

TOWN OF HENDERSON PLANNING BOARD MEETING

12105 TOWN BARN ROAD, HENDERSON, NY

April 6, 2021 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

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 Patricia Drake & Norene Ottman

Located at 5601 Nutting St Rd

On Parcel # 105.18-1-13.1 & 105.18-1-14

In Lake Front

Bordering Property Owned by Arlyea Kinnen, Penelope Gillette, Joseph & Robin Teal, Dorianne Gutierrez and Richard Merrill

For proposed Assemblage

DISCUSSION: The assemblage will make the lot conforming and improve the area no issues with request

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 Environment 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, Carol McGowan, Robert Ashodian

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

DECISION MOTION by Robert Ashodian , second by Carol McGowan approves the proposed assemblage
Roll Call voting yes: Ned Martelle, Michael Contino, John Treadwell, Carol McGowan, Robert Ashodian

Request of Rhea McCone and Joseph Mahar

Located at NYS Route 3

On Parcel #98.00-1-6.1

In AR-40/ Lake front

Bordering Property Owned by Thomas Wallace, Donald Warner, John & Beverly Rowe, Stephen Yaussi, Joseph & Marie Fedorko, Ronald & Barbara Rosecrans, Karl & Karolyn Williams, Michael & Nicole Reynolds, Calvin & Kelly Paquin, Anthony & Mary Anne Browne, Nicole Schell, Meaghan Gartz, Ronald Gartz, Roger & Constance Gartz, Mauri & Judith Salzman, Sean & Nicole Harris, Diane Cozad, Kenneth Olsen, Lue Perry, Nunzio & Eleanor Sciscioli, Samuel Black, Cynthia Baldwin, Jane Verbeck, Robert & Deborah Hays, Stephen & Beverly Hays and Cathy Smith

For proposed Subdivision

DISCUSSION: The four lot subdivision consists of two lots on the southside of NYS Route 3 and two on the northside. All lots are conforming and have no issues with the Board

PUBLIC COMMENTS: None

SEQR MOTION: by John Treadwell second by Carol McGowan, declares the proposed action to be a TYPE II action 25 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 Martelle, Michael Contino, John Treadwell, Carol McGowan, Robert Ashodian

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

DECISION MOTION by Robert Ashodian, second by Carol McGowan approves the proposed subdivision
Roll Call voting Yes: Ned Martelle, Michael Contino, John Treadwell, Carol McGowan, Robert Ashodian

Request of Peter VanEenaam

Located at 12249 Elms East

On Parcel # 98.12-1-12.5-202

In Lake Front

Bordering Property Owned by Jennie Sommer, Barbara Brodie, Mary Brodie Ennis

For proposed seawall repair

DISCUSSION: Seawall will be repaired due to high water and flooding from 2017 & 2019. All necessary permits have been approved and gotten simple repair to restore existing wall.

PUBLIC COMMENTS: None

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

CLOSE PUBLIC HEARING MOTION by Robert Ashodian, second by Carol McGowan

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

DECISION MOTION by Robert Ashodian, second by Michael Contino approves the proposed seawall

Roll Call voting Yes: Ned Martelle, Michael Contino, John Treadwell, Carol McGowan, Robert Ashodian

Request of Phillip Banazek

Located at 14523 Cty Rte 123

On Parcel # 98.14-1-17

In Lake Front

Bordering Property Owned by William & Kerri Byrnes and Robert & Paula Ashodian

For proposed demo of existing cottage and garage, replacing with new 37'x 41' cottage with decks and 28'x 32' garage, new septic and grade & seeding on a nonconforming lot.

DISCUSSION: Demolition of existing cottage to be removed and replaced with new. All setbacks are met and will be an improvement to the area.

PUBLIC COMMENTS: None

SEQR MOTION: by John Treadwell second by Robert Ashodian, declares the proposed action to be a TYPE II action 11 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 Martelle, Michael Contino, John Treadwell, Carol McGowan, Robert Ashodian

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

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

DECISION MOTION by Robert Ashodian, second by John Treadwell approves the proposed demo of existing cottage and garage, replacing with new 37'X41' cottage with decks and new 28'x32' garage, new septic and grade and seeding on a nonconforming lot.

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

Presubmission: Gymo - Subdivision for Carl and Betsy Wood located at 14359 Snowshoe Rd. All requirements to be considered conforming lots are met. Two assemblages will also have to be done upon subdivision

Storino represented a project for Garry Jones located on North Schoolhouse Rd. and Hovey Tract. Subdivided lot will be slightly less than an acre and meet all requirements to be conforming.

MOTION by Robert Ashodian second by Michael Contino to accept the March 2, 2021 revised Planning Board minutes

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

New Business: Next regular Meeting Tuesday May 4th at 5:00 PM
Appoint alternate Board member.

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

Respectfully Submitted
Wendy Flagg, Planning Board Clerk