

TOWN OF HENDERSON PLANNING BOARD MINUTES
12105 TOWN BARN ROAD, HENDERSON NY
August 2, 2022 at 5:00 PM

Committee Members: Chairman Ned Martelle, Robert Ashodian, John Treadwell, Michael Contino, Carol McGowan

CALL TO ORDER and PLEDGE OF ALLEGIANCE

ATTENDANCE: Ned Martelle, John Treadwell, Bob Ashodian, Robert Whiteman, Carol McGowan. This was Carol's last meeting. Thank you for your service.

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

1. Request of Smith Trustee, Cathy L

Located on 11441 NYS Rte. 3, Adams, NY 13605

P/O Parcel #98.50-1-11

In LF

Bordering Property Owned by Cozad, Timothy E. and Diane M.,

Hays Life Tenant, Beverly A, Windswept Shores Association, c/o

Kim Fillingham, Joseph A Fedorko, Marie-Claude Delorme

Fedorko

Request to do small subdivision

DISCUSSION:

PUBLIC COMMENTS:

SEQR MOTION: by RJW, second by CM, declares the proposed action to be a **TYPE 2, ACTION 25** under Article Eight of the NYS Environmental conservation Law, which determines there is no significant impact on the environment and no further review is necessary.

Roll Call voting **YES**; Ned Martelle, Robert Whiteman, John Treadwell, Robert Ashodian, Carol McGowan

CLOSE PUBLIC HEARING MOTION by John Treadwell, second by Carol McGowan

DECISION MOTION by John Treadwell, second by Carol McGowan **approves** the proposed subdivision.

Roll Call voting YES: Ned Martelle, Robert Whiteman, John Treadwell, Robert Ashodian, Carol McGowan.

2. Request of Cozad, Timothy E

Located on 11663 Ramsey Shores W, PO Box 458, Henderson Harbor, NY 13651

Parcel #98.50-1-12

In LF

Bordering Property Owned by Smith Trustee, Cathy L, Stephen Robert Hays, Deborah Single Hays, Joseph A Fedorko, Marie-Claude Delorme Fedorko

Request to do assemblage

DISCUSSION:

PUBLIC COMMENTS:

SEQR MOTION: by Ned Martelle, second by Carol McGowan declares the proposed action to be a **TYPE 2, ACTION 25** under Article Eight of the NYS Environmental conservation Law, which determines there is no significant impact on the environment and no further review is necessary.

Roll Call voting YES: Ned Martelle, Robert Whiteman, John Treadwell, Robert Ashodian, Carol McGowan

CLOSE PUBLIC HEARING MOTION by Robert Whiteman, second by Carol McGowan

DECISION MOTION by John Treadwell, second by Carol McGowan **approves** the proposed assemblage.

Roll Call voting YES: Ned Martelle, Robert Whiteman, John Treadwell, Robert Ashodian, Carol McGowan.

MOTION: Robert Whiteman, second by Carol McGowan to accept the July 5, 2022 minutes.

Presubmission:

SUN Communities – ZOOM meeting – Proposed Sun Communities RV Park Expansion at Hovey Island – Evan Comilloni, Design Engineer, Ray Darling, Gregg Ursprung, Brian Styck

DISCUSSION:

Concerns of the public – several residents of Snowshoe Road were in attendance and voiced concerns regarding -

- Water and sewer capacities in the future, sewer smell from Island now
Traffic concerns and safety of the public on the road with increased traffic from campers, fuel trucks, etc.
Tax implications on the residents
Road conditions

Has DOT performed traffic density tests?

Has an Economic Impact Statement been generated?

- Traffic – per SUN Communities representatives
 - Heaviest traffic will be the beginning and ending of the season.
 - Transient guests will be daily and weekly
 - Seasonal guests who rent sites for the entire season will arrive in May and leave in October
 - Association Island is mainly transient guests
 - Hovey Island would be mostly seasonal according to their current financial modeling
 - Population – SUN Communities is a family oriented campground
 - 15-20% of guests are retired
 - Employment – 35 FTE during the season, 6 FTE off season with an estimated 45 FTE with the expansion
- Funding – will there be a PILOT program?
- Letter received from Weaver, Mancuso and Brightman Attorneys at Law representing various property owners regarding the development of Hovey Island.

New Business:

Next regular meeting, Tuesday, September 6, 2022

ADJOURNMENT MOTION by Robert Whiteman, second by Carol McGowan adjourns the meeting.

Roll Call voting (**YES**) Ned Martelle, Robert Whiteman, John Treadwell, Robert Ashodian, Carol McGowan.

Respectfully submitted,
Mary M. Cornell
Planning Board Clerk