

**TOWN OF HENDERSON PLANNING BOARD MEETING
12105 TOWN BARN ROAD, HENDERSON, NY
August 5, 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 second Francis Walter by Daniel Queri approve minutes from July 1, 2025 meeting.

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

PUBLIC HEARINGS /COMPLETE APPLICATIONS:

HEARING #1 **NOBODY PRESENT FOR HEARING / MOVE TO NEXT MONTH**

Request of Jesse Balckwell represented by Michael Battista

Located at 13327 Sand Rd

On Parcels 98.00-1-28.3

In AR-40

Bordering Property owned Daniel Nickerson, Kyle & Rebekah Bush,

Shawn & Karen Thomas and Deborah Basar

For proposed subdivision

PUBLIC HEARING COMMENTS:

CLOSE PUBLIC HEARING MOTION by _____, second by _____

Roll Call voting _____ : Ken Vance, Dan Queri, Francis Walter, Robert Ashodian, Judi Mckee Sanders

SEQR MOTION: by _____ second _____, declares the proposed action to be a TYPE II action _____ 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 _____ : Ken Vance, Dan Queri, Francis Walter, Robert Ashodian, Judi McKee Sanders

DECISION MOTION by _____, second by _____, approves/denies the proposed subdivision
Roll Call voting Yes: Ken Vance, Dan Queri, Francis Walter, Robert Ashodian, Judi McKee Sanders

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 September 2, 2025

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

Request of Wiliam & Jennifer Braswell represented by Rick Vanbenschoten

Located at Bayshore Dr. & NYS Route 3

On Parcel #98.14-1-63.8 & 98.14-1-63.11

In Lakefront

Boarding Property Owned by Fred & Nora Schempp III, Conor & Dennis O'Brien, Richard & Janis Owens, Nutmeg Properties, LLC and John & Ann Comerford

For request of an assemblage

DISCUSSION: Applicant asks to have Public Hearing waived as assemblage involves their neighboring property.

WAIVE PUBLIC HEARING MOTION by Robert Ashodian, second by Francis Walter, to waive Public Hearing on assemblage.

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

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: Ken Vance, Dan Queri, Francis Walter, Robert Ashodian, Judi McKee Sanders

DECISION MOTION by Robert Ashodian, second by Francis Walter, approves the proposed assemblage

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

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

ADJOURNMENT MOTION by Robert Ashodian, second by Francis Walter 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