

**Town of Henderson
12105 Town Barn Rd.
Henderson, NY 13650
Town Board Workshop
SUN Communities Development of Hovey Island
October 30, 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 30th day of October 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.

The continued SUN Communities Development of Hovey Island public Hearing was still extended so community members who signed in were asked for their continued comments of the project.

Elain Walter – Concerned with missing items on the website such as Jefferson County remarks and proposed Local Law

Robert Whiteman – Reminded Board of road maintenance agreement that can be used during construction and to ask for the moon for services for the Town.

Ginger Cook – wonder if the Board members have all read the comments provided from all residents and concerned with the large construction trucks on County Route 178

Jessica Gulla – Still waiting for additional comments and reports. Sees that Jefferson County raised concerns about density issues, thinks Town needs to review this.

David Poulin – Traffic study is of concern. They used limits that are significantly high and should look at realistic numbers.

Asked about turning over sunset viewing area to the Town, thinks it would be a good idea for Town to accept.

Grayson Walter – Town should not take over sunset viewing area it includes the bridge which needs significant improvements to it.

Traffic study was flawed, and tax revenue is not worth the impact on the Town.

Tom Deuson – concerned with the potholes currently in Snowshoe Road when will repairs be made.

David Perry – If Sun Communities already owns the Island, they can do whatever they want with property under the Island District Zoning Laws. It would be wise to work with SUN Communities and get what Town wants.
Feels that the tax revenue numbers quoted by Grayson Walter were skewed.

Judy Phillips – What are the Workshop procedures.

Judi McKee Sanders - Agrees with David Perry to work with Sun Communities
Has concerns with the density of project.

Lindsey Whitmer – Cautions use on legal issues when it concerns density as there could be legal action by local residents.

MOTION

EXTEND PUBLIC HEARING CONCERNING SUN COMMUNITIES

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 extend Public Hearing on Sun Communities Development of Hovey Island until November 14, 2023Town Board Meeting.

RESOLUTION #2023-10-30-047

AGREEMENT WITH DEVELOPMENT AUTHORITY OF THE NORTH COUNTRY FOR NORTHERN BOARDERS REGIONAL COMMISSION

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

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

Resolves to allow Edwin Glaser, Town Supervisor, to enter into agreement with Development authority of the North Country (DANC) for engineering technical services for the Northern Border Regional Commission grant administration at a cost not to exceed \$20,000.00.

MOTION

CLOSE PUBLIC MEETING ENTER INTO WORKSHOP

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

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

Motion to close the Public Meeting and enter into Workshop to discuss Sun Communities Development of Hovey Island.

Supervisor Glaser reviewed the Planning Boards list of recommendations presented to the Town Board. The Maintenance Building has requested to be larger than Planning Board said as it will be responsible for total Island. He is not expecting Board to be Engineers or legal experts, that is why we have GYMO and James Burrows with us.

Matthew Owen questions – No map of actual site and layout showing landscaping plan, Construction schedule, concerned with traffic survey discrepancies from other Engineering firm, how big is parking area, boat launch, what other studies are out there we are waiting on and fire safety.

Carol Hall questions – Are engineer and legal fees covered under developer's agreement.

Bryan Flagg questions – Describe mooring area what it will encompass, parking area/ driveway how big.

Sun Communities Representative – mooring area is what we call day purpose dock, pull up drop off or load. No sailboats or overnights, driveways will accommodate 2 to 3 cars.

Torre Parker Lane – no questions at this time

Attorney James Burrows – not comfortable given Board legal advice in a public setting would ask for an executive session. The Board has gone up and beyond what is required in asking for comments from Jefferson County Planning Department. The comments should be used as a helpful tool to help guide the Board in their decision-making process as they move forward in the review process.

Patrick Scordo, Town Engineer, we will continue to review documents as they come in. May possibly look at hiring a traffic engineer to review traffic study as this would be their area of expertise.

Attorney Burrows discussed the timeline for the project with the Board for the process. The SEQR is a very big process with large documents to review the environmental quality impacts of the project. The Town is still waiting for some of these documents to be finished. As they come in the guidance of the Town engineers will be required to understand the information they provide.

Supervisor Glaser stressed that the Town Board to use GYMO engineering as their guide through the SEQR process.

Town Clerk, Wendy Flagg, apologized to the Board for providing them with a filled-out **sample** of a Part II SEQR which was to be just an example for them to follow. A blank copy of the form was provided to them at the end of the meeting.

MOTION

ENTER INTO EXECUTIVE SESSION

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

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

Motion to enter into executive session to obtain legal advice from Town Attorney James Burrows in regard to SUN Communities Development of Hovey Island. GYMO Engineering staff, Patrick Scordo and Mark Thompkins were also asked to stay and answer questions.

MOTION

ENTER OUT OF EXECUTIVE SESSION

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

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

Motion to enter out of executive session.

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

Respectfully submitted,
Wendy Flagg / Town Clerk/Collector