

TOWN OF HENDERSON PLANNING BOARD MEETING

12105 TOWN BARN ROAD, HENDERSON, NY

April 3, 2018 AT 7:00 PM

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

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 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 Christopher & Theresa Seguin

Located at 10841 Rays Bay Rd

On Parcel # 105.18-1-1.115

In Lakefront

Bordering Property Owned by Richard & Jennifer Silva, Mark & Anne

Marie Honsinger, Claudia Dunk and Joseph Dolce

For building a 31'x40' cottage with a 10'x40' covered porch on lakeside on a non-conforming lot.

DISCUSSION: Cottage will line up with existing cottages no closer to lake. All required set backs are met. Septic will be checked to ensure it meets all codes required by Jefferson County Codes Department and Department of Health.

PUBLIC COMMENTS: Joseph Dolce has concerns with existing septic system being able to handle a house/cottage. Also concerned with a right of way that the Town has no control over would be considered a civil matter.

SEQR MOTION: by John Treadwell, second by Carol McGowan, 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, Michael Contino, John Treadwell, Robert Ashodian, Carol McGowan

CLOSE PUBLIC HEARING MOTION by Robert Ashodian, second by John Treadwell
Roll Call voting yes: Ned Martelle, Michael Contino, John Treadwell, Robert Ashodian, Carol McGowan

DECISION MOTION by Robert Ashodian, second by Carol McGowan approved to allow a 31'X40' new cottage with a 10'x40' covered porch on lakeside on a non-conforming lot
Roll Call voting yes: Ned Martelle, Michael Contino, John Treadwell, Robert Ashodian, Carol McGowan

Request of Myron Rinasz

Located at 12702 Eastman Tract

On Parcel # 105.12-1-8

In Lakefront

Bordering Property Owned by Thomas & Lisa Kerber, David & Pauly
Eastman and Joseph Battista

For rebuilding an existing retaining wall damaged from high water/
flooding on a non-conforming lot.

DISCUSSION: Make sure proper erosion controls are in place per recommendations of design.

PUBLIC COMMENTS: None

SEQR MOTION: by John Treadwell, 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, Michael Contino, John Treadwell, Robert Ashodian, Carol McGowan

CLOSE PUBLIC HEARING MOTION by Robert Ashodian, second by John Treadwell
Roll Call voting yes: Ned Martelle, Michael Contino, John Treadwell, Robert Ashodian, Carol McGowan

DECISION MOTION by Robert Ashodian, second by Carol McGowan approved to rebuild an existing retaining wall on a non-conforming lot
Roll Call voting yes: Ned Martelle, Michael Contino, John Treadwell, Robert Ashodian, Carol McGowan

Request of Gary & Susan Puccia represented by Storino Geomatics

Located at 14649 Hovey Tract Rd

On Parcel # 97.15-1-24.131

In Lakefront

Bordering Property Owned by Christopher & Rose Cirillo and Robert McKinney

For a subdivision

DISCUSSION: A 150' of water front was kept in order to meet the conforming lot requirements. Lot is over 27,000 sq. ft.

PUBLIC COMMENTS: None

SEQR MOTION: by John Treadwell, second by Michael Contino, 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, Michael Contino, John Treadwell, Robert Ashodian, Carol McGowan

CLOSE PUBLIC HEARING MOTION by Carol McGowan, second by John Treadwell
Roll Call voting yes Ned Martelle, Michael Contino, John Treadwell, Robert Ashodian, Carol McGowan

DECISION MOTION by Robert Ashodian, second by John Treadwell approved to complete subdivision as presented
Roll Call voting yes: Ned Martelle, Michael Contino, John Treadwell, Robert Ashodian, Carol McGowan

Request of Gary & Susan Puccia

Located at 14649 Hovey Tract Rd

On Parcel # 97.15-1-4

In Lakefront

Bordering Property Owned by Christopher & Rose Cirillo and Robert McKinney

For an assemblage

DISCUSSION: Piece from parcel 97.15-1-24.131 to be assembled with parcel #97.15-1-4. So as not to create a non-conforming lot

PUBLIC COMMENTS: None

SEOR MOTION: by John Treadwell, second by Michael Contino, 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, Michael Contino, John Treadwell, Robert Ashodian, Carol McGowan

CLOSE PUBLIC HEARING MOTION by Robert Ashodian, second by Carol McGowan
Roll Call voting yes: Ned Martelle, Michael Contino, John Treadwell, Robert Ashodian, Carol McGowan

DECISION MOTION by Robert Ashodian, second by John Treadwell approved to complete assemblage as presented.
Roll Call voting yes: Ned Martelle, Michael Contino, John Treadwell, Robert Ashodian, Carol McGowan

Pre-submission: West Property Subdivision: A four (4) lot subdivision was presented to the Board with the smallest lot being 1.5 acres. All meet the required measurements for conforming lots.

MOTION by John Treadwell second by Robert Ashodian to accept the March 6, 2018 revised Planning Board minutes.
Roll Call voting yes: Ned Martelle, Michael Contino, John Treadwell, Robert Ashodian
Carol McGowan - Abstains

New Business: Next Meeting May 1st
Meeting for Schedule Chgs. Wednesday April 4th

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

Respectfully Submitted
Wendy Flagg, Planning Board Clerk