

TOWN OF HENDERSON PLANNING BOARD MEETING
12105 TOWN BARN ROAD, HENDERSON, NY
May 7, 2019 AT 5:00 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.

Adjourned Hearing

Request of Ronald & LuAnne Rowsam

Located at 7180 Cty Rte 178

On Parcel # 105.00-1-7.62

In AR-40

Bordering Property Owned by Jeff Fargo, Jack Fargo and Paul Leepy

For an 8'x 12' building for farm and craft stand, seasonal along with sign

DISCUSSION: Project was sent to County for review but due to size of building and setbacks being met there were no concerns. The building will be used seasonally and existing entrance and exit will be used. As mentioned all setbacks are met and sign meets requirement.

PUBLIC COMMENTS: None

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, Carol McGowan, Michael Contino
Robert Ashodian

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

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

DECISION MOTION by Michael Contino, second by John Treadwell approves of the 8'x12' building to be used for crafts and farm stand on a seasonal bases from April 1st to Oct 30th with an 8'x4' sign.

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

Request of Louis & Ginger Cook IV

Located at 13363 Cty Rte 123

On Parcel # 106.05-1-45

In Lake front

Bordering Property Owned by Michael Lewis and Emmanuel Episcopal Church

For repair of existing seawall and septic tank

DISCUSSION: Repair to existing septic system, tank replacement, and an existing seawall have been requested by owner. All other required permits have been received and reviewed by Board. This is work due to high water from 2017.

PUBLIC COMMENTS: None

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, Carol McGowan, Michael Contino
Robert Ashodian

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

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

DECISION MOTION by Michael Contino, second by Robert Ashodian approves of repair to seawall and septic tank

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

Request of James & Ellen MacFarland

Located at 10415 Bayshore Dr

On Parcel # 98.14-1-46

In Lakefront

Bordering Property Owned by GE & MW Richards Rev Trust, Marquete Cottage Assoc. and Daniel & Sarah Radmanovic

For repair of existing seawall

DISCUSSION: All DEC and Corp of Engineers permits are obtained. Repairing seawall from 2017 high flood water

PUBLIC COMMENTS: None

SEOR 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, Carol McGowan, Michael Contino
Robert Ashodian

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

DECISION MOTION by Robert Ashodian, second by Michael Contino approves of repair to seawall.

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

Request of Michael Yonkovig

Located at NYS Rte 3

On Parcel # P/O 98.14-1-63.11

In Lakefront

Bordering Property Owned by John S. Dunk Revocable Living Trust, Fred

A Schempp III, Andrew Garza, David Antonucci, William & Bonnie

Kellogg, Rudiger Trustee Michele Mullaley Irrev. Trust, Marquete Cottage

Assoc., David McCrea, William & Deborah Elliott, Edward Olley, John &

Ann Comerford and William & Jennifer Braswell

For a sub division

DISCUSSION: Lot to be subdivided and assembled with other property owners as follows in hearings.
Lots will have restriction of “Not for residential purposes” placed on each.

PUBLIC COMMENTS: None

SEOR 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, Carol McGowan, Michael Contino
Robert Ashodian

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

DECISION MOTION by Robert Ashodian, second by Michael Contino approves for a subdivision.

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

Request of Michael Yonkovig

Located at 10479 Bayshore Dr

On Parcel # 98.14-1-60

In Lakefront

Bordering Property Owned by Marquete Cottage Assoc., David McCrea
and David & Lorraine Chase

For an assemblage

DISCUSSION: Non-conforming lot to be assembled with parcel listed, 98.14-1-60 restriction of “Not for residential purposes” on section.

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, Carol McGowan, Michael Contino
Robert Ashodian

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

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

DECISION MOTION by Michael Contino, second by Carol McGowan approves for an assemblage

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

Request of David McCrea

Located at Bayshore Dr

On Parcel # 98.14-1-69

In Lakefront

Bordering Property Owned by Marquete Cottage Assoc., Michael
Yonkovig and William & Deborah Elliott

For an assemblage

DISCUSSION: Non-conforming lot to be assembled with parcel listed, 98.14-1-69 restriction of “Not for residential purposes” on section.

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, Carol McGowan, Michael Contino
Robert Ashodian

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

DECISION MOTION by Michael Contino, second by John Treadwell approves for an assemblage
Roll Call voting yes: Ned Martell, John Treadwell, Carol McGowan, Michael Contino
Robert Ashodian

Request of William & Deborah Elliott

Located at Bayshore Dr

On Parcel # 98.14-1-61

In Lakefront

Bordering Property Owned by Marquete Cottage Assoc., David McCrea,

Michael Yonkovig and GE & MW Richards Rev Trust

For an assemblage

DISCUSSION: Non-conforming lot to be assembled with parcel listed, 98.14-1-61 and 98.14-1-63.9
restriction of “Not for residential purposes” on section.

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, Carol McGowan, Michael Contino
Robert Ashodian

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

DECISION MOTION by Michael Contino, second by Carol McGowan approves for an assemblage
Roll Call voting yes: Ned Martell, John Treadwell, Carol McGowan, Michael Contino
Robert Ashodian

Request of William & Bonnie Kellogg

Located at Bayshore Dr

On Parcel # 98.14-1-63.5

In Lakefront

Bordering Property Owned by Marquete Cottage Assoc., Rudiger Trustee

Michele Mullaley Irrev. Trust, Linda Brown, Michael Yonkovig and David

& Lorraine Chase

For an assemblage

DISCUSSION: Non-conforming lot to be assembled with parcel listed, 98.14-1-63.5 restriction of
“Not for residential purposes” on section.

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, Carol McGowan, Michael Contino
Robert Ashodian

CLOSE PUBLIC HEARING MOTION by Carol McGowan, second by Robert Ashodian

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

DECISION MOTION by Michael Contino, second by Carol McGowan approves for an assemblage

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

Request of David & Lorraine Chase

Located at Bayshore Dr

On Parcel # 98.14-1-58

In Lakefront

Bordering Property Owned by Marquete Cottage Assoc., William & Bonnie Kellogg and Michael Yonkovig

For an assemblage

DISCUSSION: Non-conforming lot to be assembled with parcel listed, 98.14-1-58 restriction of “Not for residential purposes” on section.

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, Carol McGowan, Michael Contino
Robert Ashodian

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

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

DECISION MOTION by Michael Contino, second by John Treadwell approves for an assemblage

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

Pre Submission: Association Island- Scott Chatfield, attorney representing Association Island at an informal pre submission presented proposed plans for the building formally known as “Ontario Lodge” for eighteen sleeping rooms to sleep two people and have a bathroom in each. The center of building will be used to house no more than 6 employees with living facilities. This will not increase the density of the use any more than what is currently on local laws.

MOTION by John Treadwell second by Carol McGowan to accept the April 2, 2019 revised Planning Board minutes.

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

New Business: Next Meeting June 4th at 5:00 PM

ADJOURNMENT MOTION by Carol McGowan second by John Treadwell adjourns the meeting.
Roll Call voting yes: Ned Martell, John Treadwell, Robert Ashodian, Carol McGowan, Michael Contino

Respectfully Submitted
Wendy Flagg, Planning Board Clerk