

**TOWN OF HENDERSON PLANNING BOARD MEETING**  
**12105 TOWN BARN ROAD, HENDERSON, NY**  
**December 2, 2025, 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:**

**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 \_\_\_\_\_ by \_\_\_\_\_ approve minutes from November 5, 2025, meeting.

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

Will ask Mary Cornell to see if you could send out or has minutes form this meeting.

**PUBLIC HEARINGS /COMPLETE APPLICATIONS:**

A special Meeting to hear the subdivision for Patrick Grimshaw and assemblage for David and Lorraine Chase will be held December 15, 2025, at 5:30PM

**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 as of 12/02/2025.

**SET PUBLIC HEARING:** by \_\_\_\_\_, second by \_\_\_\_\_ set Public Hearing for January 6, 2026

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

**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:** Board asks that Zoning Officer calls applicant to see if they want to continue with project.

**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, Dan Queri, Peter Kip, Brian Zumbach

**Request of Christopher Guldenpfennig**

Located at 12285 Elms East

On Parcel #98.12-1-7

In Lakefront

Boarding Property Owned by Richard & Laura Canori, Philip Serafine, Jennie Sommer and Mary Brodie Ennis

For request of removal of existing cottage and rebuild of new cottage

**DISCUSSION:** Discussed keeping of shed and garage just rebuilding cottage. Discussion on lot size. Existing buildable lot. Allowed to replace cottage

**APPLICATION COMPLETE:**  Yes  No

Requested information if no:

**SET PUBLIC HEARING:** by Francis Walter second by Peter Kip set Public Hearing for January 6, 2026.

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

**Request of James Beuerman**

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:** No representative for project. Request for more detailed site plan with ZBA variance approved. Move to January 6, 2026, meeting. Have Zoning Officer follow up with applicant.

**APPLICATION COMPLETE:**  Yes  No

Requested information if no:

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

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

**Request of Tony & Heidi Richardson**

Located at Snowshoe Rd, Vacant Land

On Parcel #97.15-2-8

In Lakefront

Boarding Property Owned by Eastman Revocable Trust, Trustee Donna, and Michael Owen

For request of reduction in non-conforming lot minimums per Article IV 150-12 to be able to build a 30'x 48' cottage

**DISCUSSION:** Move to ZBA for variance request. Board only comments for a more detailed site plan showing accurate setbacks and lot coverage. Drainage, septic, elevations, etc. depending on ZBA outcome.

**APPLICATION COMPLETE:**  Yes  No

Requested information if no:

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

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

**PRESUBMISSIONS:**

Michael Yonkovig presented a three-lot subdivision for parcel # 106.05-1-3.21.

Thomas Mauer presented assemblage for parcel 106.09-1-3.1 & 106.09-1-2.32.

Planning Board will now require any application for review to be submitted at least ten business days prior to scheduled Planning Board meetings. Clerk will review with Zoning Officer, so all parties are on same understanding and communicating same message to public.

**Next Meeting:** Next regular Meeting Tuesday Jan 6<sup>th</sup>, 2026, 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, Dan Queri, Peter Kip, Brian Zumbach

Respectfully Submitted

Wendy Flagg, Planning Board Clerk