

TOWN OF HENDERSON PLANNING BOARD MINUTES
12105 TOWN BARN ROAD, HENDERSON NY
March 5, 2024 at 5:00 PM

Committee Members: Ken Vance, Robert Ashodian, John Treadwell, Robert Whiteman, Dan Queri

CALL TO ORDER and PLEDGE OF ALLEGIANCE

ATTENDANCE: Ken Vance, Bob Ashodian, John Treadwell, Dan Queri, Robert Whiteman, Karen Richmond

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 Mathias and Debra Sharp

Located at 12873 NYS Route 178

On Parcel #106.00-2-34.2 and 1063.00-2-34.5

In AR

Bordering property owned by Daniel Bray, Crystal Dale Farm, LLC, Albert Worthington, Gary Ramsdell, Colton Ramsdell, Mathias and Debra Sharp.

Request to assemble 106.00-2-34.2 and 106.00-2-34.5.

DISCUSSION: Location of parcels

PUBLIC COMMENTS: No public comments

SEQR MOTION: by Bob Ashodian , second by Dan Queri , 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 **5 YES** : Ken Vance, Bob Ashodian, John Treadwell, Robert Whiteman, Dan Queri.

CLOSE PUBLIC HEARING MOTION by Bob Ashodian , second by Dan Queri

DECISION MOTION by Bob Whiteman, second by Dan Queri, **approves** the request to assemble two parcels.

Roll Call voting **5 YES** Ken Vance, John Treadwell, Robert Ashodian, Robert Whiteman, Dan Queri.

Request of Ronald and Buffy Peterson

Located at 12528 Aspinwall Shores

On Parcel #105.12-1-29

In LF

Bordering property owned by Bruce Thomas, Robin Hilliker, Robert and JoAnn C Shupe, Thomas life tenant, Bruce, Donna, Brian and Dean LaLone, Roadarmel Trustee, Patricia, Ronald and Buffy Peterson, and Jeffery Jones.

Request to assemble two parcels 105.12-1-29 and 105.12.1-32.4

DISCUSSION No comments

PUBLIC COMMENTS No comments

SEQR MOTION: by Bob Whiteman, second by Bob Ashodian, 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**; Ken Vance, John Treadwell, Robert Ashodian. Robert Whiteman, Dan Queri

CLOSE PUBLIC HEARING MOTION by Bob Whiteman, second by Dan Queri.

DECISION MOTION by Bob Ashodian, second by Dan Queri, **approves** the request to assemble two parcels.

Roll Call voting **5 YES**: Ken Vance, , John Treadwell, Robert Ashodian, Robert Whiteman, Dan Queri

PRESUBMISSION –

Will be on the agenda for April for an assemblage

Request of David Poulin, TOH Council Membert to discuss TOWN OF HENDERSON COMPREHENSIVE PLAN RESOLUTION –

Resolution passed Town Henderson Board on 2/13/2024

TOWN OF HENDERSON COMPREHENSIVE PLAN RESOLUTION

WHEREAS The purpose of Zoning Laws is for the promoting of public health, safety and welfare, and the most desirable use for which the land in the town may be adopted; for conserving the value of buildings and for enhancing the value of land throughout the town, pursuant to the authority conferred by Article 16 of the Town Law and Section 10 of the Municipal Home Rule Law and the Comprehensive Land Use Plan of the Town of Henderson.

WHEREAS The comprehensive plan creates a blueprint for the future development and preservation of a community based upon input provided by the citizens of the Town. Often referred to as the "master plan," it is the essential foundation upon which communities are built.

WHEREAS The comprehensive plan is the culmination of a planning process that establishes the official land use policy of a community and presents goals and a vision for the future that guides official decision-making.

WHEREAS Legal risk is minimized when town personnel make decisions that are in alignment with the Comprehensive Land Use Plan of the Town of Henderson.

THEREFORE, BE IT RESOLVED that the following be adopted:

All decision-making personnel and bodies (i.e. Planning Board, Zoning Board of Appeals, Town Board etc.) of the Town of Henderson will use the Comprehensive Land Use Plan as a basis for making decisions. Stated differently, when discretion is allowed within the governing laws, then the information contained within the Comprehensive Land Use Plan will be used as the basis for the decisions made.

DISCUSSION: Discussion held on Comprehensive Plan, the age of the plan, plans for a new one with the help of the County. Zoning laws need amending and updating, this was started last year and needs completion. Planning Board needs to be involved. There will be a number of changes needed in the next 3.5 – 4 years. Zoning changes on Hovey Moratorium.

Discussion on changing the time of the planning board meeting will be discussed at the Town Board meeting next week. Karen Richmond and Dan Queri from the planning board will sit on the solar committee.

OTHER BUSINESS:

Amendments to February 6 minutes. Discussion held on the following

- Members have concerns about the shed on Harbor View Road.
- Question of what goes in the minutes
- Concerns about solar fields

MOTION: Bob Ashodian, second by John Treadwell to ammend the February 6, 2024 minutes..

New Business: Next regular meeting, Thursday, April 4, 2024 at 5:00 pm.

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

Roll Call voting (YES) Ken Vance, John Treadwell, Robert Ashodian, Robert Whiteman, Dan Queri.

Respectfully submitted,

Mary M. Cornell
Planning Board Clerk