

# TOWN OF HENDERSON PLANNING BOARD MINUTES

12105 TOWN BARN ROAD, HENDERSON NY

June 7, 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: Ned Martelle, John Treadwell, Mike Contino, Bob Whiteman

Absent – Bob Ashodian. Carol McGowan

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

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- This is revisited due to incorrect parcel number.

### 1. Request of Rhea McCone

Located on 11711 Ramsey Shores West, Adams, NY

P/O Parcel #98.50-1-17

In LF

Bordering Property Owned by Joseph Fedorko, Marie Claude Fedorko, Janice K. Burns, Samuel J. Black, Cynthia L. Baldwin, Jane A. Verbeck, Trustee, K. Channing Verbeck, Trustee, PMP Properties, Catherine E Larkin Veley, Trustee

For replacement of existing home with new home

### DISCUSSION:

### PUBLIC COMMENTS:

SEQR MOTION: by Ned Martelle, second by Mike Contino, 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 Whiteman.

**CLOSE PUBLIC HEARING MOTION** by Robert Whiteman, second by Michael Contino.

**DECISION MOTION** by John Treadwell, second by Michael Contino, **approves** the proposed request.

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

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**MOTION**, Michael Contino, second by Robert Whiteman to accept the April 4, 2022 minutes.

**Discussion:**

Military Road Solar Project – Town Supervisor Ed Glaser discussed the contingencies with the board and PB Liaison Matt Owen, confirming who the responsible parties are for following up on each contingency.

Regarding issues on parcel 98.17-1-8, the ZEO will investigate to ensure that the setbacks are met. There was a survey map done at the time of the hearing.

**New Business:**

Next regular meeting, Tuesday, July 5, 2022 at 5:00 p.m. if necessary.

**ADJOURNMENT MOTION** by Michael Contino, second by Robert Whiteman adjourns the meeting.

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

Respectfully submitted,  
Mary M. Cornell  
Planning Board Clerk

Cc: attachment - PB contingencies

**TOWN OF HENDERSON PLANNING BOARD AGENDA**

**12105 TOWN BARN ROAD, HENDERSON NY**

**July 5, 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:** Ned Martelle, Bob Ashodian, Mike Contino, Carol McGowan, John Treadwell

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

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**Request of Henderson Harbor Performing Arts Association, Inc.**

Located on 12469 CR 123, PO Box 115, Henderson, NY 13650  
P/O Parcel #106.09-1-15.5

In B

Bordering Property Owned by Hilliker, Robin, Brown, James, Lau, David, Juliussen, Reidar M., Ditch, Thomas and Donna, Ditch, Ronald and Ora, Thomas, Bruce and Donna, Kent, John.

Request to install electronic sign on the property.

**DISCUSSION:**

Digital sign is 10'10" high off the ground, actual sign is 6'9 x 3.5'.

**PUBLIC COMMENTS:**

None

**SEQR MOTION:** by Ned Martelle, second by Carol McGowan, 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, Carol McGowan

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

**DECISION MOTION** by Mike Contino, second by Bob Ashodian approves the proposed signage.

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

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**MOTION:** Mike Contino, second by Carol McGowan to accept the June 7, 2022 minutes.

**Presubmission:**

106.13-1-24

Kraft Beer Distillery

Martin Klinginsmith

Pete Price – land owner

**DISCUSSION:**

Kraft Beer Distillery is a new business venture which will be located on 4 acres of land north of Henderson Storage on Rt 3 and Harbor Road, which is zoned B. NYS licensed Microbrewery. This is a new license structure. Beer will be produced during hours of noon – 8 pm. No food will be produced. This establishment will be similar to a Finger Lakes Winery, with outdoor seating and a family and pet friendly environment.

The brewery is a small operation, but may employ a few people years down the road.

Parking will meet more than minimum requirements of the occupancy limit.

Local products will be purchased to make the beer.

Hours of operation will be daytime on a year round basis.

There is a question of the land being a corner lot. If so, what are the setback requirements. The last 40' of the acreage is a hill. Engineers will help with the plot development. There will be an extension to the existing water district.

Project can't start until sewer is in place.

There is no strict timeline for the project.

**New Business:**

Next regular meeting, Tuesday, August 2, 2022

**ADJOURNMENT MOTION** by Bob Ashodian, second by Mike Contino adjourns the meeting.

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

Respectfully submitted,  
Mary M. Cornell  
Planning Board Clerk