

TOWN OF HENDERSON PLANNING BOARD MEETING
12105 TOWN BARN ROAD, HENDERSON, NY
October 2, 2018 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 members present/ Michael Contino in at 7:15PM

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 David & Catherine Perry

Located at 11685 Rays Bay Rd

On Parcel # 105.14-1-11

In Lakefront

Bordering Property Owned by Catherine Perry

For a 24'x28' 2 stall garage with a 12.6'x28' enclosure to the house using an existing concrete slab on a non-conforming lot.

DISCUSSION: An existing overhang on house will be used to enclose space between proposed two (2) stall garage and house. An existing concrete slab will be used for the floor of the breezeway. All required set backs are met.

PUBLIC COMMENTS: None

SEQR MOTION: by John Treadwell second by Robert Ashodian, 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 Martell, John Treadwell, Robert Ashodian, Carol McGowan

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

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

DECISION MOTION by Robert Ashodian, second by Carol McGowan approved a 24'x28' two (2) stall garage with a 12.6'x28' enclosure to the house using an existing concrete slab on a non-conforming lot.

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

Request of Robert Aliasso Jr. and Yvonne Bronson

Located at 8748 & 8766 NYS Rte 178

On Parcel # 106.09-2-60 & 106.09-3-2

In Residential

Bordering Property Owned by Cheryl Ames, Michael Contino, Fredrick &

Jean Schichler and Shirley O'Grady

For an assemblage

DISCUSSION: Simple assemblage. New lot meets all requirements to be 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 Martell, John Treadwell, Robert Ashodian, Carol McGowan

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

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

DECISION MOTION by Robert Ashodian, second by Carol McGowan approved an assemblage.

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

Michael Contino enters meeting 7:15 PM

Request of John Murphy Jr. and Eric Horn

Located at 6192 North School House Rd

On Parcel # 97.19-1-3.3

In Agriculture & Rural Residence

Bordering Property Owned by ELL Roch Enterprises Inc., Lawrence Perry

Jr. and Bryan Snyder

For a 30'X 50' pole barn w/ 12'X 50' overhang

DISCUSSION: New pole barn will be 130' off edge of road. All set back requirements are met. Lot is large enough to accommodate size of barn.

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

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

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

DECISION MOTION by Michael Contino, second by Carol McGowan approved a 30'X 50' pole barn w/ 12'X 50' overhang

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

Request of Dianne Gerrie represented by Sandra Macy and Robert

Rothenberg

Located at 13833 Cty Rt 123

On Parcel # 98.17-1-13

In Lake front

Bordering Property Owned by Jeffrey & Sonya Moore and Mary Fults

For a 15'x14' addition on existing cottage requiring a reduced side and rear set back and increase variance in building coverage on a non-conforming lot.

DISCUSSION: Zoning Board of Appeals Board approved a side lot variance, rear lot variance and building lot coverage variance at September 19th hearing. Addition will not interfere with septic or well and will be built on piers. Addition will not be built any closer than neighbor is to water.

PUBLIC COMMENTS: Jim Burrows spoke on behalf of Mary Fults quoted several Town, State and County zoning laws. Mary Fults claims she did not receive notice on Zoning Board of Appeals Hearing.

MOTION by Robert Ashodian, second by John Treadwell to table hearing due to further questions to be asked to Zoning Board of Appeals concerning hearing.

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

No : Ned Martelle

Discussion was had by Board members concerning motion.

MOTION by John Treadwell second by Carol McGowan to accept the August 7, 2018 revised Planning Board minutes.

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

Abstains: Michael Contino

MOTION by Carol McGowan second by Robert Ashodian to accept the September 4, 2018 revised Planning Board minutes.

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

New Business: Next Meeting must move Election Day moved to Wednesday Nov 7th

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

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

Respectfully Submitted

Wendy Flagg, Planning Board Clerk