

TOWN OF HENDERSON PLANNING BOARD MINUTES - DRAFT
12105 TOWN BARN ROAD, HENDERSON NY
February 6, 2024 at 5:00 PM

Committee Members: Chairman Ken Vance, John Treadwell, Robert Ashodian, Robert Whiteman, Dan Queri

CALL TO ORDER and PLEDGE OF ALLEGIANCE

ATTENDANCE: Ken Vance, Chairman – absent, Bob Whiteman, Vice, chaired the meeting, Bob Ashodian, Karen Richmond, Dan Queri, John Treadwell.

Board members introduced themselves, shared their CVs and reasons for wanting to serve on the board.

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

Request of William and Ganell Tremont

Located 10545 Bayshore Drive

On Parcel #98.14-1-54

In LF

Bordering property owned by Rudiger, Trustee Michelle, James Mullaley and Kathy, Trustees, William and Bonnie Kellogg, Linda A Brown, Michelle Rudiger, Trustee Request to build an addition on the existing structure and an 8 x 10 porch.

Motion to discuss application tonight made by Bob Ashodian, second by Karen Richmond. Roll Call – 4-Yes, 1-No – Bob Whiteman

DISCUSSION: Two separate applications, Bill Valentine, Contractor is replacing riprapp on the seawall. The 2nd application is not represented by a contractor. Eric Sheldon, ZEO states that no permits have been issued yet. The 2nd application is straight forward. It meets all setbacks for a conforming lot. Board can make a decision on this tonight.

Motion to hear public comments by Bob Ashodian, 2nd by John Treadwell.
Roll call – YES.

PUBLIC COMMENTS: Bayshore property owners requested additional stone on the road corners.

SEQR MOTION: by Bob Ashodian, second by Dan Queri, declares the proposed action to be a **TYPE II, ACTION 9**, which is the construction of a primary or accessory/appurtenant, nonresidential structure or facility involving less than 4,000 square feet, and not involving a change in zoning or a use variance consistent with local land use contracts 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); John Treadwell, Robert Ashodian. Robert Whiteman, Dan Queri, Karen Richmond.

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

DECISION MOTION by Bob Ashodian, second by Karen Richmond approves the request to build addition and porch on existing structure.

Roll Call voting (4-YES, 1-No – Bob Whiteman abstains): John Treadwell, Robert Ashodian, Dan Queri, Karen Richmond.

Request of Joan Treadwell Woods and John Treadwell, II

Located 10746 NYS Rte 3

On Parcel # 98.00-1-5

In AR, LF

Bordering property owned by Joan Woods, Flat Rock Association, Inc., Family of Albert Schneider, John Treadwell, Goodwin Revocable Trust, Alan Pope, Melinda Whitney, Flatrock Association, Stephen Yaussi, Stephen Yaussi, Rocky Ridge Properties, and Cody MCCone

Request to subdivide the parcel

DISCUSSION: This subdivision request is irrelevant to the moratorium on the solar field. The only thing we are here to discuss is the subdivision.

PUBLIC COMMENTS: Ron Pope presented a letter, see attached, Kim Fillingham asked John Treadwell why he wanted a solar field. His reply was to be able to keep the property in the family with the solar field providing income to keep the taxes paid.

SEQR MOTION: by Bob Whiteman, second by Bob Ashodian, declares the proposed action to be a **TYPE II, ACTION 25**, which is an action of a ministerial nature involving no exercise of discretion by the planning board, 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 (5-YES), Robert Ashodian. Robert Whiteman, Dan Queri, Karen Richmond, alternate.

CLOSE PUBLIC HEARING MOTION by Dan Queri , second by Bob Ashodian .

DECISION MOTION by Bob Ashodian , second by Dan Queri, approves the request to subdivide parcel.

Roll Call voting (4-YES -John Treadwell recused), Robert Ashodian, Robert Whiteman, Dan Queri, Karen Richmond

New Business:

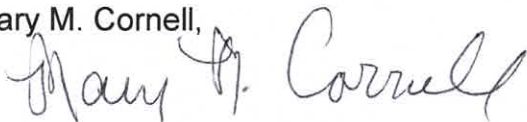
Next regular meeting, Tuesday, March 5, 2024.

ADJOURNMENT MOTION by Karen Richmond , second by Dan Queri , adjourns the meeting.

Roll Call voting (5-YES) John Treadwell, Robert Ashodian. Robert Whiteman, Dan Queri, Karen Richmond

Respectfully submitted,

Mary M. Cornell,



Planning Board Clerk

Att: Letter from Ron Pope

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Treadwell 2024 Solar

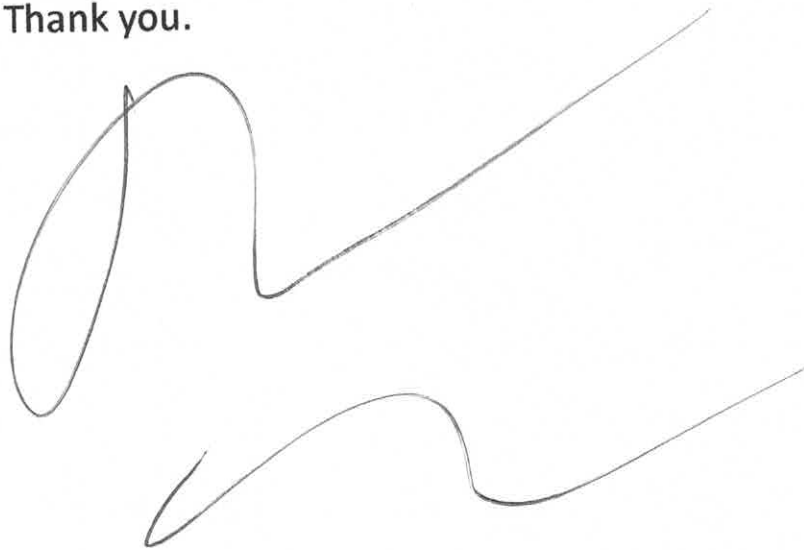
- 1) Good even ladies and gentleman, my name is Ron Pope
- 2) We the residents and the boards of the town of henderson are at a crossroads for the image of our future, in the town of henderson.
- 3) In the future what is our image. Is it when the world talks about henderson as a great place to live, visit, with great views, great sunsets, not over crowded ??, thriving farming and rural feeling
- 4) Or, when Henderson is mentioned, O' that is where all the solar is???
- 5) In the future and don't be mistaken, we will be tagged by one of these images.
- 6) This is much bigger than one industrial solar complex, It's Tourism, future sale of waterfront, and taking away valuable farmland and most importantly our future image.
- 7) The boards of the town Henderson have the duty to hear from all residents including the summer residents who are part of the highest taxed properties in the town in henderson.
- 8) Instead of bowing to one resident and a fly by night kid preaching about solar, who never really answers a question
- 9) We need reset the momentum from being jamb down our throats too we the residents and board members of the town of Henderson take control and slow it down and lets all residents have a say.

10) Im not a political person, so Im not sure how the boards of Henderson would include this, however, I feel it is our boards duty to take action on my proposal and protect us the residence.

11) My proposal: During the period of moratorium and studying of solar locations in the town of henderson, We also freeze any properties in the town of henderson to be sold, leased, or entered into a contract w any solar company during the moratorium period

12) Im asking you the combination of our boards to take action on this tonight.

13) Thank you.

A handwritten signature in black ink, consisting of a large, loopy initial 'M' followed by a series of connected, wavy lines that trail off to the right.