

**TOWN OF HENDERSON PLANNING BOARD MEETING**  
**12105 TOWN BARN ROAD, HENDERSON, NY**  
**February 4, 2025 AT 5:00 PM**

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

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Judi McKee Sanders was welcomed to the Board by the Planning Board members.

**CALL TO ORDER and PLEDGE OF ALLEGIANCE**

**ATTENDANCE:** Ken Vance Absent

**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 Fran Walters second by Robert Ashodian to approve minutes from January 7, 2025 meeting.

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

**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 \_\_\_\_\_, second by \_\_\_\_\_

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

**DISCUSSION:** Contractor has been secured and all permits obtained once structure has been removed the Board sees no reason not to approve the assemblage. Board will be notified when project is completed.

**SEQR MOTION:** by \_\_\_\_\_ second by \_\_\_\_\_, 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 : Robert Ashodian, Francis Walter, Daniel Queri, Judi McKee  
Sanders

**DECISION MOTION** by \_\_\_\_\_, second by \_\_\_\_\_ approves the proposed assemblage

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

## **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 \_\_\_\_ No

Requested information if no:

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

Nothing available at this time.

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

Roll Call : 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    \_\_\_ No

Requested information if no:  
Engineered drawings are requested  
None available at this time

**SET PUBLIC HEARING:** by \_\_\_\_\_, second by \_\_\_\_\_ set Public Hearing for \_\_\_\_\_  
Roll Call : Robert Ashodian, Francis Walter, Daniel Queri, Judi Sanders

**Request of Michael Contino**

Located at 8620 MYS Rte 178  
On Parcel # 106.09-2-62  
In (zoning district) Residential  
Boarding Property Owned by Peter Price, M R Burdick Enterprises, LLC and Fritz Schichler  
For proposal Subdivision

**DISCUSSION:**

Subdivision meets the required road frontage and lot size. Deed description and survey are complete.  
All requirements are met

**APPLICATION COMPLETE:**      X   Yes    \_\_\_ No

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

**SET PUBLIC HEARING:** by Fran Walter, second by Robert Ashodian set Public Hearing for  
March 4, 2025  
Roll Call Yes: Robert Ashodian, Francis Walter, Daniel Queri, Judi McKee Sanders

**Request of DG Henderson LLC**

Located at 8328 NYS Rte 3  
On Parcel #106.13-1-24  
In Business  
Boarding Property Owned by Peter Price and MR Burdick Enterprises LLC  
For proposal of Subdivision

**DISCUSSION:** Approximately a 4 acre lot to be subdivided road frontage requirements and lot size would be conforming. One lot will be vacant land the other will have existing Dollar General Market on lot. This lot if subdivided as requested would be considered over in area lot coverage and require a

variance by Zoning Board of Appeals Board. 54% of lot would still be permeable but allowable area lot coverage maximum is 30%.

**MOTION** by Robert Ashodian second by Judi Sanders to deny application due to leaving store lot with an overage in allowable lot coverage.

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

**APPLICATION COMPLETE:** \_\_\_ Yes \_\_\_ No

Requested information if no:

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

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

**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 of construction of Ten (10) Multiple dwellings/ Bed & Breakfast

**DISCUSSION:** Applicant's attorney discussed site plan and project. 10 dwellings with 2 Parking spaces available per dwelling, screened well with existing vegetation, dark sky compliant lighting, excess parking will be available, 6 storm water basins, 6 septic units/ fields.

Discussion of lot being considered zoned in lake front zoning due to subdivision being done previous which would make the project ineligible in that zoning district.

A new subdivision will be presented at February meeting to correct this issue.

Concerns by Board as project is discussed that up to 90 people could be permitted all at once under the bed and breakfast classification. The bed and breakfast classification is needed in order to rent out the dwellings less than a month at a time.

**APPLICATION COMPLETE:** \_\_\_ Yes \_\_\_ X \_\_\_ No

Requested information if no:

Needs to do a new subdivision application

Drainage/ water runoff study

Development agreement

Drafting controls on number of allowable guests in bed & breakfast

Engineer site plan

Topographic map showing elevations

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

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

**Next Meeting:** Next regular Meeting Tuesday March 4th at 5:00 PM

**ADJOURNMENT MOTION** by Fran Walter second by Robert Ashodian adjourns the meeting.  
Roll Call voting : Robert Ashodian, Francis Walter, Daniel Queri, Judi McKee  
Sanders

Respectfully Submitted  
Wendy Flagg, Planning Board Clerk