

Revised & Approved Recommendations as  
of 9/25/2023 by Planning Board.

Hovey Island PDD Application  
Henderson Planning Board Recommendations  
To the Town of Henderson Town Board

The Planning Board recommends approval of the Proposed Planned Development District (PDD) for the Hovey Island Project. Reference is made to the plans provided by Bergman Associates on behalf of SUN dated July 6, 2023. Document from Colliers dated July 6, 2023 (with editions and revisions made by the Planning Board), and the Hovey Island PDD application (as edited/revised by the Planning Board) and the listed items below:

Allowed structures, amenities and responsibilities:

1. Maximum of 117 cabins (some board members felt 100 cabins were more appropriate).
2. One community center building, maximum 3,000 square feet.
3. One maintenance building, maximum 1,000 square feet.
4. One swimming pool.
5. One tennis court
6. One pickle ball court
7. One basketball court
8. One playground area
9. One parking area.
10. One dock with a maximum of 10 slips
11. One boat launch
12. All trees, shrubs and ground cover will be preserved to the maximum extent possible, especially in the 75-foot setback from the Mean High-Water Mark (MHWM) to preserve the scenic quality of the island.
13. Cabin sites will be a minimum of 5,000 square feet.
14. Cabin sites will be a minimum of 50 feet wide and 100 feet deep, and permanently marked on all four corners.
15. No part of any cabin site, recreation or maintenance facility will be located in the 75-foot setback from the Mean High-Water Mark (MHWM). The cabins shall be no closer than 125 feet MHWM, except boat launches and docks.
16. All cabins will be permanently installed on a suitable foundation.
17. All cabins will have a minimum setback of 15 feet on each side and rear and 50 feet from the front of the site lines.
18. Fire pits will be a minimum of 10 feet from any structure.
19. No RVs or similar vehicles are allowed.
20. The owner is responsible for the proper maintenance and care of the proposed development.
21. The owner shall maintain accurate records of campground residents including names, addresses and vehicles, and will be made available to law enforcement and or the zoning officer upon request.
22. Wastewater collection and water distribution systems will be installed and operated per NYS DEC and NYS DOH regulations and as reviewed and approved by the town engineer.
23. The setback area shall not be included as part of the recreation area. A minimum of 20% of the net area will be allocated for recreational use.

24. The Environmental Assessment Form (EAF) states 39.1 acres as total area, the total developed area is 29.2 acres and total property acreage is 98.3 acres.
25. All reports to the DEC and DOH shall be copied to the Town Supervisor.
26. EAF states the campground as residential but may be commercial.

**TRAFFIC SAFETY:**

Traffic safety is always a concern in our Town. The Planning Board notes that the proposed Hovey's Island project is comprised of cabins and does not include additional RVs to the area. For Safety Reasons, the Planning Board encourages the Town Board to consider Speed control structures, parking limits, speed limits and road improvements on all roads in our town including Town Roads that are located on the route to Hovey Island. Consideration of future recreational foot paths and a seasonal bypass road are recommended to control traffic in problem areas of the Town of Henderson.

Respectfully submitted,

Henderson Planning Board

September 5, 2023