

**TOWN OF HENDERSON PLANNING BOARD MEETING  
12105 TOWN BARN ROAD, HENDERSON, NY SEPTEMBER  
2, 2025 AT 5:00 PM**

Committee Members: Chairperson, Kenneth Vance, Robert Ashodian, Francis Walter, Daniel Queri, Judi McKee Sanders

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**CALL TO ORDER and PLEDGE OF ALLEGIANCE**

**ATTENDANCE :** All Present

**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 second Francis Walter by Dan Queri approve minutes from August 2, 2025 meeting.

Roll Call voting Yes: Francis Walter, Judi McKee Sanders, Robert Ashodian, Ken Vance, Dan Queri

**MOTION:** by second Francis Walter by Dan Queri approve minutes from August 12, 2025 Special meeting.

Roll Call voting Yes: Francis Walter, Robert Ashodian, Ken Vance, Dan Queri

Judi McKee Sanders - Absent

**PUBLIC HEARINGS /COMPLETE APPLICATIONS:** NONE

**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:** Septic location is in back of house. Would like to remove garage across road and place septic there then rebuild garage there as well. Board request accurate site plan with new setbacks & required items (grading plan, septic plans, erosion control, elevation plans, etc....)

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

Requested information if no: Accurate Site Plan

**SET PUBLIC HEARING:** by \_\_\_\_\_, second by \_\_\_\_\_ set Public Hearing for \_\_\_\_\_, 2025  
Roll Call \_\_\_\_\_ : Ken Vance, Robert Ashodian, Francis Walter, Daniel Queri, Judi McKee Sanders

**Request of Stephen Beikirch**

Located at 7055 Cty Rte 152

On Parcel #105.00-1-17.1

In AR-40

Boarding Property Owned by Morelli Fortunato, Roseanne Ross, Jenny Gleason, Russell & Trudy Youngs, Town of Henderson, John & Cheryl Faust and Ronald Ditch.

For proposal to build a commercial 30'X100' mini- warehouse facility

**DISCUSSION:** No New information provided

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

Requested information if no:  
Engineered drawings are requested

**SET PUBLIC HEARING:** by \_\_\_\_\_, second by \_\_\_\_\_ set Public Hearing for \_\_\_\_\_  
Roll Call \_\_\_\_\_ : Ken Vance, Robert Ashodian, Francis Walter, Daniel Queri, Judi Sanders

Robert Ashodian turned in letter of resignation effective September 3, 2025. Board accepted letter and thanked Bob for his many years of service.

**Next Meeting:** Next regular Meeting Tuesday October 7<sup>th</sup> at 5:00 PM Board moves November 4<sup>th</sup> Meeting to Wednesday November 5<sup>th</sup> due to Election Day

**ADJOURNMENT MOTION** by Francis Walter, second by Robert Ashodian adjourns the meeting.  
Roll Call voting Yes : Ken Vance, Dan Queri, Francis Walter, Judi McKee Sanders, Robert Ashodian

Respectfully Submitted  
Wendy Flagg, Planning Board Clerk