

**TOWN OF HENDERSON PLANNING BOARD MEETING**  
**12105 TOWN BARN ROAD, HENDERSON, NY**  
**January 6, 2026, AT 5:00 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:** Francis Walter - Absent

**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.

**Organizational Meeting 2026:**

**Planning Board Chairman** – Daniel Queri motion by Peter Kip second by Judi McKee Sanders

**Planning Board Vice Chairman-** Peter Kip motion by Brian Zumbach second by Judi McKee Sanders

**Day and Time of Meeting** – 1<sup>st</sup> Tuesday of each month at 5:30PM Judi McKee Sanders second by Peter Kip

**Place of meeting-** Town Of Henderson Meeting Room At 12105 Town Barn Rd., Henderson, NY

**Paper for Public Hearing Advertisements-** Watertown Daily Times

**MINUTES:**

**MOTION:** by Peter Kip second by Brian Zumbach approve minutes from December 15, 2025, meeting.

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

**PUBLIC HEARINGS /COMPLETE APPLICATIONS:**

**Request of Chistopher Guldenpfennig**

Located at 12285 Elms East

On Parcels 98.12-1-7

In Lakefront

Bordering Property owned Richard & Laura Cnori, Philip Serafine and Jennie Sommer

For proposed remove existing cottage and replace with new

**PUBLIC HEARING COMMENTS:** Application was reviewed last meeting, building within same footprint

**PUBLIC COMMENTS:** None

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

**SEOR 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

**DECISION MOTION** by Brian Zumbach, second by Peter Kip, approves the proposed removal of existing cottage and replace with new cottage.

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

**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:** No representation/ ne drawings that had been submitted were reviewed

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

Requested information if no: Septic location required

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

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

**Request of James Beuerman represented by Robert Rogers Contractor**

Located at 5366 Clarks Point Rd

On Parcel #15.18-1-66.1

In Lakefront

Boarding Property Owned by Tom & Melissa Drake, Margaret Yvonne Barr, Michael Proch, Cindy Mahan

For request of 12' x 24' enclosed sunroom, using existing deck, 8' x 16' utility/ bathroom addition, 16' x 24' shed

**DISCUSSION:** ZBA variance was approved, addition is within existing structure

**APPLICATION COMPLETE:**  Yes  No

Requested information if no:

**SET PUBLIC HEARING:** by Brian Zumbach, second by Judi McKee Sanders set Public Hearing for February 3, 2026 at 5:30PM

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

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

Located at NYS RTE 3

On Parcel #106.05-1-3.21

In R-15

Boarding Property Owned by Richard Wittenburg, Mary Hoffman, Joseph Hoffman, Burnell & Lori Haney and Matthew & Angela Owen

For request of a three (3) lot subdivision

**DISCUSSION:** Survey provided no changes from original presentation

**APPLICATION COMPLETE:**  Yes  No

Requested information if no:

**SET PUBLIC HEARING:** by Judi McKee Sanders, second by Peter Kip set Public Hearing for February 3, 2026 at 5:30 PM

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

**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

**DISCUSSION:** Site Plan revision on previously approved project. Seven (7) buildings will run against Ridgeline (3) Three across street this will be better for septic design discovered after perk testing. Septic must be 75' off NYS Route 3 right of way new drawings are requested showing this design.

**APPLICATION COMPLETE:**  Yes  No (upon receipt of new drawings showing set back)

Requested information if no:

**SET PUBLIC HEARING:** by Judi McKee Sanders, second by Brian Zumbach set Public Hearing for February 3, 2026 at 5:30 PM

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

**PRESUBMISSIONS:** NONE

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

**ADJOURNMENT MOTION** by Brian Zumbach, second by Peter Kip adjourns the meeting.

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

Respectfully Submitted

Marlene Norfolk, Planning Board Clerk