

**TOWN OF HENDERSON PLANNING BOARD MEETING**  
**12105 TOWN BARN ROAD, HENDERSON, NY**  
**January 7, 2025 AT 5:00 PM**

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

---

**CALL TO ORDER and PLEDGE OF ALLEGIANCE**

**ATTENDANCE:** Judi McKee Sanders - 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.

**ORGANIZATION MEETING:**

Day and Time of Meeting: Meeting to be held first Tuesday of each month at 5:00PM

Place of Meeting: Meeting to be held at Town Office located at 12105 Town Barn Rd., Henderson, NY

Official Newspaper: Watertown Daily Times

Chairperson: Kenneth Vance

Vice Chairperson: Daniel Queri

**Request of Ryan Schafer Continuation of Subdivision/ Assemblage**

**DISCUSSION:** Subdivision is permitted with a contingency that upon approval the subdivided piece shall be assembled with part of parcel # 106.05-1-7.1 on NYS route 3 located in the Town of Henderson, NY as purchased in fall of 2024.

**PUBLIC COMMENTS:** 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: Kenneth Vance, Robert Ashodian, Francis Walter, Daniel Queri

**CLOSE PUBLIC HEARING MOTION** by Robert Ashodian, second by Daniel Queri

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

**DECISION MOTION** by Robert Ashodian and by Daniel Queri approves the proposed subdivision

Roll Call voting Yes : Kenneth Vance, Robert Ashodian, Francis Walter, Daniel Queri

**Request of Ryan Schafer Continuation of Subdivision/ Assemblage**

**DISCUSSION:** The assemblage of part of parcel # 106.09-1-1 and part of parcel # 106..05-1-7.1 are permitted with the contingency that all Jefferson County criteria for assemblage are met. All parcels involved must be in the same school district, all parcels are listed in the Jefferson County current tax roll under the same name(s) and all parcels are contiguous.

**PUBLIC COMMENTS:** 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: Kenneth Vance, Robert Ashodian, Francis Walter, Daniel Queri

**CLOSE PUBLIC HEARING MOTION** by Robert Ashodian, second by Daniel Queri

Roll Call voting Yes : Kenneth Vance, Robert Ashodian, Francis Walter, Daniel Queri

**DECISION MOTION** by Robert Ashodian, second by Daniel Queri approves the proposed assemblage contingent upon all Jefferson County assemblage criteria being met.

Roll Call voting Yes : Kenneth Vance, Robert Ashodian, Francis Walter, Daniel Queri

**Request of Paul Gardner Jr. Continuation of Assemblage**

**DISCUSSION:** Board request an updated deed description showing all parcels that client is requesting to assemble. An updated survey showing all requested parcels after assemblage. Client will be notified of request and can be rescheduled for February 4, 2025 meeting.

**PUBLIC COMMENTS:**

**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 : Kenneth Vance, Robert Ashodian, Francis Walter, Daniel Queri

**CLOSE PUBLIC HEARING MOTION** by \_\_\_\_\_, second by \_\_\_\_\_  
Roll Call voting : Kenneth Vance, Robert Ashodian, Francis Walter, Daniel Queri

**DECISION MOTION** by \_\_\_\_\_, second by \_\_\_\_\_ approves the proposed assemblage  
Roll Call voting : Kenneth Vance, Robert Ashodian, Francis Walter, Daniel Queri

**Request of Swiss Alps, LLC**

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

**DISCUSSION:** request of assemblage of parcels was denied due to the assemblage would place two dwellings/ homes on one lot. Represented by Steve Gracey, the Board asked if the client plans to remove one of the dwellings or turn one into a guest home.  
Mr. Gracey will return on February 4, 2025 meeting with clients intentions.

**PUBLIC COMMENTS:**

**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 : Kenneth Vance, Robert Ashodian, Francis Walter, Daniel Queri

**CLOSE PUBLIC HEARING MOTION** by \_\_\_\_\_, second by \_\_\_\_\_  
Roll Call voting : Kenneth Vance, Robert Ashodian, Francis Walter, Daniel Queri

**DECISION MOTION** by \_\_\_\_\_, second by \_\_\_\_\_ approves the proposed assemblage  
Roll Call voting : Kenneth Vance, Robert Ashodian, Francis Walter, Daniel 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:** Stephen Beikirch had not received his engineer drawings requested by Board and asked to be moved to the February 4, 2025 meeting.

**PUBLIC COMMENTS:**

**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 : Kenneth Vance, Robert Ashodian, Francis Walter, Daniel Queri

**CLOSE PUBLIC HEARING MOTION** by \_\_\_\_\_, second by \_\_\_\_\_

Roll Call voting : Kenneth Vance, Robert Ashodian, Francis Walter, Daniel Queri

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

Roll Call voting : Kenneth Vance, Robert Ashodian, Francis Walter, Daniel Queri

**MOTION:** by Francis Walter second by Robert Ashodian to approve minutes from December 3, 2024 meeting.

Roll Call voting Yes: Kenneth Vance, Robert Ashodian, Francis Walter, Daniel Queri

**New Business:** Next regular Meeting Tuesday February 4th at 5:00 PM

**ADJOURNMENT MOTION** by \_\_\_\_\_ second by \_\_\_\_\_ adjourns the meeting.

Roll Call voting : Kenneth Vance, Robert Ashodian, Francis Walter, Daniel Queri

Respectfully Submitted

Wendy Flagg, Planning Board Clerk