

TOWN OF HENDERSON PLANNING BOARD MEETING MINUTES

12105 TOWN BARN ROAD, HENDERSON NY

October 5, 2021 at 5:00 PM

Committee Members: Chairman Ned Martelle, Robert Ashodian, John 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 Rita D'Agostino, rep Pat Storino

Located at 10398 Lasher Road

On Parcel #105.19-2-21.7

In AR LF

Bordering Property Owned by Adams Family Trust – Mark and Linda, Derek LaLonde – c/o Richard and Donna LaLonde, Ronald P. Post and Terri Grant, Darshane S. and Harwant K. Dosanjh, Mark and Patricia Randall, Carol Salisbury – c/o Sandra Bellor, Edward and Roseanne Storms, Helen B Sinclair, Russell V Haines.

For proposed subdivision

DISCUSSION:

PUBLIC COMMENTS:

SEQR MOTION: by R. Ashodian, 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 John Treadwell .

DECISION MOTION by Robert Ashodian , second by Carol McGowan approves, denies the proposed subdivision

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

2. Request of William D. and JoJean H. Marks, Rep Tom Storino

Located at 11211 Rays Bay Road

On Parcel # 105.18-1-1.111

In LF

Bordering Property Owned by Conroy Trustee, Wm. G and Christine; Schmidt, Lawrence F and Lorraine, Perry, Paul L.

For proposed subdivision

DISCUSSION: Conroy Trust with two different parcels

PUBLIC COMMENTS

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 John Treadwell, second by Carol McGowan.

DECISION MOTION by Robert Ashodian, second by John Treadwell, approves, denies the proposed subdivision

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

3. **Request of Conroy, William G and Christine, rep Tom Storino**

Located at 11249 Rays Bay Road

On Parcel # 105.18-1-1.6/1.7

In LF

Bordering Property Owned by Conroy Trustee, Wm. G and Christine; Schmidt, Lawrence F and Lorraine, Perry. Paul L.

For proposed assemblage

DISCUSSION: Parcel #2

PUBLIC COMMENTS: New parcels will be created with assemblages

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 John Treadwell .

DECISION MOTION by Robert Ashodian , second by Carol McGowan **approves**/denies the proposed subdivision

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

4. **Request of Nolan, Trustee, Glenna C, rep Tom Storino**

Located at 11261 Rays Bay Road

On Parcel # 105.18-1-1.3

In LF

Bordering Property Owned by Conroy Trustee, Wm. G and Christine; Schmidt, Lawrence F. and Lorraine, Perry, Paul L.

For proposed assemblage

DISCUSSION: Parcel #3

PUBLIC COMMENTS:

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 **Robert Ashodian**, second by **Carol McGowan** **approves**/denies the proposed subdivision

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

5. **Request of Daniel and Sarah Radmanovic**

Located on 10411 Bayshore Drive

On Parcel #98.14-1-45

In LF

Bordering Property Owned by Nutmeg Properties, LLC and James MacFarland

For ZBA approved variance for building a new house on a non-conforming lot.

DISCUSSION:

PUBLIC COMMENTS:

SEQR MOTION: by **John Treadwell** , second by **Robert 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.

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

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

DECISION MOTION by **Robert Ashodian** , second by **John Treadwell**, **approves**/denies the proposed subdivision

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

6. **Request of George and Denise Chartrand**

Located on 3057 Stony Point Lane

On Parcel #105.13-1-40

In LF

Bordering Property Owned by Baginsky, Walter F and Krista K,
Witusynski, Mark and Theresa H.

For proposed seawall

DISCUSSION:

PUBLIC COMMENTS:

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.

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

DECISION MOTION by **Robert Ashodian**, second by **Carol McGowan** **approves**/denies the proposed subdivision.

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

7. **Request of Joseph and Shari Lustrinelli**

Located on 3655 Lighthouse Road

On Parcel #105.13-1-6

In LF

Bordering Property Owned by Fenlon, Michael and Amanda;
Morton, Duane

For proposed demolition and build a new house on a non-conforming lot.

DISCUSSION: Setbacks met

PUBLIC COMMENTS:

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

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 **Robert Ashodian**, second **Carol McGowan** , approves/denies the proposed subdivision.

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

8. **Request of James P. Barrett**

Located on 2751 Stony Point Lane

On Parcel #105.13-1-60

In LF

Bordering Property Owned by Alan and Margaret Woodall,
Kurlowicz Trustee, Wendy A. c/o Louis Green

For proposed extension to existing shed

DISCUSSION: want to replace shed – 200 sq ft addition to camp – back side of house

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

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.

CONTINUATION:

Cushman, Joseph F- Clerk received email from applicant withdrawing application. Board made a motion to consider issue closed. Applicant will have to reapply to move forward.

Gill House LLC – County report read and approved.

Pre-submission;

MOTION by **Ned Martelle**, second by **John Treadwell** to accept the September 7, 2021 Planning Board minutes with revision..

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 **Robert Ashodian**, second by **Carol McGowan** 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