

**TOWN OF HENDERSON PLANNING BOARD MEETING**  
**12105 TOWN BARN ROAD, HENDERSON, NY**  
**February 3, 2026, AT 5:30 PM**

Committee Members: Chairperson, Daniel Queri, Francis Walter, Judi McKee Sanders, Peter Kip, Brian Zumbach

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**CALL TO ORDER and PLEDGE OF ALLEGIANCE**

**ATTENDANCE:** All in 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.

**PUBLIC HEARINGS /COMPLETE APPLICATIONS:**

**Request of James Beurman represented by Robert Rogers contractor**

Located at 5366 Clarks Point Rd

On Parcel 105.18-1-66.1

In Lakefront

Bordering Property owned by Tom & Melissa Drake, Margaret Yvonne Barr, Michael Proch and Cindy Mahan

For proposed for 12' X 24" enclosed sunroom. Using existing deck, 8" X 16' utility/ bathroom addition, 16' X 24' Shed

**PUBLIC HEARING COMMENTS:**

Reviewed application @ last meeting. All setbacks discussed.

**PUBLIC COMMENTS:** None

**CLOSE PUBLIC HEARING MOTION** by Dan Queri second by Francis Walter

Roll Call voting Yes: Judi McKee Sanders, Peter Kip, Brian Zumbach, Dan Queri, Francis Walter

**SEQR MOTION:** by Peter Kip second Brian Zumbach, 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 : Judi McKee Sanders, Peter Kip, Brian Zumbach, Dan Queri,  
Francis Walter

**DECISION MOTION** by Brian Zumbach, second by Peter Kip, approves the proposed for 12' X 24" enclosed sunroom. Using existing deck, 8" X 16' utility/ bathroom addition, 16' X 24' Shed Roll Call voting Yes: Judi McKee Sanders, Peter Kip, Brian Zumbach, Dan Queri, Francis Walter

**Request of Six Town Heights. LLC, Michael Yonkovig Managing Member**

Located at NYS Rte 3  
On Parcel 106.05-1-3.21

In BR

Bordering Property owned by Matthew & Angela Owen, Phillip Hoffman,  
Mary Hoffamn, Constance McDougal, Martha Bouculat Nad Burnell &  
Lori Haney

For proposed for three lot subdivision

**PUBLIC HEARING COMMENTS:** Discussed at previous meeting possible drainage issues.

**PUBLIC COMMENTS:** Matt Owen in favor of project but has concerns of drainage / storm water flow. Feels the drainage was man made . Michale Yonkovig has restricted covenants on property deed descriptions and is willing to work with neighbors & concerns.

**CLOSE PUBLIC HEARING MOTION** by Francis Walter second by Judi McKee Sanders  
Roll Call voting Yes: Judi McKee Sanders, Peter Kip, Brian Zumbach, Dan Queri, Francis Walter

**SEQR MOTION:** by Peter Kip second Brian Zumbach, 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 : Judi McKee Sanders, Peter Kip, Brian Zumbach, Dan Queri,  
Francis Walter

**DECISION MOTION** by Brian Zumbach, second by Peter Kip, Approves the proposed three lot subdivision

Roll Call voting Yes : Judi McKee Sanders, Peter Kip, Brian Zumbach, Dan Queri, Francis Walter

**Request of 8943 RTE 3 LLC**

Located at 8943 NYS RTE 3 (part of)  
On Parcel #106.05-1-7.3

In BR

Boarding Property Owned James Atkinson, Steven Atkinson, Ryan Schafer  
and Thomas Maurer

For request of site plan revision to permit # 2024-076

**PUBLIC HEARING COMMENTS:** Septic to be moved back 75' off NYS Route 3 as required by law, County Review is not necessary as requested changes are small. Just change of location of housing.

Development agreement discussed and benefits applicant this must be entered into before applicant can proceed.

**PUBLIC COMMENTS:** None

**CLOSE PUBLIC HEARING MOTION** by Francis Walter second by Judi Mckee Sanders  
Roll Call voting Yes: Judi McKee Sanders, Peter Kip, Brian Zumbach, Dan Queri, Francis Walter

**SEQR MOTION:** by Peter Kip second Brian Zumbach, 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 : Judi McKee Sanders, Peter Kip, Brian Zumbach, Dan Queri,  
Francis Walter

**DECISION MOTION** by Brian Zumbach, second by Francis Walter, Approves the proposed site plan revision to permit # 2024-076

Roll Call voting Yes: Judi McKee Sanders, Peter Kip, Brian Zumbach, Dan Queri, Francis Walter

## **NEW BUSINESS**

### **Request of Rajan & Christine Julka**

Located at 14476 Snowshoe Rd

On Parcel #97.15-1-44

In Lakefront

Boarding Property Owned by Carl Wood, Glen & Tamara DeFranco, Todd & Laura Rawson and Andrew & Allison Philips

For request of demo of existing cottage and building of new 26' X 48' cottage

**DISCUSSION:** Garage coming down across street septic going under the road to system across street

**APPLICATION COMPLETE:**  Yes  No

Requested information if no:

**SET PUBLIC HEARING:** by Francis Walter, second by Judi McKee Sanders set Public Hearing for March 3, 2026

Roll Call voting Yes: Judi McKee Sanders, Dan Queri, Peter Kip, Brian Zumbach, Francis Walter

### **Request of Travis & Jamie Richmond**

Located at 11685 Rays Bay Rd

On Parcel #105.14-1-11

In Lakefront

Boarding Property Owned by David Perry

For request of break wall repair

**DISCUSSION:** No representative here

**APPLICATION COMPLETE:**     Yes     No

Requested information if no:

**SET PUBLIC HEARING:** by \_\_\_\_\_, second by \_\_\_\_\_ set Public Hearing for

\_\_\_\_\_ Roll Call voting \_\_\_\_: Judi McKee Sanders, Dan Queri, Peter Kip, Brian Zumbach, Francis Walter

**Request of Shawna Kleftis represented by William Kleftis**

Located at 6763 Cty Rte 178

On Parcel #105.07-1-35

In Lakefront

Boarding Property Owned by James & Margery Roberts, Cynthia Krake ,  
Andrea Delagarza, and Edward & Margaet Barker

For request of Shore wall repair/ rebuild and drainage pipe repair

**DISCUSSION:**

**APPLICATION COMPLETE:**     Yes     No

Requested information if no: put in drainage pipe for water run off to outside retaining wall make sure secure/ stamp by professional engineer. Review with Town Zoning Officer to show as built as drawing and stamp

**SET PUBLIC HEARING:** by \_\_\_\_\_, second by \_\_\_\_\_ set Public Hearing for

\_\_\_\_\_ Roll Call voting \_\_\_\_: Judi McKee Sanders, Dan Queri, Peter Kip, Brian Zumbach, Francis Walter

**Request of Robert Caulkins**

Located at 10503 Grandjean Rd

On Parcel #105.19-3-47

In Lakefront

Boarding Property Owned by Alice Pinkerton

For request of 8X40 Storage container

**DISCUSSION:** No representative here

**APPLICATION COMPLETE:**     Yes     No

Requested information if no:

**SET PUBLIC HEARING:** by \_\_\_\_\_, second by \_\_\_\_\_ set Public Hearing for

\_\_\_\_\_ Roll Call voting \_\_\_\_: Judi McKee Sanders, Dan Queri, Peter Kip, Brian Zumbach, Francis Walter

**Request of Carol Shattuck**

Located at 12376 Whitney Rd  
On Parcel #105.00-1-7.1  
In AR40  
Boarding Property Owned by Carol Shattuck  
For request of subdivision

**DISCUSSION:** plenty of road frontage meets requirements will build house at later date

**APPLICATION COMPLETE:** \_\_\_ X \_\_\_ Yes \_\_\_ \_\_\_ No

Requested information if no:

**SET PUBLIC HEARING:** by Francis Walter, second by Brian Zumbach set Public Hearing for  
March 3, 2026

Roll Call voting Yes: Judi McKee Sanders, Dan Queri, Peter Kip, Brian Zumbach, Francis Walter

**Request of Andrew & Jennifer Logan represented by Storino  
Geomatics**

Located at 9878 Cty Rte 71  
On Parcel #106.00-1-59  
In AR-40

Boarding Property Owned Peter Jenkins, Stephen Smith, Brenda Aversa,  
Eric & Jennifer Anderson, Francis & Sarah Sibrava, Billy & Lavone White  
and William & Laurie Broggs  
For request for 1 acre subdivision including right of way

**DISCUSSION:** 1 acre subdivision all requirements meet. Build house later date

**APPLICATION COMPLETE:** \_\_\_ X \_\_\_ Yes \_\_\_ \_\_\_ No

Requested information if no:

**SET PUBLIC HEARING:** by Brian Zumbach, second by Judi McKee Sanders set Public Hearing for  
March 3, 2026

Roll Call voting Yes: Judi McKee Sanders, Dan Queri, Peter Kip, Brian Zumbach, Francis Walter

**PRESUBMISSIONS:**

**Next Meeting:** Next regular Meeting Tuesday March 3<sup>rd</sup>, 2026, at 5:30 PM

**ADJOURNMENT MOTION** by Judi McKee Sanders, second by Brian Zumbach adjourns the meeting.  
Roll Call voting Yes: Judi McKee Sanders, Dan Queri, Peter Kip, Brian Zumbach  
Francis Walter

Respectfully Submitted  
Marlene Norfolk, Planning Board Clerk