

TOWN OF HENDERSON PLANNING BOARD MEETING
12105 TOWN BARN ROAD, HENDERSON, NY
May 6, 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 : Daniel Queri and Kenneth 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 second Francis Walter by Judi McKee Sander approve minutes from April 2, 2025 meeting.

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

PUBLIC HEARINGS /COMPLETE APPLICATIONS:

Carl Woods Request

Located at 14265 Snowshoe Rd

On Parcel # 97.15-1-69.1

In LF

Boarding Property Owned by Michael & Linda Jones and Besty Woods

For proposal of a subdivision

PUBLIC HEARING COMMENTS: None

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

DISCUSSION: Patsy Sterino described the subdivision, and all criteria are met

SEQR MOTION: by Judi McKee Sanders second Francis Walter, declares the proposed action to be a TYPE II action 19 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 : Robert Ashodian, Francis Walter, Judi McKee Sanders

DECISION MOTION by Robert Ashodian, second by Judi McKee Sanders approves the proposed subdivision
Roll Call voting Yes : Robert Ashodian, Francis Walter, Judi McKee Sanders

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 assemblage

PUBLIC HEARING COMMENTS: None

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

DISCUSSION: Piece to be assembled with 97.15-1-71 & part of 97.15-1-69.1

SEQR MOTION: Judi McKee Sanders second Robert Ashodian declares the proposed action to be a TYPE II action 19 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 : Robert Ashodian, Francis Walter, Judi McKee Sanders

DECISION MOTION by Robert Ashodian, second by Judi McKee Sanders approves the proposed assemblage
Roll Call voting Yes : Robert Ashodian, Francis Walter, 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 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

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 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

DISCUSSION: Site plan was reviewed as required in zoning. 38' from side lot line, 25' from road and 8'X 8' building on skids will be operating on a seasonal basis.

APPLICATION COMPLETE: ___X___ Yes _____ No

If no what is requested:

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

SET PUBLIC HEARING: by Judi McKee Sanders, second by Francis Walter set Public Hearing for
June 3, 2025
Roll Call Yes: Robert Ashodian, Francis Walter, Judi McKee Sanders

Next Meeting: Next regular Meeting Tuesday June 3rd at 5:00 PM

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

Respectfully Submitted
Wendy Flagg, Planning Board Clerk