 1992; NOW, THEREFORE, BE IT RESOLVED, that the Town of Henderson hereby agrees that the following actions shall be considered to be of a local rather than of inter-community or county-wide concern and shall therefore be exempt from referral to the County Planning Board pursuant to General Municipal Law, Section 239m; Site Plans/Special Permits for new buildings or additions consisting of less than 500 square feet where the principle use will occur within the new structure; unless the new building or addition will require a new or improved access point onto a State or County roadway; All Site Plans/Special Use Permits for the placement of individual single and two family houses, including mobile homes, or manufactured houses. No applications that fall within these guidelines will be referred to Jefferson County Planning

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**Request of Andrew King on behalf of Cole, Jeanne M.**

Located at 0 Snowshoe Road

On Parcel #97.15-1-48

In LF

Bordering property owned by Jeffery M. and Patricia Seibert, and George and Jeannine H. Wacker.

Request to build a new house and garage on this vacant land.

**DISCUSSION:** Tax maps referred to for location of proposed house and garage

**PUBLIC COMMENTS:** Mr King showed where the septic will be placed

**SEQR MOTION:** by John Treadwell, second by Bob Ashodian, declares the proposed action to be a Type 2, Action 11 under Article Eight of the NYS Environmental conservation Law, which determines there is no significant impact on the environment and no further review is necessary.

Roll Call voting YES: , Mike Contino, Bob Ashodian, John Treadwell, Robert Whiteman, Ken Vance.

**CLOSE PUBLIC HEARING MOTION** by Bob Ashodian, second by John Treadwell.

**DECISION MOTION** by Bob Whiteman, second by Ken Vance, approves the request to build a new house and garage.

Roll Call voting YES Mike Contino, John Treadwell, Robert Ashodian, Robert Whiteman, Ken Vance.

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**Request of Nicholas R. and Michelle L. Roderick-Lee**

Located at 12720 Eastman Tract

On Parcel #105.12-1-7

In LF

Bordering property owned by Nicholas R. and Michelle L. Roderick-Lee, and Andrea Kline.

Requesting to repair seawall.

**DISCUSSION**: Project was done due to ice damage prior to securing a permit.

**PUBLIC COMMENTS**: Pictures were shown to board

**SEQR MOTION**: by John Treadwell, second by Bob Ashodian, declares the proposed action to be a **TYPE 2, ACTION 9** under Article Eight of the NYS Environmental conservation Law, which determines there is no significant impact on the environment and no further review is necessary.

Roll Call voting YES; Mike Contino, John Treadwell, Robert Ashodian. Robert Whiteman, Ken Vance

**CLOSE PUBLIC HEARING MOTION** by Bob Ashodian, second by Bob Whiteman.

**DECISION MOTION** by John Treadwell, second by Bob Ashodian approves the request to repair the seawall.

Roll Call voting YES: Mike Contino, John Treadwell, Robert Ashodian, Robert Whiteman, Ken Vance.

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**Request of James D and Manda L Bray**

Located at 2807 Stony Point Lane

On Parcel 105.13-1-56

In LF

Bordering property owned by Susan L. Pederson Trustee, Rev. Trust, Harry Nash Jr., Patrick J and Patrice A Quinn, life tenant, Adam P. Quinn, Quinn Family Irrev. Trust.

Requesting to demolish existing structure and build new home.

**DISCUSSION:**

**PUBLIC COMMENTS:**

**SEQR MOTION:** by John Treadwell, second by Bob Whiteman, declares the proposed action to be a Type 2, Action 11 under Article Eight of the NYS Environmental conservation Law, which determines there is no significant impact on the environment and no further review is necessary.

Roll Call voting YES : Mike Contino, Bob Ashodian, Robert Whiteman, John Treadwell, Ken Vance.

**CLOSE PUBLIC HEARING MOTION** by Bob Ashodian, second by Ken Vance.

**DECISION MOTION** by Bob Whiteman, second by Bob Ashodian, approves the request to demolish existing structure and build a new home.

Roll Call voting YES Mike Contino, John Treadwell, Robert Ashodian, Robert Whiteman, Ken Vance.

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**Request of Joseph Charles and Anne Marie Gefell**

Located at 13406 Paradise Park Ext

On Parcel 105.08-1-16

In LF

Bordering property owned by Grause, Gary P and Judith L and Louis Paul Bryant.

Requesting to build garage.

**DISCUSSION:**

**PUBLIC COMMENTS:**

**SEQR MOTION:** by John Treadwell, second by Bob Whiteman, declares the proposed action to be a Type 2, Action 12 under Article Eight of the NYS Environmental conservation Law, which determines there is no significant impact on the environment and no further review is necessary.

Roll Call voting YES : Mike Contino, Bob Ashodian, John Treadwell, Ken Vance, Bob Whiteman.

**CLOSE PUBLIC HEARING MOTION** by Bob Ashodian, second by Bob Whiteman.

**DECISION MOTION** by Bob Whiteman, second by Ken Vance, **approves** the request to build a garage.

Roll Call voting **YES** Mike Contino, John Treadwell, Robert Ashodian, Robert Whiteman, Ken Vance.

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**Request of Scott Davison, Seville Development LLC on behalf of Peter Price**

Located at NYS Rt.3

On Parcel 106.13-1-24

In R1

Bordering property owned by Peter Price, Peter Price and MR Burdick Enterprises, c/o Carol Shattuck.

Requesting to build a Dollar General Store.

**PROJECT GOING TO JEFFERSON COUNTY FOR APPROVAL AND RETURNING TO PLANNING BOARD IN MAY.**

**MOTION:** John Treadwell, second by Bob Whiteman to accept the March 7, 2023 minutes as amended.

**The board voted Mike Contino in as the Planning Board Chairman, Ken Vance as Vice Chairman upon approval of the town board. A new alternate will be selected.**

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\*Letter received from Gary Rhodes distributed to the board

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**New Business:** Next regular meeting, Tuesday, May 2, 2023.

**ADJOURNMENT MOTION** by Ken Vance, second by Bob Whiteman, adjourns the meeting.

Roll Call voting (**YES**) Mike Contino, John Treadwell, Robert Ashodian, Robert Whiteman, Ken Vance.

Respectfully submitted,  
Mary M. Cornell, Planning Board Clerk