

**TOWN OF HENDERSON PLANNING BOARD MEETING MINUTES  
12105 TOWN BARN ROAD, HENDERSON NY**

**April 5, 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 within these guidelines will be referred to Jefferson County Planning

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**1. Request of Joseph Fedorko**

Located on 11497 NY State Route 3, Henderson NY

P/O Parcel #98.50-1-70

In LF

Bordering Property Owned by Cathy L. Smith, Trustee, Joseph A and Marie Claude D Fedorko, Joseph Mahar, Timothy and Diane Cozad, Stephen Robert Hays, Trustee, Deborah Single Hays Trustee, and Verbeck Trust, Jane A, and K Channing Verbeck. For proposed subdivision and assemblage of existing lots.

**DISCUSSION:**

**PUBLIC COMMENTS:**

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

**CLOSE PUBLIC HEARING MOTION** by John Treadwell, second by Carol McGowan.

**DECISION MOTION** by Michael Contino, second by John Treadwell, **approves**, denies the proposed subdivision of existing lots.

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

2. **Request of Joseph Fedorko**

Located on 11497 NY State Route 3, Henderson NY  
P/O Parcel #98.50-1-70

In LF

Bordering Property Owned by Cathy L. Smith, Trustee, Joseph A and Marie Claude D Fedorko, Joseph Mahar, Timothy and Diane Cozad, Stephen Robert Hays, Trustee, Deborah Single Hays Trustee, and Verbeck Trust, Jane A, and K Channing Verbeck.  
For proposed subdivision and assemblage of existing lots.

**DISCUSSION:**

**PUBLIC COMMENTS:**

**SEQR MOTION:** by Michael Contino, 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 Whiteman, Carol McGowan

**CLOSE PUBLIC HEARING MOTION** by John Treadwell, second by Carol McGowan.

**DECISION MOTION** by Michael Contino, second by John Treadwell **approves**, denies the proposed assemblage of lot two (2) with Jane Verbeck.

3. **Request of Joseph Fedorko**

Located on 11497 NY State Route 3, Henderson NY  
P/O Parcel #98.50-1-70

In LF

Bordering Property Owned by Cathy L. Smith, Trustee, Joseph A and Marie Claude D Fedorko, Joseph Mahar, Timothy and Diane Cozad, Stephen Robert Hays, Trustee, Deborah Single Hays Trustee, and Verbeck Trust, Jane A, and K Channing Verbeck.

For proposed subdivision and assemblage of existing lots.

**DISCUSSION:**

**PUBLIC COMMENTS:**

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

**CLOSE PUBLIC HEARING MOTION** by John Treadwell, second by Carol McGowan.

**DECISION MOTION** by Michael Continn, second by John Treadwell, **approves**, denies the proposed assemblage of lot one (1) with tax maps.

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

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4. **Request of Gregory and Katherine Couch**

Located on 13523 Kepner Road, Henderson, NY 13650

Parcel 105.08-1-1.1

In LF

Bordering Property Owned by Patricia J. Murray Co Trustee, Ronald F. Murray Co Trustee, Richard Murray Trust and Patricia Murray Trust, Williams, Robert E and Debra H Williams, Katherine Couch, Reginal D Sanders and Charles K. Stone and Gale A. Stone.

For proposed construction of a new detached garage.

**DISCUSSION:**

**PUBLIC COMMENTS:**

**SEQR MOTION:** by Michael Contino, second by Carol McGowan, declares the proposed action to be a **TYPE 2 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.

**CLOSE PUBLIC HEARING MOTION** by John Treadwell, second by Carol McGowan.

**DECISION MOTION** by Michael Contino, second by John Treadwell, **approves**, denies the proposed construction of a new detached garage.

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

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5. **CONTINUATION** –

Request of Anthony Frederick to reopen restaurant.

Parcel 106.13-1-13. Approval was given at March 1 meeting pending approval from Jefferson County.

**DECISION MOTION; Final approval was granted for this request following approval from Jefferson County Planning.**

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**MOTION** by Robert Whiteman, second by John Treadwell to accept the March 1, 2022 minutes.

**New Business:**

Next regular meeting, Tuesday, May 3, 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 Whiteman, Carol McGowan.

Respectfully submitted,  
Mary M. Cornell  
Planning Board Clerk