

TOWN OF HENDERSON
12105 Town Barn Road
Henderson, New York 13650
Planning Board Meeting Minutes
October 1, 2024 at 5:00 PM

CALL TO ORDER and PLEDGE OF ALLEGIANCE

ATTENDANCE: Ken Vance, John Treadwell, Dan Queri, Bob Ashodian

Request of Jeffrey Passilla

Located at 6741 County Route 178, Henderson, NY

On Parcel #105.07-1-31

In LF

Bordering Property Owned by Richard VanBenschoten, Sally Larchar, Linda L. Davis, Eugene Larchar Jr.

For request of adding a 15' x 22' second story addition with a porch

DISCUSSION: Following review of the application and supporting documentation, the project was deemed meeting all requirements for a 15 x 22 – 2 story addition with a porch..

PUBLIC COMMENTS: No public comments at this time.

SEQR MOTION; by John Treadwell, second by Dan Queri, declares the proposed action to be a TYPE II, 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.

CLOSE PUBLIC HEARING MOTION – motion by Bob Ashodian, second by John Treadwell to close the public hearing.

Roll Call voting: (4-YES)

DECISION MOTION by Dan Queri, second by Bob Ashodian deems the application accepted.

Roll Call voting – (4-YES)

Case #2

Request of Phillip J. Banazek

Located on 7609 NYS Rte 3, Henderson NY 136350

On Parcel # 105.00-1-21.2

In AR

Bordering Property owned by James Rathbun, Rustic Roots, c/o Dustin Parker

For request to build a 50' x 36' storage barn

DISCUSSION: parcel is located on Route 3. The project will require approval from Jefferson County Planning. A 239-M application and supporting documentation will be submitted to the county. The county meets mid-October and the report will be back by the end of October. The parcel will be revisited on November 6 at the next planning board meeting.

PUBLIC COMMENTS: No comments at this time

SEQR MOTION; by _____, second by _____, declares the proposed action to be a TYPE II, ACTION ___ 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.

CLOSE PUBLIC HEARING MOTION – motion by _____, second by _____ to close the public hearing.
Roll Call voting: ()

DECISION MOTION by _____, second by _____ deems the application .

Case #3

Request of Samantha Whitehead

Located at 14411 Snowshoe Road, Henderson, NY

On Parcel 97.15-1-72.1

In LF

Bordering Property Owned by Timothy T. Callahan, Andrew C. King

For request of adding a 10' x 8' covered porch

DISCUSSION: this project was referred to the planning board due to the lot size. After review of the supporting documentation, the project was deemed acceptable.

PUBLIC COMMENTS: No public comments at this time

SEQR MOTION; by John Treadwell, second by Dan Queri, declares the proposed action to be a TYPE II, 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.

CLOSE PUBLIC HEARING MOTION – motion by Bob Ashodian, second by Dan Queri to close the public hearing.
Roll Call voting: (4-YES)

DECISION MOTION by Dan Queri, second by Bob Ashodian deems the application accepted

Case #4

Request of Raymond Walseman/Tammy Baker

Located at 8851 State Rt 178

On Parcel #106.09-2-46

In B

Bordering Property owned by Gregory Scott, Shawn Bennet, Maryanne Aubin, c/o Scott Aubin

For request of building a 40' x 61' storage unit with a reduced total side set back of less than 25' and a front set back of less than 50'.

DISCUSSION: Concerns about the setbacks of the structure. Recommended to go the ZBA for a variance. Will go to ZBA on October 16 for variances and return to planning board on Wednesday, November 6 due to election day on Tuesday.

PUBLIC COMMENTS:

SEQR MOTION; by _____, second by _____, declares the proposed action to be a TYPE II, ACTION ___ 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.

CLOSE PUBLIC HEARING MOTION – motion by _____, second by _____ to close the public hearing.

Roll Call voting: ()

DECISION MOTION by _____, second by _____ deems the application _____.

Roll Call voting: ()

Case #5 – Continuation

Request of Schafer, Ryan

Located at 12802/883 Co Rte 123

On Parcel #106.09-1-1

In LF

Bordering Property Owned by Phillips 66 Co., D Amanda Nason, Deirdre Vaillancourt, Lisa Fitzpatrick, Elizabeth Maurer

For request of turning the Castle into an Inn

DISCUSSION: Project meets requirements

PUBLIC COMMENTS: No public comments at this time

SEQR MOTION; by John Treadwell, second by Dan Queri, declares the proposed action to be a TYPE II, ACTION 18 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.

CLOSE PUBLIC HEARING MOTION – motion by Dan Queri, second by Bob Ashodian to close the public hearing.

Roll Call voting: (4 - YES)

DECISION MOTION by Bob Ashodian, second by Dan Queri deems the application accepted. pending the receipt of the letter from the county. The applicant had seen that letter and agreed to follow recommendations by the county.

Roll Call voting (4-YES)

MOTION by Bob Ashodian, second by Dan Queri to accept the September 3, 2024 minutes.

Roll Call voting (4- YES)

ADJOURNMENT MOTION by Bob Ashodian, second by John Treadwell adjourns the meeting at 6:05 pm.

Roll Call voting (4 - YES)

The above-described application(s) are open to inspection at the office of the Town Clerk during regular business hours. Any interested person may appear at the hearings and be heard. Written communications concerning these matters may also be filed with the Town of Henderson Planning Board before or at the hearing, or be sent to 12105 Town Barn Road, Henderson, NY 13650. Anyone wishing to confirm this meeting may call the Town Clerk at 938-5542, Ext 21 between the hours of 3-4PM on the day of the hearing.

By Order of the Planning Board: Chairman, Kenneth Vance and Members: John Treadwell, Robert Ashodian, and Dan Queri.

Mary M. Cornell,
Planning Board Clerk