

**TOWN OF HENDERSON PLANNING BOARD MINUTES**  
**12105 TOWN BARN ROAD, HENDERSON NY**  
**August 1, 2023 at 5:00 PM**

Committee Members: Chairman Michael Contino, John Treadwell, Robert Ashodian, Robert Whiteman, Kenneth Vance

**CALL TO ORDER and PLEDGE OF ALLEGIANCE**

**ATTENDANCE:** Mike Contino, John Treadwell, Bob Ashodian, Robert Whiteman and Ken Vance

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 square feet 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

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**SUN COMMUNITIES**

**-Pre-submission Conference with the Planning Board-**

- **PDD Hovey Island**
- **Public Comment Period Prior to Conference**

**PUBLIC COMMENTS:**

1. The responses to the public questions that were submitted are attached.
2. Written comments submitted read at the meeting are attached.

**Public concerns consisted of**

Roadway – Traffic safety  
Water – hydrants from Association Island to Hovey Island  
    Confirm with engineers – drinking water vs hydrant water  
Lighting – Dark Sky  
Facades and elevation for all buildings  
Landscaping – erosion control, grading and drainage  
Lot size, Setbacks  
Time Frame for completion of project  
Debris from Hovey Island  
Wildlife, Wetlands

The Planning Board reviewed information to be submitted by the applicant (Section 150-38 of Henderson Zoning Laws) with SUN Communities representatives. Several deficiencies in the application were pointed out by the board. All agreed that at a practical matter, some of the items will be completed when the application goes to the Town Board for approval. All submissions by SUN to the Planning Board should also be going to the Town Board. Ed Glasier, Town Supervisor and Matt Owens, Town Board members were in attendance.

SUN Communities, Inc. extended an invitation to a Neighborhood Meeting to Discuss Hovey's Island on Thursday, August 24, 2023 at the Henderson Fire District Building/Community Room at 6:30 pm.

If unable to attend, please feel free to email any questions or comments that you may have to [eprosser@suncommunities.com](mailto:eprosser@suncommunities.com).

**MOTION:** Robert Whiteman, second by Ken Vance to go into executive session and discuss with counsel legal ramifications of SUN Communities.

Roll Call voting (5-YES) Mike Contino, John Treadwell, Robert Ashodian, Robert Whiteman, Ken Vance.

**MOTION:** Mike Contino, second by John Treadwell to exit executive session.

Roll Call voting (5-YES) Mike Contino, John Treadwell, Robert Ashodian, Robert Whiteman, Ken Vance.

**ADJOURNMENT MOTION** by Bob Ashodian, second by Ken Vance adjourns the meeting.

Roll Call voting (5-YES) Mike Contino, John Treadwell, Robert Ashodian, Robert Whiteman, Ken Vance.

Respectfully submitted,

Mary M. Cornell,

Planning Board Clerk

Att: Bergmann letter – SUN Communities' Hovey's Island Comments,