

TOWN OF HENDERSON PLANNING BOARD MEETING
12105 TOWN BARN ROAD, HENDERSON, NY
Nov 4, 2020 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: All present

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 Thomas & Melissa Drake

Located at 5358 Clark Point Rd

On Parcel # 105.18-1-68.2

In Lake Front

Bordering Property Owned by Christopher & Theresa Sequin, Mark & Anne Marie Honsigner, Matie Zehr, Deborah Ellison, Donald & Pamela Brandt, Ann Marie Cady, Steven & Corliss Kaiser, Emily Cole, Jacqueline Place, Robert & Nancy Maahs, Duane & Limberly Searle, Wayne Barnes, Susan Kreisinger, Jeffrey Johnson, Charles Seereiter, Donna Ross, Susan Whitney, Richard & Jean Dillenback and Yvonne Barr

For proposed assemblage

DISCUSSION: Would like to assemble purchased part of parcel # 105.18-1-1.116 with existing parcel to create one large parcel. Parcel would be conforming lot

PUBLIC COMMENTS: Christopher Sequin asked what the purpose of the assemblage is going to be used for? Concerned that it will be used for agricultural. Drake's respond that they plan to use it as walking trail and for honeybees. Would like to possibly investigate changing zoning from lake front to agricultural.

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

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

DECISION MOTION by Michael Contino, second by Carol McGowan approves the proposed assemblage.
Roll Call voting yes: Ned Martelle, Michael Contino, Robert Ashodian, John Treadwell, Carol McGowan

Request of Jon & Lorraine Scheer

Located at 11641 Windswept Cir

On Parcel # 98.50-1-10

In Lakefront

Bordering Property Owned by Cathy Smith Living Trust, Gary & Linda Zimmer and Edward & Kimberly Fillingham

For proposal to enclose porch and include entry and half bath on a non-conforming lot.

DISCUSSION: An existing porch on side of house away from lake will be enclosed to have a ½ bath and entry way put in. All lot line requirements are met. Will be staying in existing footprint.

PUBLIC COMMENTS: None

SEQR MOTION: by Michael Contino second by John Treadwell, declares the proposed action to be a TYPE II action 11 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, Robert Ashodian, John Treadwell, Carol McGowan

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

DECISION MOTION by Michael Contino, second by Robert Ashodian approves the proposal to enclose porch and include entry and half bath on a non-conforming lot.
Roll Call voting yes: Ned Martelle, Michael Contino, Robert Ashodian, John Treadwell, Carol McGowan

CONTINUATION OF HEARINGS:

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.

MOTION by Michael Contino, second by Robert Ashodian to accept the following list of contingencies for the approved proposed installation of approximately 800 kilowatts of solar energy equipment to be placed on approximately 10 acres of parcel.

1. Letter from Town Engineer signing off on final SWPPP and grading plans
2. A set of final drawings signed and stamped by licensed Engineer/ Architect/ Surveyor and the Town Engineer reviewing the drawings to ensure no significant changes that have been made since the Planning Board approvals
3. Final stamped drawings must show natural screening of area of existing trees. Area is to remain and stay natural and remain in a healthy condition to provide natural screen of project.
4. Permits required by Jefferson County Highway Department for road cuts/ driveways as shown on submitted plans. Any deviation from approved plans may require additional review by Board to determine if significant changes have been made.
5. Decommissioning plan to be approved by Town Board
6. All Bond requirements must be approved, letter from Town attorney must be received
7. Real Property Tax issues must be worked out and executed by Town Board
8. A Town of Henderson zoning permit and Jefferson County Building permit must be obtained prior to construction of project

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

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.

MOTION by Robert Ashodian, second by Carol McGowan to deny issuance of a zoning permit for the proposed installation of approximately 5.0 megawatts of solar energy equipment to be placed on approximately 23 acres of parcel due to the denial of the special use permit.

Roll Call voting No: Ned Martelle, Michael Contino

Yes: Robert Ashodian, Carol McGowan

John Treadwell - abstains

Pre submission: Ed Olley – The residual of the Dunk Estate, potential owners would like to build home on the conforming lot but closer to water than what is allowed. They will not build closer than neighbor but would like to go as close as neighbor. The Zoning Board of Appeals would have to issue a variance for this request.

Potential buyer for Gill House located on County Route 123 what would be needed for site Plan review. Septic, parking signage, lighting, etc.... a list of requirements is available in zoning book to be meet.

MOTION by Robert Ashodian second by Carol McGowan to accept the October 6, 2020 revised Planning Board minutes

and the October 20, 2020 Planning Board minutes

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

New Business: Next Meeting Tuesday Dec 1st at 5:00 PM

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

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

Respectfully Submitted

Wendy Flagg, Planning Board Clerk