

TOWN OF HENDERSON
12105 Town Barn Road
Henderson, New York 13650
Planning Board Meeting Minutes
September 3, 2024 at 5:00 PM

CALL TO ORDER and PLEDGE OF ALLEGIANCE

ATTENDANCE: Ken Vance, Chairman, Dan Queri, Bob Ashodian, John Treadwell. Karen Richmond resigned as she has taken the position of Town Supervisor

Case #1

Request of John and Jean Breitung, Breitung Salzer Assoc LLC

Located at 15058 Snowshoe Road

On Parcel #97.15-2-40

In LF

Bordering Property Owned by Scott Distler, Daniel and Donald Gearing, Harriet Gearing, Scott Payne, Debra A Gearing Groth, c/o Donna Gibson, Payne, Scott – Jonathan and Gary, c/o Gary and Virginia Payne, Kim Gearing
For request of 14x20 addition on rear of cottage

DISCUSSION: Revised plans were presented

PUBLIC COMMENTS: None

SEQR MOTION: by John Treadwell, second by Bob Ashodian, 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 to close the public hearing. John Treadwell

Roll Call voting: (4) YES, Ken Vance, Bob Ashodian, Dan Queri, John Treadwell

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

Roll Call voting: (4) YES, Ken Vance, Bob Ashodian, Dan Queri, John Treadwell.

Case #2

Request of Six Town Heights

Located on NYS Rte 3

On Parcel # at 106.05-1-3.1, 106.05-1-3.21, 106.05-1-4, 106.05-1-5.21

In LF

Bordering Property Owned by John and Robin Bateman, Jeffrey and Jodi White, Shawn and Yvette Herrmann, Burnell V. Haney and Lori, Phillip T. and Mary Hoffman, Constance McDougal, Martha Bouculat,
For request of assembling four parcels.

DISCUSSION: Assembling four parcels, needs maps to take to the county

PUBLIC COMMENTS: None

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

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

Roll Call voting: (4) YES, Ken Vance, Bob Ashodian, Dan Queri, John Treadwell

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

Case #3

Request of Jack and Amy Spry

Located at 5307 Geeson Drive

On Parcels #105.14-1-18.1, 105.14-1-18.2

In LF

Bordering Property Owned by David and Brenda Radley, Curcio Trustee, Gina M., Curcio Family Irrevocable Trust, c/o Frank and Nancy Curcio

For request of assemblage of two parcels.

DISCUSSION: Assembling two parcels, needs maps to take to the county

PUBLIC COMMENTS: none

SEQR MOTION; by John Treadwell, second by Dan Queri, 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 Bob Ashodian, second by John Treadwell to close the public hearing.

Roll Call voting: (4) YES, Ken Vance, Bob Ashodian, Dan Queri, John Treadwell

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

Case #4

Request of Cynthia J. Connors

Located at 7887 NYS RT.3

On Parcel #106-13-1-8, 106.13-1-9

In AR

Bordering Property Owned by Town of Henderson, Schoenagel Families, Ltd,
Robert W. Fairservice, Salvatore Macri, Glowfeski, Joseph, Maureen S. Eicholz,
LT.

For request of subdivision and assemblage

DISCUSSION: Scott was present representing Patsy Storino. Subdivision and assemblage are being done on the same application. The five acre parcel (106.13-1-9) will be sold, 1.55 acre parcel to be assembled with parcel no 106.13-1-8.

PUBLIC COMMENTS: none at this time

SEQR MOTION; by John Treadwell, second by Dan Queri, declares the proposed action to be a TYPE II, 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; (4 YES) Ken Vance, Bob Ashodian, John Treadwell, Dan Queri

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

Roll Call; (4 YES) Ken Vance, Bob Ashodian, John Treadwell, Dan Queri

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

Roll Call; (4 YES) Ken Vance, Bob Ashodian, John Treadwell, Dan Queri

Case #5

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: Requesting B&B designation for principal structure and 1 permanent residence. Requesting B&B designation for accessory structure.

Attorney presented documentation; changes to made inside the castle, positive aspects of adequate parking, no neighbors close by, another B&B next door, water and sewer are adequate. The patio needs repair and will be evaluated by a structural engineer. Existing lighting and signage are adequate.

PUBLIC COMMENTS: None 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;

DECISION MOTION – ADJOURNED (deems the application accepted pending approval by Jefferson County Planning.)

MOTION by Ken Vance, second by Bob Ashodian to accept the August 6, 2024 minutes.

Roll Call voting (4 YES) Ken Vance, John Treadwell, Bob Ashodian, Dan Queri.

ADJOURNMENT MOTION by Bob Ashodian, second by Dan Queri adjourns the meeting at 6:45 pm.

Roll Call; (4 YES) Ken Vance, Bob Ashodian, John Treadwell, Dan Queri

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