

**TOWN OF HENDERSON PLANNING BOARD MEETING**  
**12105 TOWN BARN ROAD, HENDERSON, NY**  
**December 4, 2018 AT 7:00 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.

**Adjourned Hearing**

**Request of Peyt & Lex LLC (Colleen's Cherry Tree) represented by Michael Bellinger**

Located at 8541 NYS Rte 3

On Parcel # 106.09-1-7

In Business

Bordering Property Owned by Barbara Bowman

For a 16'x50' addition on front of existing building on a non-conforming lot

**DISCUSSION:** Project was reviewed by County Planning and comments were reviewed by Board. The project will have little or no impact on the existing parking situation. The project has been designed so it will not come any further out into parking area than the existing entrance. The additional width of addition will be along the side of existing restaurant. A recommendation by both County and Town Planning Board was made to client to discuss parking lot situation with Michael Burgess with NYSDOT.

**PUBLIC COMMENTS:** None

**SEQR MOTION:** by Michael Contino second by John Treadwell, declares the proposed action to be a TYPE II action 7 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, Michael Contino

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

**DECISION MOTION** by Robert Ashodian, second by Carol McGowan approves 16'x50' addition on existing restaurant on a non-conforming lot.  
Roll Call voting yes: Ned Martelle, John Treadwell, Robert Ashodian, Carol McGowan, Michael Contino

**Request of Lee & Jane Cagwin represented by Rick Hatch**

Located at 13644 Cty Rte 123

On Parcel # 106.05-1-62

In Lake front

Bordering Property Owned by Michael Patchen, Constance Clasby, Patrick & Martha Bouculat and Maureen Meylor

For removal of an existing 24'x20' attached garage to be replaced with a 24'x 20' addition in same footprint requiring a side lot line variance on a non-conforming lot

**DISCUSSION:** ZBA issued a 5' variance that was on existing garage for replacement of new 24'x20' addition. The exact same footprint will be used in project for living space. Existing garage will be removed and replaced with addition.

**PUBLIC COMMENTS:** None

**SEQR MOTION:** by Michael Contino second by Carol McGowan, 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, Michael Contino

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

**DECISION MOTION** by Robert Ashodian, second by John Treadwell approves the removal of an existing 24'x20' attached garage to be replaced with a 24'x20' addition in same footprint requiring a side lot line variance on a non-conforming lot.  
Roll Call voting yes: Ned Martelle, John Treadwell, Robert Ashodian, Carol McGowan, Michael Contino

**Request of Cedar Cliff Family Holding Co., LLC**

Located at 8023 Cedar Wood Ln

On Parcel # 105.08-1-30

In Lakefront

Bordering Property Owned by Allen Douglas and Franklin Bickford

For repair and replacement of seawall

**DISCUSSION:** Due to high water and flooding from past the seawall needs repair and replacement. All other permits from other agencies have been obtained for project.

**PUBLIC COMMENTS:** None

**SEQR MOTION:** by Michael Contino second by John Treadwell, 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, Michael Contino

**CLOSE PUBLIC HEARING MOTION** by Robert Ashodian, second by Michael Contino

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

**DECISION MOTION** by John Treadwell, second by Carol McGowan approves repair and replacement of a seawall.

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

Presubmission: Patsy Storino presented a two lot subdivision for the Dunk Trust parcel. All though both parcels are conforming the question of having to have the Department of Health review the proposal was addressed as both lots are under the 5 acres. Project will be revisited with client and brought back next month.

MOTION by Robert Ashodian second by Michael Contino to accept the November 7, 2018 revised Planning Board minutes.

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

**New Business:** Next Meeting January 2<sup>nd</sup> at 5:00 PM

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

Respectfully Submitted  
Wendy Flagg, Planning Board Clerk