

# TOWN OF HENDERSON PLANNING BOARD AGENDA

12105 TOWN BARN ROAD, HENDERSON NY

November 1, 2022 at 5:00 PM

Committee Members: Chairman Ned Martelle, Robert Ashodian, John Treadwell, Michael Contino, Robert Whiteman, Alternate

## 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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### Request of Steven and Penny Zuidema

Located on 10386 Grandjean Lower Rd

P 105.19-3-36

In LF

Bordering Property Owned by Steven Zuidema, Jeffrey and Ethel Carter, and Richard Kolbe.

Request to do assemblage of 105.19-1-36 and 105.19-1-37.

**DISCUSSION:** Summer Cottage on one parcel other has a small outbuilding. It was made clear by Board that two dwellings are not allowed on one parcel so if the two are assembled as requested that the other outbuilding could not have a kitchen in it. Zuidema understood. Lot would be improved, still not conforming.

**PUBLIC COMMENTS:** None

**SEQR MOTION:** by John Treadwell second by Robert Ashodian, 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, John Treadwell, Robert Ashodian,  
Michael Contino – Recused

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

Roll Call voting **Yes**: Ned Martelle, John Treadwell, Robert Ashodian  
Michael Contino – Recused

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**DECISION MOTION** by Robert Ashodian, second by John Treadwell approves the proposed assemblage.

Roll Call voting **Yes**: Ned Martelle, John Treadwell, Robert Ashodian  
Michael Contino – Recused

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**Request of Gary W. Richmond**

Located on 11747 Co Rte 71, Adams, NY  
P/O 98.00-1-36.22

In AR

Bordering Property Owned by Glenn O'Rourke, Paul H. Babcock, John D. Rowe, and Franklin Cean.

Requests to do a subdivision

**DISCUSSION**: Plenty of road frontage for both lots. Both conforming. Water rights from barn to house will be kept as in description.

**PUBLIC COMMENTS**: None

**SEQR MOTION**: by John Treadwell, second by Robert Ashodian, 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, John Treadwell, Robert Ashodian,  
Michael Contino - Recused

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

Roll Call voting **Yes**: Ned Martelle, Michael Contino, John Treadwell, Robert Ashodian,  
Michael Contino - Recused

**DECISION MOTION** by Robert Ashodian, second by John Treadwell approves the proposed subdivision.

Roll Call voting **Yes**: Ned Martelle, Michael Contino, John Treadwell, Robert Ashodian,  
Michael Contino - Recused

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**Request of Scott and Lynn Brown, 14592 Snowshoe Road**

P/O 97.15-1-37

In LF

Bordering Property Owned by Stephen and Donna Schick, and Charles and Lisa Scrobola.

Request to do a seawall repair.

**DISCUSSION:** Seawall to be repaired and replaced in kind. All necessary permits from other agencies are satisfied

**PUBLIC COMMENTS:** None

**SEQR MOTION:** by John Treadwell second by Michael Contino declares the proposed action to be a **TYPE II, 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

Roll Call voting **Yes**; Ned Martelle, Michael Contino, John Treadwell, Robert Ashodian

**DECISION MOTION** by Michael Contino second by John Treadwell approves the proposed seawall repair.

Roll Call voting **Yes**; Ned Martelle, Michael Contino, John Treadwell, Robert Ashodian

**New Business:**

Next regular meeting, Tuesday, December 6, 2022.

**MINUTES** from October 4, 2022 approved as written by Michael Contino, second by John Treadwell.

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

Roll Call voting **Yes**; Ned Martelle, Michael Contino, John Treadwell, Robert Ashodian,

Respectfully submitted,  
Wendy Flagg for Mary Cornell  
Planning Board Clerk