

**TOWN OF SOMERSET
PLANNING BOARD HEARING/MEETING
NOVEMBER 3, 2022**

PRESENT:	Chairman:	Norm Jansen
	Board:	Krista Atwater
		Chris Czelusta
		Charlie Neal
	Attorney:	David Haylett
	Applicant:	Neal Gordon
	Audience:	Jamie Zglinicki
		Randy Zglinicki
		Don Kuchy
		Lyle Whitford

At 7:31pm Chairman Jansen opened the public hearing

PUBLIC HEARING

Owner/Applicant – Neal Gordon

Location of Property – 8473 W. Somerset Road

Application – to operate a storage business in the Industrial Zoning District

The hearing opened with Chairman Jansen asking N. Gordon to explain his project.

N. Gordon explained that he purchased the property and warehouse from an estate. He presented a site map of Barker Chemical along with a Department of Environmental Conservation Notice dated May 4, 2018, which approved a cleanup to address contamination disposed at the property, to which N. Gordon said that the contaminate was dug out and filled with crush-and-run stone. He distributed a letter from New York State Department of Environmental Conservation dated October 31, 2022, which explains that the results of remediation report and other documents can be found at:

www.dec.ny.gov/data/DecDocs/932119/. Regarding the structure on the property, N. Gordon said that after the clean-up process, he found that the structure appeared to be safe but needs some repairs including a new roof and doors. His plan is to use the warehouse for seasonal storage of boats and recreational vehicles and the outside area to store mobile homes and trailers. Discussion ensued regarding lighting and fencing. There was a concern expressed by a neighbor regarding the need of screening.

At 7:48pm the public hearing was closed, and the meeting was opened.

APPROVAL OF THE 9-1-2022 MINUTES

On a motion by K. Atwater, seconded by C. Neal to approve the Minutes, the following resolution was

ADOPTED	Ayes	4	Atwater, Czelusta, Jansen, Neal
	Nays	0	

Resolution: The Minutes from 9-1-2022 were accepted as submitted.

COMMUNICATIONS

There were no communications

OLD BUSINESS

There was no old business

NEW BUSINESS

To consider application for SEQR review, Special Use Permit, and site plan review to operate a storage business in the Industrial Zoning District.

Atty. Haylett explained that this is a Type II under SEQRA, and no further review is necessary. After reviewing the environmental findings, a motion for SEQR approval was made by C. Czelusta, seconded by C. Neal. The following resolution was

ADOPTED Ayes 4 Atwater, Czelusta, Jansen, Neal
 Nays 0

Resolution: The action will have no significant negative environmental consequences

On a motion by C. Czelusta, seconded by K. Atwater to approve the site plan review and Special Use Permit with conditions, the following resolution was

ADOPTED Ayes 4 Atwater, Czelusta, Jansen, Neal
 Nays 0

Resolution: A Special Use Permit was granted subject to the following conditions:

1. Any sign shall be no larger than 3' x 4' advertising the business
2. Screening shall be installed to minimize views of outdoor storage from neighboring properties

ADJOURNMENT

There being no further business, K. Atwater made a motion to adjourn the meeting at 8:04pm, seconded by C. Neal. Carried unanimously.

Respectfully submitted,

Sandra Lewis
Planning Board Secretary

