

TOWN OF HENDERSON PLANNING BOARD MEETING
12105 TOWN BARN ROAD, HENDERSON, NY
July 3, 2018 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:

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 Montague Family Trust

Located at NYS Rte 3

On Parcel # 106.09-1-3.1

In Business/ Business Residential

Bordering Property Owned by Ryan Schafer, William Green, Timothy Meador, Thomas Maurer, John Culkin & Claudia Maurer, Harbor's End Inc., Ubiracy & Robin Desilva, Stephen & Elba Kivat, Scott & Cindy Durant, Grant & Janet Scott and William McCurdy Jr.

For a Subdivision

DISCUSSION: Lot meets all requirements to becoming a conforming lot. Town water hook up is available at owners expense and septic will be reviewed by Jefferson County Codes for compliance when system is installed.

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

Request of Faye Rice Life Estate represented by Michael Aubertine

Located at 14665 Rock Ledges Sub 1

On Parcel # 98.14-1-27

In Lakefront

Bordering Property Owned by Martha Rice, James Rice and William Bonisteel

For removal of existing cottage and replace with a 1090 Sq Ft cottage on a non-conforming lot

DISCUSSION: All required set backs will be met. Septic system will be redone with a bio-mat system that works well with limited space and small leach field. Asbestos testing of old cottage returned a negative declaration.

PUBLIC COMMENTS: Letter from William Bonisteel with concern of existing septic system. Concern was addressed during discussion.

SEQR MOTION: by Michael Contino, second by Carol McGowan, 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 Carol McGowan
Roll Call voting yes: Ned Martell, John Treadwell, Robert Ashodian, Carol McGowan, Michael Contino

DECISION MOTION by Michael Contino, second by John Treadwell approved to remove existing cottage and replace with a 1090 Sq Ft cottage on a non-conforming lot.
Roll Call voting yes: Ned Martelle, John Treadwell, Robert Ashodian, Carol McGowan, Michael Contino

Request of Thomas & Diane Sullivan

Located at 12275 Greystone Rd

On Parcel # 105.09-1-26

In Lakefront

Bordering Property Owned by Judy Dummitt, Alan Peters and James Vincent

For removal of existing cottage and replacement of a 44' x 32.5' cottage on a non-conforming lot

DISCUSSION: Will be using existing footprint of old cottage. Close to the side lot line but does meet required footage and won't come any closer.

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 Carol McGowan

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

DECISION MOTION by Michael Contino, second by John Treadwell approved to remove existing cottage and replace with a 44'x32.5' cottage on a non-conforming lot.

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

Request of Matthew & Angela Owen

Located at 13940 Co Rte 123

On Parcel # 98.17-1-26

In Lakefront

Bordering Property Owned by Matthew Mitchell, Betty Harig and Mark Steffen

For a 6'x10' deck on back of house and a 7' extension on existing deck on SW side of house on a non-conforming lot.

DISCUSSION: Back deck meets all the required setbacks. Extension will make side deck more user friendly without impeding upon neighbors.

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

DECISION MOTION by Robert Ashodian, second by Michael Contino approved for a 6'x10' deck on back of house and a 7' extension on existing deck on SW side of house on a non- conforming lot.
Roll Call voting yes: Ned Martelle, John Treadwell, Robert Ashodian, Carol McGowan, Michael Contino

Pre submission: Patsy Storino, Germain subdivision: Planning Board requested that applicant go to ZBA Board for a variance on set back of a building on one of the proposed lots.

MOTION by John Treadwell second by Carol McGowan to accept the June 5, 2018 revised Planning Board minutes.
Roll Call voting yes: Ned Martelle, John Treadwell, Robert Ashodian, Carol McGowan, Michael Contino

New Business: Next Meeting August 7th
Discuss final meeting with ZBA to finalize a couple corrections in zoning laws

ADJOURNMENT MOTION by Robert Ashodian 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