

TOWN OF HENDERSON PLANNING BOARD MEETING
12105 TOWN BARN ROAD, HENDERSON, NY
January 5, 2021 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 Jeffrey Jones

Located at N. Military Rd

On Parcel # 105.12-1-32.3

In Lake Front

Bordering Property Owned by David Paver and Bruce Thomas

For proposed 40' X 36' garage requiring a size variance and a reduced rear lot line variance.

DISCUSSION: The Zoning Board of Appeals granted required variances for project. New building will be in between two right of ways one right of way is basically not used mostly wooded area. Building will be for private use for storage. Not on waterfront behind existing houses.

PUBLIC COMMENTS: David Paver concerned with height of building, if going to be commercial business and where overhead doors will open. Jeffrey Jones via phone explained that the door opening will be facing North of existing driveway, no commercial use, just private, no living quarters and will not exceed allowable height restrictions per Town of Henderson zoning regulations.

SEQR MOTION: by Michael Contino second by Robert Ashodian, declares the proposed action to be a TYPE II action 12 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 proposed 40'x36' garage
Roll Call voting yes: Ned Martelle, Michael Contino, Robert Ashodian, John Treadwell,
Carol McGowan

Request of Ronald & Patricia Murray

Located at 13511 Kepner Rd

On Parcel # 105.08-1-3

In Lakefront

Bordering Property Owned by Todd & Deborah Parker and Gregory &

Katherine Couch

For seawall repair

DISCUSSION: Request to repair seawall “in kind” due to flooding and high water. Will use larger riprap to help erosion from occurring further. All other agencies have been contacted

PUBLIC COMMENTS: None

SEQR MOTION: by Michael Contino second by John Treadwell, 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 seawall repair/ replace.
Roll Call voting yes: Ned Martelle, Michael Contino, Robert Ashodian, John Treadwell,
Carol McGowan

Request of HCMT Willi, LLC represented by Joe Williams

Located at 13838 Cty Rte. 123

On Parcel # 98.17-1-16

In Lakefront

Bordering Property Owned by Donald Angell, Signe McGowan, Marvin

Kaplin & Majorie Mc Gee and Mary Fults

For seawall repair

DISCUSSION: Seawall was damaged by high water and flooding from 2017 & 2019. The repair was done “in kind” and all necessary permits from other agencies were obtained.

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 seawall repair/ replace

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

Request of Joe & Elaine Bitonti

Located at 14392 Snowshoe Rd

On Parcel # 97.15-1-52

In Lakefront

Bordering Property Owned by Mason & Cora Argiropoulos, Richard

Scroxton and Julie Biondolillo

For seawall repair

DISCUSSION: Seawall will be repaired “in kind” due to flooding from high water. All other agencies have been contacted and paperwork in order.

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 Aliasso approves the proposed seawall repair/ replace
Roll Call voting yes: Ned Martelle, Michael Contino, Robert Ashodian, John Treadwell,
Carol McGowan

Request of Michael Contino

Located at 8620 NYS Rte. 178

On Parcel # 106.09-2-61/62

In Residential

Bordering Property Owned by Fritz Schichler, Robert Aliasso & Yvonne

Bronson and Peter Price

For proposed Assemblage

DISCUSSION: Parcel numbers 106.09-2-61 and 106.09-2-62 will be joined as it is stated on deed. One parcel is residence the other has no outbuildings just vacant land. Both lots together will meet all conforming lot guidelines. Michael Contino abstains from voting as this is his property.

PUBLIC COMMENTS: None

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

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

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

MOTION by Michael Contino second by Robert Ashodian to accept the December 1, 2020 revised Planning Board minutes
Roll Call voting yes: Michael Contino, Robert Ashodian, John Treadwell, Carol McGowan, Ned Martelle

MOTION by Michael Contino second by Carol McGowan to accept the December 15, 2020 revised Planning Board minutes
Roll Call voting yes: Michael Contino, Robert Ashodian, Carol McGowan, Ned Martelle
John Treadwell – Abstains

New Business: Next regular Meeting Tuesday February 2nd at 5:00 PM

Organization Meeting

MOTION by Michael Contino second by John Treadwell to appoint Ned Martelle as Chairperson of Town of Henderson Planning Board.
Roll Call voting yes: Michael Contino, Robert Ashodian, John Treadwell, Carol McGowan, Ned Martelle

MOTION by Ned Martelle second by Robert Ashodian to appoint Michael Contino as Vice Chairperson of Town of Henderson Planning Board.
Roll Call voting yes: Michael Contino, Robert Ashodian, John Treadwell, Carol McGowan, Ned Martelle

MOTION by Ned Martelle second by Michael Contino to appoint Wendy Flagg as clerk of Town of Henderson Planning Board.
Roll Call voting yes: Michael Contino, Robert Ashodian, John Treadwell, Carol McGowan, Ned Martelle

First Tuesday of each Month at 5:00 PM to hold meeting at town meeting room located at 12105 Town Barn Rd. as long as hearing is requested. Notifications of all meetings will be placed in Watertown Daily Times.

Board would like to advertise for alternate member in hearings that members may have to recuse themselves or are absent to keep a full board.

MOTION by Robert Ashodian second by Ned Martelle to advertise for an alternate member for Town of Henderson Planning Board.

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

Evaluate the procedures to handle large scale projects. Procedure to involve Town attorney & engineer, number of Public hearings, time limits for comments, contracts provided by Town for developer. More guidance and procedures in place to make process smoother.

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

Respectfully Submitted
Wendy Flagg, Planning Board Clerk