

**TOWN OF HENDERSON PLANNING BOARD MEETING  
12105 TOWN BARN ROAD, HENDERSON, NY  
Dec 5, 2017 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.

**Request of Ronald Ditch Represented by Patsy Storino**

Located at 8405 Cornell Rd

On Parcel # 106.09-1-47.1

In Lakefront

Bordering Property Owned Andrew & Mary Kay Ditch, Donald & Sharon

Peters, Gary & Mary Cornell, David & Valerie Cornell, Donald Serens,

Dolores Sniffen, Teri Clement, Mark & Polly Ditch, Avril Warner Rev.

Living Trust, Ronald & Sandra Kromer, Emma O'Donnell, John Ditch and

Frank & Brenda Loomis

For a subdivision.

**DISCUSSION:** 1.40 Acres to be conveyed to Andrew Ditch and assembled with his existing lot. Parcel # 106.09-1-47.1 will meet conforming lot requirements after the subdivision.

**PUBLIC COMMENTS:** None

**SEQR MOTION:** by John Treadwell, second by Michael Contino, declares the proposed action to be a TYPE II action 19 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, Robert Ashodian, Carol McGowan, Michael Contino, John Treadwell

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

**DECISION MOTION** by Michael Contino, second by John Treadwell approved to subdivide the parcel as presented.  
Roll Call voting yes: Ned Martelle, Robert Ashodian, Carol McGowan, Michael Contino, John Treadwell

**Request of Andrew & Mary Kay Ditch Represented by Patsy Storino**

Located at 8532 Cornell Rd  
On Parcel # 106.09-1-46  
In Lakefront  
Bordering Property Owned Ronald Ditch  
For an assemblage

**DISCUSSION:** An improvement to meet conforming lot requirements will made upon the assemblage.

**PUBLIC COMMENTS:** None

**SEQR MOTION:** by John Treadwell, second by Michael Contino, declares the proposed action to be a TYPE II action 19 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, Robert Ashodian, Carol McGowan, Michael Contino, John Treadwell

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

**DECISION MOTION** by Robert Ashodian, second by Michael Contino approved to assemble the parcel as presented.  
Roll Call voting yes: Ned Martelle, Robert Ashodian, Carol McGowan, Michael Contino, John Treadwell

**Request of David McCrea Represented by Patsy Storino**

Located at 10447 Bayshore Dr  
On Parcel # 98.14-1-69  
In Lakefront  
Bordering Property Owned by William Elliott, Michael Yonkovig, John S Dunk Living Trust and David & Lorraine Chase  
For a Subdivision

**DISCUSSION:** Triangle lot about 50' to allow and connect access for Elliott parcel to purchase section of Dunk parcel.

**PUBLIC COMMENTS:** None

**SEQR MOTION:** by Michael Contino, second by John Treadwell, declares the proposed action to be a TYPE II action 19 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, Robert Ashodian, Carol McGowan, Michael Contino, John Treadwell

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

**DECISION MOTION** by Michael Contino, second by John Treadwell approved to subdivide the parcel as presented.  
Roll Call voting yes: Ned Martelle, Robert Ashodian, Carol McGowan, Michael Contino, John Treadwell

**Request of John S. Dunk Revocable Living Trust**

Located at 10385 NYS Rt 3

On Parcel # 98.14-1-63.1&63.2

In Lakefront

Bordering Property Owned by: Michael Carbone, Andrew Garza, William & Jane Wilcox, James H. Mullaley Irrev. Trust, William & Bonnie Kellogg, David & Lorraine Chase, Michael Yonkovig, David McCrea, William & Deborah Elliott, GE&MW Richards Rev. Trust, Fredrick 7 Bertha Campbell, Edward Olley Jr., Lorraine Goodnough and John Comerford Jr.

For a subdivision

**DISCUSSION:** There is plenty of land available and lot will still be within conformity requirements.

**PUBLIC COMMENTS:** None

**SEQR MOTION:** by Michael Contino, second by Carol McGowan, declares the proposed action to be a TYPE II action 19 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, Robert Ashodian, Carol McGowan, Michael Contino, John Treadwell

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

**DECISION MOTION** by Michael Contino, second by Carol McGowan approved to subdivide the parcel as presented.  
Roll Call voting yes: Ned Martelle, Robert Ashodian, Carol McGowan, Michael Contino, John Treadwell

**Request of William Elliott Represented by Patsy Storino**

Located at 10435 Bayshore Dr  
On Parcel # 98.14-1-61  
In Lakefront  
Bordering Property Owned by David McCrea, David & Lorraine Chase  
And Richards GE & MW Rev Trust  
For an assemblage

**DISCUSSION:** Two assemblage pieces will be made, if viewing survey map F & F1 to be assembled with parcel listed above. This will improve lot conformity and correct access needs as well.

**PUBLIC COMMENTS:** None

**SEQR MOTION:** by Michael Contino, second by John Treadwell, declares the proposed action to be a TYPE II action 19 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, Robert Ashodian, Carol McGowan, Michael Contino, John Treadwell

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

**DECISION MOTION** by Michael Contino, second by Carol McGowan approved to assemble the parcel as presented.  
Roll Call voting yes: Ned Martelle, Robert Ashodian, Carol McGowan, Michael Contino, John Treadwell

**Request of Howard & Denise Pope**

Located at 12285 Elms East  
On Parcel # 98.12-1-7  
In Lakefront  
Bordering Property Owned by Philip Serafine, Richard & Laura Canori,  
Jennie Sommer and Barbara Brodie  
For a 100'X10' seawall with 2 8'X10' cement pads for cement stairway on  
a non-conforming lot

**DISCUSSION:** Due to high water this spring erosion is an issue and causing potential issues with the septic system. Pads needed to secure the stairs in place.

**PUBLIC COMMENTS:** None

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

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

**DECISION MOTION** by Michael Contino, second by John Treadwell approved to build a seawall as presented  
Roll Call voting yes: Ned Martelle, Robert Ashodian, Carol McGowan, Michael Contino, John Treadwell

**Request of Gerald & Laurie Bickel**

Located at 10833 Rockledge Dr.

On Parcel # 98.11-1-12

In Lakefront

Bordering Property Owned by Sears Trustee Howard P Jr., Ronald Pope  
and Alan Pope

For a 60'X5' seawall on a non-conforming lot

**DISCUSSION:** Add on to existing neighbor's wall to make a continuous barrier to protect land that was eroded from high water from this past spring.

**PUBLIC COMMENTS:** None

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

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

**DECISION MOTION** by Michael Contino, second by Carol McGowan approved to build a retaining wall as presented.

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

**Pre-submission:**

MOTION by Michael Contino second by John Treadwell to accept the Nov 9, 2017 revised Planning Board minutes.

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

**New Business:** Next Meeting January 2nd

**ADJOURNMENT MOTION** by Robert Ashodian second by John Treadwell adjourns the meeting.

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

Respectfully Submitted

Wendy Flagg, Planning Board Clerk