

TOWN OF HENDERSON PLANNING BOARD MEETING
12105 TOWN BARN ROAD, HENDERSON, NY
May 2, 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

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 Lonnie & Nancy Haydt Represented by Robert Rogers

Located at 14034 Rounds Ridge

On Parcel # 97.19-1-5.28

In Lakefront

Bordering Property Owned Kevin & Antoinette Dodson, DeMong Irr.
Trust, Anthony & Jennifer Zoanetti and John Cronin

For removal of existing trailer/shed / addition and septic and replacing with
new 28'X44' camp and septic on a non-conforming lot

DISCUSSION: Will be removing all existing structures and replacing with new. Meets all setbacks and lot coverage requirements.

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

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

DECISION MOTION by Michael Contino, second by John Treadwell, approved for removal of the existing trailer, shed, addition and septic and replacing with a new 28'X44' camp and septic
Roll Call voting yes: Robert Ashodian, Ned Martelle, Michael Contino, John Treadwell, Carol McGowan

Request of Brian & Rachel Peer Represented by Jeff Fargo

Located at 14368 Snowshoe Rd

On Parcel # 97.15-1-56

In Lakefront

Bordering Property Owned John & Bernadette Peer, William & Mary

Elizabeth Beshures and Richard Scroxton

For a 7'X 6' addition on a storage shed attached to the side of cottage on a non-conforming lot

DISCUSSION: Addition will need a side lot variance as it does not meet the total side lot requirement. Other than variance project may move forward.

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, Carol McGowan

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

DECISION MOTION by Michael Contino, second by Robert Ashodian, to deny a 7'X6' addition on a storage shed attached to the side of cottage on a non-conforming lot due to project not meeting the side set back requirement.
Roll Call voting yes: Robert Ashodian, Ned Martelle, Michael Contino, John Treadwell, Carol McGowan

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

DISCUSSION:

- The Planning Board is unable to entertain further discussion of this project with the applicants until the applicant provides written documentation that they can speak on behalf of the property owner. The requested special use designation goes with the property and at this point the applicant lacks standing.
- In spite of the above, The Planning Board did review a number of issues, some of which have been discussed previously, related to the proposed project: sensitivity of the property location, the "open ended" nature of the category "automotive service station" as it relates to what that designation allows in the future, need to conform to the intentions of the comprehensive plan and the additional considerations outlined in the zoning law as regards to special use permits.

And additional questions and concerns

- Traffic patterns of entrances and exits of business
- One business on two different parcels is it allowed
- A list of items was compiled to ask Town Counsel
- This permit is for an automobile service station designation under the special use permit in the Town of Henderson.

PUBLIC COMMENTS: Letter of support for the project from Gary Rhodes was received and reviewed by the Planning Board.

Peter Price believed if the Planning Board lays out what is expected and required of applicant and applicant complies the process should be a smooth transition.

Applicant will supply the requested documents and Board will continue the hearing at next scheduled Planning Board meeting on June 6, 2017 at 7:00 PM at Town offices.

MOTION by Michael Contino second by John Treadwell to accept the April 2, 2017 revised Planning Board minutes.

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

New Business: Next possible Meeting June 6th

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