

TOWN OF HENDERSON PLANNING BOARD MEETING MINUTES

12105 TOWN BARN ROAD, HENDERSON NY

March 1, 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 within these guidelines will be referred to Jefferson County Planning

1. Request of Anthony and Jessica Frederick, and Dustin and Danielle Parker

Located on 7641 NY State Route 3, Henderson NY

P/O Parcel #106.13-1-13

In AR-40

Bordering Property Owned by Schoenagel Families Ltd, Ziegler, Willard, c/o Terry Hefty, Cabrera, Zavalier J., and James Rathbun.

For proposed reopening of the old Coopers Landing, Inc. restaurant to Rustic Roots LLC . Primary focus on dining and breakfast.

DISCUSSION: Engineered septic in 2010

PUBLIC COMMENTS:

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

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

NOTE: DECISION MOTION is on hold pending approval from the Jefferson County Planning Board. Final decision at the April meeting pending decision.

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

2. Request of Mark Widrick

Located on 11253 Flatrock E, and 11261 Flatrock E
P/O Parcel # 98.11-1-34 and 98.11-1-35
In LF
Bordering Property Owned by Catherine Augliano, Flat
Rock Association
For proposed assemblage of 98.11-1-34 and 98.11-1-35

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

PUBLIC COMMENTS:

SEQR MOTION: by Ned Martelle , second by Robert Ashodian , declares the proposed action to be a TYPE 2 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, Robert Ashodian, Robert Whiteman.

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

DECISION MOTION by Michael Contino , second by Robert Whiteman, approves, denies the proposed assemblage.

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

3. Request of Rhea McCone by conference call with Al Roy.

Located on 11711 Ramsey Shores West, Adams, NY
P/O Parcel #98.00-1-6.1
In LF
Bordering Property Owned by Windswept Ventures, LLC,
Tom Wallace, Donald K. Warner.
For replacement of existing home with new home

PUBLIC COMMENTS:

SEQR MOTION: by Ned Martelle , second by Robert Ashodian , declares the proposed action to be a TYPE 2 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, Robert Ashodian.

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

DECISION MOTION by Michael Contino, second by Robert Whiteman, **approves**, denies the proposed replacement of existing home with a new home.

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

4. **CONTINUATION** –
Request of Mason Argiropolous – Conference Call
Located at 14404 Snowshoe Road
On Parcel 97.15-1-51
In LF
Request to rebuild house on existing footprint.

PUBLIC COMMENTS:

SEQR MOTION: by Ned Martelle , 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, Robert Whiteman..

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

DECISION MOTION by Michael Contino, second by John Treadwell, **approves**, denies the proposed addition to the existing home.

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

MOTION by Michael Contino, second by John Treadwell to accept the February 1, 2022 minutes.

PRESUBMISSION:

Edwin Glaser, Town Supervisor spoke on behalf of proposed SUN Association Island Expansion. There will be a representative from SUN Island at the town board meeting discussing the proposed development of Hovey Island on March 8 at 7:00 p.m..

New Business:

Discussion held regarding a new zoning district, AR-40 WR. A meeting is being planned on this issue.

Next regular meeting, Tuesday, April 5, 2022 at 5:00 p.m..

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

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

Respectfully submitted,
Mary M. Cornell
Planning Board Clerk