

TOWN OF HENDERSON PLANNING BOARD MEETING
12105 TOWN BARN ROAD, HENDERSON, NY
August 7, 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: Michael Contino – absent (out of Town)

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 James & Ellen MacFarland

Located at 10415 Bayshore Dr

On Parcel # 98.14-1-46

In Lakefront

Bordering Property Owned by Frederick & Bertha Campbell, Richards

GE&MW Rev. Trust and Marquete Cottage Association

For removal of existing cottage and replacing with a 30'x50'cottage with an attached 28'x24'garage plus a new shore well and repair the boat slip requiring a reduced side setback and a variance for building coverage on a non-conforming lot

DISCUSSION: Project was granted variances from ZBA in July and meets all other requirements. Concern of new structure with existing septic system were asked. Septic system is believed to be fairly new system. System and leach field are on Bay Shore Dr., rear side of cottage not waterfront. Porch was removed from project.

PUBLIC COMMENTS: Letter from Bob Shearer read into minutes

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, John Treadwell, Robert Ashodian, Carol McGowan

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

DECISION MOTION by Robert Ashodian, second by John Treadwell approved the removal of existing cottage and replace with a 30' x 50' cottage and attached 28'x 24' garage plus a new shore well and repair to existing boat slip on a non-conforming lot.
Roll Call voting yes: Ned Martelle, John Treadwell, Robert Ashodian, Carol McGowan

Request of Thomas & Debra Misercola

Located at 10811 Rock ledge Dr

On Parcel # 98.11-1-11

In Lakefront

Bordering Property Owned by Virginia Knowles Rev. Trust, Ronald Pope and Alan Pope

For building a sea/ retaining wall and boat launch replacement.

DISCUSSION: Project has been reviewed by DEC and Corps of Engineers and approved. Wall will be above the high water mark to try and save further erosion of property.

PUBLIC COMMENTS: None

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

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

DECISION MOTION by Robert Ashodian, second by John Treadwell approved the building of a new sea/ retaining wall and boat launch repair.
Roll Call voting yes: Ned Martelle, John Treadwell, Robert Ashodian, Carol McGowan

Request of Jeffrey & Cynthia Germain represented by Patsy Storino

Located at Launch Lane

On Parcel # 106.00-2-32

In Agriculture and Rural Residence (AR-40)/ Lakefront

Bordering Property Owned by Crystal-Dale Farms, LLC and Butterville Properties, LLC

For a three lot subdivision

DISCUSSION: Zoning Board of Appeals approved a 9' side lot variance for a building on Lot #1 to make the lot a conforming lot. Lots 2 & 3 both would be considered non-conforming due the multiple dwellings each has upon it. Lot #2 has two cottages both which the owners want to keep and lot #3 has multiple trailers cottages and such that has been in existence before zoning laws. Board suggest subdividing Lot # 1 which would be a complying lot and leave proposed lots 2 & 3as remain residual.

MOTION: by Robert Ashodian, second by John Treadwell to adjourn hearing until next month to allow surveys and descriptions to be revised to show a two lot subdivision instead of three as proposed. Roll Call voting yes: Ned Martell, John Treadwell, Robert Ashodian, Carol McGowan

Request of Catherine Augliano

Located at 11241 Flatrock E

On Parcel # 98.11-1-33

In Lakefront

Bordering Property Owned by Widrick Irrev. Family Prot. Trust, John III & Karen Church and Flat rock Assoc., Inc.

For a sea/ retaining wall repair and building a new 30' retaining wall along side of house.

DISCUSSION: DEC and Army Corp of engineers have been contacted and reviewed the plan, to repair existing wall and add side wall to avoid further wash out of property from high water. Existing front wall will be raised side wall will be 30'x2'x16" on property.

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 Martell, John Treadwell, Robert Ashodian, Carol McGowan

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

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

DECISION MOTION by John Treadwell, second by Robert Ashodian approved the repair of sea/retaining wall and building a new 30' retaining wall along side of house.

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

Request of Lewis Lo Quasto

Located at 10448 Lasher Rd

On Parcel # 105.19-2-43

In Lakefront

Bordering Property Owned by Edward III & Elizabeth Lehmann and James Sr. & Sue Ann Ives

For removing and replacing existing cottage w/ 46'x34' cottage w/ 8' front deck on a non-conforming lot

DISCUSSION: Foundation is well above floodplain, all set backs are met as required. Shed will possibly be moved after the cottage is in.

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 Martell, John Treadwell, Robert Ashodian, Carol McGowan

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

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

DECISION MOTION by John Treadwell, second by Carol McGowan approved the removal and replacing of existing cottage with 46'x34' new cottage w/8' front deck on a non-conforming lot.

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

Request of Sean James

Located at Windmill Rd

On Parcel # 97.00-1-4

In AR-40

Bordering Property Owned by ELL Roch. Enterprises, Inc.

For building a 40' x 60' pole barn w/ 12'x32' overhang being 2784 Sq. Ft. total.

DISCUSSION: Pole barn meets all required setbacks. Property vacant so lot coverage is no issue. Building will be used for storage.

PUBLIC COMMENTS: None

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

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

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

DECISION MOTION by Robert Ashodian, second by Carol McGowan approved the building of a 40'x60' pole barn w/ a 12'x32' overhang totaling 2784 Sq. Ft.

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

Request of Henderson Storage represented by Peter Price

Located at 8324 NYS Rte 3

On Parcel # 106.13-1-23

In Business

Bordering Property Owned by Peter Price

For a seasonal farmers/ flea market to operate from May 1st to Oct 31st weekly.

DISCUSSION: Vendors will set up behind and between trees. Entrance & exits already approved as this is an existing commercial lot. Parking is not an issue as there is plenty along storage buildings. This will be a temporary, seasonal market to run once weekly from May 1st to Oct 31st.

PUBLIC COMMENTS: None

SEQR MOTION: by John Treadwell second by Carol McGowan, declares the proposed action to be a TYPE II action 15 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, Robert Ashodian, Carol McGowan

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

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

DECISION MOTION by Robert Ashodian, second by John Treadwell approved the seasonal farmers/ flea market to operate from May 1st to Oct 31st weekly.

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

Pre submission: John Comerford by GYMO – Subdivide parcel 98.14-1-63.8 into two lots and assemble remain with parcel 98.14-1-66 improving lot 98.14-1-66 while keeping lot 98.14-1-63.8 conforming.

Butterville Properties by GYMO – Subdivide parcel 106.00-2-24.1 into a two lot subdivision leaving both lots conforming lots.

MOTION by Carol McGowan second by John Treadwell to accept the July 3, 2018 revised Planning Board minutes.

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

New Business: Next Meeting September 4th
Final Zoning changes will be brought to Town Board for ok

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

Respectfully Submitted
Wendy Flagg, Planning Board Clerk