

**TOWN OF SOMERSET
PLANNING BOARD
October 9, 2013**

Present: Jon Hotaling
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 G. Few, seconded by B. Carmer, the following resolution was
ADOPTED Ayes 6 Hotaling, Carmer, Czelusta, Few, Hoffman, Jansen
Nays 0

Resolved the minutes of the September 4, 2013 meeting are approved as submitted.

COMMUNICATION

Code Enforcement Officer monthly reports for September received and filed.

FITCH SUBDIVISION (Somerset Drive at Snell Grove Road)

Ray Fitch appeared before the Board stating that he has changed plans and no longer desires to subdivide the property. He said there are 3 properties.

Attorney Jones stated the original proposal shows that you wanted 100 foot lots.

Mr. Fitch said we are not going to divide them up and they are going to be sold as is.

Attorney Jones said they are all under separate deeds. He said if you are not going to subdivide the property then you need no permit. He said if someone buys a larger lot and wants to split it, they will need a subdivision permit.

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

Resolved that since Ray Fitch has changed plans and no longer desires to subdivide his property on Somerset Drive at Snell Grove Road therefore he does not need a subdivision permit for the property as per attached sketch.

SOMERSET CORNERS GAS STATION

J. Hoffman he would like to see the follow-up on the old gas station at Somerset Corners as promised at the last meeting.

NATURAL GAS LINES

J. Hoffman stated he would go to NYSEG to obtain the map if Chairman Hotaling gives him the authority to do so via Supervisor Engert.

Chairman Hotaling told Mr. Hoffman that as a liaison of the Planning Board he can go see Supervisor Engert and make the request.

ACCESSORY USE BUILDINGS ALONG LAKESHORE PROPERTY

Chairman Hotaling stated that he was made aware that property owners on Lakeshore Drive/Huntington Beach have applied for a variance to place storage sheds on the south side of Lakeshore Drive. He stated he has had numerous conversations with several people regarding the restriction that there has to be a principal building on the lot before there can be an accessory building placed on the property. He said we (the Board) spent numerous time on developing the law and perhaps it needs to be revisited.

Extensive discussion ensued regarding the placement of sheds and accessory use buildings on property in the Residential Lakeshore District without a principal residence. Clerk Connolly stated §205-34B of the Code of the Town of Somerset was changed in December 2006.

Discussion continued regarding the aesthetics of these types of structures in a residential lakeshore area and the reasons the law was implemented.

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

Resolved the law (§205-34B) regulating accessory buildings in the Residential Lakeshore District does not need to be reviewed and stands as is.

There being no further business, B. Carmer moved to adjourn the meeting at 8:17 PM, seconded by N. Jansen. Carried unanimously.

Respectfully submitted,

Rebecca A. Connolly, MMC
Town Clerk/Secretary

