

TOWN OF HENDERSON PLANNING BOARD MINUTES
12105 TOWN BARN ROAD, HENDERSON NY
May 2, 2023 at 5:00 PM

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

CALL TO ORDER and PLEDGE OF ALLEGIANCE

ATTENDANCE: Mike Contino, John Treadwell, Bob Ashodian, Bob Whiteman, Ken Vance

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 Francis McLeod

Located at 12596 Eastman Tract

On Parcel #105.12-1-14.21 and parcel 105.12.1.13

In LF

Bordering property owned by Francis McLeod, Henderson Harbor Mariner's Marina.

Request to assemble with parcel 105.12-1-13

DISCUSSION: For estate purposes, wished to assemble two parcels

PUBLIC COMMENTS: No objections

SEQR MOTION: by John Treadwell, second by Robert Whiteman, declares the proposed action to be a **TYPE 2 , ACTION 25** 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 John Treadwell

DECISION MOTION by John Treadwell, second by Bob Ashodian **approves** the request to assemble parcels.

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

Request of Deborah Johnson Newcomb and Robert Richard Newcomb

Located at 14125 Co. Rte 123

In Parcel #98.17-1-41.2

In LF

Bordering property owned by Jebsen, etal, Allen D, John and Joan Talley, Trustees, Joan Darcy Jebsen, Per Henrich Jensen, c/o Jebsen, Per and Joor, J.

David, c/o Christine J. Mitchell

Request to repair existing seawall.

DISCUSSION: Architect discussed seawall which will be 248'9" – 3" under high water mark of 2019. Existing wall tapers, seeking approval of DEC, OGS, Army Corp of Engineers.

PUBLIC COMMENTS: Clover Dulles, neighbor may do something similar. Seawall was built years ago before properties were subdivided. Concerns about size of new seawall.

SEQR MOTION: by John Treadwell , second by Ken Vance , 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, Bob Ashodian, John Treadwell, Ken Vance

CLOSE PUBLIC HEARING MOTION by Ken Vance , second by Bob Whiteman.

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

DECISION MOTION by Bob Ashodian , second by Bob Whiteman , **approves** the request to repair the existing seawall contingent on approval by required agencies..

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

MOTION: Ken Vance , second by John Treadwell to accept the April 4, 2023 minutes.

CONTINUATION OF SEVILLE DEVELOPMENT FOR DOLLAR GENERAL

Bob Ashodian made the motion, seconded by Bob Whitman to approve the plans for the dollar store as presented by AEDA contingent upon all approvals and permits being issued along with an agreement with the Developer and also another separate agreement with the land owner regarding Town and Health Department oversight and approval of the proposed waterlines and hookup to the Town water district, including a

statement by the land owner and the developer that they understand that they will be responsible to cover the Town's cost associated with any town oversight and review by the Town Engineer to insure the water lines are constructed to code and standard. Said agreement to be drafted by the Town attorney and executed ASAP.

The above contingency includes but is not limited to items specifically discussed at the meeting such as site lighting, storm water runoff, proper screening from NYS RT 3 and adequate parking for the proposed building. The chosen color will be Cerulean Frost.

SEQR MOTION: by John Treadwell, second by Bob Whiteman, declares the proposed action to be an unlisted action under Article Eight of the NYS Environmental conservation Law, no significant impact on the environment and no further review is necessary. Negative declaration determined by board.

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

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

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

DECISION MOTION by Bob Ashodian, second by Bob Whiteman, **approves** the request build a Dollar General Store I contingent on approval by required agencies.

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

New Business: Next regular meeting, Tuesday, June 6, 2023.

ADJOURNMENT MOTION by Bob Ashodian, second by Bob Whiteman, adjourns the meeting.

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

Respectfully submitted,
Mary M. Cornell
Planning Board Clerk