

**TOWN OF HENDERSON PLANNING BOARD MEETING**  
**12105 TOWN BARN ROAD, HENDERSON, NY**  
**Dec 1, 2020 AT 5:00 PM**

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

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**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 Chyme Lane**

Located at NYS Rte 3

On Parcel # 106.05-1-6.4 P/O

In Business / Residential

Bordering Property Owned by Six Town Heights, LLC and Cristin O'Brien

For proposed building of two (2) 30' X 40' buildings for storage and shop with a driveway.

**DISCUSSION:** All set backs are met. Concerns to make sure survey is correct. Applicant has new survey in his possession.

**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: Ned Martelle, Michael Contino, Robert Ashodian, John Treadwell, Carol McGowan

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

**DECISION MOTION** by Michael Contino, second by Robert Ashodian approves the proposed building of two 30' x 40' buildings for storage and shop use with a driveway.  
Roll Call voting yes: Ned Martelle, Michael Contino, Robert Ashodian, John Treadwell,  
Carol McGowan

**Request of Darshan & Harwant Dosanjh represented by Chyme Lane**

Located at 10455 Sawyers Bay Rd

On Parcel # 105.19-2-7

In Lakefront

Bordering Property Owned by Mark & Patricia Randall and Christina

Foulger

For proposal of a 4' x 40' seawall

**DISCUSSION:** Wal was “replaced in kind” to what was eroded out by flooding and made higher to avoid wash out yet match up with existing wall. All other agencies were involved and satisfied

**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: Ned Martelle, Michael Contino, Robert Ashodian, John Treadwell, Carol McGowan

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

**DECISION MOTION** by Michael Contino, second by John Treadwell approves the proposal for a 4'x40' seawall  
Roll Call voting yes: Ned Martelle, Michael Contino, Robert Ashodian, John Treadwell,  
Carol McGowan

**Request of James Vincent**

Located at 12283 Greystone Rd

On Parcel # 105.09-1-27

In Lakefront

Bordering Property Owned by Thomas & Diane Sullivan, Frank & Clara

Tiano, Alan Peters and Janet Damtoft

For proposal of demolishing existing cottage and replacing with a new 24'x  
48' modular home

**DISCUSSION:** The existing 16' x33' cottage will be removed and replaced with a 24' x 48' modular home. The new building will be 30' from right of way and should have plenty of room for parking. New dwelling will not be any closer to water than neighbor. Home owner is aware of where the septic system is and will not do anything to hamper the operation of that.

**PUBLIC COMMENTS:** Concerns from neighbors, Peters and Tiano, letters were read into meeting and concerns were addressed by applicant.

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

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

**DECISION MOTION** by Michael Contino, second by John Treadwell approves the proposal for demolishing of existing cottage and replace with a new 24'x48' cottage  
Roll Call voting yes: Ned Martelle, Michael Contino, Robert Ashodian, John Treadwell,  
Carol McGowan

**Request of James Illingworth**

Located at 12051 & 12073 NYS Rte 178  
On Parcel # 111.08-1-1.1&1.2  
In AR40  
Bordering Property Owned by Curtis Bisbort  
For proposed assemblage

**DISCUSSION:** The assemblage will improve the lot. Zoning Enforcement Officer and Assessor have verified that the kitchen in second dwelling has been removed and unit will become a bunk house.

**PUBLIC COMMENTS:** None

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

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

**DECISION MOTION** by Michael Contino, second by Carol McGowan approves the proposal for an assemblage

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

**Continuation of Military Road Solar:** Screening concerns were readdressed, the utility lines will be buried so the cluster of poles will not be there, a form of a Host Community Agreement was discussed to be used towards parks, boat launch or other areas the Town Board chooses.

The Special Use permit requirements was reviewed by Developer's Attorney and the developer is still willing to work out something with snow removal concerns.

Town's Attorney explains what is happening with project and that an action must be taken made either for or against or after 62 days from closing of Public Hearing, which was October 20, 2020, the developer may proceed with project as they see fit. The Board believes that a special meeting to vote on the project should be held after all members have time to review the new information provided by the attorneys and developer. Meeting date set for December 15<sup>th</sup>, 2020 at 5:00PM in highway barn.

**MOTION** by Michael Contino and second by Robert Ashodian to hold a special meeting on December 15<sup>th</sup> at 5:00PM to take action on proposed solar project on Military road.

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

MOTION by Michael Contino second by Robert Ashodian to accept the November 4, 2020 revised Planning Board minutes

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

**New Business:** Next regular Meeting Tuesday Jan 4<sup>th</sup> at 5:00 PM

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

Respectfully Submitted  
Wendy Flagg, Planning Board Clerk