

TOWN OF HENDERSON PLANNING BOARD MEETING MINUTES
12105 TOWN BARN ROAD, HENDERSON NY
September 5, 2023 at 5:00 PM

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

CALL TO ORDER and PLEDGE OF ALLEGIANCE

ATTENDANCE: Mike Contino, John Treadwell, Bob Ashodian (by phone), Bob Whiteman, 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

Request of SUN Association Island RV Ilc, c/o Bill Raffoul, SVP Development

Located at 15530 Snowshoe Road

On Parcel # 97.00-1-11

In LF

Bordering property owned by Geiger Trustee, Richard D, Cynthia R Farina, Trustee, Revocable Trust, and Swan Co-Trustee, Carolyn, Jennifer S Collado Co-Trustee, Henderson Cottage Revoc. Trust

Request a change of the zoning district to allow a Planned Development District (PDD) on Hovey's Island

DISCUSSION:

Resolution reviewed and passed as read. Bob Ashodian, who attended via phone, discussed PILOT agreement.

MOTION: Ken Vance, second by Robert Whiteman to go into executive session to discuss proposed, pending or current litigation under NY Public Officers Law section 105 (1) (d) and to obtain advice from Attorney Jim Burrows, the attorney for the Planning Board, under NY Public Officers Law section 108 (3).

Roll Call voting **(4-YES)** Mike Contino, John Treadwell, Bob Whiteman, Ken Vance.

Motion: Ken Vance, second by John Treadwell to exit executive session.

Roll Call voting (**4-YES**) Mike Contino, John Treadwell, Bob Whiteman, Ken Vance.

MOTION by Ken Vance, second by John Treadwell, to send to the Town Board the resolution approving the PDD with recommendations by the planning board with revisions and additional requirements as read.

Roll Call voting (**4 YES**): Mike Contino, John Treadwell, Robert Whiteman, Ken Vance.

NEW BUSINESS: Letter from the Planning Board regarding unapproved development project items to the ZEO and ZBA was read and signed. Letter was emailed to Bob Ashodian in his absence for his signature and return. Letter to be distributed to the ZEO and ZBA.

PRESUBMISSION:

GILMAN ROAD SOLAR PROJECT –

Slide presentation on the project was presented by Frederick Ball, Business Development Manager and Travis Mitchell, PE, Partner.

MOTION: Bob Whiteman, second by Ken Vance to accept the August 1, 2023 minutes.

Roll Call voting (**4 YES**) : Mike Contino, John Treadwell, Robert Whiteman, Ken Vance.

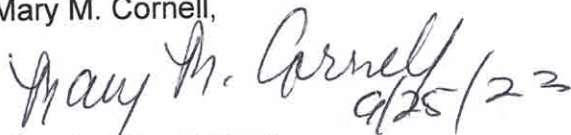
New Business: Next regular meeting, Tuesday, October 10, 2023.

ADJOURNMENT MOTION by Bob Whiteman, second by John Treadwell adjourns the meeting.

Roll Call voting (**4 YES**) Mike Contino, John Treadwell, Robert Whiteman, Ken Vance.

Respectfully submitted,

Mary M. Cornell,


9/25/23

Planning Board Clerk

Attachment: Hovey Island PPD Ltr to Town 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 art 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

Mary M. Cornell
9/25/23