

TOWN OF HENDERSON PLANNING BOARD MEETING
12105 TOWN BARN ROAD, HENDERSON, NY
April 2, 2019 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: Robert Ashodian - Absent

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 sq. ft. 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.

Request of John MacVittie

Located at 11227 Flat Rock East

On Parcel # 98.11-1-31

In Lake front

Bordering Property Owned by John & Karen Church, Brian Sischo,
Suzanne Holloway and Flat Rock Association, Inc.

For demolition of existing cottage and replacing with new cottage within
the same foot print

DISCUSSION: The existing cottage will be demolished and replaced with new using the existing footprint. The Zoning Board of Appeals reviewed project and discussed other ways to improve the requested variance and keeping as is seems the best solution. Therefore, a 7'1" variance, that was existing, was granted. The Planning Board reviewed project and agreed it would improve lot with new structure and new structure is smaller than existing and some improvements are being made.

PUBLIC COMMENTS: None

SEQR MOTION: by Michael Contino second by John Treadwell, declares the proposed action to be a TYPE II action 9 under Article Eight of the NYS Environment Conservation Law, which determines there is no significant impact on the environment and no further review is necessary.
Roll Call voting yes: Ned Martell, John Treadwell, Carol McGowan, Michael Contino

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

Roll Call voting yes: Ned Martell, John Treadwell, Carol McGowan, Michael Contino

DECISION MOTION by John Treadwell, second by Carol McGowan approves of demolition of existing and replacing with new cottage within same footprint.

Roll Call voting yes: Ned Martell, John Treadwell, Carol McGowan, Michael Contino

Request of Martha Brown

Located at 11660 Whitney Rd

On Parcel # 105.00-1-49.2

In AR-40

Bordering Property Owned by Richard & Linda Miles and William Zakotiria

For a 30'x40 pole barn with 12x30 roof extension

DISCUSSION: All required set backs are met. Unit will be used for private use only. Roof extension will be gravel base instead of concrete for floor.

PUBLIC COMMENTS: None

SEQR MOTION: by Michael Contino second by Carol McGowan, declares the proposed action to be a TYPE II action 10 under Article Eight of the NYS Environment Conservation Law, which determines there is no significant impact on the environment and no further review is necessary.

Roll Call voting yes: Ned Martell, John Treadwell, Carol McGowan, Michael Contino

CLOSE PUBLIC HEARING MOTION by John Treadwell, second by Michael Contino

Roll Call voting yes: Ned Martell, John Treadwell, Carol McGowan, Michael Contino

DECISION MOTION by Michael Contino, second by John Treadwell approves 30'x40' pole barn with 12'x30' roof extension

Roll Call voting yes: Ned Martell, John Treadwell, Carol McGowan, Michael Contino

Request of Ronald & LuAnne Rowsam

Located at 7180 Cty Rte 178

On Parcel # 105.00-1-7.62

In AR-40

Bordering Property Owned by Jeff Fargo, Jack Fargo and Paul Leepy

For an 8'x 12' building for farm and craft stand, seasonal along with sign

DISCUSSION: Project is on County road and must be heard in front of County Planning. All set backs are met for building no additional exits or entrances will be installed and building will only be used seasonally from April 1st – November 30th.

PUBLIC COMMENTS: None

SEQR MOTION: by Michael Contino second by John Treadwell, declares the proposed action to be a TYPE II action 10 under Article Eight of the NYS Environment Conservation Law, which determines there is no significant impact on the environment and no further review is necessary.

Roll Call voting yes: Ned Martell, John Treadwell, Carol McGowan, Michael Contino

MOTION to adjourn by Michael Contino, second by Carol McGowan the hearing until after Jefferson County Planning Board has had time to review project and advise Town of their comments.

Roll Call voting yes: Ned Martell, John Treadwell, Carol McGowan, Michael Contino

Request of Mark Shattuck

Located at 10308 Lasher Rd

On Parcel # 10519-2-26 & 27

In Lakefront

Bordering Property Owned by Jeffrey & Sheryl Bebernes and Foundation for Paternal Rights, Inc.

For an assemblage

DISCUSSION: The assemblage will eliminate two non-conforming lots to make one conforming.

PUBLIC COMMENTS: None

SEQR MOTION: by Michael Contino second by John Treadwell, declares the proposed action to be a TYPE II action 19 under Article Eight of the NYS Environment Conservation Law, which determines there is no significant impact on the environment and no further review is necessary.

Roll Call voting yes: Ned Martell, John Treadwell, Carol McGowan, Michael Contino

CLOSE PUBLIC HEARING MOTION by John Treadwell, second by carol McGowan

Roll Call voting yes: Ned Martell, John Treadwell, Carol McGowan, Michael Contino

DECISION MOTION by Michael Contino, second by John Treadwell approves the assemblage

Roll Call voting yes: Ned Martell, John Treadwell, Carol McGowan, Michael Contino

Pre Submission: Subdivision on the Dunk Family Trust property: Pat Storino presented a 5 lot subdivision on an existing lot from the Dunk Family Trust estate. A Department of New York State Health representative said that this subdivision could be done without their involvement as long as it stated “not available for residential purposes” on each parcel. It was recommended a letter from the Department of Health stating these facts be obtained for the Town’s records and placed in the file.

Subdivision on Phillips Family Trust property: After reviewing this parcel it was determined that all paperwork for a subdivision had been filed with both this Board and County and it is already an existing parcel. Clerk will get with Surveyor and let them know parcel is already created.

MOTION by John Treadwell second by Carol McGowan to accept the February 5, 2019 revised Planning Board minutes.

Roll Call voting yes: Ned Martell, John Treadwell, Robert Ashodian, Carol McGowan, Michael Contino

New Business: Next Meeting May 7th at 5:00 PM
Solar laws meeting TBD in April

ADJOURNMENT MOTION by Carol McGowan second by John Treadwell adjourns the meeting.
Roll Call voting yes: Ned Martell, John Treadwell, Robert Ashodian, Carol McGowan, Michael Contino

Respectfully Submitted
Wendy Flagg, Planning Board Clerk