

**TOWN OF HENDERSON PLANNING BOARD MEETING**  
**12105 TOWN BARN ROAD, HENDERSON, NY**  
**September 4, 2018 AT 7:00 PM**

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

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**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 Jeffrey & Cynthia Germain represented by Patsy Storino**

Located at Launch Lane

On Parcel # 106.00-2-32

In Agriculture and Rural Residence (AR-40)/ Lakefront

Bordering Property Owned by Crystal-Dale Farms, LLC and Butterville

Properties, LLC

For a two lot subdivision

**DISCUSSION:** The side lot line variance was obtained from Zoning Board of Appeals for the shed along the side lot line. The two parcel subdivision will provide two conforming lots meeting all the requirements.

**PUBLIC COMMENTS:** None

**SEQR MOTION:** by Michael Contino second by John Treadwell, 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, Michael Contino

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

**DECISION MOTION** by Robert Ashodian, second by John Treadwell approved a two lot subdivision.

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

**Request of Kenneth Vanwormer represented by Patsy Storino**

Located at 14962 Snowshoe Rd

On Parcel # 97.15-2-49

In Lakefront

Bordering Property Owned by Never Thought Properties, LLC

For a subdivision

**DISCUSSION:** Section of parcel number 97.15-2-49, 205+’ x 30’, to be subdivided and assembled with parcel # 97.15-2-50. This will improve the non-conformity of the lot and square off lot.

**PUBLIC COMMENTS:** None

**SEQR MOTION:** by Michael Contino second by John Treadwell, 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, Michael Contino

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

**DECISION MOTION** by Robert Ashodian, second by John Treadwell approved a subdivision  
Roll Call voting yes: Ned Martelle, John Treadwell, Robert Ashodian, Carol McGowan, Michael Contino

**Request of Kenneth Vanwormer represented by Patsy Storino**

Located at 7249 Eggleston Ln

On Parcel # 97.15-2-50

In Lakefront

Bordering Property Owned by Never Thought Properties, LLC

For an Assemblage

**DISCUSSION:** A 205+’x 30’ piece of land will be added to improve the lot and increase the lot to approximately .48 acres. The lot will still be considered non-conforming but is improved.

**PUBLIC COMMENTS:** None

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

**Request of Butterville Farm Properties, LLC represented by GYMO  
Architecture, Engineering & Land**

Located at Shear Rd

On Parcel # 106.00-2-24.1

In Agriculture & Rural Residence (AR-40)

Bordering Property Owned by Peter Drake, Moria Norris, Darren Wilson,  
Charles Eastman, Steven Eastman, Michael & Kristina Burger, David  
Roberts, Michael & Mary Halferty, Belleville Henderson Central School,  
Towers Unlimited, LLC, Christina Elliott and Laurie McGrath.

For a subdivision.

**DISCUSSION:** Parcel will be divided by the road and meets all the requirements to become a complying lot.

**PUBLIC COMMENTS:** None

**SEQR MOTION:** by Michael Contino second by John Treadwell, 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, Michael Contino

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

**DECISION MOTION** by Robert Ashodian, second by Michael Contino approved a subdivision  
Roll Call voting yes: Ned Martelle, John Treadwell, Robert Ashodian, Carol McGowan, Michael Contino

**Request of John Comerford represented by GYMO Architecture,  
Engineering and Land**

Located at Bayshore Dr  
On Parcel # 98.14-1-63.8  
In Lakefront  
Bordering Property Owned by Edward Olley Jr. and Dunk Rev. Living Trust  
For a subdivision

**DISCUSSION:** Conforming lot to be subdivided out with remaining being assembled with lot # 98.14-1-66.

**PUBLIC COMMENTS:** None

**SEQR MOTION:** by Michael Contino second by John Treadwell, 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, Michael Contino

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

**DECISION MOTION** by Robert Ashodian, second by Michael Contino approved a subdivision  
Roll Call voting yes: Ned Martelle, John Treadwell, Robert Ashodian, Carol McGowan, Michael Contino

**Request of John Comerford represented by GYMO Architecture,  
Engineering and Land**

Located at Bayshore Dr  
On Parcel # 98.14-1-66  
In Lakefront  
Bordering Property Owned by Edward Olley Jr. and Dunk Rev. Living Trust  
For an assemblage

**DISCUSSION:** The lot will not be a conforming lot but will be greatly improved by the addition.

**PUBLIC COMMENTS:** None

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

**Request of Rufus & Rubie Chalmers**

Located at 11777 Rays Bay Rd

On Parcel # 105.14-1-3

In Lakefront

Bordering Property Owned by Lisa Gregory, Jon & Denise Marra and  
Bolton Revoc. Trust

For a seawall to prevent further erosion.

**DISCUSSION:** The wall will be replacing a wall that was lost during the high water and flooding that happened. All DEC and Corp of Engineers permits are obtained.

**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 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 John Treadwell approved the building of a seawall to prevent further erosion.  
Roll Call voting yes: Ned Martelle, John Treadwell, Robert Ashodian, Carol McGowan, Michael Contino

**Pre submission:** Henderson Yacht Club - subdivision

**New Business:** Next Meeting October 2<sup>nd</sup>

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

Respectfully Submitted  
Wendy Flagg, Planning Board Clerk