

**TOWN OF HENDERSON
12105 Town Barn Rd.
Henderson, New York 13650
Planning Board
Notice of Public Hearings
Thursday April 4, 2024 at 5:00 PM**

Request of Michael & Donna Alden

Located at 13000 Co Rte 72

On Parcel # 106.00-1-2.12

In AR-40

Bordering Property Owned by Wm Duane Jr. & Laurie Briggs, J M Maino Trust
and Cristin O Brien

For subdivision of property

Request of Cristin O Brien

Located at 12958 Co Rte 72

On Parcel # 106.00-1-2.9

In AR - 40

Bordering Property Owned by Gary & Karen Kellar, Randell & Valerie DeRuiter,
Wm Duane Jr. & Laurie Briggs and Michael & Donna Alden

For assemblage of property.

And any other business that may come in front of the Board

The above-described application(s) are open to inspection at the office of the Town Clerk during regular business hours. They are also on the townofhendersonny.org web site under the “agendas” category. Any interested person may appear at the hearings and be heard. Written communications concerning these matters may also be filed with the Town of Henderson Planning Board before or at the hearing, or be sent to 12105 Town Barn Road, Henderson, NY 13650. Anyone wishing to confirm this meeting may call the Town Clerk at 938-5542, Ext 21 between the hours of 3-4PM on the day of the hearing.

By Order of the Planning Board:

**Chairman, Ken Vance and Members: John Treadwell,
Robert Ashodian, Dan Queri and Robert Whiteman Alternate
Karen Richmond**

Wendy Flagg, substitute for Mary Cornell Planning Board Clerk

TOWN OF HENDERSON SUBDIVISION/ASSEMBLAGE APPLICATION

_____ Presubmission Date Fee is \$75.00 Hearing Date _____

Name Michael P. & Donna L. Alden Parcel # 106.00-1-2.12
p/o

Mailing Address PO Box 335 911 # 13000 CR 72

HENDERSON State NY Zip 13650 Circle Zoning: (AR) LF H B R

Telephone _____ Cell _____ Fax _____

Small Division _____ Large Division _____ Assemblage Only Acreage _____

Land is: Vacant Farmed Trees/Scrub Land Home Cottage Business _____

Buildings and/or other structures include: Home Garage Barn (s) Shed Other _____

Intentional Use of New Lot 9.994 acre parcel to combine w/ 106.00-1-2.9

No real property subdivision or portion thereof shall be sold, offered for sale, leased or rented until the map has been properly filed.
(Public Health Law Article 11, Section 1116)

*Upon approval, and within 60 days, your survey map and newly created deeds must be filed with the Jefferson County Clerk.
(Your new deeds are usually created by a lawyer from the description given you by your surveyor)*

J. Alden - Land Surveyor 3/22/2024
Owner(s) Signature and Date

-----Office Use Only-----

Application Received: _____ \$75.00 Paid: _____ Copy to Owner _____

4 Surveyor Maps (1 must be Mylar) 4 Written Descriptions SEQR (_____)

Hearing Results: Approved Approved with the following restrictions _____

Planning Board Chair Approval

Date Filed with County Clerk

LETTER OF AUTHORIZATION

Let it be known that Scott W. Kolb, PLS No. 50541 has been retained to act as agent to perform all acts for development on my property identified below.

Please Check One of the Following:

Minor Subdivision Major Subdivision Site Plan
 Site Plan Modification Lot Line Adjustment

These acts include: (please initial the acts you are authorizing)

MA DA Pre-application conferences with Town staff, filing applications and/or other required documents relative to all Planning Board applications

MA DA Main point of contact for Town staff

MA DA Agent will be contacted on all matter instead of the owner

MA DA Attend all Planning Board meetings on my behalf

Tax Parcel: 106.00-1-2.12

Address: East of County Route 72 T/O Henderson

PROPERTY OWNER(s):

Signature: Michael P. Alden

Date: March 22, 2022

Signature: Donna L. Alden

Date: March 22, 2022

Printed Name(s): Michael P. and Donna L. Alden

Address: 13000 County Route 72 (PO Box 335)

City: Henderson

State: NY

Zip: 13650

Phone: [REDACTED]

Fax: [REDACTED]

AGENT:

Signature: _____

Date: March 22, 2022

Printed Name: Scott W. Kolb - Licensed Land Surveyor

Address: 1509 State Street

City: Watertown

State: NY

Zip: 13601

Phone: [REDACTED]

Fax: [REDACTED]

Short Environmental Assessment Form

Part 1 - Project Information

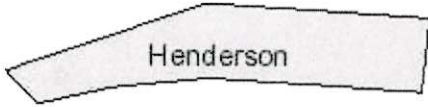
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

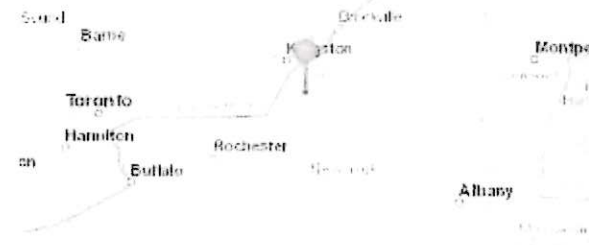
Part 1 – Project and Sponsor Information			
Name of Action or Project: Proposed Alden/O'Brien Subdivision			
Project Location (describe, and attach a location map): East of County Route 72 - Town of Henderson			
Brief Description of Proposed Action: Applicant is proposing to subdivide 9.994 acres out of a 12.042 acre parcel of land to be conveyed to and assembled with a parcel of land located adjacent to and southerly of the 12.042 acre parcel of land and currently owned by the applicants daughter (O'Brien).			
Name of Applicant or Sponsor: Scott W. Kolb - Land Surveyor		Telephone: 315-778-6586 E-Mail: storinosurveying.skolb@yahoo.com	
Address: 1509 State Street			
City/PO: Watertown		State: NY	Zip Code: 13601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		9.994 acres	
b. Total acreage to be physically disturbed?		9.994 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		12.042 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
	b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____ Parcel is vacant that will not need a water supply		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____ Parcel is vacant farmland that will not need wastewater utilities		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				



Henderson

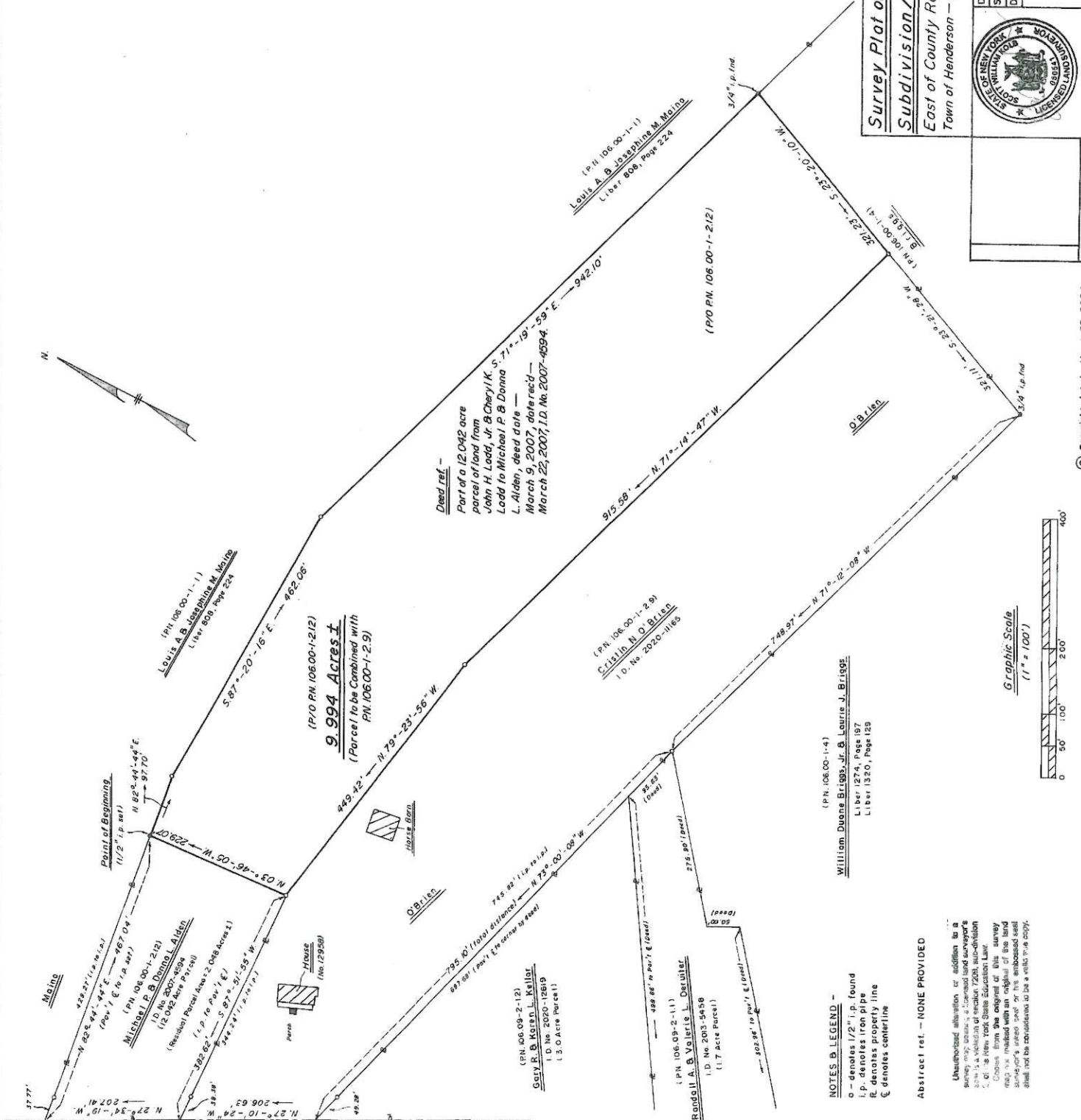
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

72 Road Harbor View View
 To Henderson County Harbor View
 To NYS Route 3



Dead ref. -
 Part of a 12.042 acre parcel of land from John H. Ladd, Jr. & Cheryl K. Ladd to Michael P. & Donna L. Alden, deed date - March 9, 2007, date rec'd - March 25, 2007, I.D. No. 2007-4694.

9.994 Acres ±
 (Parcel to be Combined with P.N. 106.00-1-2.9)

Notes & Legend -
 o - denotes 1/2" i.p. found
 i.p. - denotes iron pipe
 R - denotes property line
 C - denotes centerline

Abstract ref. - NONE PROVIDED
 Unauthorized alteration, or addition to a survey map, without the approval of the Surveyor General, is prohibited under the provisions of the New York State Education Law.
 Copies from the original of this survey map may be made with an original of the land surveyor's notes and/or this embossed seal shall not be substituted to be a valid copy.

TOWN OF HENDERSON FINAL PLAT
 Approved by Planning Board
 Chairman _____ Date _____

Survey Plat of the Proposed Alden/O'Brien Subdivision / Assemblage.
 East of County Route 72 (a.k.a. Harbor View Road) Town of Henderson - County of Jefferson - State of New York

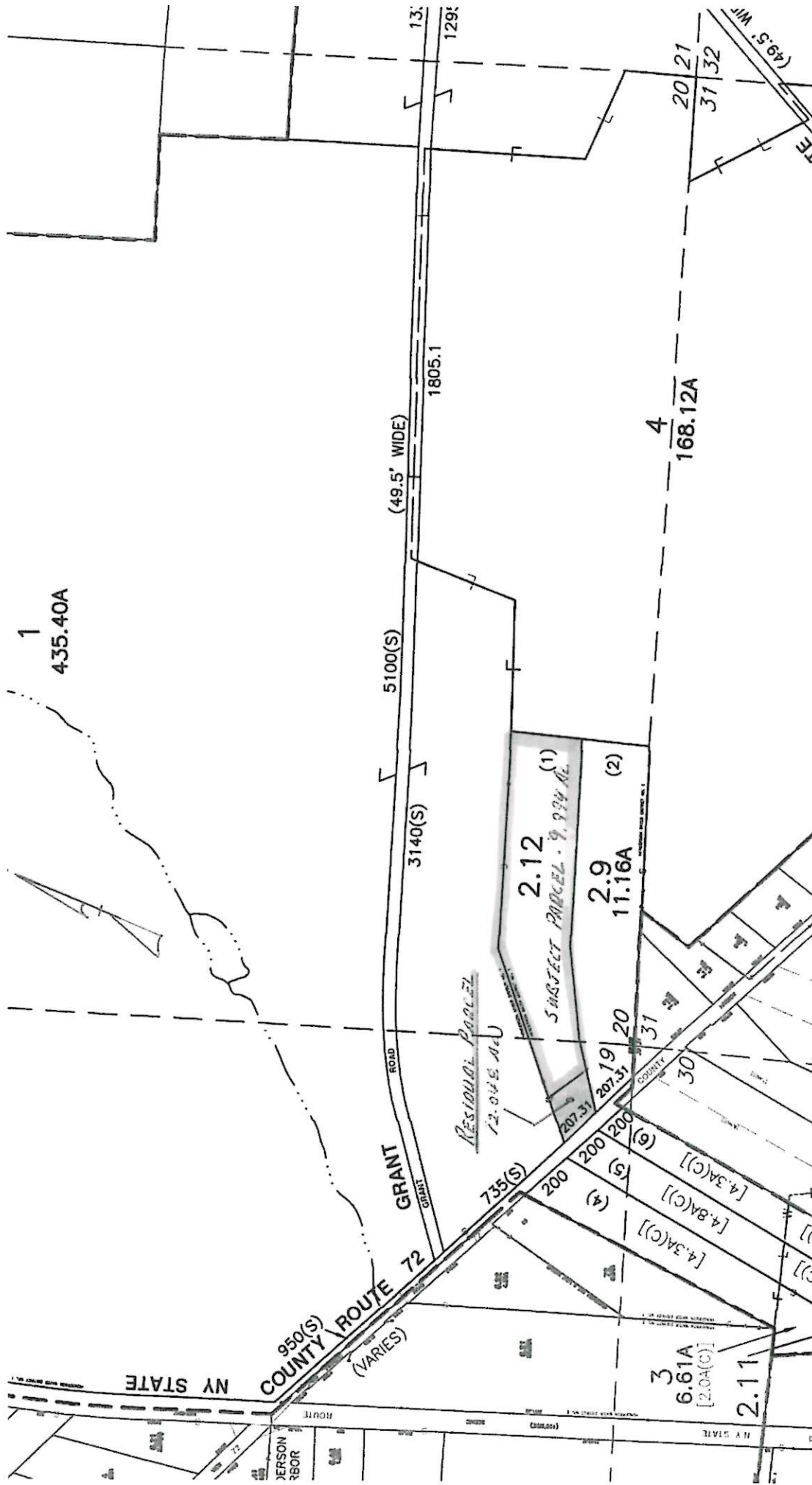
Date March 22, 2024
 Scale 1" = 100'
 Drawn by S. Kalb
 Checked by P. Storino
 File No. 24-04-Hend
 Survey March 15, 2024

PATSY A. STORINO
 PROFESSIONAL LAND SURVEYOR
 ADAMS
 Scott W. Webb - E.L.S. No. 5051

Copyright dated - March 22, 2024



WATERTOWN



TOWN OF HENDERSON 106.00-1-
 (NOT TO SCALE)

SCOTT W. KOLB
PROFESSIONAL LAND SURVEYOR
18281 Hickory Lane
WATERTOWN, NY 13601
(315) 778-6586
storinosurveying.skolb@yahoo.com

March 22, 2024

SURVEY BILL

File No: 24-04

ALL THAT TRACT OR PARCEL OF LAND situate easterly of County Route 72 (also known as Harbor View Road) in the Town of Henderson, County of Jefferson, State of New York and being further described as follows:

BEGINNING at a ½ inch iron pipe set in the northerly line of a 12.042 acre parcel of land that was conveyed to Michael P. Alden and Donna L. Alden by deed dated March 9, 2007 and recorded in the Jefferson County Clerk's Office on March 22, 2007 as Instrument Number 2007-4594: said ½ inch iron pipe is also situate in a southerly line of land owned by Louis A and Josephine M. Maino (Liber 808, Page 224); said ½ inch iron pipe is further situate North 82 degrees 44 minutes 44 seconds East, along the northerly line of the 12.042 acre Alden parcel of land and along a southerly line of Maino, a distance of 467.04 feet from the pavement centerline of County Route 72 at the northwesterly corner of the above referenced 12.042 acre Alden parcel of land;

THENCE from said point of beginning, the following three (3) courses and distances along the division line between the 12.042 acre Alden parcel of land to the south and the Maino parcel of land to the north:

- 1) North 82 degrees 44 minutes 44 seconds East a distance of 97.70 feet to a ½ inch iron pipe found at an angle point in said line;
- 2) South 87 degrees 20 minutes 16 seconds East a distance of 462.06 feet to a ½ inch iron pipe found at another angle point in said line;
- 3) South 71 degrees 19 minutes 59 seconds East a distance of 942.10 feet to a ¾ inch iron pipe found at the northeasterly corner of the above referenced 12.042 acre Alden parcel of land; said ¾ inch iron pipe is also at a corner of land owned by William Duane Briggs, Jr. and Laurie J. Briggs (Liber 1274, Page 197 and Liber 1320, Page 129);

THENCE South 23 degrees 20 minutes 10 seconds West, along the line of Briggs and also along the easterly line of Alden, a distance of 321.23 feet to a ½ inch iron pipe found at the intersection of the southeasterly corner of Alden and the northeasterly corner of a parcel of land that was conveyed to Cristin N. O'Brien by deed dated September 3, 2020 (Instrument Number 2020-11165);

THENCE North 71 degrees 14 minutes 47 seconds West, along the division line between Alden to the north and O'Brien to the south, a distance of 915.58 feet to a ½ inch iron pipe found at an angle point in said line;

THENCE North 79 degrees 23 minutes 56 seconds West, continuing along said Alden/O'Brien division line, a distance of 449.42 feet to a ½ inch iron pipe found at another angle point in said division line;

(File 24-04 cont.)

THENCE North 03 degrees 46 minutes 05 seconds West, along a newly created property line, a distance of 229.07 feet to the point of beginning.

CONTAINING 9.994 acres of land more or less.

ALSO SUBJECT TO any other rights or restrictions of record that an abstract of title may disclose.

AS SURVEYED by Scott W. Kolb, Licensed Land Surveyor, on March 15, 2024, and shown on a survey plat titled, "Survey Plat of the Proposed Alden/O'Brien Subdivision/Assemblage," and dated March 22, 2024.

BEING A PORTION of a 12.042 acre parcel of land that was conveyed by John H. Ladd, Jr. and Cheryl K. Ladd to Michael P. Alden and Donna L. Alden by deed dated March 9, 2007, and recorded in the Jefferson County Clerk's Office on March 22, 2007, as Instrument Number 2007-4594



Scott W. Kolb, L.S. #50541
Licensed Land Surveyor