

**TOWN OF HENDERSON PLANNING BOARD MEETING**  
**12105 TOWN BARN ROAD, HENDERSON, NY**  
**June 25, 2020 AT 5:00 PM**

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

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**CALL TO ORDER and PLEDGE OF ALLEGIANCE**

**ATTENDANCE:** Ned Martelle

**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 Jamie Moesel represented by LaFave, White & McGivern,**

**LS, PC**

Located at 12246 Gobbe Hill Rd

On Parcel # 105.00-1-11.1

In AR-40

Bordering Property Owned by Clifton Peterson, Jeffrey Peterson, Ronald Ditch, David & Kathryn Irwin, James III & Signe McGowan, Scott Lapell, Linda Benway, Rex & Christine Allen, Marlene Cook, Joan Treadwell Woods, William & Christa Ubel and Herman & Kay Britzke  
For proposed two lot subdivision

**DISCUSSION:** Lots are conforming, large residual remaining.

**PUBLIC COMMENTS:** None

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

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

**DECISION MOTION** by Robert Ashodian, second by John Treadwell approves the subdivision  
Roll Call voting yes: Michael Contino, Robert Ashodian, John Treadwell,  
Carol McGowan

**Request of Russell Youngs**

Located at 7130 Cty Rte 152

On Parcel # 105.19-3-3

In AR-40

Bordering Property Owned by Michael & Gritchen Young and Patrick &  
Paula Grimshaw

For proposed lot line adjustment

**DISCUSSION:** Moving the lot line on the parcel creates a better building lot while keeping both conforming.

**PUBLIC COMMENTS:** None

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

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

**DECISION MOTION** by Robert Ashodian, second by John Treadwell approves the lot line adjustment  
Roll Call voting yes: Michael Contino, Robert Ashodian, John Treadwell, Carol Mc Gowan

**Request of Six Town Heights, LLC by Michael Yonkovig**

Located at 8951 NYS Rte 3

On Parcel # 106.05-1-6.4

In Business Residential

Bordering Property Owned by Six Town Cottage, LLC and Cristin O'Brien

For proposed subdivision

**DISCUSSION:** 225' on New York State Route 3, in the BR zoning district only requires 120' of road frontage. 1.29-acre lot is conforming

**PUBLIC COMMENTS:** None

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

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

**DECISION MOTION** by John Treadwell, second by Robert Ashodian approves the subdivision  
Roll Call voting yes: Michael Contino, Robert Ashodian, John Treadwell, Carol McGowan

CONTINUATION OF HEARINGS:

**Request of ME Wilson Development Corp. represented by Military  
Road Solar, LLC, Nexamp, Inc. and Crawford and Assoc.  
Engineering, PC**

On Parcel # 105.00-1-7.53

In AR-40

Bordering Property Owned by Louis & Ginger Cook IV, Ernest & Debra  
Thrush, Lee Trust Richard s. and Mark Battista

For proposed installation of approximately 5.0 megawatts of solar energy  
equipment to be placed on approximately 23 acres of parcel.

**DISCUSSION:** Project was sent on to Jefferson County Planning and review was read. Watertown Airport and Fort Drum correspondence have been received and currently developer is working with Jefferson County for all driveway/ access road permits. Application is deemed complete Public Hearing to be scheduled for August. Screening plan was presented by developer perimeter of array. SEQR process will continue to move forward with other agencies. Board has questions of coverage that will be discussed with Town Engineers.

**PUBLIC COMMENTS:** Ginger Cook expressed concerns of growing tress due to bedrock in area. Developer engineer said soil testing has been done and should be no issue Also concerned with any bird studies that might have been done, effects on tourism, decommissioning plan and PILOT programs.

James Wiggins questioned putting such a commercial project in overlay district. Board will review

Don Spencer discussed concerns of emergency and safety for the year-round residence who have a difficult time with snow drifts during winter and with fence and screening the impact of the snow flow.

**MOTION:** by Robert Ashodian second by John Treadwell to keep the Public Hearing open until our next meeting on Aug 4th.

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

**Request of Crystal Dale Farm, LLC represented by Butterville Road Solar, LLC, Nexamp, Inc. and Crawford and Assoc. Engineering, PC**

On Parcel # 106.00-2-34.1

In AR-40

Bordering Property Owned by Matthew & Krisha Greene, Greene Family Irrev Trust, Butterville Properties, LLC, Nohle Acres, LLC, Ethan & Cynthia Stewart, Evergreen Cemetery Assoc., Frank & Sharon Graves, Daniel Bray, Albert Worthington Jr. and Gary & Della Ramsdell  
For proposed installation of approximately 800 kilowatts of solar energy equipment to be placed on approximately 10 acres of parcel.

**DISCUSSION:** Screening seems to be a minimal issue as project is sets off County Route 75 quite a distance. Launch Lane side might need some coverage. Project much smaller in relation to lot size. Correspondence from Watertown Airport and Fort Drum have been received and Jefferson County Planning Board response read. Project application deemed complete will be advertised for Public Hearing for August hearings. SEQR process to move forward with other involved agencies.

**PUBLIC COMMENTS:** None

**MOTION:** by Robert Ashodian second by John Treadwell, to keep the Public Hearing open until our next meeting on Aug 4<sup>th</sup>.

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

MOTION by Michael Contino second by Robert Ashodian to accept the March 18, 2020 revised Planning Board minutes.

Roll Call voting \_\_\_\_: Michael Contino, Robert Ashodian (lacking quorum)

John Treadwell & Carol McGowan abstain

**New Business:** Next Meeting Aug 4<sup>th</sup> at 5:00 PM

**ADJOURNMENT MOTION** by Carol McGowan second by John Treadwell adjourns the meeting.

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

Respectfully Submitted

Wendy Flagg, Planning Board Clerk