

TOWN OF HENDERSON PLANNING BOARD MEETING MINUTES
12105 TOWN BARN ROAD, HENDERSON NY
January 4, 2022 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 Six Town Heights, LLC by Michael Yonkovic**

Located on NY State Route 3, Henderson NY

P/O Parcel #106.05-1-6.41

In BR

Bordering Property Owned by Chyme Lane, Cristin O'Brien, John and Robin Bateman, Six Town Heights and Six Town Cottage LLC.

For proposed assemblage of 1.88 acre parcel; p/o 106.05-1-6.41(Parcel "E") to be added to 106.05-1-6.31 (Parcel "F"). New assemblage parcel to contain 5.32 acres.

DISCUSSION:

PUBLIC COMMENTS:

SEQR MOTION: by Robert 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 Michael Contino , second by John Treadwell .

DECISION MOTION by Michael Contino ,
second by Carol McGowan **approves/denies** request for
special use permit for proposed pole barn for domestic animals

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

2. **Request of Six Town Cottages, LLC by Michael Yonkovic**

Located on 13116 Co. Rte 123, Henderson Harbor, NY
P/O Parcel #106.05-1-6.31

In BR

Bordering Property Owned by Richard Steele Hart, Mary
Beth Fisher

For proposed assemblage of 0.20 Acre (Parcel" C-1") to
Zehr T.M.P. #106.05-1-6.32 for parking/garden area.

DISCUSSION:

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 John Treadwell .

DECISION MOTION by Michael Contino , second by Carol McGowan **approves, denies** the proposed subdivision

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

3. **Request of Six Town Heights, LLC by Michael Yonkovic**
Located on NY State Route 3, Henderson NY
P/O Parcel #106.05-1-5.21
In BR
Bordering Property Owned by Chyme Lane, Six Town Heights, Christin O'Brien, and John Bateman
For proposed assemblage p/o T.M.P. 106.05-1-5.21 containing 1.99 acres (Parcel "G") to T.M.P. 106.05-1-6.41 (Parcel "H", containing 1.93 acres). New assemblage parcel to be T.M.P. 106.05-1-6.41 containing 3.72 acres.

DISCUSSION:

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 **John Treadwell** .

DECISION MOTION by **Michael Contino** , second by **Carol McGowan** approves, denies the proposed subdivision

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

CONTINUATION:

New Business: Next regular meeting, Tuesday, February 2, 2022

ADJOURNMENT MOTION by **Carol McGowan** , second by **Michael Contino** 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