

TOWN OF HENDERSON PLANNING BOARD MEETING

12105 TOWN BARN ROAD, HENDERSON NY

OCTOBER 31, 2025 -5:30 PM

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

CALL TO ORDER and PLEDGE OF ALLEGIANCE

ATTENDANCE: Chairperson Daniel Queri, Frances Walters, Judi McKee Sanders, Peter Kip,
Brian Zumbach

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: No minutes were read at this meeting

PUBLIC HEARINGS/COMPLETE APPLICATIONS:

**Request of Edward C. Fillingham, Windswept Ventures LLC for Rhea McCone and
Cody.**

Located at Lot 2A, being part of Lot 4 of said Town of Henderson

On Parcel #98.00-1-6.1 and 98.00-1-6.4, request a 5 acre subdivision from 6.1 and
assemble with 6.4.

In AR

Bordering Property Owned by Tom Wallace, Donald Warner and Rocky Ridge Properties
LLC, c/o Stephen Yaussi

For proposed subdivision and assemblage

Commented [N1]:

DISCUSSION: Application was reviewed, Ed Fillingham presented maps showing parcels to be
subdivided and assembled. Board reviewed and approved application. Plans were signed by
Chairman Daniel Queri, one set will be taken to Real Property by Ed Fillingham.

APPLICATION COMPLETE: YES

SEOR MOTION: by Frances Walter, second by Judi McKee Sanders, 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: Daniel Queri, Frances Walter, Judi McKee Sanders.

CLOSE PUBLIC HEARING MOTION by Francis Walter second by Judi McKee Sanders.

Roll Call Yes: Daniel Queri, Francis Walter, Judi McKee Sanders

DECISION MOTION by Frances Walter and second by Judi McKee Sanders approves the proposed subdivision and assemblage.

Roll Call voting Yes : Francis Walter, Daniel Queri, Judi McKee Sanders

Next Meeting: Wednesday, November 5 due to election day on November 4.

ADJOURNMENT MOTION: by Francis Walter, second by Judi McKee Sanders adjourns the meeting.

Roll Call voting Yes: Daniel Queri, Francis Walter, Judi McKee Sanders

Respectfully Submitted,

Mary M. Cornell
Planning Board Clerk