

TOWN OF HENDERSON PLANNING BOARD MEETING
12105 TOWN BARN ROAD, HENDERSON, NY
Oct 3, 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 Board members

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.

Adjournment:

Request of Claudia Dunk

Located at Rays Bay Rd

On Parcel # 105.18-1-1.116

In Lakefront

Bordering Property Owned by: Christopher & Theresa Sequin, Yvonne Barr, Thomas & Melissa Drake, Donna Ross, Seereiter Family Trust, Jeffrey Johnson, Susan Kreisinger, Gary & Ellen Grabowski, James & Catherine Wilbur, Maahs Family Trust, Jacqueline Place, Emily Cole, Rose Ann & Valery Jakubowitch, Steven & Corliss Kaiser, Reeves Trust Trustee Ronald, Anne Marie Cady, Donald & Pamela Brandt, Deborah Ellison, Matie Zehr and Mark & Anne Marie Honsinger

For a four lot subdivision

DISCUSSION: Lots to be 3 water front lots and one non – water front. All meet criteria for a conforming lot. An additional 80’X145’ piece of piece of land to be assembled with parcel # 105.18-1-1.14 in following hearing, lot line adjustment.

PUBLIC COMMENTS: None

SEQR MOTION: by John Treadwell, second by Carol McGowan, 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 Michael Contino, second by Carol McGowan approved to subdivide the parcel as presented.
Roll Call voting yes: Ned Martelle, Robert Ashodian, Carol McGowan, Michael Contino, John Treadwell

Request of Steven & Corliss Kaiser

Located at 5158 Clarks Point Rd

On Parcel # 105.18-1-1.14

In Lakefront

Bordering Property Owned by: Christopher & Theresa Sequin, Yvonne Barr, Thomas & Melissa Drake, Donna Ross, Seereiter Family Trust, Jeffrey Johnson, Susan Kreisinger, Gary & Ellen Grabowski, James & Catherine Wilbur, Maahs Family Trust, Jacqueline Place, Emily Cole, Rose Ann & Valery Jakubowitch, Claudia Dunk, Reeves Trust Trustee Ronald, Anne Marie Cady, Donald & Pamela Brandt, Deborah Ellison, Matie Zehr and Mark & Anne Marie Honsinger

For an assemblage

DISCUSSION: will be assembling an 80'X145' piece of property off of parcel # 105.15-1-1.116 making conforming while keeping the other parcel in compliance as well.

PUBLIC COMMENTS: None

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

DECISION MOTION by Michael Contino, second by Carol McGowan approved to assemble the two parcels together.
Roll Call voting yes: Ned Martelle, Robert Ashodian, Carol McGowan, Michael Contino, John Treadwell

**Request of Adams Family Trust, Mark & Linda Adams Represented
by William Maguire**

Located at 10511Sawyers Bay Rd

On Parcel # 105.19-2-21.6

In Lakefront

Bordering Property Owned by: Mark & Patricia Randall, William & Beth
Maguire, Thomas & Courtney Hall, Randall & Margaret Olszyk,

Foundation for Paternal Rights, Inc., Fredrick & Patricia Stern and Carol
Salisbury

For a subdivision

DISCUSSION: Section to be subdivided will provide road access for William Maguire parcel and
continue to improve his lot. The Adams lot will remain conforming.

PUBLIC COMMENTS: None

SEQR MOTION: by John Treadwell, second by Carol McGowan, 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, John Treadwell

Abstains: Michael Contino - Abstains

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

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

Abstains: Michael Contino - Abstains

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, John Treadwell

Abstains: Michael Contino - Abstains

Request of William & Beth Maguire

Located at 10497 sawyers Bay Rd

On Parcel # 105.19-2-4

In Lakefront

Bordering Property Owned by: Mark & Patricia Randall and Adams
Family Trust, Mark & Linda Adams.

For an assemblage

DISCUSSION: The .08 acre parcel purchased from Mark Adams will be assembled allowing road
access and bringing the lot closer to conformity.

PUBLIC COMMENTS: None

SEQR MOTION: by John Treadwell, second by Carol McGowan, 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, John Treadwell
Abstains: Michael Contino - Abstains

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

DECISION MOTION by Robert Ashodian, second by Carol McGowan approved to assemble the two parcels together.
Roll Call voting yes: Ned Martelle, Robert Ashodian, Carol McGowan, John Treadwell
Abstains: Michael Contino - Abstains

Request of Alan Peters

Located at 12371 Greystone Rd

On Parcel # 105.09-1-33

In Lakefront

Bordering Property Owned by David Peters, Antony Shrimpton and Vivyan Adair

For a 10'X13' and 22'X 8' addition to existing cottage on a non-conforming lot

DISCUSSION: All set backs are met, reinforcing foundation along sides as well.

PUBLIC COMMENTS: None

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

DECISION MOTION by Robert Ashodian, second by John Treadwell approved for 10'X13' addition and 22'X8' addition as presented.
Roll Call voting yes: Ned Martelle, Robert Ashodian, Carol McGowan, Michael Contino, John Treadwell

Request of Philip Serafine

Located at 12273 Elm E

On Parcel # 98.12-1-6

In Lakefront

Bordering Property Owned by Howard & Denise Pope, Barbara Brodie and
Jennie Sommer

For a retaining wall

DISCUSSION: Wall will be above the high water mark. Wall needed to help hold lawn from eroding due to high water.

PUBLIC COMMENTS: None

SEQR MOTION: by Michael Contino, second by John Treadwell, declares the proposed action to be a TYPE II action 1 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 Michael Contino, second by Carol Goodwin

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 build a retaining wall as presented.

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

Request of TLC Henderson Holdings, LLC /William & Tana Caprara

Located at 13471 Cty Rte 123

On Parcel # 106.05-1-49

In Harbor

Bordering Property Owned by Bill Saiff's West View Lodge and Killius
Marine Properties, LLC

For a 51'X24' deck on a non-conforming lot

DISCUSSION: This project was completed under County Building permit no local permit was obtained. At the time of construction Zoning Officer was working off survey information that was incorrect. About five weeks ago Zoning Enforcement officer was given a survey by John Killius and lot is actually considered non-conforming therefore Planning Board approval is required.

PUBLIC COMMENTS: John Killius-the deck along with existing items should be considered excessive lot coverage.

Eric Sheldon, ZEO -A deck is considered non-coverage due to the fact it is permeable. The front set back is in compliance due to other structures being built closer to the water.

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 Carol McGowan approved to build a 51'X24' deck as presented.
Roll Call voting yes: Ned Martelle, Robert Ashodian, Carol McGowan, Michael Contino, John Treadwell

Pre-submission:

Gary & Jolene Rhodes- used car lot-Cars are just to be sold, no service work will be done on site. A small sign will be put on building and possible security lighting will be added. A map showing entrances and exits will be provided.

Julie Dixon – assemblage & barn – Buying a portion of neighbor's property to assemble with their parcel to make it closer to conforming and be able to place a barn/ garage on parcel

Discussion John Killius- Disagrees with approval of site plan by Planning Board on grounds that Jefferson County Planning Board had not sent back recommendations. Board will review packet and papers for a later discussion.

MOTION by Michael Contino second by Carol McGowan to accept the Sept 5, 2017 revised Planning Board minutes.

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

New Business: Next possible meeting November 9th

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

Respectfully Submitted
Wendy Flagg, Planning Board Clerk