

TOWN OF HENDERSON PLANNING BOARD MEETING
12105 TOWN BARN ROAD, HENDERSON, NY
March 7, 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: Carol McGowan absent

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 Stephans & Janet Damtoft

Located at 12335 Greystone Rd

On Parcel # 105.09-1-30

In Lakefront

Bordering Property Owned David Peters, Bruce Peters and Kermit Wagner

For removing an existing cottage and replacing with a new cottage.

DISCUSSION: Will be removing existing cottage and replacing with new. The front of new cottage will be no closer than existing. The rear lot line will be improved but will need to go to Zoning Board of Appeals for a reduced variance request.

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

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

DECISION MOTION by Robert Ashodian , second by Michael Contino, denied and referred to Zoning Board of Appeals for reduced rear lot variance.
Roll Call voting yes: Robert Ashodian, Ned Martelle, Michael Contino, John Treadwell

Request of Max Brace III represented by Richard Hatch Jr.

Located at 7078 Hovey Cove Ln

On Parcel # 97.15-1-61.2

In Lakefront

Bordering Property Owned Harold & Kathleen VanVoorhis, Ann Houghton, Deborah Harvey, William Richmond and Judith Overton

For removing an existing porch and replacing with an 8'X13' front entrance.

DISCUSSION: The existing porch will be removed and replaced with an enclosed front entrance to be 8'X13'. All set backs are met and lot coverage is no issue.

PUBLIC COMMENTS: None

SEQR MOTION: by John Treadwell, second by Michael Contino, 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

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

DECISION MOTION by Michael Contino, second by John Treadwell, to approve the removal of the existing porch and replacement of the 8'X13' enclosed front entrance
Roll Call voting yes: Robert Ashodian, Ned Martelle, Michael Contino, John Treadwell

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

DISCUSSION: Questions of the map not being to scale were asked. A survey of the property was requested due to the fact that the business may be located on two different parcels. The Board will review the location of the overlay zone and comprehensive plan for the Town as to the recommendations outlined in there. Long form SEQR was requested by Board clerk will get. Scott Lapell and Linda Benway are in process of acquiring the New York State Service License.

PUBLIC COMMENTS: Letter from Town Supervisor was read into the record and filed. Ann Maurer was concerned with the environmental effects on the nearby stream that runs through the property.

Claudia Maurer has researched that the business would lie in the overlay area, Board will confirm.

The Montague Family Trust will be requesting shrubs and trees or fencing to provide buffer and coverage of the lot from view of vehicles in waiting of the service area and used/traded vehicles in holding of being removed to other locations.

Tom Maurer was concerned of what type of sewage discharge is required for a service station to provide especially concerned with potential hazardous fluids and chemicals (oil, gas, Freon, etc...).

Linda Benway believes there is a misconception of the business. No major service work will be done just light service wipers, detailing, etc... on Subaru vehicles only. Will keep the same concept as the location in Vermont that they have.

SEQR MOTION: by Michael Contino, second by Robert Ashodian, declares the proposed action to be a TYPE I action under Article Eight of the NYS Environment Conservation Law.

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

PUBLIC HEARING HELD OVER UNTIL NEXT MEETING APRIL 4, 2017 AT 7:00 PM

This will allow for long form SEQR to be done and more detailed site plan to scale be done as well as a survey of parcel to determine lot lines.

MOTION by Michael Contino second by John Treadwell, to accept the February 7, 2017 revised Planning Board minutes from rescheduled February 16, 2017 meeting.

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

New Business: Next possible Meeting April 4th
Tug Hill Conference March 30th

ADJOURNMENT MOTION by Michael Contino, second by Robert Ashodian, adjourns the meeting.

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

Respectfully Submitted
Wendy Flagg, Planning Board Clerk