

**TOWN OF HENDERSON**  
**Zoning Board of Appeals Notice of Public Hearings**  
**12105 Town Barn Rd**  
**Henderson, NY 13650**  
**Wednesday, June 21, 2023 at 6:00PM**

**CONFERENCE CALL**

**Request of Stephen Robert Hays, Trustee**

Located at 11675 Ramsey Shores W

On Parcel #98.50-1-13

In LF

Bordering Property owned by Timothy and Diane Cozad, Stephen Hays, Trustee, and Joseph and Marie Claude Delorme Fedorko.

Request to build a garage.

**Request of Kevin and Florence Chatfield**

Located at 14921 Lower Hovey Tract Road

On Parcel 97.15-1-21

In LF

Bordering Property owned by Kyle F. Proia, Susan Griffen, Casey A. Hanson, Patricia M. Garvey Life Tenant/Kathleen G. Carey, Wayne and Renee Starks and Jay and Gwen Brown.

Request to build addition on front of cottage with a deck.

**And any other business that might 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. Any interested person may appear at the hearings and be heard. Written communications concerning these matters may also be filed with the Zoning Board of Appeals 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 Zoning Board of Appeals:**

**Chairman, Jerry Tackley, members Robert Aliasso, Fredrick Caswell Jr., Joan Treadwell Woods, Julie West, and alternate Dean Witmer.**

**Mary M. Cornell, ZBA Clerk**

**TOWN OF HENDERSON ZONING BOARD OF APPEALS AGENDA  
12105 TOWN BARN ROAD, HENDERSON, NY**

**June 21, 2023 AT 6:00 PM**

**Committee Members: Jerry Tackley, Chairman and Robert Aliasso, Fredrick Caswell Jr., Joan Treadwell Woods, Julie West  
Dean Witmer-Alternate**

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**CALL TO ORDER**

**ATTENDANCE and PLEDGE:**

**ANNOUNCEMENT**

All matters heard by this Zoning Board of Appeals are in the form of a public hearing. Everyone desiring to be heard will be heard. Before speaking, you are asked to state clearly your name and address. There are two types of matters that come before this Board. They are Variances and Interpretations. The application will be denied unless the applicant has proven his/her case.

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: All area variance for lot size or lot width, if the required lot line setbacks can still be maintained; All single and two-family residential set-back variances (including those for manufactured homes, modular homes) unless the requested setback is adjacent to either a State or County property line, exclusive of State or County highways; All front, rear, and side lot line set back variances for accessory structures (i.e. garages, sheds, decks, etc.) unless the requested setback is adjacent to either a State or County property line, exclusive of State or County highways; All use variances for single and two-family residences; All use variances for home occupations.

The hearings shall begin at the designated day, time and place as advertised. A presentation of the project will be made. After the presentation, written correspondence will be identified and read. Thereafter public comments will be entertained. All those who wish to speak must sign in. There will be a limit of three (3) minutes. You will be called in the order you signed in. All comments should be preceded by the person giving their name and general address. There will be no interruptions or cross-conversations in the audience.

If one or more Board member(s) is/are absent all applicants are offered to wait for a full Board if they are more comfortable or may decline the offer.

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**\*\* CONFERENCE CALL\*\***

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Located at 11675 Ramsey Shores W

On Parcel #98.50-1-13

In LF

Bordering Property owned by Timothy and Diane Cozad, Stephen Hays, Trustee, and Joseph and Marie Claude Delorme Fedorko.

Request to build a garage.

**DISCUSSION**

**PUBLIC COMMENTS:**

**COMMENTS FROM ZEO:**

**SEQR MOTION** by \_\_\_\_\_, second by \_\_\_\_\_ declares the proposed action to be a TYPE \_\_\_ – \_\_\_ Action under Article Eight of the NYS Environment Conservation Law, which determines there is no significant impact on the environment and no further review is necessary. Roll Call voting \_\_\_ : Jerry Tackley, Robert Aliasso, Joan Treadwell Woods, Julie West, Fred Caswell.

**CLOSE PUBLIC HEARING MOTION** by \_\_\_\_\_, second by \_\_\_\_\_ to adjourn and close the public hearing. Roll Call voting \_\_\_ : Jerry Tackley, Robert Aliasso, Joan Treadwell Woods, Julie West, Fred Caswell.

**AREA VARIANCE CHECKLIST**

**FACTORS CONSIDERED**

1. **Whether undesirable change would be produced in the character of neighborhood or a detriment to nearby properties? ( ) Yes ( ) No**  
Reasons:
2. **Whether benefit sought by applicant can be achieved by a feasible alternative to the variance: ( ) Yes ( ) No**  
Reasons:
3. **Whether the requested variance is substantial: ( ) Yes ( ) No**  
Reasons:
4. **Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood: ( ) Yes ( ) No**  
Reasons:
5. **Whether the alleged difficulty was self-created: ( ) Yes ( ) No**  
Reasons:

**DETERMINATION OF ZBA BASED ON ABOVE FACTORS:**

**The ZBA, after taking into consideration the above five factors and motion, finds that**

- ( ) the Benefit to the Applicant DOES NOT Outweigh the Detriment to the Neighborhood or Community and therefore the variance request is denied .**



( ) the Benefit to the Applicant DOES Outweigh the Detriment to the Neighborhood or Community and therefore the variance and motion request are granted.

Roll Call voting \_\_\_ : Jerry Tackley, Robert Aliasso, Joan Treadwell Woods, Julie West, Fred Caswell

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**Request of Kevin and Florence Chatfield**

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**DISCUSSION**

**PUBLIC COMMENTS:**

**COMMENTS FROM ZEO:**

**SEQR MOTION** by \_\_\_\_\_, second by \_\_\_\_\_ declares the proposed action to be a TYPE \_\_\_ - \_\_\_ Action under Article Eight of the NYS Environment Conservation Law, which determines there is no significant impact on the environment and no further review is necessary.  
Roll Call voting \_\_\_ : Jerry Tackley, Robert Aliasso, Joan Treadwell Woods, Julie West, Fred Caswell.

**CLOSE PUBLIC HEARING MOTION** by \_\_\_\_\_, second by \_\_\_\_\_ to adjourn and close the public hearing.  
Roll Call voting \_\_\_ : Jerry Tackley, Robert Aliasso, Joan Treadwell Woods, Julie West, Fred Caswell.

**AREA VARIANCE CHECKLIST**

**FACTORS CONSIDERED**

1. Whether undesirable change would be produced in the character of neighborhood or a detriment to nearby properties? ( ) Yes ( ) No

Reasons:

2. Whether benefit sought by applicant can be achieved by a feasible alternative to the variance: ( ) Yes ( ) No

Reasons:

3. Whether the requested variance is substantial: ( ) Yes ( ) No

Reasons:

4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood: ( ) Yes ( ) No

Reasons:

5. Whether the alleged difficulty was self-created: ( ) Yes ( ) No

Reasons:

**DETERMINATION OF ZBA BASED ON ABOVE FACTORS:**

The ZBA, after taking into consideration the above five factors and motion, finds that

( ) the Benefit to the Applicant DOES NOT Outweigh the Detriment to the Neighborhood or Community and therefore the variance request is denied .

( ) the Benefit to the Applicant DOES Outweigh the Detriment to the Neighborhood or Community and therefore the variance and motion request are granted.

Roll Call voting \_\_\_ : Jerry Tackley, Robert Aliasso, Joan Treadwell Woods, Julie West, Fred Caswell

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MOTION by \_\_\_\_\_, second by \_\_\_\_\_ to accept the April 19 , 2023 meeting minutes.

Roll Call voting ( \_\_\_ ) : Robert Aliasso, Jerry Tackley, Joan Treadwell Woods, Julie West, Fred Caswell.

BUSINESS: Next meeting on July 19, 2023.

MOTION by \_\_\_\_\_ second by \_\_\_\_\_ adjourns the meeting.

Roll Call voting \_\_\_ : Jerry Tackley, Robert Aliasso, Joan Treadwell Woods, Julie West, Fred Caswell.

**Respectfully Submitted**

**Mary M. Cornell**  
ZBA Clerk