

TOWN OF HENDERSON PLANNING BOARD MEETING

12105 TOWN BARN ROAD, HENDERSON, NY

March 4, 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: Robert Ashodian - 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 Walter second by Dan Queri to approve minutes from February 4, 2025 meeting.
Roll Call voting Yes: Francis Walter, Daniel Queri, Judi McKee Sanders
Ken Vance Abstains

PUBLIC HEARINGS /COMPLETE APPLICATIONS:

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

PUBLIC HEARING COMMENTS: NONE

CLOSE PUBLIC HEARING MOTION by dan Queri, second by Fran Walter

Roll Call voting Yes: Ken Vance, Francis Walter, Daniel Queri, Judi McKee Sanders

DISCUSSION: 2.5 Acres will be removed for a house and pole barn, no wetlands, conforming lot all requirements are met. Driveway will come off County Route 152

SEQR MOTION: by Dan Queri second by Fran Walter, 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, Francis Walter, Daniel Queri, Judi McKee Sanders

DECISION MOTION by Dan Queri, second by Judi McKee Sanders approves the proposed subdivision
Roll Call voting Yes: Ken Vance, Francis Walter, Daniel Queri, Judi McKee Sanders

NEW BUSINESS

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: House is still standing no action taking

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

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: Nothing new submitted

APPLICATION COMPLETE: ____ Yes ____ No

Requested information if no:

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

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

Roll Call : 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: Nothing new submitted

APPLICATION COMPLETE: ____ Yes ____ No

Requested information if no:

Engineered drawings are requested

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

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

Sanders

Request of Besty Woods

Located at 14359 Snowshoe Rd
On Parcel # 97.15-1-26.1
In LF
Boarding Property Owned by
For proposal of an assemblage

DISCUSSION: Subdivision of property owned by Carl Woods parcel # 97.15-1-69.1 to be assembled from.

APPLICATION COMPLETE: ___ Yes ___X___ No

If no what is requested:

Subdivision application from Carl Woods
Assemblage application from Betsy Woods
Survey & Deed description

MOTION by _____ second by _____ to accept application as presented

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

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

Roll Call _____: Ken Vance, 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 Subdivision

DISCUSSION: Flag lot of parcel # 106.05-1-1 subdivided
And assembled to parcel # 106.05-1-7.3 Application and survey are available

APPLICATION COMPLETE: ___X___ Yes _____ No

If no what is requested:

MOTION by Judi McKee Sanders second by Dan Queri to accept application as presented

Roll Call Yes: Ken Vance, Francis Walter, Daniel Queri, Judi McKee Sanders

SET PUBLIC HEARING: by Judi McKee Sanders, second by Dan Queri set Public Hearing for April 2, 2025

Roll Call Yes : Ken Vance, 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: Discussed use of multiple dwellings/ dwelling units and bed and breakfast definitions. Could possibly run as a PDD offered by Board, applicant would rather not. Reviewed Special Use permit criteria, offered certain number of conditions to be considered. Applicant asked to have project sent to County for 239M review Board agrees to. Development Agreement discussed and water run off study is needed.

APPLICATION COMPLETE: Yes No

Requested information if no:

SET PUBLIC HEARING: by Dan, second by Fran Walters set Public Hearing for April 2, 2025

Roll Call Yes : Ken Vance, Francis Walter, Daniel Queri, Judi McKee Sanders

Next Meeting: Next regular Meeting Tuesday April 1st at 5:00 PM moved to Wednesday April 2, 2025 due to Tug Hill Government Days Training on April 1st

ADJOURNMENT MOTION by Dan Queri second by Fran Walter adjourns the meeting.

Roll Call voting Yes: Ken Vance, Francis Walter, Daniel Queri, Judi McKee Sanders

Respectfully Submitted

Wendy Flagg, Planning Board Clerk