

TOWN OF HENDERSON PLANNING BOARD MEETING
12105 TOWN BARN ROAD, HENDERSON, NY
April 4, 2017 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: Carol McGowan 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 Ronald Ditch Represented by Patsy Storino

Located at 8405 Cornell Rd

On Parcel # 106.09-1-47.1

In Lakefront

Bordering Property Owned Andrew & Mary Kay Ditch, Donald & Sharon Peters, Gary & Mary Cornell, David & Valerie Cornell, Donald Serens, Dolores Sniffen, Teri Clement, Mark & Polly Ditch, Avril Warner Rev.

Living Trust, Ronald & Sandra Kromer, Emma O'Donnell, John Ditch and Frank & Brenda Loomis

For a subdivision.

DISCUSSION: .642 acres to be conveyed to Mark and Polly Ditch to make Mark & Polly Ditch's lot conforming. The frontage on the Cornell Road will still keep Ronald Ditch's lot conforming. Discussion on access to the lot if new owner would they have access on private road.

PUBLIC COMMENTS: None

SEQR MOTION: by Robert Ashodian, 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: Robert Ashodian, Ned Martelle, Michael Contino, John Treadwell

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

DECISION MOTION by John Treadwell, second by Robert Ashodian, approved for a subdivision as presented.

Roll Call voting yes: Robert Ashodian, Ned Martelle, Michael Contino, John Treadwell

Request of Mark & Polly Ditch Represented by Patsy Storino

Located at 8434 Ditch Rd

On Parcel # 106.09-1-47.3

In Lakefront

Bordering Property Owned Donald Serens, Dolores Sniffen, Teri Clement,

Stephen Patsynski, Joanne Hasman and Ronald Ditch

For an assemblage

DISCUSSION: In 1995 Deed description it is noted that access to lot would carry through to property owner of parcel 106.09-1-47.3.

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: Robert Ashodian, Ned Martelle, Michael Contino, John Treadwell

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

Roll Call voting yes: Robert Ashodian, Ned Martelle, Michael Contino, John Treadwell

DECISION MOTION by Robert Ashodian, second by John Treadwell, to approve the assemblage as presented.

Roll Call voting yes: Robert Ashodian, Ned Martelle, Michael Contino, John Treadwell

CONTINUED HEARINGS:

Request of Harbor's End Inc. represented by Scott Lapell & Linda

Benway

Located at 8630 NYS Rt 3

On Parcel # 106.09-1-6.1

In Business

Bordering Property Owned Montague Family Trust

For used car sales and service business

DISCUSSION: A proposed leased agreement was presented, along with waste management disposal, the long form SEQR and another site plan to be reviewed by the Board. All this information must be reviewed before any type of decision could possibly be made. Scott Lapell explained that most of the cars to be sold would come out of state and would have to be detailed and any service work would have to be done.

Crushed stone would be the surface for the lot where the cars would park.

Board's concerns are having business office on one parcel and parking lot for vehicles on another parcel, long form SEQR needs to be sent out to various agencies involved, screening must be used for all non-operative motorized vehicles, the number of businesses on the same parcel, no actual lease has been presented, the business is in the overlay district and will be researched along with the comprehensive plan, entrance and exit needs to be designated and no survey of the parcel has been provided.

PUBLIC COMMENTS: A letter from Gary Rhodes was submitted and placed in the file in favor of the project.

Town Attorney David Renzi pointed out there the laws that need to be followed by the Planning Board and they are not necessarily a quick or fast process. Local Laws must also be followed.

Linda Benway and Scott Lapel agreed to drop off the survey of the parcel at the Town Office.

The hearing will continue to stay opened until the new material has been reviewed by the Board. The material will be discussed at the next hearing, May 2, 2017 at 7:00pm.

Request of Stephan & Janet Damtoft

Located at 12335 Greystone Rd

On Parcel # 105.09-1-30

In Lakefront

Bordering Property Owned David Peters, Bruce Peters and Kermit Wagner

For removing an existing cottage and replacing with a new cottage.

DISCUSSION: The variance needed by the Damtoft's was granted by the Zoning Board of Appeals no further discussion is needed than what was already heard at March hearing.

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 Environment Conservation Law, which determines there is no significant impact on the environment and no further review is necessary.

Roll Call voting yes: Robert Ashodian, Ned Martelle, Michael Contino, John Treadwell

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

Roll Call voting yes: Robert Ashodian, Ned Martelle, Michael Contino, John Treadwell

DECISION MOTION by Michael Contino, second by John Treadwell, to approve the removing of an existing cottage and replacing with a new cottage.

Roll Call voting yes: Robert Ashodian, Ned Martelle, Michael Contino, John Treadwell

MOTION by Robert Ashodian second by John Treadwell, to accept the March 7, 2017 revised Planning Board minutes.

Roll Call voting yes: Robert Ashodian, Ned Martelle, Michael Contino, John Treadwell

New Business: Next possible Meeting May 2nd

ADJOURNMENT MOTION by Michael Contino, second by John Treadwell, adjourns the meeting.

Roll Call voting yes: Robert Ashodian, Ned Martelle, Michael Contino, John Treadwell

Respectfully Submitted

Wendy Flagg, Planning Board Clerk