

TOWN OF HENDERSON PLANNING BOARD MEETING
12105 TOWN BARN ROAD, HENDERSON, NY
Sept 5, 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: John Treadwell – Absent
Michael Contino – in Attendance @ 7:25PM

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 Double JP Ranch, LLC/Grimshaw Dairy Farm

Located at 11375&11441 Whitney Rd

On Parcel # 105.00-1-55&56.3

In Agriculture

Bordering Property Owned by: Robert & Francis Brenon and John & Veronica Moshier

For an assemblage of two parcels

DISCUSSION: Section to be assembled with larger parcel for agriculture use.

PUBLIC COMMENTS: None

SEQR MOTION: by Robert Ashodian, 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

CLOSE PUBLIC HEARING MOTION by Robert Ashodian, second by Carol Hall

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

DECISION MOTION by Robert Ashodian, second by Carol Mc Gown approved to assemble the two parcels together.

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

Request of John S. Dunk Revocable Living Trust Represented by Pat Storino

Located at 10385 NYS Rt 3

On Parcel # 98.14-1-63.1&63.2

In Lakefront

Bordering Property Owned by: Michael Carbone, Andrew Garza, William & Jane Wilcox, James H. Mullaley Irrev. Trust, William & Bonnie Kellogg, David & Lorraine Chase, Michael Yonkovic, David McCrea, William & Deborah Elliott, GE&MW Richards Rev. Trust, Fredrick 7 Bertha Campbell, Edward Olley Jr., Lorraine Goodnough and John Comerford Jr.

For an assemblage of two parcels and a subdivision of one parcel

ASSEMBLAGE PORTION:

DISCUSSION: Parcel # 98.14-1-63.2 (House) to be assembled with parcel # 98.14-1-63.1 (vacant land) to form a conforming lot.

PUBLIC COMMENTS: None

SEQR MOTION: by Robert Ashodian, 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

CLOSE PUBLIC HEARING MOTION by Carol McGowan, second by Robert Ashodian

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

DECISION MOTION by Robert Ashodian, second by Carol McGowan approved to assemble the two parcels as presented on survey.

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

SUBDIVISION PORTION:

DISCUSSION: Parcel # 98.14-1-63.1 (vacant land) to create a 1.102 acre lot at the corner of Bayshore Drive and NYS Rte. 3 meeting all requirements to be a conforming lot

PUBLIC COMMENTS: None

SEQR MOTION: by Robert Ashodian, 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

CLOSE PUBLIC HEARING MOTION by Robert Ashodian, second by Carol McGowan
Roll Call voting yes: Ned Martelle, Robert Ashodian, Carol McGowan

DECISION MOTION by Robert Ashodian, second by Carol McGowan approved to assemble the two parcels as presented on survey.
Roll Call voting yes: Ned Martelle, Robert Ashodian, Carol McGowan

Request of Carl Holcomb

Located at 8576 Reed Canal Rd

On Parcel # 106.09-1-67

In Lakefront

Bordering Property Owned by James & Debra Hubbard, Gina Puggioni-Flores, Raymond & Patricia Walker, Maurer Revocable Trust and Torre Jane Parker

For replacement of an existing 12'X24' deck with a reduced side set back

DISCUSSION: Zoning Board of Appeals approved the variance to replace the existing deck with new 12'X24' deck. Deck will stay within same footprint.

PUBLIC COMMENTS: None

SEQR MOTION: by Robert Ashodian, 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

CLOSE PUBLIC HEARING MOTION by Carol McGowan, second by Robert Ashodian
Roll Call voting yes: Ned Martelle, Robert Ashodian, Carol McGowan

DECISION MOTION by Robert Ashodian, second by Carol McGowan approved to replace an existing 12'X24' deck as approved by Zoning Board of Appeals.
Roll Call voting yes: Ned Martelle, Robert Ashodian, Carol McGowan

Request of Patricia Garvey

Located at 14702 Snowshoe Rd

On Parcel # 97.15-1-29

In Lakefront

Bordering Property Owned by John & Dianne Girard, Grant Callahan, Paul & Kathleen Carey and Brett Handel and Noreen Mallabar

For repair and replace an existing retaining wall

DISCUSSION: Repairs due to high waters/ flooding on existing retaining wall

PUBLIC COMMENTS: None

SEQR MOTION: by Robert Ashodian, 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

CLOSE PUBLIC HEARING MOTION by Carol McGowan, second by Robert Ashodian
Roll Call voting yes: Ned Martelle, Robert Ashodian, Carol McGowan

DECISION MOTION by Robert Ashodian, second by Carol McGowan approved to repair and replace an existing retaining wall.
Roll Call voting yes: Ned Martelle, Robert Ashodian, Carol McGowan

Request of Harbor's End, Inc. represented by Jay Canzonier

Located at 8630 NYS Rt. 3

On Parcel # 106.09-1-6.1

In Business

Bordering Property Owned by Montague Family Trust

For a seasonal, mobile farm stand

DISCUSSION: The Board and Jay Canzonier agreed to have the permit valid from July 1st to November 1st of each year. It was also requested, due to traffic congestion concerns, that a "No Exit" sign be placed at the Southern entrance of NYS Route 3.

PUBLIC COMMENTS: None

SEQR MOTION: by Robert Ashodian, second by Michael Contino, 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, Michael Contino, Carol McGowan

CLOSE PUBLIC HEARING MOTION by Carol McGowan, second by Robert Ashodian

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

DECISION MOTION by Robert Ashodian, second by Carol McGowan approved to operate a seasonal, mobile farm stand to operate from July 1st to November 1st and a “No Exit” sign on the Southern entrance of Route 3.

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

Pre-submission: Pat Storino Launch Ln Subdivision – Looking to subdivide three to four lots depending on location of structures. Parcel is actually in two different zoning districts but Board will use the Lake front zoning requirements as it has stricter regulations than agriculture.

Pat Storino – Dunk Trust Subdivision – Bordering neighbors would like to purchase sections of the lot to assemble with their existing lots to become closer to compliance of Town zoning requirements. Up to three (3) subdivisions will be allowed concerning this parcel.

Bill Maguire – 10497 Sawyers Bay Rd. – A small parcel of Mark & Linda Adam’s lot will be subdivided to be assembled with William and Beth Maguire’s lot to allow them access to road front.

Peter Price Project – Board performed completion of Part II SEQR for water district extension of project:

SEQR MOTION: by Robert Ashodian, second by Carol McGowan, declares the proposed SEQR will not have any significant adverse effect upon the environment and SEQR compliance materials are on file in the office of the Town Clerk were they may be inspected during normal business hours
Roll Call voting yes: Ned Martelle, Robert Ashodian, Carol McGowan
Michael Contino-Abstains

MOTION by Michael Contino second by Robert Ashodian to accept the Aug 1, 2017 revised Planning Board minutes.

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

New Business: Next possible Meeting October 3rd

Tug Hill Training Class Sept 18th

Combining ZBA & Planning Board meeting night – same night would prove to be difficult because one is not sure as to a specific time that meetings would end for the other to begin. Possibly shorten time between meetings. Planning Board first Tuesday Zoning Board of Appeals second Tuesday.

Budget worksheet – Board would like to have a \$5.00 increase per meeting / per member.

ADJOURNMENT MOTION by Carol McGowan 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