

TOWN OF HENDERSON PLANNING BOARD MEETING
12105 TOWN BARN ROAD, HENDERSON, NY
Oct 6, 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:

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.

Continuation of hearing request of Joseph & Elaine Bitonti

Located at 14392 Snowshoe Rd

On Parcel # 97.15-1-52

In Lake Front

Bordering Property Owned by Mason & Cora Argiropoulos, Richard

Scroton and Julie Biondolillo

For proposed additions 8'x12' and 4'x4' on a non-conforming lot

DISCUSSION: Project required a side lot set back from Zoning Board of Appeals Board hearing on September 16, 2020 at which it was granted. Planning Board had reviewed project prior at September meeting and just was waiting on results from ZBA hearing. Reduced side set back was granted, and Planning Board has no issues with project.

PUBLIC COMMENTS: None

SEQR MOTION: by Michael Contino second by John Treadwell woods, 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 Michael Contino
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
additions 8’x12’ and 4’x4’ on a non-conforming lot
Roll Call voting yes: Ned Martelle, Michael Contino, Robert Ashodian, John Treadwell,
Carol McGowan

Request of Jon Marra

Located at 11923 Rays Bay Rd

On Parcel # 105.00-1-68

In Lakefront

Bordering Property Owned by Jeffrey & Dawn Fargo and Frederick Jr. &
Cynthia Murray

For proposed two lot subdivision

DISCUSSION: A two lot subdivision requested on a 129 + acre lot removing 3.08 acres meeting all
conforming requirements. Both lots will be conforming and meet all Town requirements.

PUBLIC COMMENTS: None

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 John Treadwell approves the two-lot
subdivision.
Roll Call voting yes: Ned Martelle, Michael Contino, Robert Ashodian, John Treadwell,
Carol McGowan

Request of Andrew & Loni McGuigan

Located at 10659 Rockledge DR

On Parcel # 98.11-1-4

In Lakefront

Bordering Property Owned by Ronald Pope and Gamble Living Trust

For proposed 15'X 26' 6" addition to existing cottage

DISCUSSION: All required setbacks are met for project. Will build no closer to water than adjoining neighbor.

PUBLIC COMMENTS: None

SEQR MOTION: by Michael Contino second by John 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, 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 John Treadwell, second by Michael Contino approves the proposed 15'x26' 6" addition to existing cottage.

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 Buttrville 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, Buttrville 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.

DISCUSSION: The Board has reviewed the Part II SEQR at the September 15, 2020 workshop and determined the areas of concern to be moderate in most cases and have little or no impact. Although this project is in Corridor Overlay Zone/ District the location of the project is not considered a major thorough fare for tourist in the area. The project is off County Route 75 and is screened by existing brush and trees, the developer has agreed to provide additional screening along Launch Lane, which is used seasonally by summer residents along Crystal Lake, the land is mostly scrub brush and is not part of the field that is generally developed for agriculture purposes.

PUBLIC COMMENTS: None

SEQR MOTION: by Michael Contino second by Robert Ashodian, declares that none of the environmental impacts identified are significant and no additional study through an environmental impact statement are necessary and a negative declaration is issued

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

CLOSE PUBLIC HEARING MOTION by Michael Contino, second by Carol McGowan

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

DECISION MOTION by Michael Contino, second by carol McGowan approves the proposed installation of approximately 800 kilowatts of solar energy equipment to be placed on approximately 10 acres of parcel with Contingencies. List to be approved at next Board meeting November 4, 220

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.

Due to the number of people who were in attendance concerning this project the Planning Board rescheduled this hearing for Tuesday October 20, 2020 at 5:00PM over at the highway dept. to accommodate the larger number of people in order to stay in compliance with the CDC guidelines regarding COVID-19.

MOTION by Robert Ashodian second by Carol McGowan to accept the September 1, 2020 revised Planning Board minutes

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

New Business: Next Meeting Wednesday Nov 4th at 5:00 PM
November 3rd is Election day do we want to move meeting to the 4th on Wednesday

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