

**TOWN OF SOMERSET
PLANNING BOARD MEETING
May 8, 2013**

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

Chairman Hotaling called the meeting to order at 7:30PM.

APPROVAL OF MINUTES

On a motion of B. Carmer, seconded by G. Few the following resolution was

ADOPTED Ayes 6 Hotaling, Carmer, Czelusta, Few, Hoffman, Jansen
Nays 0

Resolved the minutes of April 10, 2013 be approved as submitted.

COMMUNICATIONS

Code Enforcement Officer's report for April 2013 received and filed.

RAY FITCH SUBDIVISION

Ray and Linda Fitch want to continue with their plans for a subdivision which they had brought before the planning board at various times from 1988 – 2001. As per regulations, there is a one year time limit on proposals so Mr. Fitch was advised that he will need to start over with filing a new application and sketch plan with Code Enforcement Officer Remington. Discussion ensued regarding regulations for a major subdivision, the need for a sketch plan that is to scale, and consideration of the adequacy of the turnaround that is currently in place.

SPECIAL USE PERMIT RENEWAL - LAFOREST

On a motion of G. Few, seconded by B. Carmer the following resolution was

ADOPTED Ayes 6 Hotaling, Carmer, Czelusta, Few, Hoffman, Jansen
Nays 0

Resolved that the Special Use Permit for Joseph Laforest for 1930 Quaker Road is renewed as per the permit.

SPECIAL USE PERMIT EXTENSION - NYSEG

On a motion of J. Hoffman, seconded by G. Few the following resolution was

ADOPTED Ayes 6 Hotaling, Carmer, Czelusta, Few, Hoffman, Jansen
Nays 0

Resolved that the Special Use Permit request for an extension for the NYSEG tower until 12/31/2013 has been approved.

SOLAR PANEL REGULATIONS

The board discussed proposed regulations as revised since the last meeting. Attorney Jones stated that the regulations refer to small scale solar panels only. Discussion ensued regarding size requirements, snow load, what version of electrical code we are following, and what constitutes a front yard for lakefront property owners. Section § 205-112 will be revised to include the definition of solar-thermal systems, and section § 205-113 part D will be revised to state that storage batteries must be installed per manufacturer's specifications and the National Electrical Code.

Jim Hoffman voiced his concern for firefighters for the risk of electrocution at a fire where solar panels are installed. He presented an article from the Underwriters Laboratories relating to experiments that have been performed and he recommends we make sure the firemen understand the electrical shock hazard.

Chairman Hotaling stated that the firemen are fully aware as a meeting was held at the fire hall where the primary discussion was on safety.

Discussion ensued regarding how the fire department is informed when homes install solar panels; whether the responsibility should be placed on the town or the homeowner and if it should be put in the ordinance. It was decided that it will not be part of the ordinance.

On a motion of B. Carmer, seconded by N. Jansen, the following resolution was
ADOPTED: Ayes 6 Hotaling, Carmer, Czelusta, Few, Hoffman, Jansen
Nays 0

Resolved that the Solar Panel Regulations with the revisions to sections § 205-112 and § 205-113 be sent on to the Town Board for consideration.

ENVIRONMENTAL ASSESSMENT FORM

Attorney Jones advised that the DEC (New York State Department of Environmental Conservation) is revising the Environmental Assessment Form. He said it will be 35 pages and is supposed to be available in October 2013. He said DEC is changing the regulations pertaining to what is considered a Type 2 item. He said that any area variances that do not change the density, minor subdivisions with no new roads or utilities, rooftop solar installations on non-historical buildings, and cell antennas on non-historical buildings will all fall into this category and will not require a SEQR (State Environmental Quality Review.)

UPCOMING TRAINING

Chris Czelusta announced that training will be held in Albion in July.

Chairman Hotaling will email the board members if a meeting is needed next month as currently there is nothing for the agenda.

There being no further business, J. Hotaling moved to adjourn the meeting at 8:50PM, seconded by N. Jansen. Carried unanimously.

Respectfully submitted,

Tracy L. Carmer
Deputy Town Clerk/Secretary