

TOWN OF HENDERSON PLANNING BOARD MEETING MINUTES

12105 TOWN BARN ROAD, HENDERSON NY

September 7, 2021 at 5:00 PM

Committee Members: Chairman, Ned Martelle, Robert Ashodian, Joan Treadwell, Michael Contino, Carol McGowan

CALL TO ORDER and PLEDGE OF ALLEGIANCE

ATTENDANCE:

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 with these guidelines will be referred to Jefferson County Planning

1. Request of Brian and Amy Zumbach rep/Scott Kolb

Located at County Route 152

On Parcel #106.00-1-51.1

In AR40

Bordering Property Owned by David Simmons, Charles and Steven Eastman, Patrick and Paula Grimshaw, Julia McGrath.

For proposed subdivision

DISCUSSION: Conforming lot, no issues.

PUBLIC COMMENTS: None

SEQR MOTION: by John Treadwell, second by Carol McGowan, 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 voting Yes; Ned Martelle, Michael Contino, John Treadwell, Carol McGowan, Robert Ashodian.

CLOSE PUBLIC HEARING MOTION by Robert Ashodian, second by Carol McGowan.

DECISION MOTION by Michael Contino, second by John Treadwell approves, denies the proposed subdivision
Roll Call voting YES: Ned Martelle, Michael Contino, John Treadwell, Carol McGowan, Robert Ashodian.

2. Request of David Simmons rep/Scott Kolb

Located at 9181 County Route 152

On Parcel #106.00-1-49

In AR40

Bordering Property Owned by Brian and Amy Zumbach, Charles and Steven Eastman, Patrick and Paula Grimshaw, Julia McGrath.

For proposed assemblage

DISCUSSION: To be assembled with lot above, meets all requirements, improves lot.

PUBLIC COMMENTS: None

SEQR MOTION: by John Treadwell, second by Carol McGowan, 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 voting Yes; Ned Martelle, Michael Contino, John Treadwell, Carol McGowan, Robert Ashodian.

CLOSE PUBLIC HEARING MOTION by Robert Ashodian, second by Carol McGowan.

DECISION MOTION by Michael Contino, second by John Treadwell approves, denies the proposed assemblage.

Roll Call voting YES: Ned Martelle, Michael Contino, John Treadwell, Carol McGowan, Robert Ashodian.

3. Request of Fred Schempp and William Braswell, rep/Scott Kolb

Located on NYS Route 3

On Parcel #98.14-1-63.11

In LF

Bordering Property Owned by Fred A. Schempp and Nora Schempp, William Braswell and Jennifer Braswell, Nutmeg Properties William J. Elliott and John C. Comerford, Alex R. D'Alessandro.

For proposed subdivision

DISCUSSION: Proposing new property line, subdivision and remaining assemblage. Parcel subdivided, see assemblages below.

PUBLIC COMMENTS: None

SEQR MOTION: by John Treadwell, second by Carol McGowan, 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 voting Yes; Ned Martelle, Michael Contino, John Treadwell, Carol McGowan, Robert Ashodian.

CLOSE PUBLIC HEARING MOTION by Robert Ashodian, second by Carol McGowan.

DECISION MOTION by Michael Contino, second by John Treadwell approves, denies the proposed subdivision.

Roll Call voting YES: Ned Martelle, Michael Contino, John Treadwell, Carol McGowan, Robert Ashodian.

4. Request of William and Jennifer Braswell, rep/Scott Kolb

Located on Bayshore Drive

On Parcel #98.14-1-63.8

In LF

Bordering Property Owned by Fred A. Schempp and Nora Schempp,, Nutmeg Properties, William J. Elliott, and John C. Comerford.

For proposed assemblage.

DISCUSSION: p/o 98.14-1-63.11 assembled with above parcel, improved lot.

PUBLIC COMMENTS: None

SEQR MOTION: by John Treadwell, second by Carol McGowan, 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 voting YES; Ned Martelle, Michael Contino, John Treadwell, Carol McGowan, Robert Ashodian.

CLOSE PUBLIC HEARING MOTION by Robert Ashodian, second by Carol McGowan..

DECISION MOTION by Michael Contino, second by John Treadwell approves, denies the proposed assemblage

Roll Call voting YES: Ned Martelle, Michael Contino, John Treadwell, Carol McGowan, Robert Ashodian.

5. Request of Mark and Theresa Wituszynski

Located at 3047 Stony Point Lane

On Parcel #105.13-1-41

In LF

Bordering Property Owned by George and Denise Chartrand, Charles and Arlene Richardson, Walter Baginsky..

For proposed seawall repair

DISCUSSION: Repair of existing seawall

PUBLIC COMMENTS: None

SEQR MOTION: by John Treadwell, second by Carol McGowan, declares the proposed action to be a TYPE II action 9 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, Michael Contino, John Treadwell, Carol McGowan, Robert Ashodian.

CLOSE PUBLIC HEARING MOTION by Robert Ashodian, second by Carol McGowan..

DECISION MOTION by Michael Contino, second by John Treadwell approves, denies the proposed seawall.

Roll Call voting YES: Ned Martelle, Michael Contino, John Treadwell, Carol McGowan, Robert Ashodian.

6. Request of Joe and Janice Cushman

Located on 10781 Rockledge Drive E

On Parcel #98.11-1-10.2

In LF

Bordering Property Owned by Robert M. and William S. Gallaway, Jr, Knowles Revocable Trust and Alan J. Pope

For proposed bed and breakfast

DISCUSSION: Paperwork from concerned neighbor's attorney filed on Tuesday, September 7 with the town office. Planning board had little time to view the response of Town Attorney and neighborhood attorney.

PUBLIC COMMENTS: Residents of Rockledge voiced concerns about deed restrictions on Rockledge, precedent for Air B/B, safety concerns, and changing the dynamics of the area w increased traffic, water usage, etc.

Board deems application incomplete and agrees to hold hearing open until next month.

Roll Call voting YES: Ned Martelle, Michael Contino, John Treadwell, Carol McGowan, Robert Ashodian.

7. Request of Tiffany Barney, Crystal Pond Properties, LLC

Located at 9928 County Route 75

On Parcel #111.08-1-22.2

In AR40

Bordering Property Owned by William M. Nohle, Mark W. Hodge, and Denise M. Stoodley.

For proposed hair salon in her home

DISCUSSION: Small in-home business allowed

PUBLIC COMMENTS: None

SEQR MOTION: by John Treadwell, second by Carol McGowan, 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.

Roll Call voting YES; Ned Martelle, Michael Contino, John Treadwell, Carol McGowan, Robert Ashodian.

CLOSE PUBLIC HEARING MOTION by Robert Ashodian, second by Carol McGowan, Robert Ashodian.

DECISION MOTION by Michael Contino, second by John Treadwell approves, denies the proposed salon.

Roll Call voting YES: Ned Martelle, Michael Contino, John Treadwell, Carol McGowan, Robert Ashodian.

8. Request of Gill House, LLC, rep/Steven Vollmer

Located at 13565 County Route 123

On Parcel #106.05-1-57

In H

Bordering Property Owned by Edwin and Dorinda Glaser, and John E. Johnes and Joann J. Fisher.

For proposed approval on building renovations and site plan for a restaurant.

DISCUSSION: Parking spaces 30 and spaces for employees, septic system passed DOH inspection. Site Plan review completed and must be reviewed by County Planning.

PUBLIC COMMENTS: None

SEQR MOTION: by John Treadwell, second by Carol McGowan, declares the proposed action to be a TYPE II action 2 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, Michael Contino, John Treadwell, Carol McGowan, Robert Ashodian.

CLOSE PUBLIC HEARING MOTION by Robert Ashodian, second by Carol McGowan, Robert Ashodian.

DECISION MOTION by Michael Contino, second by John Treadwell approves, denies the proposed restaurant.
Roll Call voting YES: Ned Martelle, Michael Contino, John Treadwell, Carol McGowan, Robert Ashodian.

9. Request of Crystal Dale Farm, LLC

Located at 13047 NYS Route 178
On Parcel #106.00-2-34.1
In AR40

Bordering Property Owned by Butterville Properties, LLC; Jeffrey and Cynthia Germain; William Cool, David and Lisa Magos, Matthew and Krista Greene, Green Family Irrev. Trust, Roseanne Rinaldi, Roger and Theresa Barney, Devon Shelmidine, Colton and Jordan Fitzgerald, Gary Ramsdell, Albert Worthington, Jr., Daniel Bray, Frank and Sharon Graves, Evergreen Cemetery Assoc., Ethan and Sharon Stewart, and Nohle Acres, LLC.

For proposed 50 x 60' pole barn with 8' x 12' pitch roof. .

DISCUSSION: Board discussed large parcel and has no issues.

PUBLIC COMMENTS:

SEQR MOTION: by John Treadwell, second by Carol McGowan, declares the proposed action to be a TYPE II 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, Michael Contino, John Treadwell, Carol McGowan, Robert Ashodian.

CLOSE PUBLIC HEARING MOTION by Robert Ashodian, second by Carol McGowan..

DECISION MOTION by Michael Contino, second by John Treadwell approves, denies the proposed pole barn.
Roll Call voting YES: Ned Martelle, Michael Contino, John Treadwell, Carol McGowan, Robert Ashodian.

Pre-submission;

MOTION by Michael Contino, second by John Treadwell to accept the July 21, 2021 revised Planning Board minutes.
Roll Call voting YES; Michael Contino, John Treadwell, Ned Martelle, Carol McGowan, Robert Ashodian.

New Business: Next regular meeting, Wednesday, November 3, 2021 due to Election Day on Tuesday, November 2, 2021.

ADJOURNMENT MOTION by Michael Contino, second by John Treadwell adjourns the meeting.
Roll Call voting YES; Ned Martelle, Michael Contino, John Treadwell, Carol McGowan, Robert Ashodian.

Respectfully submitted,
Mary M. Cornell
Planning Board Clerk