

September 25, 2023

Hon. Edwin Glaser
Town Supervisor
12105 Town Barn Road
Henderson, NY 13650

Subject: Sun Communities Hovey's Island PDD Application

Dear Mr. Glaser;

This letter is provided in response to the Town of Henderson Planning Board's Resolution #1 of 2023 to recommend an application for Planned Development District (PDD) with conditions, dated September 5, 2023. We have reviewed the recommendations with Sun Communities and have the following inputs:

1. Maximum of 117 cabins (some board members felt 100 cabins were more appropriate).
Sun Communities has reduced the number of units from 168 on the original submittal to 117 units, which results in a reduction of 30%.
2. One community center building, maximum 3,000 square feet?
Agreed.
3. One maintenance building, maximum 1,000 square feet.
Sun communities is proposing a conditioned 1500 square feet for the maintenance building.
4. One swimming pool.
Agreed.
5. One tennis court.
Agreed.
6. One pickle ball court.
Two pickle ball courts are currently proposed.
7. One basketball court.
Agreed.
8. One playground area.
Agreed.
9. One parking area.
Agreed.
10. One dock with maximum of 10 slips.
Agreed.

11. One boat launch
Agreed.
12. All trees, shrubs and ground cover will be preserved to maximum extent possible, especially in the 75-foot setback from the Mean high-water mark (MHW) to preserve the scenic quality of the island.
Agreed
13. Cabin sites will be a minimum of 5,000 square feet.
Agreed.
14. Cabin sites will be a minimum of 50 feet wide and 100 feet deep, and permanently marked on all four corners.
Sun Communities is proposing striking this condition. Some of the lots will not be perfectly rectangular due to the existing topography of the island. All proposed lot areas are 5000 square feet, which is greater than the camp site requirement of 2500 square feet. However, some of the proposed units will not meet the requirements of 50 feet width and 100 feet depth.
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 (MHW). The cabins shall be no closer than 125 feet from the MHW, except boat launches and docks.
Sun would like to clarify that no structures will be located in the 75-foot setback from the Mean High-Water Mark except walking paths, boat launches and docks; All of these elements are allowed by current zoning.
16. All cabins will be permanently installed on a suitable foundation.
Agreed.
17. All cabins will have a minimum setback of 15 feet on each side and rear, 50 feet from the front of the site lines.
The 50 feet from the front of the site lines appears to be a typo. Typically, front setbacks are 10 feet to 15 feet. A 50-foot front setback for these cabin sites would not be viable for this property. Therefore, Sun recommends a minimum setback of 10 feet for the front and maintaining the suggested 15 feet for the other sides.
18. Fire pits will be a minimum of 10 feet from any structure.
Agreed.
19. No RVs or similar vehicles are allowed.
No sites for RVs or similar vehicles will be allowed.
20. The owner is responsible for the proper maintenance and care of the proposed development.
Agreed.

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.
Sun will maintain accurate records of campground residents including names, addresses and vehicles, to extent required by law. It is important that Sun does not commit to anything that could violate Fair Housing Laws.
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.
Agreed.
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.
Agreed. The total site area is 39.1 acres, setback area is 7.5 acres which provides a net area of 31.6 acres ($39.1 - 7.5 = 31.6$). The site has an 8.9 acres recreation area; therefore we are allocating 28% of the net area for recreational use ($8.9 / 31.6 = 28\%$).
24. The environmental assessment form (EAF) states 39.1 acres to total area, the total developed area is 29.2 acres and total property acreage is 98.3 acres. Bergmann to verify numbers shown.
Total area owned by Sun Communities (Including association Island): 98.3 acres.
Area of the proposed site: 39.10 acres
Portion of the proposed site to be disturbed: 29.20 acres.
25. All reports to the DEC and DOH shall be copied to the Town Supervisor.
Agreed.
26. EAF states the campground as residential but may be commercial
Agreed.

Based on the provided responses, we respectfully request the Town Board to deem the application complete. If you have any questions or need additional information, please do not hesitate to contact me at (518) 556-3647.

Sincerely,



Ray L. Darling, Jr., P.E.
PROJECT MANAGER, CED

cc: Scott Borgeson, Atwell