

**TOWN OF HENDERSON PLANNING AGENDA  
12105 TOWN BARN ROAD, HENDERSON NY  
February 7, 2023 at 5:00 PM**

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

**CALL TO ORDER and PLEDGE OF ALLEGIANCE**

**ATTENDANCE:** Michael Contino, Robert Ashodian, John Treadwell, Robert Whiteman.

Absent – Ned Martelle

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 Jon and Lorraine Scheer**

Located at 11641 Windswept Circle

On Parcel #98.50-1-10

In LF

Bordering property owned by Gary and Linda Zimmer, and Cathy Smith Trustee

Request to add a 10x20 addition and a 10x6 porch to existing structure

**DISCUSSION:** Addition will be used as a family room and storage area

**PUBLIC COMMENTS:** No opposition

**SEQR MOTION:** by John Treadwell, second by Robert Whiteman, 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**: Mike Contino, John Treadwell, Robert Ashodian, Robert Whiteman.

**CLOSE PUBLIC HEARING MOTION** by Robert Ashodian , second by Robert Whiteman.

**DECISION MOTION** by Robert Whiteman , second by Robert Ashodian, **approves** the proposed additions to the existing structure.

Roll Call voting **YES** Mike Contino, John Treadwell, Robert Ashodian, Robert Whiteman.

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**Request of Patricia A. Lysyczyn**

Located at 12723, 12719 and 12735 Co. Rte 123

On Parcel #106.09-1-2.2, (57/ 58 – previous assemblage 2013)

In LF

Bordering property owned by Patricia Lysyczyn, Roy Navik and FrankCean/David Mcrea

Requesting to assemble above parcels.

**DISCUSSION**: Parcels 106.09-1-57 and 106.09-1-58 were assembled years ago. Request is to assemble 106.09-1-2.2 with the others.

**PUBLIC COMMENTS**: The kitchen was removed from one building enabling owners to assemble two parcels with one residence kitchen.

**SEQR MOTION**: by John Treadwell , 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** ; Mike Contino, John Treadwell, Robert Ashodian. Robert Whiteman

**CLOSE PUBLIC HEARING MOTION** by Robert Ashodian, second by Robert Whiteman\_

**DECISION MOTION** by Robert Whiteman , second by Robert Ashodian **approves** the requested assemblage\_

Roll Call voting **YES** : Mike Contino, John Treadwell, Robert Ashodian, Robert Whiteman.

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**Request of Patricia A. Lysyczyn**

Located at 12723, 12719 and 12735 Co. Rte 123

On Parcel #106.09-1-57

In LF

Bordering property owned by Patricia Lysyczyn, Roy Navik and Frank Cean/David Mcree

Requesting to install a heavy block stone wall along property adjacent to Graham's Creek (Reed Canal).

**DISCUSSION:** Concerns about the wall; the wall is 5 layers of flat stone and the blocks are approximately 18-20" thick. Wall is replacing old failing wall and is an improvement. The purpose of the wall is to stop erosion. Bob Whiteman feels more information is needed.

**PUBLIC COMMENTS:** Does it follow the creek? There were boathouses there previously which have been demolished. The wall is fine.

**SEQR MOTION:** by John Treadwell, second by Robert Whiteman, 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**) Michael Contino, John Treadwell, Robert Ashodian, Robert Whiteman.

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

**DECISION MOTION** by Robert Ashodian, second by John Treadwell, **approved** request to install a heavy block stone wall along property adjacent to Graham's Creek (Reed Canal).

Roll Call voting (3 YES, 1 NO ): Mike Contino, John Treadwell, Robert Ashodian. Robert Whiteman votes NO.

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**\*\*\* Preliminary review for Barbara Bowman/Seville Development LLC.**

**Courtesy notification to David Chase, Gordon MacIvennie, and Jon Durham.**

Presentation by AEDA representing Seville Development, LLC

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**MOTION:** Robert Ashodian, second by Robert Whiteman to accept the January 3, 2023 minutes as amended.

**New Business:** Next regular meeting, Tuesday, March 7, 2023.

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

Roll Call voting (YES) Mike Contino, John Treadwell, Robert Ashodian, Robert Whiteman.

Respectfully submitted,  
Mary M. Cornell  
Planning Board Clerk