

**TOWN OF HENDERSON SPECIAL PLANNING BOARD MEETING**

**12105 TOWN BARN ROAD, HENDERSON, NY**

**August 12, 2025 AT 5:00 PM**

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

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**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.

**PUBLIC HEARINGS /COMPLETE APPLICATIONS:**

**HEARING #1**

**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

**WAIVE PUBLIC HEARING MOTION** by Francis Walter, second by Robert Ashodian to waive public hearing as it was advertised for August 5,2025 and no public comments were made.

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

**SEOR 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 subdivision  
Roll Call voting Yes: Ken Vance, Dan Queri, Francis Walter, Robert Ashodian

**Next Meeting:** Next regular Meeting Tuesday Sept 2<sup>nd</sup> at 5:00 PM

**ADJOURNMENT MOTION** by Robert Ashodian, second by Francis Walter adjourns the meeting.  
Roll Call voting Yes : Ken Vance, Dan Queri, Francis Walter, Robert Ashodian

Respectfully Submitted  
Wendy Flagg, Planning Board Clerk