

TOWN OF HENDERSON PLANNING BOARD MEETING
12105 TOWN BARN ROAD, HENDERSON, NY
February 7, 2017 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: Carol McGowan absent

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 Claudia Dunk represented by Chad DeShaves

Located at Rays Bay Rd.

On Parcel # 105.18-1-1.116

In Lakefront

Bordering Property Owned Christopher & Theresa Sequin, Yvonne Barr, Thomas & Melissa Drake, Donna Ross, Seereiter Family Trust, Jeffrey Johnson, Susan Kreisinger, Gary & Ellen Grabowski, James & Catherine Wilbur, Maahs Family Trust, Jacqueline Place, Emily Cole, Rose Ann & Valery Jakubowitch, Steven & Corliss Kaiser, Reeves Trust trustee Ronald, Ann Marie Cady, Donald & Pamela Brandt, Deborah Ellison, Matie Zehr and Mark & Anne Marie Honsinger

For a four (4) lot subdivision, 3 water front, 1 non and assemble 80.4' waterfront parcel with Kaiser lot.

DISCUSSION: The assemblage for Steven & Corliss Kaiser has not been completed as of hearing date. All subdivision rules seem to be met with the exception the 80.4' section to be assembled needs to be approved at the same time as the subdivision so a nonconforming lot is not made.

PUBLIC COMMENTS: None

SEOR 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: Robert Ashodian, Ned Martelle, Michael Contino, John Treadwell

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

DECISION MOTION by Robert Ashodian, second by Michael Contino, to hold over the hearing until pending assemblage is completed.
Roll Call voting yes: Robert Ashodian, Ned Martelle, Michael Contino, John Treadwell

Pre-submissions:

Linda Benway automotive sales and service station located at NYS Rte 3.
Linda Benway and Scott Lapell presented the Board with a proposal for a sales /service used car dealership located at 8630 NYS Rt 3. The office would be at the northern end of the building were a small engine repair shop was housed previously the repair shop would be behind the office. A special permit is needed for the project along with signage and lighting details. A packet with the required details will be provided to Linda Benway by clerk.

Mark Ditch presented Board with a request to add an additional 50' of road frontage to his current lot which would make the existing lot close to one acre making it a conforming lot. Mark Ditch will get the lot surveyed and return to complete the assemblage.

MOTION by Robert Ashodian second by John Treadwell, to accept the December 6, 2016 revised Planning Board minutes.
Roll Call voting yes: Robert Ashodian, Ned Martelle, Michael Contino, John Treadwell

New Business: Next possible Meeting March 7th
Tug Hill Conference March 30th sign up by Feb 23rd

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

Respectfully Submitted
Wendy Flagg, Planning Board Clerk