

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

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

CALL TO ORDER and PLEDGE OF ALLEGIANCE

ATTENDANCE: Judi McKee Sanders - 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.

MINUTES:

MOTION: by Peter Kip second by Brian Zumbach approve minutes from January 6, 2026, meeting.
Roll Call voting Yes: Dan Queri, Peter Kip, Brian Zumbach
Francis Walter-abstains

MOTION: by Francis Walter second by Brian Zumbach approve minutes from February 3, 2026, meeting.
Roll Call voting Yes: Dan Queri, Peter Kip, Brian Zumbach, Francis Walter

PUBLIC HEARINGS /COMPLETE APPLICATIONS:

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

PUBLIC HEARING COMMENTS: Same as presented in February take down old structure. Variance was approved to center house on lot. Septic across street. New home to be built. Neighbors will be notified and given phone numbers to call if questions.

PUBLIC COMMENTS: Andy Phillips had concerns with new structure and demo as his property if right below Jilka home. Concerned with structure of bank. Contractor explained process of demo and equipment to be used.

CLOSE PUBLIC HEARING MOTION by Francis Walter second by Brian Zumbach
Roll Call voting Yes: Brian Zumbach, Dan Queri, Francis Walter
Peter Kip - Abstains

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 : Brian Zumbach, Dan Queri, Francis Walter
Peter Kip – Abstains

DECISION MOTION by Brian Zumbach, second by Francis Walter, approves the proposed demo of existing cottage and new 26’x48’ cottage.

Vote Yes: Brian Zumbach, Dan Queri, Francis Walter
Peter Kip - Abstains

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

PUBLIC HEARING COMMENTS: Meets all required subdivision laws. Will put a residential home on lot in future.

PUBLIC COMMENTS: None

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

DECISION MOTION by Brian Zumbach, second by Peter Kip, Approved the proposed subdivision.
Roll Call voting Yes: Peter Kip, Brian Zumbach, Dan Queri, 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

PUBLIC HEARING COMMENTS: Subdivision meets all requirements Residential home to be built in future.

PUBLIC COMMENTS: None

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

SEQR MOTION: by Peter Kip second Francis Walter, 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 : Peter Kip, Brian Zumbach, Dan Queri, Francis Walter

DECISION MOTION by Brian Zumbach, second by Peter Kip, Approves the proposed subdivision.
Roll Call voting Yes : Peter Kip, Brian Zumbach, Dan Queri, Francis Walter

NEW BUSINESS

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: Concerned with lot size and shape but all set backs are met or exceed requirements.

APPLICATION COMPLETE: Yes No

Requested information if no:

SET PUBLIC HEARING: by Francis Walter, second by Brian Zumbach set Public Hearing for April 7, 2026

Roll Call voting Yes: 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: Will put new wall about 1' off existing wall, drive pile lines and backfill. Board would like drawings from contractor showing elevations, width and tie backs,

APPLICATION COMPLETE: _____ Yes ___X___ No

Requested information if no: Drawings from contractor showing plans.

SET PUBLIC HEARING: by _____, second by _____ set Public Hearing for

Roll Call voting ____: 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: Zoning Officer will meet with owner to review drawings

APPLICATION COMPLETE: _____ Yes ___X___ No

Requested information if no: Drawings will be reviewed by Zoning Officer

SET PUBLIC HEARING: by _____, second by _____ set Public Hearing for

Roll Call voting ____: Dan Queri, Peter Kip, Brian Zumbach, Francis Walter

Request of Douglas Burdick represented by Lisa Upton

Located at Grandjean Rd

On Parcel #105.19-3-15.12

In Lakefront

Boarding Property Owned by Randy & Marianne Gillette, Deborah Seetge,
Wayne Kline, Martin Stevens, Danny Williams, Lisa Upton, Paul Ward

For request of subdivision

DISCUSSION: Lot creation looks to create a land locked lot. Surveyor will research and come back with more accurate information

APPLICATION COMPLETE: _____ Yes ___X___ 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 Lisa Upton

Located at 10682 Grandjean Lower Rd

On Parcel #105.19-3-53

In Lakefront

Boarding Property Owned by Randy & Marianne Gillette, Deborah Seetge

For request of assemblage

DISCUSSION: Will wait for surveyor research for Douglas Burdick subdivision until discussion.

APPLICATION COMPLETE: ____ Yes ___X___ No

Requested information if no:

SET PUBLIC HEARING: by _____, second by _____ set Public Hearing for

Roll Call voting ____: Dan Queri, Peter Kip, Brian Zumbach, Francis Walter

Request of Adam & Sharon Steinforth

Located at 12882 Eastman Tract

On Parcel #105.08-1-32

In Lakefront

Boarding Property Owned by James & Nancy Spicer, Bowering – Stelling

Family Irrev Trust, Allen Douglas and Todd Bickford

For request of two lot subdivision

DISCUSSION: 2 lot subdivision, creating 2 flag lots, all lot requirements meet

APPLICATION COMPLETE: ___X___ Yes _____ No

Requested information if no:

SET PUBLIC HEARING: by Francis Walter, second by Brian Zumbach set Public Hearing for
April 7, 2026

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

Request of Corey Morris

Located at 10315 Cty Rue 71

On Parcel 98.00-1-62.1locust Hill

In AR – 40

Boarding Property Owned by Frank & Ann Cean, Carol Priest, J.M. Maino

Trust, Robin & Shayne Morris and Locust Hill Dairy, LLC

For request of subdivision

DISCUSSION: All lot size requirements are met for subdivision

APPLICATION COMPLETE: ___ X ___ Yes ___ ___ No

Requested information if no:

SET PUBLIC HEARING: by Francis Walter, second by Brian Zumbach set Public Hearing for April 7, 2026

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

Request of Reider & Sheryl Juliussen represented by Eric Lavere, contractor

Located at 8502 O'Donnells Rd

On Parcel #106.09-1-15.61

In BR

Boarding Property Owned by Thomas & Donna Ditch, William & Carolann Nauratil and Henderson Performing Arts

For request of demolition of existing trailer and replace with 23'x 48' double wide and 6'x 6' deck and 10' X 18' deck

DISCUSSION: Board as contractor to locate pins on property to determine set backs are meet. If done will discuss with Zoning Officer to determine if this project should be heard at next meeting.

APPLICATION COMPLETE: ___ ___ Yes ___ ___ No

Requested information if no:

SET PUBLIC HEARING: by _____, second by _____ set Public Hearing for _____

Roll Call voting ___: Dan Queri, Peter Kip, Brian Zumbach, Francis Walter

PRESUBMISSIONS: None

Chairperson Queri gave Board update on 8943 Route 3, LLC water line must be approved by Town Board, Developers Agreement signed and deposit was received.

Next Meeting: Next regular Meeting Tuesday April 7th, 2026, at 5:30 PM

ADJOURNMENT MOTION by Peter Kip, second by Francis Walter adjourns the meeting.

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

Respectfully Submitted
Wendy Flagg, Planning Board Clerk