

**TOWN OF HENDERSON PLANNING BOARD MINUTES - AMMENDED
12105 TOWN BARN ROAD, HENDERSON NY**

January 3, 2023 at 5:00 PM

Committee Members: Chairman Ned Martelle, Robert Ashodian, John Treadwell, Michael Contino, Robert Whiteman

CALL TO ORDER and PLEDGE OF ALLEGIANCE

ATTENDANCE: Ned Martelle, Chairman, John Treadwell, Robert Whiteman, Robert Ashodian, Ken Vance, alternate. Absent – Michael Contino

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 Christopher and Teri Clement

Located at 14277 County Route 123

On Parcel #98.17-1-51

In LF

Bordering Property owned by Thomas W and Marjorie D Coppinger and Montgomery Trustee, William L., Christine L Montgomery Trustee and William and Christine Montgomery Family.

Request variance for side setback on south side for new home

DISCUSSION: ZBA approved the variance in December.

PUBLIC COMMENTS:

SEQR MOTION: by Ned Martelle, second by Bob Ashodian, declares the proposed action to be a **TYPE 2**, **ACTION 11** 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:** Ned Martelle, Ken Vance, John Treadwell, Robert Ashodian, Robert Whiteman.

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

DECISION MOTION by Bob Ashodian, second by Ken Vance, **approves** the proposed subdivision.

Roll Call voting **4-Yes, 1-No** Ned Martelle, Ken Vance, alternate, John Treadwell, Robert Ashodian. Robert Whiteman votes NO.

Request of Thomas and Patricia Ventiquattro at the request of Phillip A. Venello

Located on 15170 Snowshoe Road

On Parcel # 97.15-2-14

In LF

Bordering Property Owned by Thomas and Patricia Ventiquattro, and Jeanne M. Matthews-Fox and Eric J. Fox

Request to add second story over boathouse.

DISCUSSION: 2nd floor addition over boat house, 680 sq ft, 6/12 pitch, 13' to ridge inside, remodel bottom half of house. Will do assemblage of two cabins with breezeway eventually.

PUBLIC COMMENTS:

SEQR MOTION: by Ned Martelle, second by Bob Ashodian, declares the proposed action to be a **TYPE 2, ACTION 11** 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**; Ned Martelle, Ken Vance, John Treadwell, Robert Ashodian, Robert Whiteman.

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

DECISION MOTION by Ned Martelle, second by Bob Ashodian, **approves the proposed addition to their cottage dependent on flood plan.**

Roll Call voting **3 YES**: Ned Martelle, John Treadwell, Robert Ashodian. **Robert Whiteman and Ken Vance abstain from vote.**

Request of Duane Morton

Located at 3641 Lighthouse Road

On Parcel #105.13-1-7

In LF

Bordering property Owned by Joseph and Shari Lustrinelli, and Vincent Sheedy.

Request to demo old camp and build new one

DISCUSSION: email received from Vincent Sheedy presented to board. Concerns about septic system.

PUBLIC COMMENTS: None

SEQR MOTION: by Ned Martelle, second by Bob Ashodian, declares the proposed action to be a **TYPE 2 , ACTION 12** 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**); Ned Martelle, Ken Vance, John Treadwell, Robert Ashodian, Robert Whiteman.

CLOSE PUBLIC HEARING MOTION by John Treadwell, second by Robert Whiteman.

DECISION MOTION by John Treadwell, second by Bob Whiteman, **approves** the proposed addition to their cottage.

Roll Call voting (**YES**): Ned Martelle, Ken Vance, John Treadwell, Robert Ashodian, Robert Whiteman.

MOTION: Ned Martelle, second by Bob Ashodian to accept the December 6, 2022 minutes.

New Business:

Next regular meeting, Tuesday, February 7, 2023.

ADJOURNMENT MOTION by Robert Whiteman, second by John Treadwell, adjourns the meeting.

Roll Call voting (**YES**) Ned Martelle, Ken Vance, John Treadwell, Robert Ashodian, Robert Whiteman.

Respectfully submitted,
Mary M. Cornell
Planning Board Clerk