

**TOWN OF SOMERSET
PLANNING BOARD
November 14, 2012**

Present: Jon Hotaling
Brian Carmer
Chris Czelusta
Gary Few
James Hoffman
Norman Jansen
James Trinder, Alternate
Morgan Jones Jr., Counsel

Chairman Hotaling called the meeting to order at 7:30PM and invited James Trinder to participate due to the vacancy of a member.

APPROVAL OF MINUTES

On a motion of B. Carmer, seconded by G. Few, the following resolution was
ADOPTED Ayes 7 Hotaling, Carmer, Czelusta, Few, Hoffman, Jansen, Trinder
Nays 0

Resolved the minutes of the October 10, 2012 meeting are approved as submitted.

COMMUNICATIONS

Code Enforcement Report for October received and filed.

FACT FINDING – Robert Wendler

Robert Wendler, Quaker Road, Village of Barker, addressed the Board stating he was obtaining information and interest regarding the possible purchase of a piece of property for a potential business. He said he is working with some other investors and explained their intentions for the property. He said there would be a retail portion with a possible bed and breakfast portion. He said they are in the first phase of discussions about the details.

Discussion ensued regarding the particular parcel and business venture. Attorney Jones said a use variance is required to change the use and suggested Mr. Wendler apply to the Zoning Board of Appeals for a variance.

ZONING LAW UPDATE

Attorney Jones stated the Town Board adopted the Comprehensive Plan and presented a memorandum on possible zoning law updates that are recommended in the plan including:

1. Changes for planned unit development
2. Replace cluster residential section
3. Minor changes to site plan review
4. Repeal of SEQR law and rely on state law
5. Repeal of wetlands law letting the county or DEC handle the enforcement
6. Local Waterfront Revitalization Program grant pending state approval
7. Review of "Rural Development Guidelines"

Attorney Jones went over cluster rural development and open development area.

Chairman Hotaling asked the Board to review the memorandum and information for discussion at the next meeting.

Attorney Jones said they are also looking at areas that would allow more farm related jobs and senior housing mobile units.

SOLAR PANEL DISCUSSION

Chairman Hotaling stated he would schedule discussion on solar panels for the next meeting. He asked all members to visit the sites where solar panels are installed along the lake.

RULES OF PROCEDURE

Chairman Hotaling postponed discussion on the rules of procedure for the next meeting.

REDUCTION IN PLANNING BOARD MEMBERSHIP

Chairman Hotaling stated the Town Board adopted local laws reducing the membership of the Planning Board from 7 members to 5 members with no alternate member.

COMPREHENSIVE PLAN

James Hoffman said the Board should target some of the implementation items that are addressed in the new master plan.

There being no further business, N. Jansen moved to adjourn the meeting at 9:00 PM, seconded by B. Carmer. Carried unanimously.

Respectfully submitted,

Tracy Carmer
Deputy Town Clerk/Acting Secretary