

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

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

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 Francis Walter second by Judi McKee Sanders approve minutes from October 31, 2025 meeting.

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

PUBLIC HEARINGS /COMPLETE APPLICATIONS:

HEARING #1

Request of William & Loretta Weekes represented by Michael Battista

Located at 12752 Ridge Rd

On Parcels 98.00-1-12 & 98.00-1-13

In AR-40

Bordering Property owned Charles Jr. & Wendy Phillips, Myrna Scee, Chad

Denehy and State of New York (Westcott Beach State Park)

For proposed lot line adjustment

PUBLIC HEARING COMMENTS: Simple Lot line adjustment keeping both lots in conformity of Town requirements.

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

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

DECISION MOTION by Francis Walter, second by Judi McKee Sanders, approves the proposed Lot line adjustment.

Roll Call voting Yes: Francis Walter, 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:

APPLICATION COMPLETE: ____ Yes ____ No

Requested information if no: No new information submitted to Board.

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

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

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:

APPLICATION COMPLETE: ____ Yes ____ No

Requested information if no:
Engineered drawings are requested.
Nothing new has been submitted by applicant.

SET PUBLIC HEARING: by _____, second by _____ set Public Hearing for _____
Roll Call voting _____: Francis Walter, Judi McKee Sanders, Peter Kip, Brian Zumbach, Dan Queri

PRESUBMISSION:

Patrick Grimshaw represented by Pat Storino parcel # 106.13-1-4 for subdivision and assemblage.

Next Meeting: Next regular Meeting Tuesday December 2nd at 5:00 PM

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

Respectfully Submitted/ Revised
Wendy Flagg, Planning Board Clerk