Town of Henderson
12105 Town Barn Rd.
Henderson, NY 13650
Town Board Meeting
April 28, 2026

A regular meeting of the Town Board of the Town of Henderson, County of Jefferson and the State of New York was held at 12105 Town Barn Rd, at 6:00PM, on the 28th day of March 2026.

PRESENT:	Karen Richmond	---	Supervisor
	Matthew Owen	---	Councilperson
	David Poulin	---	Deputy Supervisor/ Councilperson
	Torre Parker Lane	---	Councilperson
	Lindasy Witmer	---	Councilperson

Town Board meeting opened at 6:00 PM with Supervisor Richmond leading the Pledge of Allegiance.

Old Business Public Comments: Ginger Cook – Pick Up truck purchase for Highway Department and Lawyer Bills.

MOTION
AUDIT OF CLAIM
On a motion by Councilperson Owen, seconded by Councilperson Parker Lane, the following motion was.

ADOPTED	Ayes 5	Richmond, Owen, Poulin, Parker Lane
	Nays 0	

Motion to authorize payment of abstract #3P includes vouchers 26-00173- 26-00202 for a total amount of $116,284.03

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Summary by Payable Account

Payable Acct	Total Amount
General	$ 8,862.67
Highway	$ 105,919.37
Water Dist. 1	$ 751.00
Water Dist. 2	$ 750.99
Special Lighting Dist.	$ 0
Trust & Agency	$ 0
Sewer Capital Fund	$

MOTION

AUDIT OF CLAIM

On a motion by Councilperson Owen, seconded by Councilperson Parker Lane, the following motion was.

ADOPTED Ayes 5 Richmond, Owen, Poulin, Parker Lane
Nays 0

Motion to authorize payment of abstract #4 includes vouchers 26-00203- 26-00233 for a total amount of $74,002.71

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Summary by Payable Account

Payable Acct	Total Amount
General	$ 27,399.75
Highway	$ 36,426.83
Water Dist. 1	$ 3,952.94
Water Dist. 2	$ 4,130.91
Special Lighting Dist.	$ 683.28
Trust & Agency	$ 1,409.00
Sewer Capital Fund	$ 0

MOTION

AUDIT OF CLAIM

On a motion by Councilperson Owen, seconded by Councilperson Parker Lane, the following motion was.

ADOPTED Ayes 5 Richmond, Owen, Poulin, Parker Lane
Nays 0

Motion to authorize payment of abstract #4A includes vouchers 26-00234- 26-00256 for a total amount of $101,900.19

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Summary by Payable Account

Payable Acct	Total Amount
General	$ 62,587.42
Highway	$ 23,695.86
Water Dist. 1	$ 2,471.96
Water Dist. 2	$ 2,471.95
Special Lighting Dist.	$ 0
Trust & Agency	$ 0
Sewer Capital Fund	$ 10,673.00

MOTION

SUPERVISOR REPORT

On a motion by Councilperson Witmer, second by Councilperson Parker Lane the following motion was.

ADOPTED Ayes 5 Richmond, Owen, Parker Lane, Poulin, Witmer
Nays 0

Motion to accept March Supervisor's report as presented by Supervisor Richmond.

Town Board members were provided with a copy of the monthly revenues and appropriations report.

Monthly Reports – Highway Department Highway Supervisor Corey Bolton expressed concern to Board with increase of Petroleum cost that he may not be able to complete the 284 Agreement that was presented to the Board earlier this year. Purchase contract to buy new plow truck is due May 1 of this year. Would like Board approval to move forward. Board would like to wait until it sees proposal.

Sewer Update: reviewed items completed last month, performed SEQRA part 2 & 3 review with Board

RESOLUTION #2026-04-28-041
DECLARE LEAD AGENCY FOR SEW DIST #1
On a motion by Councilperson Owen, seconded by Councilperson Parker Lane, the following motion was.

ADOPTED Ayes 5 Richmond, Owen, Poulin, Parker Lane
Nays 0

Resolved as follows:

Proposed Action: Town of Henderson Sewer District No. 1

RESOLUTION DECLARING THE INTENT OF THE TOWN OF HENDERSON TOWN BOARD TO ACT AS LEAD AGENCY

WHEREAS, the Town of Henderson (Town) is proposing the Town of Henderson Sewer District No. 1 (Project), located in the Town of Henderson, Jefferson County, New York; and

WHEREAS, the Project has been classified as a "Type I Action" as defined by the State Environmental Quality Review Act (SEQRA) in 6 NYCRR Part 617.4; and

WHEREAS, it is the intent of the Town of Henderson Town Board to assume the role of "Lead Agency" for purposes of conducting a SEQRA/SERP assessment of the Project; and

WHEREAS, the Town previously completed a SEQRA review for the project and issued a Negative Declaration for the project in 2018, and re-issued a Negative Declaration for the project in 2020 and 2023 following project scope changes; and

WHEREAS, the Town is conducting a new SEQRA review to account for additional changes to the project scope reflected in an updated Preliminary Engineering Report prepared by Barton & Loguidice, D.P.C. in February 2026; and

WHEREAS, Part I of a Full Environmental Assessment Form (FEAF) has been completed, reviewed by the Town of Henderson Town Board, and will be circulated to all Interested and Involved Agencies for purposes of establishing the Town of Henderson Town Board as "Lead Agency" in accordance with 6 NYCRR Part 617.6(b).

NOW, THEREFORE, BE IT

RESOLVED AND DETERMINED, that the Supervisor of the Town of Henderson hereby is authorized to sign Part I of the FEAF (page 13); and it is further

RESOLVED AND DETERMINED, that the Town of Henderson will send said Part I of the FEAF and associated site figure to the attached list of "Interested and Involved Agencies" under cover of a "Notice of Intent to Establish Lead Agency" letter for purposes of establishing Lead Agency status under the SEQRA/SERP; and it is further

RESOLVED, that the Supervisor of the Town of Henderson and the Town Board, together with the Town of Henderson Attorney and B&L, are hereby authorized to take all actions, serve all notices, and complete all documents required to give full force and effect to this determination.

The question of the adoption of the foregoing resolution was duly put to a vote, and upon roll call, the vote was as follows:

Name	Vote
Karen Richmond, Supervisor	Yes
Matthew Owen, Board Member	Yes
David Poulin, Board Member	Yes
Torre Parker-Lane, Board Member	Yes
Lindsay Witmer, Board Member	Yes

The foregoing resolution was thereupon declared duly adopted.

I hereby certify that this resolution was adopted on April 28,2026 and is recorded in the Meeting Minutes of the Town of Henderson.

RESOLUTION #2026-04-28-042

NEGATIVE DECLARATION OF SEWER PROJECT #1

On a motion by Councilperson Owen, seconded by Councilperson Parker Lane, the following motion was.

ADOPTED Ayes 5 Richmond, Owen, Poulin, Parker Lane
Nays 0

Resolved the following:

Proposed Action: Town of Henderson Sewer District No. 1

RESOLUTION DETERMINING THAT THE PROPOSED TOWN OF HENDERSON SEWER DISTRICT NO. 1 PROJECT IS A TYPE 1 ACTION AND WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT

WHEREAS, the Town of Henderson (Town) is proposing the Town of Henderson Sewer District No. 1 Project (Project), located in the Town of Henderson, Jefferson County, New York; and

WHEREAS, the Project has been classified as a "Type I Action" as defined by the State Environmental Quality Review Act (SEQRA) in 6 NYCRR Part 617.4; and

WHEREAS, the Town previously completed a SEQRA review and issued a Negative Declaration for the project in 2018, and re-issued a Negative Declaration for the project in 2020 and 2023 following project scope changes; and

WHEREAS, the Town is conducting a new SEQRA review to account for additional changes to the project scope reflected in an updated Preliminary Engineering Report prepared by Barton & Loguidice, D.P.C. in February 2026; and

WHEREAS, the Town of Henderson Town Board sent a letter and Part 1 of a Full Environmental Assessment Form (FEAF) to other potentially "Interested Agencies" and "Involved Agencies" (as these terms are defined in the SEQRA Regulations found at 6 NYCRR Part 617.2), indicating the Town's desire to serve as the "Lead Agency" (as this quoted term is defined in the SEQRA Regulations) and to complete a coordinated review of the Project (in accordance with 6 NYCRR Part 617.6); and

WHEREAS, responses from Interested and Involved Agencies were requested, and each of the potentially Interested and Involved Agencies has agreed to, or raised no

objections to, the Town of Henderson Town Board serving as Lead Agency for the Project; and

WHEREAS, pursuant to the SEQRA Regulations, the Town of Henderson Town Board has considered the significance of the potential environmental impacts of the Project by (a) using the criteria specified in Section 617.7 of the SEQRA Regulations, and (b) examining the FEAF for the Project, including the facts and conclusions in Parts 1, 2 and 3 of the FEAF, together with other available supporting information, to identify the relevant areas of environmental concern:

NOW, THEREFORE, BE IT

RESOLVED, that the Town of Henderson Town Board hereby establishes itself as Lead Agency for the Project; and

BE IT FURTHER RESOLVED, that based upon an examination of the FEAF and other available supporting information, and considering both the magnitude and importance of each relevant area of environmental concern, and based further upon the Town's knowledge of the area surrounding the Project, the Town of Henderson Town Board makes the determination that the Project will not have a significant adverse environmental impact and that the Project will not require the preparation of a Draft Environmental Impact Statement; and

BE IT FURTHER RESOLVED, that as a consequence of such findings and declaration, and in compliance with the requirements of SEQRA/SERP, the Town of Henderson Town Board, as Lead Agency, hereby directs the Town of Henderson Supervisor to sign the FEAF Part 3 – Determination of Significance indicating that a Negative Declaration has been issued for the Project; this Resolution shall take effect immediately and will be properly noticed.

The question of the adoption of the foregoing resolution was duly put to a vote, and upon roll call, the vote was as follows:

Name	Vote
Karen Richmond, Supervisor	Yes
Matthew Owen, Board Member	Yes
David Poulin, Board Member	Yes
Torre Parker-Lane, Board Member	Yes
Lindsay Witmer, Board Member	Yes

The foregoing resolution was thereupon declared duly adopted.

I hereby certify that this resolution was adopted on April 28, 2026 and is recorded in the Meeting Minutes of the Town of Henderson Town Board.

Supervisor Richmond re-opens Public Hearing on Sewer District #1

PUBLIC COMMENTS: Tom Kerber – against project
Ginger Cook – against project
Lisa Kerber - against project
Donna Alden – Pro project

MOTION
CLOSE PUBLIC HEARING FOR SEWER PROJECT #1
On a motion by Councilperson Parker Lane, second by Councilperson Owen the following motion was.

ADOPTED Ayes 5 Richmond, Owen, Parker Lane, Poulin, Witmer
Nays 0

Motion to close Public Hearing for Sewer District #1.

RESOLUION #2026-04-28-043
RESOLUTION AND ORDER FOR SEWER DIST #1
On a motion by Councilperson Poulin, seconded by Councilperson Parker Lane, the following motion was.

ADOPTED Ayes 5 Richmond, Owen, Poulin, Parker Lane
Nays 0

Resolved the following:

TOWN OF HENDERSON TOWN BOARD
RESOLUTION AND ORDER

At a Special Meeting of the Town Board of the Town of Henderson, Jefferson County, New York, held at the Town Hall located at 12105 Town Barn Road, New York 13650 on April 28, 2026 at 6:00 PM.

The meeting was called to order by the Supervisor and upon roll being called, there were:

PRESENT:	Karen Richmond	Supervisor
	Matthew Owen	Councilor
	Torre Parker-Lane	Councilor

David Poulin	Councilor
Lindsay Witmer	Councilor

IN THE MATTER OF

AN INCREASE IN THE MAXIMUM AMOUNT TO BE EXPENDED FOR THE IMPROVEMENT OF FACILITIES IN THE

TOWN OF HENDERSON SEWER DISTRICT NO. 1 IN THE TOWN OF HENDERSON, JEFFERSON COUNTY, STATE OF NEW YORK PURSUANT TO ARTICLE 12-A (§209-h) OF THE TOWN LAW ("Sewer District No. 1")

Councilor Poulin moved and Councilor Parker Lane seconded the following resolution:

WHEREAS, a Map, Plan and Report was previously prepared in such manner and in such detail as heretofore has been determined by request by the Town Board of the Town of Henderson, New York (the "Town"), relating to the creation and construction, pursuant to Town Law Article 12-A, of sewer system improvements to be known and identified as the Town of Henderson Sewer District No. 1 ("Sewer District No. 1"); and

WHEREAS, a Resolution and Order of the Town of Henderson Town Board to Approve the Formation of the Town of Henderson Sewer District No. 1 Pursuant to Article 12-A of the Town Law was duly adopted in August of 2018; and

WHEREAS, the Resolution and Order further determined that the Sewer District improvements would be constructed at a cost not to exceed a total of Eleven Million Seven-Hundred Twenty-Five Thousand and 00/100 ($11,725,000.00) Dollars; and

WHEREAS, subsequently, in order to further advance the project, the Town Board determined that it was necessary for the Town to consider an increase in the footprint of the Sewer District and in the estimated unit cost given the amount of financing and grants secured for the project and the additional funding needed to proceed with construction of the Sewer District; and

WHEREAS, on August 11, 2020, the Town passed a Resolution and Order Extending the Town of Henderson Sewer District No. 1 pursuant to Article 12-A of the Town Law; and

WHEREAS, the 2020 Resolution and Order further determined that the Sewer District improvements would be constructed at a cost not to exceed a total of Thirteen Million Nine-Hundred Fifteen Thousand and 00/100 ($13,915,000.00) Dollars; and

WHEREAS, the 2020 Resolution was adopted subject to permissive referendum in accordance with Article 12-A of the Town Law; and

WHEREAS, no petitions were filed triggering a referendum; and

WHEREAS, subsequently, in order to further advance the project, the Town Board determined that it was necessary for the Town to consider an increase in the estimated unit cost given the amount of financing and grants secured for the project and the additional funding needed to proceed with construction of the Sewer District; and

WHEREAS, on November 28, 2023, the Town passed a Resolution and Order determining that the Sewer District improvements for Town of Henderson Sewer District No. 1 would be constructed at a cost not to exceed a total of Twenty-Eight Million and 00/100 ($28,000,000.00) Dollars pursuant to Article 12-A of the Town Law; and

WHEREAS, the 2023 Resolution further determined that the estimated cost of the Sewer District to the "typical one or two family home" was Six Hundred Ninety-Three and 00/100 ($693.00) Dollars; and

WHEREAS, the 2023 Resolution further determined that there would be no estimated hook-up costs because the project was designed as a "turnkey" project; and

WHEREAS, the 2023 Resolution was adopted subject to permissive referendum in accordance with Article 12-A of the Town Law; and

WHEREAS, no petitions were filed triggering a referendum; and

WHEREAS, subsequently, in order to further advance the project, the Town Board determined that it was necessary for the Town to consider an increase in the estimated unit cost given the amount of financing and grants secured for the project and the additional funding needed to proceed with construction of the Sewer District; and

WHEREAS, however, due to significant increases in the cost of labor and materials and high inflation as well as a change in the project design and scope, the Town Board has become aware of the need to now increase the maximum amount proposed to be expended for the construction of the improvements within the Sewer District; and

WHEREAS, a Map, Plan and Report, prepared by Barton & Loguidice, competent engineers duly licensed by the State of New York, dated February 2026, has been prepared in such manner and in such detail as heretofore has been determined by the Town Board, relating to the establishment of and the increase in the maximum amount to be expended for the Sewer District; and

WHEREAS, the Map, Plan and Report, as revised, has been duly filed in the Office of the Town Clerk of the Town; and

WHEREAS, the boundaries of the proposed Sewer District are those properties and areas within the Town as set forth in Schedule "A" attached hereto and made a part hereof; and

WHEREAS, the Sewer District improvements include those described in the Map, Plan and Report and consist generally of a newly constructed low-pressure and gravity collection system to serve the Town along the Bay including, but not limited to, County Route 123, portions of County Route 72, portions of State Route 3, and portions of County Route 178; and

WHEREAS, the maximum amount proposed to be expended for the construction of the Sewer District is proposed to be increased from Twenty-Eight Million and 00/100 ($28,000,000.00) Dollars to Fifty-One Million Three-Hundred Thousand and 00/100 Dollars ($51,300,000.00) and the plan of financing includes the issuance of bonds of the Town to finance said cost and the assessment, levy and collection of special assessments shall be borne entirely by the properties located within the described benefitted areas including the several lots and parcels of land within said benefitted areas as associated with the Sewer District, which the Town Board shall determine and specify to be especially benefitted thereby, so much upon and from each as shall be in just proportion to the amount of benefit conferred upon the same, to pay the principal of and interest on said bonds as the same shall become due and payable, as generally described in Schedule "B" and as set forth more fully in the Map, Plan and Report, and further that the Town has determined to seek and obtain public sources of funding and financing through a variety of sources including the New York State Environmental Facilities Corporation ("NYSEFC"), the Bipartisan Infrastructure Law ("BIL"), the United States Department of Agriculture – Rural Development ("USDA-RD") and the New York State Department of Environmental Conservation ("DEC"), as well as other sources, for the construction and administrative costs associated with the creation and construction of the Sewer District; and

WHEREAS, as a result of the increase in the maximum amount proposed to be expended the cost to the typical property is estimated to be Seven-Hundred Ninety and 00/100 Dollars ($790.00) and Fifteen-Hundred Eighty and 00/100 Dollars ($1,580.00) for a typical two family home based upon the funding scenario and estimates as set forth in Schedule "B"; and

WHEREAS, there are no estimated hook-up costs because the project was designed as a "turnkey" project; and

WHEREAS, the cost and expenses of operation and maintenance of said Sewer District, shall be a function of charges to the benefitted property owners and shall not be a general charge against the Town; and

WHEREAS, the Town Board previously caused to be prepared and filed for public inspection with the Town Clerk, a detailed explanation of how such estimates were computed; and

WHEREAS, the Town Board previously conducted an environmental review of the proposed Sewer District project pursuant to the New York State Environmental Quality Review Act ("SEQRA") and determined that the project is a Type 1 Action, that the Town Board would act as lead agency and that a Full Environmental Assessment Form would be prepared; and

WHEREAS, having given due consideration to the impact that the creation and construction of the Sewer District may have on the environment, the Town Board determined that the project would not have a significant impact on the environment and therefore issued a Negative Declaration for purposes of SEQRA; and

WHEREAS, as a result of the change in the project scope and proposed design the Town Board declared itself lead agency for an additional SEQRA review by resolution dated March 10, 2026.

WHEREAS, the Town Board undertook a revised SEQRA process and by resolution dated April 21, 2026 determined that the project as revised would not have a significant impact on the environment and therefore issued a Negative Declaration for purposes of SEQRA; and

WHEREAS, an order was adopted by the Town Board on March 10, 2026 for the hearing of all persons interested in this matter at a meeting of the Town Board to be held at 8939 State Route 178, Henderson, New York on April 21,2026 at 6:00 p.m. to consider an increase in the maximum amount to be expended for the Sewer District and to hear all persons interested in the subject thereof, concerning the same and for such other action on the part of the Town Board with relation thereto as may be required by law, and such public hearing notice was posted and published as required by law and such public hearing was held as ordered and described above.

NOW, THEREFORE, BE IT

RESOLVED, ORDERED AND DETERMINED that pursuant to Article 12-A and §209-h of the Town Law, the Town Board of the Town of Henderson hereby determines as follows:

1. That the Public Hearing Order and Resolution was published and posted as required by law, and is otherwise sufficient;

2. That all property and property owners within the proposed Sewer District are benefitted thereby;

3. That all property and property owners benefitted are included within the limits of the proposed Sewer District;

4. That it is in the public interest to increase the maximum amount to be expended for the construction of improvements within said Sewer District; and be it further

RESOLVED, ORDERED AND DETERMINED the maximum amount proposed to be expended for the construction of the Sewer District is hereby increased from Twenty-Eight Million and 00/100 ($28,000,000.00) Dollars to Fifty-One Million Three-Hundred Thousand and 00/100 Dollars ($51,300,000.00) and the plan of financing includes the issuance of bonds of the Town to finance said cost and the assessment, levy and collection of special assessments shall be borne entirely by the properties located within the described benefitted areas including the several lots and parcels of land within said benefitted areas as associated with the Sewer District, which the Town Board shall determine and specify to be especially benefitted thereby, so much upon and from each as shall be in just proportion to the amount of benefit conferred upon the same, to pay the principal of and interest on said bonds as the same shall become due and payable, as generally described in Schedule "B" and as set forth more fully in the Map, Plan and Report, and further that the Town has determined to seek and obtain public sources of funding and financing through a variety of sources including the New York State Environmental Facilities Corporation ("NYSEFC"), the Bipartisan Infrastructure Law ("BIL"), the United States Department of Agriculture – Rural Development ("USDA-RD") and the New York State Department of Environmental Conservation ("DEC"), as well as other sources, for the construction and administrative costs associated with the creation and construction of the Sewer District; and be it further

RESOLVED, ORDERED AND DETERMINED, the cost to the typical property is estimated to be Seven-Hundred Ninety and 00/100 Dollars ($790.00) and Fifteen-Hundred Eighty and 00/100 Dollars ($1,580.00) for a typical two family home based upon the funding scenario and estimates as set forth in Schedule "B" and if such estimated cost to the typical property or typical two-family home exceeds such estimates the Town Board of the Town of Henderson shall hold an additional public hearing and conduct such other procedures in accordance with law as a condition precedent to moving forward with the project; and be it further

RESOLVED, ORDERED AND DETERMINED that within ten (10) days after the adoption of this Resolution and Order, the Town Clerk shall record with the Clerk of the County of Jefferson and file with the Office of the State Comptroller copies of this Order, certified by the Town Clerk; and be it further

RESOLVED, ORDERED AND DETERMINED that the Town Clerk, within ten (10) days from the date of the adoption of this Resolution and Order shall post and publish a notice which shall set forth the date of the adoption of this Resolution and Order and shall set forth concisely the purpose and effect thereof, and shall specify that this Resolution and Order is adopted subject to permissive referendum; and be it further

RESOLVED ORDERED AND DETERMINED that this Resolution and Order is subject to permissive referendum; and be it further

RESOLVED, ORDERED AND DETERMINED that this Resolution and Order shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

Karen Richmond	**Supervisor**	**Voted**	**Yes**
Matthew Owen	**Councilor**	**Voted**	**Yes**
Torre Parker-Lane	**Councilor**	**Voted**	**Yes**
David Poulin	**Councilor**	**Voted**	**Yes**
Lindsay Witmer	**Councilor**	**Voted**	**Yes**

The foregoing resolution was thereupon declared duly adopted.

DATED: April 28, 2026

SCHEDULE "A"
Written Boundary Description
Town of Henderson Sewer District No. 1

Jefferson County, New York

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Henderson, County of Jefferson, State of New York and being more particularly described as follows:

BEGINNING at a point in the southerly shoreline of Lake Ontario (Henderson Harbor) at its intersection with the easterly boundary of Jefferson County Assessment Parcel 98.14-1-57

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 98.14-1-57, the easterly terminus of Bayshore Drive and the easterly boundary of Jefferson County Assessment Parcel 98.14-1-63.5 to the northerly Highway Limits of New York State Route 3;

THENCE in a generally southwesterly direction, along the northerly Highway Limits of New York State Route 3, to the intersection of said Highway Limits with the westerly margin of Windward Lane and the northerly margin of County Route 123 (Harbor Road);

THENCE in a generally southwesterly direction, along the northerly margin of County Route 123 (Harbor Road) to a point of intersection of the easterly boundary of Jefferson County Assessment Parcel 98.14-1-70 extended;

THENCE in a generally southeasterly direction, passing through county Route 123 (Harbor Road) to the northeasterly corner of Jefferson County Assessment Parcel 98.14-1-70;

THENCE in a generally southeasterly direction, along the easterly boundary of Jefferson County Assessment Parcel 98.14-1-70 to the southeasterly corner thereof;

THENCE In a generally southwesterly direction, along the northerly Highway Limits of New York State Route 3 to the southwesterly comer of Jefferson County Assessment Parcel 98.14-1-71.2;

THENCE in a generally northerly direction, along the westerly boundary of Jefferson County Assessment Parcel 98.14-1-71.2 to the southerly road margin of County Route 123 (Harbor Road);

THENCE in a generally westerly direction, along the southerly road margin of County Route 123 (Harbor Road), to the easterly boundary of Jefferson County Assessment Parcel 98.14-1-73.3:

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcels 98.14-1-73.3 and 98.14-1-73.1 to the northerly Highway Limits of New York State Route 3;

THENCE in a generally southwesterly direction, along the northerly Highway Limits of New York State Route 3 to the southwesterly comer of Jefferson County Assessment Parcel 98.17-1-49.1;

THENCE in a generally southerly direction, passing through New York State Route 3, to the northeasterly corner of Jefferson County Assessment Parcel 98.17-1-34.2;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 98.17-1-34.2 to the southeasterly corner thereof;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcels 98.17-1-34.2, 98.17-1-34.1 and 98.17-1-34.4, to the southeasterly corner of Jefferson County Assessment Parcel 98.17-1-33;

THENCE in a generally southwesterly direction, along the southerly boundary of Jefferson County Assessment Parcel 98.17-1-33 to the southwesterly corner thereof;

THENCE in a generally northwesterly direction, along the westerly boundary of Jefferson County Assessment Parcel 98.17-1-33 to the southerly highway limits of New York State Route 3

THENCE in a generally northwesterly direction, passing through New York State Route 3, to the westerly Highway Limits of New York State Route 3;

THENCE in a generally southwesterly and southerly direction, along the westerly Highway Limits of New York State Route 3, crossing County Route 72 (Harbor View Road) and continuing, to the southeasterly corner of Jefferson County Assessment Parcel 106.05-1-6.1;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 106.05-1-6.1 to the southwesterly comer of Jefferson County Assessment Parcel 106.05-1-6.1;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcels 106.05-1-18, 106.05-1-17, 106.05-1-16 and 106.05-1-14, to the southeasterly corner of Jefferson County Assessment Parcel 106.05-1-14;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 106.05-1-14 to the easterly boundary of Jefferson County Assessment Parcel 106.05-1-10;

THENCE In a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.05-1-10 to northerly boundary of Jefferson County Assessment Parcel 106.05-1-7.2;

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcel 106.05-1-7.2 to the northeasterly corner of thereof;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcels 106.05-1-7.2, 106.05-1-8.21, and 106.09-1-1, to the northeasterly interior comer of Jefferson County Assessment Parcel 106.09-1-1:

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcel 106.09-1-1 to the westerly Highway Limits of New York State Route 3;

THENCE in a generally southerly direction, along the westerly Highway Limits of New York State Route 3 to a point of intersection of the northerly boundary of Jefferson County Assessment Parcel 106.09-1-6.3 extended;

THENCE in a generally easterly direction, passing through New York State Route 3, to the northwesterly corner of Jefferson County Assessment Parcel 106.09-1-6.3;

THENCE in a generally northerly direction, along the easterly highway limits of New York State Route 3 to the southwesterly comer of Jefferson County Assessment Parcel 106.09-1-4;

THENCE in a generally northeasterly direction, along the southerly boundary of Jefferson County Assessment Parcel 106.09-1-4 and continuing along the extension thereof, to the westerly boundary of Jefferson County Assessment Parcel 106.09-2-66;

THENCE in a generally northerly direction, along the westerly boundary of Jefferson County Assessment Parcels 106.09-2-66, 106.00-1-2.7, 106.00-1-2.11, and 106.00-1-3 to a point in the southern boundary of Jefferson County Assessment Parcel 106.05-1-6.21;

THENCE in a generally westerly direction along the southerly boundary of Jefferson County Assessment Parcel 106.05-1-6.21 to the easterly Highway Limits of New York State Route 3;

THENCE in a generally northerly direction along the easterly Highway Limits of New York State Route 3 crossing County Route 72 (Harborview Road) to the northeasterly road margin of County Route 72 (Harborview Road);

THENCE in a generally southeasterly direction, along the northeasterly road margin of County Route 72 (Harbor View Road) to the northerly boundary of Jefferson County Assessment Parcel 106.00-1-2.12;

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcel 106.00-1-2.12 to the northeasterly corner of Jefferson County Assessment Parcel 106.00-1-2.12;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcels 106.00-1-2.12 and 106.00-1-2.9 to the southeasterly corner of Jefferson County Assessment Parcel 106.00-1-2.9;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 106.00-1-2.9 to the northeasterly corner of Jefferson County Assessment Parcel 106.09-2-1.1;

THENCE in a generally southwesterly direction, along the southeasterly boundary of Jefferson County Assessment Parcel 106.09-2-1.1 to an easterly interior corner of Jefferson County Assessment Parcel 106.09-2-1.1;

THENCE in a generally southeasterly direction, along the northeasterly boundary of Jefferson County Assessment Parcels 106.09-2-1.1, 106.09-2-2, 106.09-2-3 and 106.09-2-4 to the northwesterly boundary of Jefferson County Assessment Parcel 106.09-2-5;

THENCE in a generally northeasterly direction, along the northwesterly boundary of Jefferson County Assessment Parcel 106.09-2-5 to the northeasterly corner of thereof;

THENCE in a generally southeasterly direction, along the northeasterly boundary of Jefferson County Assessment Parcel 106.09-2-5 to the southeasterly corner thereof;

THENCE in a generally southwesterly direction, along the southeasterly boundary of Jefferson County Assessment Parcel 106.09-2-5 to the northeasterly corner of Jefferson County Assessment Parcel 106.09-2- 8;

THENCE in a generally southeasterly direction, along the northeasterly boundary of Jefferson County Assessment Parcels 106.09-2-8 and 106.09-2-9 to the northwesterly boundary of Jefferson County Assessment Parcel 106.09-2-15;

THENCE in a generally northeasterly direction, along the northwesterly boundary of Jefferson County Assessment Parcel 106.09-2-15 to the northeasterly corner of Jefferson County Assessment Parcel 106.09- 2-15;

THENCE In a generally southeasterly direction, along the northeasterly boundary of Jefferson County Assessment Parcels 106.09-2-15, 106.09-2-16 and 106.09-2-18 to the northwesterly corner of Jefferson County Assessment Parcel 106.09-2-19.1;

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcel 106.09-2-19.1 to the northeasterly corner of Jefferson County Assessment Parcel 106.09-2-19.1;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-2-19.1 to the northerly road margin of County Route 71 (Penney Road);

THENCE in a generally easterly direction, along the northerly road margin of County Route 71 (Penney Road) to the easterly boundary of Jefferson County Assessment Parcel 106.09-2-19.2;

THENCE in a generally southerly direction, crossing County Route 71 (Penney Road), to the easterly boundary of Jefferson County Assessment Parcel 106.09-2-20;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-2-20 to the southeasterly corner thereof;

THENCE in a generally southerly direction, along the extension of the easterly boundary of Jefferson County Assessment Parcel 106.09-2-20, to the northeasterly interior comer of Jefferson County Assessment Parcel 106.09-2-21.1;

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcel 106.09-2-21.1 to the northeasterly comer thereof;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-2-21.1 to the southeasterly corner thereof;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 106.09-2-21.1 to the northeasterly comer of Jefferson County Assessment Parcel 106.09-2-28:

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-2-28 to the southeasterly corner thereof;

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcel 106.09-2-30 to the northeasterly corner thereof,

THENCE in a generally southwesterly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-2-30 to the southeasterly comer thereof;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 106.09-2-30 to the northeasterly corner of Jefferson County Assessment Parcel 106.09-2-48;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-3-48 to its easterly interior corner;

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcel 106.09-3-48 to the northeasterly comer thereof;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-3-48 to the centerline of Stony Creek;

THENCE in a generally easterly direction, along the centerline of Stony Creek as it winds and turns to the northeasterly comer of Jefferson County Assessment Parcel 106.09-3-46;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-3-46 to its southeasterly corner;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 106.09-3-46 to the northeasterly corner of Jefferson County Assessment Parcel 106.09-3-43;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-3-43 to the southeasterly corner thereof;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 106.09-3-43 to the northeasterly corner of Jefferson County Assessment Parcel 106.09-3-42;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-3-42 to the northerly boundary of Jefferson County Assessment Parcel 106.09-3-41;

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcels 106.09-3-41 and 106.09-3-49 to the most northerly corner of Jefferson County Assessment Parcel 106.09-3-49;

THENCE in a generally southeasterly direction, along the northeasterly boundary of Jefferson County Assessment Parcel 106.09-3-49 to its most easterly corner;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 106.09-3-49 to its southeasterly corner;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 106.09-3-49 to its southwesterly comer;

THENCE in a generally westerly direction, crossing New York State Route 178, to an angle point on the westerly highway limits of New York State Route 178 at the most easterly comer of Jefferson County Assessment Parcel 106.09-3-38.2;

THENCE in a generally southwesterly direction, along the westerly highway limits of New York State Route 178 to the intersection of said westerly highway limits with the westerly road margin of Town Barn Road;

THENCE in a generally southerly direction, along the westerly road margin of Town Barn Road to the southeasterly comer of Jefferson County Assessment Parcel 106.09-3-51;

THENCE In a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcels 106.09-3-51 and 106.09-3-52, and continuing, along the extension of the southerly boundary of Jefferson County Assessment Parcel 106.09-3-52 to the centerline of Stony Creek;

THENCE in a generally southwesterly and westerly direction, along the centerline of Stony Creek as it winds and turns, crossing New York State Route 3, to the southwesterly corner of Jefferson County Assessment Parcel 106.13-1-7;

THENCE in a generally northerly direction, along the westerly boundary of Jefferson County Assessment Parcel 106.13-1-7 to the northwesterly comer thereof;

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcel 106.13-1-7 to the boundary of the Henderson Fire and Light District;

THENCE In a generally northerly direction, along the boundary of the Henderson Fire and Light District, to the southwesterly comer of Jefferson County Assessment Parcel 106.13-1-4;

THENCE in a generally northerly direction, along the westerly boundary of Jefferson County Assessment Parcel 105.13-1-4 to the southerly road margin of County Route 152 (Danley Road);

THENCE in a generally westerly direction, along the southerly road margin of County Route 152 (Danley Road) to a point in the southerly extension of the westerly boundary of Jefferson County Assessment Parcel 105.12-1-35.1;

THENCE in a generally northerly direction, westerly direction and northerly direction along the westerly boundary of Jefferson County Assessment Parcel 105.12-1-35.1 to its northwesterly corner;

THENCE In a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 105.12-1-33 to its southwesterly corner;

THENCE in a generally northerly direction, along the westerly boundary of Jefferson County Assessment Parcel 105.12-1-33 to the southeasterly corner of Jefferson County Assessment Parcel 105.12-1-22;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcels 105.12-1-22 and 105.12-1-21 to the southwesterly corner of Jefferson County Assessment Parcel 105.12-1-21;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 105.12-1-45 to its southeasterly corner

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcels 105.12-1-45 to the northeasterly comer of Jefferson County Assessment Parcels 105.12-1-44;

THENCE in a generally southerly direction, along the easterly boundary of Jefferson County Assessment Parcel 105.12-1-44 to the southeasterly corner thereof;

THENCE in a generally southwesterly direction, along the southerly boundary of Jefferson County Assessment Parcel 105.12-1-44 to the southwesterly corner thereof;

THENCE in a generally northerly direction, along the westerly boundary of Jefferson County Assessment Parcel 105.12-1-44 to the southeasterly comer of Jefferson County Assessment Parcel 105.12-1-41;

THENCE in a generally southwesterly direction, along the southeasterly boundary of Jefferson County Assessment Parcel 105.12-1-41 to the southwesterly comer thereof;

THENCE in a generally northwesterly direction, passing through Jefferson County Assessment Parcel 105.00-1-11.1 to the southeasterly comer of Jefferson County Assessment Parcel 105.12-1-39;

THENCE in a generally northeasterly direction, along the easterly boundary of Jefferson County Assessment Parcel 105.12-1-39 continuing along the extension of said easterly boundary, to the northerly road margin of Fargo Road;

THENCE in a generally easterly direction, along the northerly road margin of Fargo Road to its intersection with the southerly road margin of County Rou\e 178 (Military Road);

THENCE in a generally northerly direction, along the southerly margin of County Route 178 (Military Road) to a comer thereof;

THENCE in a generally westerly direction, along the southerly margin of County Route 178 (Military Road) to its intersection with the southerly extension of the westerly boundary of Eastman Tract.

THENCE in a generally northeasterly direction, crossing County Route 178 (Military Road) to the intersection of the northerly margin of County Route 178 (Military Road) and the westerly boundary of Eastman Tract;

THENCE in a generally northeasterly direction, along the westerly boundary of Eastman Tract to the southerly boundary of Jefferson County Assessment Parcel 105.12-1-14.3;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 105.12-1-14.3 to the most westerly corner thereof;

THENCE in a generally northerly direction, along the westerly boundary of Jefferson County Assessment Parcels 105.12-1-14.3 and 105.12-1-14.12 to the northwesterly comer of Jefferson County Assessment Parcel 105.12-1-14.12;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 105.12-1-14.4 to the most westerly comer thereof;

THENCE in a generally northerly direction, along the westerly boundary of Jefferson County Assessment Parcel 105.12-1-14.4 to the northwesterly corner thereof;

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcel 105.12-1-14.4 to the westerly boundary of Eastman Tract;

THENCE in a generally northeasterly direction, along the westerly boundary of Eastman Tract to the southerly boundary of Jefferson County Assessment Parcel 105.08-1-32;

THENCE in a generally westerly direction, along the southerly boundary of Jefferson County Assessment Parcel 105.08-1-32 to a comer thereof;

THENCE in generally northerly, westerly, northerly and northeasterly directions, along the westerly boundary of Jefferson County Assessment Parcel 105.08-1-32 to the southwesterly corner of Jefferson County Assessment Parcel 105.08-1-31;

THENCE in a generally norther\y direction, along the westerly boundary of Jefferson County Assessment Parcel 105.08-1-31 to the northwesterly corner thereof;

THENCE in a generally easterly direction, along the northerly boundary of Jefferson County Assessment Parcel 105.08-1-31 to the shoreline of Lake Ontario (Henderson Harbor);

THENCE in a generally southerly, easterly, northerly, and northeasterly direction, along the shoreline of Lake Ontario (Henderson Harbor) as it winds and turns to the POINT OF BEGINNING.

Containing approximately 1,195± Acres of land per Jefferson County Tax Maps, more or less.

ALSO INCLUDING in the above-described Henderson Sewer District No. 1 (as clarification), any lands underwater that may have been granted by the State of New York, within Jefferson County Assessment Parcel 105.12-1-23.1, that are part of boat access, docking and/or boat storage facilities.

SUBJECT TO the right, title or interest of the public in all streets, highways and roads which are contained within the above-described parcel of land, as they may apply.

IT BEING the intent to describe the lands shown on a map titled "Proposed Sewer District No. 1 Map, Town of Henderson, Jefferson County New York", dated August 15, 2017, revised October 02, 2019, prepared by GYMO, Architecture, Engineering & Land Surveying, D.P.C., Watertown, New York.

SCHEDULE "B"
Financing Plan
Funding Scenario Cost Status

	Number of EDU's	*590.5*
	Total Project Cost	$51,300,000
Grants	Enhanced WIIA Grant	$20,615,500
	WQIP Grant	$9,069,000
	BIL Grant	$14,948,250
	NRBC Grant	$1,000,000
	Total Grant Funding (%)	*89%*
Loan Terms	EFC Financing (30yr term, 0% Interest)	$5,650,000
	Annual Debt Service	$188,333
	Annual Debt Service Per EDU	**$316**
Operational Costs	Annual Town O&M Cost	$382
	Annual Town SLA Cost	$89
User Cost	**Total Annual First Year User Cost (cost to typical property)**	**$790**

Councilperson Witmer gives LWRP Update

MOTION
LWRP RFP FOR PROJECT WRITER
On a motion by Councilperson Witmer, second by Councilperson Owen the following motion was.

ADOPTED Ayes 5 Richmond, Owen, Parker Lane, Poulin, Witmer
Nays 0

Motion to allow Jefferson County Planning who is the Town's administrator for LWRP Grant to write RFP for project developer for LWRP Grant.

Bookkeeper RFP updated by Councilperson Witmer she has developed two RFP one for individual bookkeeper and on for accounting firm. Board wishes to pursue one for an individual bookkeeper. Supervisor Richmond will reach out to other Towns that current Bookkeeper Donna Martell services.

RESOLUTION #2026-04-28-044

Town of Henderson Sewer Project borrow from General A Fund

On a motion by Councilperson Poulin, seconded by Councilperson Parker Lane, the following motion was.

ADOPTED Ayes 5 Richmond, Owen, Poulin, Parker Lane
Nays 0

Resolved the following:

WHEREAS Municipal borrowing from a General Fund (often referred to as an "interfund loan" or "temporary advance") is a common administrative procedure used to address short-term cash flow needs without external financing.
WHEREAS the purpose of the loan is to cover anticipated expenses for the Sewer District #1 project until such time that the BAN (Bond Anticipation Note) can be extended.
WHEREAS Resolution 2026-01-20-031 previously transferred from General A fund to Sewer District #1 is $100,000.
WHEREAS planned project activities require approximately $57,000 to support project milestones.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Town of Henderson:
The maximum principal amount to be transferred from General A fund to Sewer District #1 is $157,000.
The General A fund will be paid back upon renewal of the BAN or before the end of Fiscal Year 2026, whichever is sooner.
Sewer District #1 will pay interest to the General A fund at a rate comparable to what the money would have earned if it remained invested.
The Town Supervisor is authorized to execute the transfer.

The foregoing Resolution was offered by Board Member, Poulin, and seconded by Board Member, Parker Lane, and upon roll call vote of the Board was duly adopted as follows:
YES NO
Karen Richmond, Supervisor Yes
Matthew Owen Yes
Torre Parker-Lane Yes
David Poulin Yes
Lindsay Witmer Yes

Lindsay Witmer leaves meeting at approximately 7:45PM.

MOTION

B&L ENGINEERING AGREEMENT AMENDMENT #2

On a motion by Councilperson Owen, seconded by Councilperson Parker Lane, the following motion was.

ADOPTED Ayes 4 Richmond, Owen, Poulin, Parker Lane
Nays 0
Motion to allow Supervisor Richmond to sign B & L Engineering Agreement Amendment #2 to increase contract by $30,000.00.

MOTION
DANC TECHNICAL SERVICES AGREEMENT FOR SEWER PROJECT #1 AMENDMENT #1
On a motion by Councilperson Owen, seconded by Councilperson Parker Lane, the following motion was.

ADOPTED Ayes 4 Richmond, Owen, Poulin, Parker Lane
Nays 0
Motion to allow Supervisor Richmond to sign DANC Technical Services Agreement for sewer project #1 Amendment #1 to increase contract by $15,000.00.

MOTION
GRANT WRITER NEEDS ANALYSIS
On a motion by Councilperson Poulin, seconded by Councilperson Owen, the following motion was.

ADOPTED Ayes 4 Richmond, Owen, Poulin, Parker Lane
Nays 0
Motion to approve LaBella grant writer needs analysis report.

RESOLUTION #2026-04-28-045
On a motion by Councilperson Owen, second by Councilperson Parker Lane the following motion was.

ADOPTED Ayes 4 Richmond, Owen, Parker Lane, Poulin
Nays 0

Resolved the following:

RESOLVED, By the **Town Board of the Town of Henderson** to change the official Grievance Day for the Office of Assessment in the Town of Henderson from the 4th Tuesday in May to the 4th Wednesday in May from this day forward. On a motion by Councilperson *Owen*, seconded by Councilperson *Parker Lane*.

VOTING: **Ayes** **Nays**

The roll call vote was:
Supervisor, Karen Richmond *Yes*
Board Member, Dave Poulin *Yes*
Board Member, Matthew Owen *Yes*

Board Member, Torre Parker-Lane *Yes*
Board Member, Lindsay Witmer *Absent*

Supervisor Richmond asks Board to move forward with getting cost to have Town Attorney provide 4 (four) hours of training to both the Planning Board and Zoning Board of Appeals. Board supports.

BOARD COMMENTS: Councilperson Owen Asks for an update on County Route 123 progress.
Councilperson Poulin Asks about new phone for Zoning Enforcement officer.

PUBLIC COMMENTS: Ginger Cook – Public Referendum questions and LaBella Grant writer questions

Respectfully submitted,
Wendy Flagg / Town Clerk/Collector

All Town meetings held at 12105 Town Barn Rd., Henderson, NY 13650

May 05	(Tuesday)	Planning Board Meeting	5:30PM
May 12	(Tuesday)	Town Board Meeting	6:00PM
May 20	(Wednesday)	Zoning Board of Appeals Meeting	6:00PM
May 21	(Thursday)	Recreation Commission Meeting	7:00PM
May 25	(Monday)	Memorial Day Town Offices Closed	
May 27	(Wednesday)	Grievance Day 10AM-Noon & 6PM-8PM	
June 02	(Tuesday)	Planning Board Meeting	5:30PM
June 09	(Tuesday)	Town Board Meeting	6:00PM
June 17	(Wednesday)	Zoning Board of Appeals Meeting	6:00PM
June 18	(Thursday)	Recreation Commission Meeting	7:00PM