

TOWN OF HENDERSON
12105 Town Barn Road
Henderson, New York 13650
Planning Board Minutes
Tuesday, December 12, 2023, at 5:00 PM

CALL TO ORDER and PLEDGE OF ALLEGIANCE

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

Request of Butterville Properties, LLC, c/o John Barney

Located at 11279 County Route 75, Adams, NY

On Parcel #98.00-1-22.1

In AR

Bordering property owned by Gene Bolton, Butterville Properties, Alan Fields, Bedford Creek Properties', LLC, Butterville Properties, Generations Landholdings, LLC, Town of Henderson.

Request to subdivide a 4.664-acre parcel of land on the north side of Dunbar Road from a 182.78 acre parcel they own.

DISCUSSION: No issues

PUBLIC COMMENTS: No comments at this time

SEQR MOTION: by John Treadwell , second by Blob Whiteman , 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**); Michael Contino, John Treadwell, Robert Whiteman, Bob Ashodian, Ken Vance.

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

DECISION MOTION by Ken Vance, second by Bob Whiteman, **approves** the proposed request.

Roll Call voting (**5-YES**): Michael Contino, John Treadwell, Robert Whiteman, Bob Ashodian, Ken Vance.

Request of Heather and Gregory Harmych, c/o Benjamin and Kaylee Freeman

Located at 13642 County Route 71, Henderson

On Parcel #98.00-1-28.4

In AR

Bordering property owned by Ronald J. Pope – c/o Amanda Root, Christopher J. Lennox, Hylight Farms, LLC, Ronald J. Pope – c/o Amanda Root..

Request to subdivide a 13.769 acre parcel into three lots.

DISCUSSION: Subdivision of lots, well does service the house

PUBLIC COMMENTS: none

SEQR MOTION: by John Treadwell, second by Bob Whiteman, 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**); Michael Contino, John Treadwell, Robert Whiteman, Bob Ashodian, Ken Vance.

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

DECISION MOTION by Ken Vance, second by Bob Whiteman, **approves** the proposed request.

Roll Call voting (**5-YES**): Michael Contino, John Treadwell, Robert Whiteman, Bob Ashodian, Ken Vance.

Request of Erin and Dave Cantu

Located at 12742 Eastman Tract

On Parcel #105.12-1-5

In LF

Bordering property owned by Joel and Joyce Ellen Owerbach, Nicholas R. and Michelle Roderick-Lee.

Request to build a retaining wall

DISCUSSION: Nick Lee represented the Erin and Dave Cantu

PUBLIC COMMENTS: Is DEC permit required? No, if it is above the high water mark.

SEQR MOTION: by John Treadwell, second by Bob Ashodian, 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 sq. ft. 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 **(5-YES)**; Michael Contino, John Treadwell, Robert Whiteman, Bob Ashodian, Ken Vance.

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

DECISION MOTION by Bob Whiteman, second by Bob Whiteman, **approves** the proposed request.

Roll Call voting **(5-YES)**; Michael Contino, John Treadwell, Robert Whiteman, Bob Ashodian, Ken Vance.

MOTION by Bob Ashodian, second by Ken Vance to accept the November 8, 2023, minutes.

New Business:

Nexamp Moratorium on Gilman Road Solar project effective December 5, 2023. Public hearing will stay open.

Bob Whiteman made a motion to thank Mike Contino for his years of service to the Town of Henderson, second by Bob Ashodian. Motion passed.

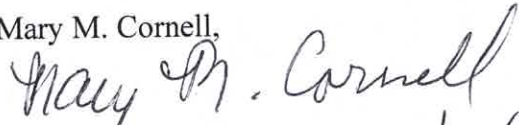
Next regular meeting, Tuesday, January 2, 2024 to be held at 5:00 pm.

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

Roll Call voting (5-YES) Mike Contino, John Treadwell, Robert Ashodian, Robert Whiteman, Ken Vance.

Respectfully,

Mary M. Cornell,

A handwritten signature in cursive script that reads "Mary M. Cornell".

Planning Board Clerk

12/10/23