

TOWN OF HENDERSON PLANNING BOARD MEETING

12105 TOWN BARN ROAD, HENDERSON, NY

June 3, 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 Robert Ashodian approve minutes from May 6, 2025 meeting.

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

PUBLIC HEARINGS /COMPLETE APPLICATIONS:

Request of Besty Woods

Located at 14359 Snowshoe Rd

On Parcel # 97.15-1-71

In LF

Boarding Property Owned by Daniel Callahan, Timothy Callahan,
Samantha Whitehead, Andrew & Tammy King, Thomas & Donna Deuson,
Rajan & Christine Julka and Todd & Laura Rawson

For proposal of an 8' X 8' shed to sell produce seasonally / site plan review required

PUBLIC HEARING COMMENTS: NONE

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 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, Judi McKee Sanders, Robert Ashodian

DECISION MOTION by Robert Ashodian, second by Francis Walter approves the proposed 8'X 8' shed to sell produce seasonally.
Roll Call voting Yes : Ken Vance, Dan Queri, Francis Walter, Judi McKee Sanders, Robert Ashodian

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: Owns four parcels, assemble three together making about ½ an acre, Post Office lot to stand as is.

APPLICATION COMPLETE: Yes No

Requested information if no:

SET PUBLIC HEARING: by Robert Ashodian, second by Francis Walter set Public Hearing for July 1, 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 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

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 waste water treatment plant that will provide service to the Waterside Restaurant and the Gill House Inn.

DISCUSSION: Application deemed complete, will have some questions for Engineer at Public Hearing

APPLICATION COMPLETE: Yes No

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

SET PUBLIC HEARING: by Judi McKee Sanders, second by Dan Queri set Public Hearing for July 1, 2025
Roll Call voting Yes : Ken Vance, Dan Queri, Francis Walter, Judi McKee Sanders, Robert Ashodian

Request of Julka, Rajan & Christine

Located at 14476 Snowshoe Rd
On Parcel # 97.15-1-44
In LF
Boarding Property Owned by Todd & Laura Rawson, Andrew & Allison Philips and Glen & Tamara DeFranco
For proposal of a new 2000 sq ft. cottage to demo existing cottage

DISCUSSION: ZBA variance is requested hearing to be held in June

APPLICATION COMPLETE: Yes No

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

SET PUBLIC HEARING: by _____, second by _____ set Public Hearing for July 1, 2025
Roll Call voting _____ : Ken Vance, Dan Queri, Francis Walter, Judi McKee Sanders, Robert Ashodian

Request of Dudden Timothy & Debra

Located at 10615 Grandjean Rd

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

In Lakefront

Boarding Property Owned by Douglas Burdick, Michael Burdick and
Harold Slivinski Jr.

For proposal of a lot line adjustment

DISCUSSION: Planning Board recommends that ZBA review the overhang which looks about 1' off property line. The 10.5' set back of building is not only variance needed.

APPLICATION COMPLETE: _____ Yes ___X___ No

MOTION by _____ second by _____ to accept application as presented

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

SET PUBLIC HEARING: by _____, second by _____ set Public Hearing for
July 1, 2025

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

Next Meeting: Next regular Meeting Tuesday July 1st at 5:00 PM

ADJOURNMENT MOTION by Francis Walter second by Judi McKee Sanders 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