

**Town of Henderson
12105 Town Barn Rd.
Henderson, NY 13650
Town Board Workshop/Public Meeting
SUN Communities Development of Hovey Island
December 5, 2023**

A workshop of the Town Board of the Town of Henderson, County of Jefferson and the State of New York held at 12105 Town Barn Rd.at 7:00PM, on the 5th day of December 2023.

PRESENT:	Edwin Glaser	----	Supervisor
	Bryan Flagg	----	Councilperson
	Matthew Owen	----	Councilperson
	Carol Hall	----	Councilperson
	Tore Parker Lane	----	Councilperson
	Wendy Flagg	----	Town Clerk

Supervisor Glaser called the meeting to order at 7:00PM with the Pledge to the flag.

Town Attorney Jim Burrows did a brief summary of where we are concerning the Sun Communities Development of Hovey Island project for the Board. He reviewed the SEQR process and reason behind why this process needs to be completed.

Pat Scordo, Town Engineer added that he reviewed Part 2 of SEQR and will offer guidance, reasoning and information to the Board as they review the SEQR.

Review of part 2 of SEQR was reviewed by entire Board with guidance and answers to questions from both Town Attorney and Engineer. Part 2 of SEQR was completed by Board.

Workshop was closed at 9:25PM

MOTION

CLOSE WORKSHOP FOR SUN COMMUNITIES DEVELOPMENT OF HOVEY ISLAND REVIEW OF PART 2 SEQR

On a motion of Supervisor Glaser, second by Councilperson Hall following motion was.

ADOPTED	Ayes 5	Glaser, Flagg, Parker Lane, Hall, Owen
	Nays 0	

Motion to close workshop for review of part 2 SEQR for Sun Communities Development of Hovey Island.

MOTION

OPEN ADJOURNED PUBLIC MEETING FROM NOVEMBER 28, 2023

On a motion of Councilperson Owen, second by Councilperson Flagg following motion was.

ADOPTED Ayes 5 Glaser, Flagg, Parker Lane, Hall, Owen
 Nays 0

Motion to open adjourned Public Meeting from November 28, 2023 at 9:25PM.

RESOLUTION #2023-12-05-053

NEGATIVE DECLARATION (SEQR) SUN ASSOCIATION ISLAND RV, LLC/SUN COMPANIES INC. PLANNED DEVELOPMENT FOR A CAMPGROUND ON HOVEY ISLAND

On a motion of Councilperson Hall, second by Councilperson Parker Lane following motion was.

ADOPTED Ayes 4 Glaser, Flagg, Parker Lane, Hall
 Nays 1 Owen

Resolves to the following resolution below:

RESOLUTION # 53 OF 2023

Negative Declaration (SEQR)

**Sun Association Island RV, LLC/ Sun Communities Inc.
Planned Development District for a campground on Hoveys
Island**

WHEREAS, the Town Board for the Town of Henderson is vested with the authority to process an application and render a determination for a Planned Development District ("PDD") submitted to the Town Board and Planning Board by Sun Communities, Inc. for a campground with related amenities (the "Project") to be located on Hoveys Island; and

WHEREAS, the activities by the Town Board in reviewing and potentially approving a PDD in connection therewith constitute an Action and the Board's activities, are subject to the State Environmental Quality Review Act and regulations promulgated thereunder at 6 NYCRR, Part 617 ("SEQR"); and

WHEREAS, the proposed action is a SEQR Type 1 Action pursuant to §617.4(b)(2), (3) and (6); and

WHEREAS, all potential involved agencies related to the Project are identified on the Full EAF Part I prepared by the Applicant/Developer and submitted to the Board; and;

WHEREAS, at a regular meeting of this Town Board held on September 12, 2023, the Town Board recommended that a SEQR Type 1 Action – Coordinated Review be conducted with the Town Board of Henderson serving as Lead Agency and to do so it sought consent from all other Involved Agencies and the Town Board has been established as the Lead Agency.

WHEREAS, the Town Board has duly considered the Project, the full EAF, the criteria for determining significance set forth in 6 NYCRR §617.7(c), consulted, and met with representatives for the Applicant, reviewed and considered the Environmental Assessment Report with full Appendix submitted by Colliers Engineering and Design on behalf of the Applicant, considered public comments provided during the extended public hearing interval, consulted with the Town’s Engineers, consulted with the Town’s Attorneys, familiarized themselves with the subject property and the neighborhood, and such other and further information as deemed appropriate by Board Members; and

WHEREAS, the Town Board has identified the relevant areas of potential environmental concern, has taken a hard look at these areas and has made a reasoned elaboration of the basis for its determination.

NOW, THEREFORE IT IS resolved that:

1. The above recitations are incorporated herein and made a part hereof as if set forth hereafter.
2. Based upon a thorough review and examination of the known facts relating to the Project and its careful review of all potentially adverse environmental impacts, and the entire record and proceedings relating to the Project; the Town Board finds that the Project will not have a significant adverse impact on the environment and that a draft environmental impact statement will not be prepared.

3. The attached Negative Declaration, incorporated herein by reference, is issued and adopted for the reasons stated in the attached Negative Declaration.

4. The Supervisor for the Town of Henderson and/or Town personnel are hereby authorized and directed to distribute copies of the Resolution as necessary and to publish the requisite notice in the Environmental Notice Bulletin ("ENB").

5. This Resolution shall take effect immediately.

The foregoing Resolution was offered by Board Member, Hall, and seconded by Board Member, Parker Lane, and upon roll call vote of the Board was duly adopted as follows:

Ed Glaser, Supervisor	Yes	X	No
Carol Hall	Yes	X	No
Torre Parker-Lane	Yes	X	No
Bryan Flagg	Yes	X	No
Matthew Owen	Yes		No X

Dated: December 5, 2023

Wendy Flagg, Town
Clerk

Councilman Owen expressed his concerns with not having a chance to review the revised EAR (Environmental Assessment Review)

PUBLIC COMMENTS:

David Poulin – Part #3 of SEQR needs to be answered for any moderate to large concerns. He advised the Board, Attorney and Engineers to follow the rules.

Ginger Cook – was the date changed on the resolution? Yes, it has today's date on it. Confused on the development of 5 acres at a time, the project will take years if this is done

Pat Scordo, representative from GYMO Engineering explains that only 5 acres of ground disturbance will take place at a time not whole construction process.

Julie West- feels newly elected Board members should be included in discussion and project should not be rushed.

Robert Whiteman – Offers to answer any questions that the Board might have about the Planning Board’s recommendations.

MOTION

ENTER INTO EXECUTIVE SESSION

On a motion by Councilperson Owen, second by Councilperson Flagg the following motion was.

ADOPTED Ayes 5 Glaser, Flagg, Owen, Hall, Parker Lane
 Nays 0

Motion to enter into executive session to discuss on going Teamster Contract

MOTION

EXIT EXECUTIVE SESSION

On a motion by Councilperson Owen, second by Councilperson Hall the following motion was.

ADOPTED Ayes 5 Glaser, Flagg, Owen, Hall, Parker Lane
 Nays 0

Motion to exit executive session.

No further business to discuss a motion by Councilperson Parker Lane second by Councilperson Owen the meeting was adjourned. Carried unanimously.

Respectfully submitted,
Wendy Flagg / Town Clerk/Collector