

TOWN OF HENDERSON PLANNING BOARD MEETING
12105 TOWN BARN ROAD, HENDERSON, NY
August 3, 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 William & Beth Maguire

Located at 10497 Sawyers Bay Rd

On Parcel #105.19-2-4

In LF

Bordering Property Owned by Mark & Patricia Randall and Adams Family Trust

For proposed demo of existing cottage and new build of year-round home on a non-conforming lot

DISCUSSION: Existing cottage to be demolished and build a new year-round home. All setbacks are met and coverage is no issue.

PUBLIC COMMENTS: None

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

DECISION MOTION by Michael Contino, second by Robert Ashodian approves the proposed demo of existing cottage and build a new year-round home on a non-conforming lot.
Roll Call voting yes : Ned Martelle, Michael Contino, John Treadwell, Carol McGowan, Robert Ashodian

Request of Richard Merrill

Located at 5700 Nutting St Rd

On Parcel #105.18-1-48

In LF

Bordering Property Owned by Matthew & Andrea Emerson and John Bunnel

For proposed demo of existing cottage and new build of year-round home with attached garage

DISCUSSION: Demolish existing cottage and build a new year-round home. Lot is considered non-conforming due to useable/ buildable area which only makes waterfront 113' and considered non-conforming. All setbacks will be met and flooding does not seem to be an issue, owner is comfortable with flooding history not a big issue where he is building.

PUBLIC COMMENTS: None

SEQR MOTION: by John Treadwell second by carol McGowan, 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 Michael Contino
Roll Call voting yes: Ned Martelle, Michael Contino, John Treadwell, Carol McGowan, Robert Ashodian

DECISION MOTION by Michael Contino, second by carol McGowan approves the proposed demo of existing cottage and build a new year-round home with attached garage.
Roll Call voting yes : Ned Martelle, Michael Contino, John Treadwell, Carol McGowan, Robert Ashodian

Request of Philip Serafine represented by Edward Olley

Located at 12273 Elms East

On Parcel #98.12-1-6

In LF

Bordering Property Owned by Christopher & Kelly Guldenpfenning,
Jennie Sommer and Mary Brodie Ennis

For proposed demo of existing cottage and new build of home on a non-conforming lot

DISCUSSION: Existing cottage to be demolished and new home to be built increasing the set back on the East side of the lot and centering the home on the lot. All setbacks are met and distance from the waterfront will remain the same.

PUBLIC COMMENTS: None

SEQR MOTION: by John Treadwell second by Carol Mc Gowan, 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 Michael Contino

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

DECISION MOTION by Michael Contino, second by Carol McGowan approves the proposed demo of existing cottage and build a new home on a non-conforming lot.

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

Pre-submission - Mark Jareo expressed concern over a large approximately 20'x20' gazebo built on a seawall located off Snowshoe Rd. He was asking Planning Board how something of that size was permitted and built. Planning Board said nothing was brought before Board, but they believe there should be a permit for it to check with Zoning Officer.

MOTION by Robert Ashodian second by Carol McGowan to accept the July 6, 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 Sept 7th at 5:00 PM

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

Respectfully Submitted
Wendy Flagg, Planning Board Clerk
Mary Cornell