

TOWN OF HENDERSON PLANNING BOARD MEETING
12105 TOWN BARN ROAD, HENDERSON, NY
January 2, 2019 AT 5:00 PM

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

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 Thomas Albanese

Located at West of Lighthouse Rd

On Parcel # 105.13-1-23.22

In Lake front

Bordering Property Owned by John & Phyllis Riley and John & Cheryl Faust

For installation of an open pavilion 24'x28' and an additional 12'x20' concrete pad on a non-conforming lot

DISCUSSION: There is room to move back for front setback but location is allowed due to adjacent lot that has a structure closer to water than them. Area to be used for picnic and entertaining by water as house is closer to road. Pavilion will be used for private use only not to be rented out as business.

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

DECISION MOTION by Robert Ashodian, second by Carol McGowan approves the installation of an open pavilion 24'x28' and an additional 12'x20' concrete pad on a non-conforming lot.
Roll Call voting yes: Ned Martelle, John Treadwell, Robert Ashodian, Carol McGowan, Michael Contino

Request of John Dunk Revocable Living Trust represented by Patsy Storino

Located at 10385 NYS Rte 3

On Parcel # 98.14-1-63.2

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 Yonkovic, David McCrea, William & Deborah Elliott, GE & MW Richards Rev Trust, Fredrick & Bertha Campbell, Edward Olley Jr., Lorraine Goodnough and John Comerford Jr.

For an assemblage

DISCUSSION: Parcel number 98.14-1-63.2 will be combined with parcel number 98.14-1-63.1. New parcel meets all conforming lot 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 Martell, John Treadwell, Robert Ashodian, Carol McGowan, Michael Contino

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

DECISION MOTION by Michael Contino, second by Robert Ashodian approves an assemblage
Roll Call voting yes: Ned Martelle, John Treadwell, Robert Ashodian, Carol McGowan, Michael Contino

Request of John Dunk Revocable Living Trust represented by Patsy Storino

Located at 10385 NYS Rte 3

On Parcel # 98.14-1-63.1

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 & Bertha Campbell, Edward Olley Jr., Lorraine Goodnough and John Comerford Jr.

For a two lot subdivision

DISCUSSION: Lot AA and Lot BB on the proposed map are both over 5 acres and meet all requirements for a conforming lot. Lots do not require review from DOH due to size.

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 Martell, John Treadwell, Robert Ashodian, Carol McGowan, Michael Contino

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

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

DECISION MOTION by Michael Contino, second by Robert Ashodian approves a two lot subdivision

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

Pre-submission: Robert Aliasso for an assemblage: An assemblage of parcel number 106.09-2-64 into parcel number 106.09-2-60 all conforming lot requirements are satisfied and should present no issues. Will be heard next month.

Dr. Shimm, Association Island for renovations on an existing building to increase rental units: What is known as the old "Ontario Motel" is what the owner would like to refurbish into rentable units. The Board needs to research past history of project and research Local Law #2 of 1998 with Town Board and possibly Town Attorney.

MOTION by Michael Contino second by Carol McGowan to accept the December 4, 2018 revised Planning Board minutes.

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

Organization meeting:

Chairman- Ned Martelle motion by Robert Ashodian second by Michael Contino
Roll Call voting yes: Ned Martelle, John Treadwell, Robert Ashodian, Carol McGowan, Michael Contino

Co-Chairman- Michael Contino motion by Ned Martelle second by Carol McGowan
Roll Call voting yes: Ned Martelle, John Treadwell, Robert Ashodian, Carol McGowan, Michael Contino

Clerk-Wendy Flagg motion by Ned Martelle second by Robert Ashodian
Roll Call voting yes: Ned Martelle, John Treadwell, Robert Ashodian, Carol McGowan, Michael Contino

New Business: Next Meeting February 5th 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