

TOWN OF HENDERSON PLANNING BOARD MEETING
12105 TOWN BARN ROAD, HENDERSON, NY
Sept 1, 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.

Request of Timothy & Tracie Osier

Located at 10775 Sawyers Bay Rd

On Parcel # 105.19-1-36

In Lakefront

Bordering Property Owned by William & Diane Nichols, Jerome & Kathrine Pohopek Trustee, Danny Hollis and Brian Hollis

For proposed removal of existing cottage and build new cottage

DISCUSSION: All required setbacks will be met. Both existing cottages will be demolished and only one cottage will be built.

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 John Treadwell approves the removal of
existing cottages and construction of new cottage.

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

Request of Peter & Tande Moreau Represented by Ed Olley

Located at 11579 Windswept Dr

On Parcel # 98.50-1-5

In Lakefront

Bordering Property Owned by Donald & Celaine Kaupp, David & Janey

Maier and Windswept Shore Assoc.

For proposed expansion of existing cottage on non-conforming lot

DISCUSSION: All required setbacks are met. 16' x12' x 7' addition to front of cottage squaring off
waterfront side along with several other renovations not exceeding 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 John Treadwell approves the expansion of
existing cottage on a non-conforming lot.

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

Request of Michelle Delwiche

Located at 10380 Sawyers Bay Rd

On Parcel # 105.19-2-12

In Lakefront

Bordering Property Owned by Thomas & Courtney Holl, Timothy

Erlenback and Andrew Covell

For proposed seawall expansion

DISCUSSION: DEC permits have been obtained all requirements have been met.

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 Michael Contino, second by John Treadwell approves the expansion of a seawall

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

Request of Stephans & Janet Damtoft

Located at 12335 Greystone Rd

On Parcel # 105.09-1-30

In Lakefront

Bordering Property Owned by Goss Trust, Alison Goss, Alan Peters, and Kermit Wagner

For proposed seawall

DISCUSSION: DEC permits are being obtained all requirements have been met

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 Michael Contino, second by John Treadwell approves the seawall
Roll Call voting yes: Ned Martelle, Michael Contino, Robert Ashodian, John Treadwell,
Carol McGowan

Request of Alison Goss

Located at 12343 Greystone Rd

On Parcel # 105.09-1-31

In Lakefront

Bordering Property Owned by Stephans & Janet Damtoft, Antony
Shrimpton, Vivyan Adair and Alan Peters

For proposed seawall

DISCUSSION: DEC permits to be obtained all standards are met.

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 Michael Contino, second by John Treadwell approves the seawall
Roll Call voting yes: Ned Martelle, Michael Contino, Robert Ashodian, John Treadwell,
Carol McGowan

Request of Thomas & Barbara Nelson Represented by Donald Nelson

Located at 10729 Sawyers Bay Rd

On Parcel # 105.19-1-39

In Lakefront

Bordering Property Owned by Joel & Kimberly Bovee and Michael
Romano II

For proposed seawall repair

DISCUSSION: DEC permit is not required for project per DEC letter. All requirements are met

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 Michael Contino, second by John Treadwell approves the seawall repair

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

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 will require a side lot variance from the Zoning Board of Appeals Board scheduled for the September 16th meeting.

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

MOTION to keep Public hearing open by Robert Ashodian, second by Carol McGowan

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

DECISION MOTION Project must go before Zoning Board of Appeals for variance. If variance is granted by ZBA board then Planning Board will approve project at October meeting.
Roll Call voting yes: Ned Martelle, Michael Contino, Robert Ashodian, John Treadwell, Carol McGowan

CONTINUATION OF HEARINGS:

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.

DISCUSSION: Part II and III of the long form SEQR were performed by the Board.

A battery storage facility will not be on site now or in the future of the project.

Archaeological site was identified in the vicinity. A letter from New York State historical preservation has been provided in material given to Board.

A workshop to review the Part II & III SEQR will be scheduled to answer the questions of raised concerns.

MOTION: by Michael Contino second by Robert Ashodian to keep the Public Hearing open until our next meeting on Oct 6th.

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

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.

DISCUSSION: Part II and III of the long form SEQR were performed by the Board.

A workshop to review the Part II & III SEQR will be scheduled to answer the questions of raised concerns.

MOTION: by Michael Contino second by Robert Ashodian to keep the Public Hearing open until our next meeting on Oct 6th.
Roll Call voting yes: Ned Martelle, Michael Contino, Robert Ashodian, John Treadwell, Carol McGowan

MOTION by Michael Contino second by John Treadwell to accept the July 7, 2020 revised Planning Board minutes
Roll Call voting yes: Michael Contino, Robert Ashodian, John Treadwell, Carol McGowan, Ned Martelle

New Business: Next Meeting Oct 6th at 5:00 PM
Workshop to review SEQR September 15, 2020 at 5:00 PM

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

Respectfully Submitted
Wendy Flagg, Planning Board Clerk