

TOWN OF HENDERSON PLANNING BOARD MEETING
12105 TOWN BARN ROAD, HENDERSON, NY
Nov 9, 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:

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 Charles & Melissa Elve

Located at 10500 Bumble Bee Ln

On Parcel # 105.19-2-50

In Lakefront

Bordering Property Owned by Gerald III & Mary Stockman, Ellen Crumb,

John Mocuiski, Donald & Doris Barney, William & Norean Bommelje,

Wolfgang & Anne Marie Reuss and Julie Dixon

For a subdivision

DISCUSSION: The .19 acres will be assembled with parcel # 105.19-2-45. This will allow the Dixon project to move forward. Lot will continue to be considered a conforming lot.

PUBLIC COMMENTS: None

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

CLOSE PUBLIC HEARING MOTION by Robert Ashodian, second by John Treadwell

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

DECISION MOTION by Robert Ashodian, second by John Treadwell approved to subdivide the parcel as presented.

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

Request of Julie Dixon

Located at 10476 Lasher Rd

On Parcel # 105.19-2-45

In Lakefront

Bordering Property Owned by Charles & Melissa Elve, Wolfgang & Anne Marie Reuss, Edward & Elizabeth Lehmann and Foundation for Paternal Rights, Inc.

For an assemblage

DISCUSSION: Portion of Elve's parcel # 105.19-2-50, .019 acres, to be assembled will allow Julie Dixon to move forward with her project as well as improve the lot to becoming closer to be considered a conforming lot

PUBLIC COMMENTS: None

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

CLOSE PUBLIC HEARING MOTION by Robert Ashodian, second by John Treadwell

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

DECISION MOTION by Robert Ashodian, second by John Treadwell approved to assemble the two parcels together.

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

Request of Julie Dixon

Located at 10476 Lasher Rd

On Parcel # 105.19-2-45

In Lakefront

Bordering Property Owned by Charles & Melissa Elve, Wolfgang & Anne Marie Reuss, Edward & Elizabeth Lehmann and Foundation for Paternal Rights, Inc.

For a 30'X40' Garage with an attached overhang of 15'X40' with a reduced rear setback and garage will be "over" the permitted square footage on a non-conforming lot

DISCUSSION: Zoning Board of Appeals approved the necessary variances required to be in compliance. Project will be away from lakefront and semi hidden behind shrubs/trees from view of road. Paving driveway will not exceed the lot coverage.

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

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

DECISION MOTION by Michael Contino, second by Robert Ashodian approved to build 30'X40' garage with overhang as presented.
Roll Call voting yes: Ned Martelle, Robert Ashodian, Carol McGowan, Michael Contino, John Treadwell

Request of Ellen Waite

Located at 13752 Bayview Dr

On Parcel # 97.19-1-15

In Lakefront

Bordering Property Owned by Lake Estate, LLC and EJW, LLC

For a retaining wall

DISCUSSION: Retaining wall will be above the high water mark and must be done do to erosion from the high waters this past year.

PUBLIC COMMENTS: None

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

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

DECISION MOTION by Robert Ashodian, second by Carol McGowan approved to build retaining wall as presented.
Roll Call voting yes: Ned Martelle, Robert Ashodian, Carol McGowan, Michael Contino, John Treadwell

Request of John S. Dunk Revocable Living Trust Represented by Patsy Storino

Located at 10385 NYS Rt 3

On Parcel # 98.14-1-63.1&63.2

In Lakefront

Bordering Property Owned by: Michael Carbone, Andrew Garza, William & Jane Wilcox, James H. Mullaley Irrev. Trust, William & Bonnie Kellogg, David & Lorraine Chase, Michael Yonkovig, David McCrea, William & Deborah Elliott, GE&MW Richards Rev. Trust, Fredrick 7 Bertha Campbell, Edward Olley Jr., Lorraine Goodnough and John Comerford Jr.

For a three lot subdivision

DISCUSSION: Two of the three subdivisions will be reviewed the third involving property to be assembled with William & Deborah Elliott parcel to be held over to December do to subdivision from David McCrea property not advertised. First parcel for Comerford is a conforming lot. The parcel to be assembled with the Edward Olley parcel will improve the lot closer to conformity.

PUBLIC COMMENTS: None

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

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

DECISION MOTION by Michael Contino, second by Robert Ashodian approved for a three lot subdivision as presented with the condition to return in December with McCrea property for subdivision.

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

Request of Lawrence Goodwin represented by Chyme Lane

Located at 11197 Flat Rock East

On Parcel # 98.11-1-27

In Lakefront

Bordering Property Owned by Frank & Linda Leone, Carol Lisi and Flat Rock Association Inc.

For a removal of side shed and add a 6'X12' addition on a non-conforming lot

DISCUSSION: Shed to be removed and rebuild addition in same footprint with access from inside cottage. The floor will be elevated and roof line will meet existing cottage.
Letter from Mr. Goodwin in file asking to have Chyme Lane represent him as he had to be out of Town. Mr. Goodwin explained his reasoning for project in his letter as well

PUBLIC COMMENTS: None

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

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

DECISION MOTION by Michael Contino, second by Robert Ashodian approved to remove existing shed and build a 6'X12' addition as presented.
Roll Call voting yes: Ned Martelle, Robert Ashodian, Carol McGowan, Michael Contino, John Treadwell

Request of David & Lorraine Chase

Located at 10491 Bayshore Dr.

On Parcel # 98.14-1-51

In Lakefront

Bordering Property Owned by Michael Yonkovig and Marquete Cottage Assoc.

For a retaining wall

DISCUSSION: Wall will be replaced as most has washed away due to high waters this year. A new wall will be constructed in same footprint.

PUBLIC COMMENTS: None

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

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

DECISION MOTION by Michael Contino, second by Robert Ashodian approved to build a retaining wall as presented.

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

Pre-submission: Pat Storino – Germain – The four lot parcel was presented after all buildings had been identified. Front two lots will be considered lakefront zoning and back two will be zoned AR-40. Some minor changes will have to be made and will be reviewed with client.

Pat Storino – Ditch – Ronald Ditch will subdivide portion of his parcel to Andrew Ditch who will assemble to his existing lot. Ronald Ditch parcel will still meet conforming lot requirements. No issues with proposal.

MOTION by Michael Contino second by Robert Ashodian to accept the Oct 3, 2017 revised Planning Board minutes.

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

New Business: Next Meeting November 16th
Joint Meeting Planning Board & ZBA

Next possible Meeting December 5th

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

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

Respectfully Submitted

Wendy Flagg, Planning Board Clerk