

# TOWN OF HENDERSON PLANNING BOARD MEETING MINUTES

12105 TOWN BARN ROAD, HENDERSON NY

February 1, 2022 at 5:00 PM

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

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## 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

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### 1. Request of Frank Shattuck

Located at 6373 Nutting Street Road

On Parcel #105.19-1-1

In AR-40

Bordering Property Owned by Nathan K. Salisbury, c/o Carol Salisbury/Nathan Salisbury Estate.

For request to demolish existing cottage, and replace with new cottage with reduced front setback

### DISCUSSION:

### PUBLIC COMMENTS:

**SEQR MOTION:** by John Treadwell, second by Robert Ashodian, declares the proposed action to be a **TYPE 2** 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, Robert Ashodian.

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

**DECISION MOTION** by Robert Ashodian ,  
second by John Treadwell **approves**/denies to demolish  
existing cottage, and replace with new cottage with reduced front  
setback

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

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2. **Request of Henderson Harbor Yacht Club**

Located at 8397 Cornell Road

On Parcel #106.09-1-36

In LF

Bordering Property Owned by Ronald Ditch, Yacht Club and John Ditch

For request to repair existing seawall

**DISCUSSION**: Current seawalls in disrepair, built in 70s and 80s.

**PUBLIC COMMENTS**:

**SEQR MOTION**: by John Treadwell , second by Robert Ashodian ,  
declares the proposed action to be a **TYPE 2** 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, Robert  
Ashodian, Robert Whiteman.

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

**DECISION MOTION** by Robert Ashodian , second by Michael  
Contino **approves**, denies the proposed subdivision

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

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3. **Request of Ronald P. Post and Terri L. Grant**

Located at 10451 Sawyer Bay

On Parcel #105.19-2-8

In LF

Bordering Property Owned by Ronald P. Post and Terri L. Grant, and Dosanjh,  
Darshan S. and Harwant K. Dosanjh.

For request to replace the existing seawall damaged in the floods of 2017 and 2019.

**PUBLIC COMMENTS:**

**SEQR MOTION:** by Robert Ashodian , second by John Treadwell , declares the proposed action to be a **TYPE 2** 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, 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, Robert Ashodian

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MOTION by Michael Contino, second by John Treadwell to accept the January 4, 2022 minutes with corrections **on #1 to read (For proposed assemblage of 1.88 acre. New assemblage parcel to contain 5.32 acres), and #3 to read (For proposed assemblage of p/o T.M.P. 106.05-1-6.41 (Parcel H containing 1.93 A). New assemblage parcel to be T.M.P. 106.05-1-6.41 containing 3.72 acres.)**

**Also – correction to December 7, 2021 minutes in #7 – to read as (For proposed assemblages of parcel “B-1” containing 0.59 acres w existing house parcel “B” containing 0.80 acres assembled with existing house lot – T.M.P. 106.05-1-5.23.**

**PRESUBMISSION:**

Edwin Glaser, Town Supervisor spoke on behalf of proposed SUN Association Island Expansion.

**New Business:**

Discussion held regarding a new zoning district, AR-40 WR.

Next regular meeting, Tuesday, March 1, 2022

ADJOURNMENT MOTION by Robert Ashodian, second by John Treadwell adjourns the meeting.

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

Respectfully submitted,  
Mary M. Cornell  
Planning Board Clerk