

TOWN OF HENDERSON PLANNING BOARD MEETING

12105 TOWN BARN ROAD, HENDERSON, NY

April 2, 2025 AT 5:00 PM

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

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 Judi McKee Sanders second by Daniel Query to approve minutes from March 4, 2025 meeting.

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

PUBLIC HEARINGS /COMPLETE APPLICATIONS:

Request of Swiss Alps, LLC (continuation)

Located at 14447 & 14471 Cty Rte. 123

On Parcel # 98.14-1-11 & 98.14-1-12

In Lakefront

Bordering Property Owned by Castle Bluff Inc. and Kurt & Susan Barnes
Trustee

For proposal to assemble parcels

PUBLIC HEARING COMMENTS: None

CLOSE PUBLIC HEARING MOTION by Robret Ashodian, second by Daniel Queri
Roll Call voting Yes: Robert Ashodian, Francis Walter, Daniel Queri, Judi McKee
Sanders, Ken Vance

DISCUSSION: The building, existing house, has been removed so only one house, dwelling, will be on the combined property.

SEQR MOTION: by Daniel Queri second Robert Ashodian, 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 : Robert Ashodian, Francis Walter, Daniel Queri, Judi McKee
Sanders, Ken Vance

DECISION MOTION by Robert Ashodian, second by Daniel Queri approves the proposed assemblage
Roll Call voting Yes : Robert Ashodian, Francis Walter, Daniel Queri, Judi McKee Sanders, Ken Vance

Request of 8943 RTE 3 LLC

Located at 8943 NYS Rte 3

On Parcel #106.05-1-7.3

In Business

Boarding Property Owned by Ryan Schafer, James Atkinson and Thomas Maurer

For proposal Subdivision

PUBLIC HEARING COMMENTS: None

CLOSE PUBLIC HEARING MOTION by Robert Ashodian, second by Daniel Queri
Roll Call voting Yes: Ken Vance, Francis Walter, Daniel Queri, Judi McKee Sanders,
Robert Ashodian

DISCUSSION: None

SEQR MOTION: by Daniel Queri second by Robert Ashodian, 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 : Ken Vance, Francis Walter, Daniel Queri, Judi McKee
Sanders, Robert Ashodian

DECISION MOTION by Robert Ashodian, second by Daniel Queri approves the proposed subdivision

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

Request of 8943 RTE 3 LLC

Located at 8943 NYS Rte 3

On Parcel #106.05-1-7.In Business

Boarding Property Owned by Ryan Schafer, James

Atkinson and Thomas Maurer

For proposal of Assemblage

PUBLIC HEARING COMMENTS: Atkinson concerned with his 911 address being used as name of LLC on property.

CLOSE PUBLIC HEARING MOTION by Robert Ashodian, second by Daniel Queri
Roll Call voting Yes: Ken Vance, Francis Walter, Daniel Queri, Judi McKee Sanders,
Robert Ashodian

DISCUSSION: None

SEQR MOTION: by Daniel Queri second by 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 : Ken Vance, Francis Walter, Daniel Queri, Judi McKee Sanders,
Robert Ashodian

DECISION MOTION by Robert Ashodian, second by Judi McKee Sanders approves the proposed assemblage

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

Request of 8943 RTE 3 LLC

Located at 8943 NYS Rte 3

On Parcel #106.05-1-7.3

In Business

Boarding Property Owned by Ryan Schafer, James

Atkinson and Thomas Maurer

For proposed Special Use permit for construction of

Ten (10) Multiple dwellings to be used for Bed &

Breakfast

PUBLIC HEARING COMMENTS: Tom Maurer property is not within the water district will have to have an outside water use permit. Are the two uses allowable – Bed & breakfast & rental
James Atkinson not much topsoil available concerned with septic system

CLOSE PUBLIC HEARING MOTION by Robert Ashodian, second by Judi McKee Sanders
Roll Call voting Yes: Ken Vance, Francis Walter, Daniel Queri, Judi McKee Sanders,
Robert Ashodian

DISCUSSION: Jefferson County letter from 239 M review was reviewed. Information on project has been provided as needed by Board. Road and emergency equipment radius information was provided on new map along with elevations of property.

SEQR MOTION: by Daniel Queri second by 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 : Francis Walter, Daniel Queri, Judi McKee Sanders, Robert Ashodian
Ken Vance - Abstains

DECISION MOTION by Ken Vance, second by Robert Ashodian approves the proposed special use permit to build ten(10) multiple dwellings to be used for Bed & Breakfast.

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

Request of 8943 RTE 3 LLC

Located at 8943 NYS Rte 3

On Parcel #106.05-1-7.3

In Business

Boarding Property Owned by Ryan Schafer, James Atkinson and Thomas Maurer

For proposed Site Plan for construction of Ten (10) Multiple dwellings to be used for Bed & Breakfast

PUBLIC HEARING COMMENTS: Tom Maurer contour map is at 2” intervals vs. 1” per zoning law requirements.

Matthew Owen read the development agreement for its use and why they are used.

CLOSE PUBLIC HEARING MOTION by Robert Ashodian, second by Daniel Queri
Roll Call voting Yes: Ken Vance, Francis Walter, Daniel Queri, Judi McKee Sanders,
Robert Ashodian

DISCUSSION: Board believes that the applicant has provided Board with all necessary materials and has provided answers to all requests from Board members.

SEQR MOTION: by Daniel Queri second by 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 : Francis Walter, Daniel Queri, Judi McKee Sanders, Robert Ashodian
Ken Vance - Abstains

DECISION MOTION by Daniel Queri, second by Robert Ashodian approves the proposed site plan to build ten (10) multiple dwellings to be used for Bed & Breakfast. Condition: Applicant must meet Section 150-15 Section K.

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

NEW BUSINESS

Request of Paul Gardner Jr. Continuation of Assemblage

Located at 13208 Cty Rte 123, 13185, 13179 and 13178 Cty Rte 123

On Parcels 106.05-1-29, 106.05-1-28.21, 106.05-1-28.22

In Business Zoning

Bordering Property owned by Dana Keefer, Paul Garner, Matt Hunter,
Gary Zehr, Linda Greene and Oren Oeschger

DISCUSSION:

APPLICATION COMPLETE: ___ Yes ___X___ No

Requested information if no:

Updated survey and deed descriptions are requested applicant was advised in January.

Nothing new has been provided by applicant

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

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:

APPLICATION COMPLETE: ___ Yes ___X___ No

Requested information if no:

Engineered drawings are requested

Nothing new has been provided by applicant

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

Request of Carl Woods

Located at 14359 Snowshoe Rd
On Parcel # 97.15-1-26.1
In LF
Boarding Property Owned by
For proposal of a subdivision

DISCUSSION: Applicant submitted application and Surveyor Patsy Storino discussed subdivision of parcel.

APPLICATION COMPLETE: Yes No

If no what is requested:

MOTION by Judi McKee Sanders second by Francis Walter to accept application as presented
Roll Call Yes : Ken Vance, Robert Ashodian, Francis Walter, Daniel Queri, Judi
McKee Sanders

SET PUBLIC HEARING: by Daniel Queri, second by Francis Walter set Public Hearing for
May 6, 2025
Roll Call Yes: Ken Vance, Robert Ashodian, Francis Walter, Daniel Queri, Judi
McKee Sanders

Request of Besty Woods

Located at 14359 Snowshoe Rd
On Parcel # 97.15-1-26.1
In LF
Boarding Property Owned by
For proposal of an assemblage

DISCUSSION: Application submitted by applicant. Patsy Storino, surveyor discussed assemblage with Board. All criteria meet for assemblage after name changes have been filed with the County.

APPLICATION COMPLETE: Yes No

If no what is requested:

MOTION by Judi Mc Kee Sanders second by Francis Walter to accept application as presented

Roll Call Yes : Ken Vance, Robert Ashodian, Francis Walter, Daniel Queri, Judi

McKee Sanders

SET PUBLIC HEARING: by Daneil Queri, second by Francis Walter set Public Hearing for
May 6, 2025

Roll Call Yes: Ken Vance, Robert Ashodian, Francis Walter, Daniel Queri, Judi

McKee Sanders

Next Meeting: Next regular Meeting Tuesday May 6th at 5:00 PM

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

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

Sanders, Robert Ashodian

Respectfully Submitted

Wendy Flagg, Planning Board Clerk