

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

**March 14, 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:** Michael Contino, John Treadwell, 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 David Perry**

Located at 11697 Rays Bay Road

On Parcel #105.14-1-11

In LF

Bordering property owned by John M. and Sherry Alamed, David Perry

Request to add a 16 x 14 covered sun porch to the existing structure.

**DISCUSSION:** Straight forward

**PUBLIC COMMENTS:** No issues

**SEQR MOTION:** by John Treadwell, second by Robert Whiteman, 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:** Michael Contino, John Treadwell, Robert Whiteman.

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

**DECISION MOTION** by Robert Whiteman, second by John Treadwell, **approves** the proposed addition.

Roll Call voting **YES** Michael Contino, John Treadwell, Robert Whiteman

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**Request of Steven and Penny Zuidema**

Located at 10386 Grandjean Road

On Parcel #105.19-3-36 and 105.19-3-37

In LF

Bordering property owned by Richard Kolbe and Penny and Steve Zuidema

Requesting to build a 19' x 27' addition to connect existing structures.

**DISCUSSION:** The two lots assembled previously. The structures are being joined together. These are non-conforming lots.

**PUBLIC COMMENTS:** No issues

**SEQR MOTION:** by John Treadwell, second by Robert Whiteman, 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**; Michael Contino, John Treadwell, Robert Whiteman.

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

**DECISION MOTION** by Robert Whiteman, second by John Treadwell, **approves** the proposed assemblage.

Roll Call voting **YES**: Michael Contino, John Treadwell, Robert Whiteman

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**\*\* PRE-SUBMISSION by AEDA representing Seville Development, LLC**

**Michael Coon, Engineer with AEDA presented a site on Rt. 3 for the purpose of building a Dollar General store.**

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**MOTION:** Robert Whiteman, second by John Treadwell to accept the February 7, 2023 minutes.

Roll Call voting **YES**: Michael Contino, John Treadwell, Robert Whiteman

**New Business:** Next regular meeting, Tuesday, April 4, 2023.

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

Roll Call voting (**YES**) Michael Contino, John Treadwell, Robert Whiteman.

Respectfully submitted,  
Mary M. Cornell, Planning Board Clerk