

TOWN OF HENDERSON PLANNING BOARD MEETING
12105 TOWN BARN ROAD, HENDERSON, NY
June 13, 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: All in Attendance / Robert Ashodian arrived @ 7:25 PM

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 Richard & Laura Canori

Located at 12289 Elms East

On Parcel # 98.12-1-8

In Lakefront

Bordering Property Owned Barbara Brodie, Howard & Denise Pope and Moreau Tande

For removal of existing cottage and rebuild new over existing foot print while squaring off bump outs on a non-conforming lot.

DISCUSSION: The existing structure will be removed and replaced with new structure over existing footprint. Squaring off bump outs will increase the building lot coverage and existing 5' side lot line setback will still be needed, these approvals were granted by ZBA at May hearing. New structure will not move any closer to waterfront. Septic and well poses issues if structure was moved over to south western lot line further.

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, John Treadwell, Carol McGowan

CLOSE PUBLIC HEARING MOTION by Carol McGowan, second by John Treadwell

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

DECISION MOTION by Michael Contino, second by Carol McGowan, approved the demolition of existing structure and replacing with new over existing footprint with squaring off the bump outs. (See plot plan for details)

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

Request of Robert & JoAnn Shupe

Located at 8305 O'Donnell's Rd

On Parcel # 106.09-1-17

In Lakefront

Bordering Property Owned Patricia Wittman, Bruce & Donna Thomas and
Emma O'Donnell

For a 32'X16' addition to existing cottage

DISCUSSION: The 32'X16' addition will replace part of an existing deck not moving any further beyond what is already there. Total side setback reduction was approved by ZBA at May hearings.

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, John Treadwell, Carol McGowan

CLOSE PUBLIC HEARING MOTION by Carol McGowan, second by John Treadwell

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

DECISION MOTION by Michael Contino, second by Carol McGowan, approved a 32'X16' addition to the existing cottage.

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

Request of Kenneth & Tina Vance

Located at 13794 Co Rt 123

On Parcel # 98.17-1-7.2

In Lakefront

Bordering Property Owned John Peterson, Adele Jacobs and Richard
Poulsen

For a 24'X24' Garage on a non-conforming lot

DISCUSSION: The 24'X24' garage will be placed at the end of the driveway meeting all setbacks and away from the waterfront.

PUBLIC COMMENTS: Jacobs property owners asked to review plan concerned with location of project in relation to their property. Project reviewed and fine with the project.

SEQR MOTION: by Michal 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 Martelle, Michael Contino, John Treadwell, Carol McGowan

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

DECISION MOTION by Michael Contino, second by John Treadwell, approved the 24'X24' garage to be built on a non-conforming lot.
Roll Call voting yes: Ned Martelle, Michael Contino, John Treadwell, Carol McGowan

Request of Dorothy Bedor

Located at 11173 Flat Rock W

On Parcel # 98.11-1-24.1

In Lakefront

Bordering Property Owned Ellen Domicola, Julianne Restuccio, Steve Hockey, James Hockey and Flat Rock Association Inc.

For replacement of seawall

DISCUSSION: All approvals from other agencies have been satisfied. Existing wall has been further undermined with high waters. Project to begin in fall if water levels are down.

PUBLIC COMMENTS: Julianne Restuccio is concerned with property boundary lines. Her survey shows different line than Dorothy Bedor's. This is a dispute between neighbors, the new seawall will end where the existing wall ends.

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

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

DECISION MOTION by Michael Contino, second by John Treadwell, approves the replacement of the existing seawall.
Roll Call voting yes: Robert Ashodian, Ned Martelle, Michael Contino, John Treadwell, Carol McGowan

Pre submission – Karen Smith/ Babcock property: Lot is a conforming lot. A clearer map showing the corner of Bishop Street and County Route 71 will be shown on the actual survey. Will return to July hearing for approvals.

CONTINUED HEARINGS:

Request of Harbor's End Inc. represented by Scott Lapell & Linda Benway

Located at 8630 NYS Rt 3

On Parcel # 106.09-1-6.1

In Business

Bordering Property Owned Montague Family Trust

For used car sales and service business

Hearing adjourned to July due to family emergency per phone message from Scott Lapell.

MOTION by Robert Ashodian second by Carol McGowan to accept the May 2, 2017 revised Planning Board minutes.

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

New Business: Next possible Meeting July 4th / Hearings moved to Wednesday July 5th due to Holiday

ADJOURNMENT MOTION by Michael Contino, second by Carol McGowan, adjourns the meeting.

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

Respectfully Submitted
Wendy Flagg, Planning Board Clerk