



Department of Planning
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October 10, 2023

Wendy Flagg, Town Clerk,
Town of Henderson
12105 Town Barn Rd
Henderson, NY 13601

Re: Sun Communities, LLC, application for PDD on Hovey's Island

Dear Wendy,

The above referenced project is not within 500 feet of any of the triggers pursuant to General Municipal Law, Section 239m and therefore is not subject to County Planning Board review. As requested by the Town of Henderson, Planning Department staff conducted a technical review the proposed project.

In addition to the proposed project, staff noted three hundred RV sites on Association Island (according to their website), with cabins, tent campsites, 69 boat slips, a boat launch, and kayak access area with other amenities.

Regarding the proposed PDD, the local board should compare the requested density of units to what is permitted. The project is zoned Island District which allows single family dwellings at a minimum of 20,000 square feet per unit. At this density, the developable 31.6 acres of the island would result in approximately 69 units or less depending on the road layout. The proposed use, multiple dwellings, is not permitted within the Island District, thus requiring the PDD approval. Multiple dwellings allowable density per the Town Zoning Law is four units per acre with potentially 126 units on 31.6 developable acres. Therefore, the proposed density of 117 multiple dwelling units on 31.6 developable acres is about forty percent higher than the permitted single-family density.

The local board should not consider the application complete without the traffic study. The traffic study will be used to gauge the current and expected traffic levels as a result of the project. Comparing the current traffic levels to the likely proposed use and resulting expected traffic is the only method to weigh the need for any potential improvements to the roadway and intersections based on level of service.

The local board should consider emergency vehicle access over the one lane bridge that serves as the access to both Hovey's Island and Association Island. The Town should discuss this with the Town's emergency services agencies. The Town Engineer should review the traffic study to determine if the one-lane bridge is adequate access for the proposed project and current RV Park traffic level. Exploring the feasibility of widening the bridge to two lanes should be considered to ensure emergency access and vehicle accessibility into the future.

The local board should consider the need for storage areas on each site as well as a common parking/boat trailer storage area. The nature of the proposed use, seasonal waterfront cabins, means there's a higher likelihood of some residents bringing boats, jet skis, lawn games, and lawn furniture. Storage of these items should be accommodated using either common areas or sheds for smaller items as noted. The absence of basements and garages may necessitate some areas for sheds on certain individual cabin sites. In addition, some guest parking areas should be located for the occasional times when guests may be welcomed.

The local board should consider the need for storage areas on each site as well as a common parking/boat trailer storage area. The nature of the proposed use, seasonal waterfront cabins, means the likelihood of occupants bringing boats, jet skis, canoes, and kayaks increases. Is there enough room on-site for these items? The local board should consider requiring a common storage area for trailered items. The absence of basements and garages may necessitate areas for sheds on some individual cabin sites. In addition, a guest parking area should be considered.

The submitted engineering letters/reports, drawings, site plans and the Planning Board Resolution include several inconsistencies including the type of use (cabins vs. campground) and conflicting numbers regarding cabin site dimensions, number of units, number of docks, et al. If the Town Board approves the PDD, all the requirements, conditions, and regulations must be incorporated into all final approved drawings.

Similarly, the wording for any potential approval of the proposed cabins should clearly state if the cabins are individually owned vs long-term or short-term rental. Any approved PDD should include specific regulations identifying allowed uses and requirements.

The local board should request a new set of drawings that delineate cabin site boundaries to illustrate where private land and activities can be expected versus public recreation, as well as any anticipated storage locations.

In addition, there is an 8.5 x 11-inch sketch of the landscaping and references to retained trees and brush as well as proposed landscaping, however, a landscape plan must be submitted to adequately review and ensure screening and buffering will be adequate and maintained over time. A landscape plan should be submitted to ensure an adequate review prior to final decision.

The submitted reports refer to onsite lighting that will be shielded. The local board should require a photometric plan that shows their locations, fixture types including heights and light intensity on the ground illustrating footcandles or relative brightness to ensure their potential offsite impacts are minimized.

The site plan shows direct outfall of stormwater into Lake Ontario from the westerly bioretention basin. The SEQR Environmental Assessment Form states pesticide use during construction. Pesticide runoff should be kept out of the lake to limit exposure to the source of

water for residences that utilize lake water and to limit pesticide exposure to fish and other wildlife.

With the New York State priority to have more electric vehicle use, the project should consider the need for electric vehicle charging stations at least for a percentage of the cabin sites, and/or potentially at the community center.

Any anticipated dumpster and/or recycling center facilities should be shown on the site plan.

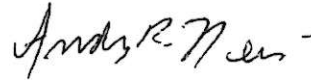
A construction schedule should be included in the application. The Town should consider limiting construction to the workweek and business work hours to minimize any potential noise impacts on nearby residences.

The New York Departments of Health and Environmental Conservation review and approve the septic system and private water improvements respectively. Jefferson County Building Permits are required for the cabins and community center buildings.

Materials submitted indicate a sunset viewing area. Is this area for people utilizing Hovey's and Association Island only? It appears that this area is also used as a turn-around area for vehicles. Signage should be placed indicating whether public use is permitted, as this amenity could be considered a Town asset as a passive recreation area for viewing sunsets.

Thank you.

Sincerely,

A handwritten signature in black ink that reads "Andy R. Nevin". The signature is written in a cursive, slightly slanted style.

Andy R. Nevin,
Senior Planner