

TOWN OF HENDERSON PLANNING BOARD MEETING
12105 TOWN BARN ROAD, HENDERSON, NY
July 1, 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 : Judi McKee Sanders arrived at 5:10PM

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 Dan Queri approve minutes from June 3, 2025 meeting.

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

PUBLIC HEARINGS /COMPLETE APPLICATIONS:

HEARING #1

Request of Paul Gardner Jr. Represented by LaFave, White & McGivern, L.S.,P.C.

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, Linda Greene and

Micael Lynch & Marcia Lyman

For proposal of an assemblage

PUBLIC HEARING COMMENTS: Assemblage of three parcels that will improve lot usage for future.

CLOSE PUBLIC HEARING MOTION by Dan Queri, second by Robert Ashodian
Roll Call voting Yes : Ken Vance, Dan Queri, Francis Walter, Robert Ashodian

SEQR MOTION: by Dan 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

DECISION MOTION by Robert Ashodian, second by Francis Walter, approves the proposed assemblage of parcel #'s 106.05-1-29, 106.05-1-28.21 and 106.05-1-28.22.
Roll Call voting Yes: Ken Vance, Dan Queri, Francis Walter, Robert Ashodian

HEARING #2

Request of Route 123 Sewage Works Corp.

Located at 13471 Co. Rt.123

On Parcel # 106.05-1-49

In LF

Boarding Property Owned by Bill Saiff's West View Lodge and Carbone's Harbor Realty LLC

For proposal of a NYS Sewage Works Corporation responsible for operating and maintaining an existing wastewater treatment plant that will provide service to the Waterside Restaurant and the Gill House Inn.

PUBLIC HEARING COMMENTS: None Zoning Enforcement Officer Eric Sheldon explained to Board that approval of Corporation running a small business within the parcel was what the actual request was about. As the Corporation would be making a profit from the use of the system.

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

SEQR MOTION: by Dan Queri second Robert Ashodian, declares the proposed action to be a TYPE II action 13 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, Judi McKee Sanders, Robert Ashodian

DECISION MOTION by Robert Ashodian, second by Judi McKee Sanders approves the proposal of a NYS Sewage Works Corporation responsible for operating and maintaining an existing wastewater treatment plant that will provide service to the Waterside Restaurant and the Gill House Inn
Roll Call voting Yes : Ken Vance, Dan Queri, Francis Walter, Judi McKee Sanders, Robert Ashodian

HEARING #3

Request of Timothy & Debra Dudden

Located at 10615 Grandjean Rd

On Parcel #105.19-3-58 & 105.193-61

In Lakefront

Boarding Property Owned by Douglas Burdick, Michael Burdick and
Howard Slivinski Jr.
For request of a lot line adjustment

PUBLIC HEARING COMMENTS: Owners agree to remove the overhang on the garage in total that is to close to the lot line. Variance required for lot line reduction on conforming lot was granted by Zoning Board of Appeals at June meeting.

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

SEQR MOTION: by Dan Queri second Judi McKee Sanders, declares the proposed action to be a TYPE II action 16 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, Judi McKee Sanders, Robert Ashodian

DECISION MOTION by Robert Ashodian, second by Francis Walter approves the proposed lot line adjustment.
Roll Call voting Yes : Ken Vance, Dan Queri, Francis Walter, Judi McKee Sanders, Robert Ashodian

HEARING #4

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

PUBLIC HEARING COMMENTS: Lot line variance was granted by Zoning Board of Appeals at June meeting. Planning Board would like location of septic system and grading shown on drawings before the application is accepted. This hearing should not have been advertised as a miscommunication between Board and Clerk . A more detailed site plan is requested and will be reviewed at August meeting. Application is deemed incomplete at this time.

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

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, Judi McKee Sanders, Robert Ashodian

DECISION MOTION by _____, second by _____ approves/denies the proposed demo of existing cottage and building of new 26'X 48' cottage
Roll Call voting ____ : Ken Vance, Dan Queri, Francis Walter, Judi McKee Sanders, Robert Ashodian

NEW BUSINESS

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

DISCUSSION: Conforming lot requirements are met straight forward subdivision.

APPLICATION COMPLETE: ___X___ Yes _____ No

Requested information if no:

SET PUBLIC HEARING: by Francis Walter, second by Robert Ashodian set Public Hearing for August 5, 2025

Roll Call Yes : 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 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 Aug 5th at 5:00 PM

ADJOURNMENT MOTION by Francis Walter, second by Dan Queri 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