

**TOWN OF SOMERSET
PLANNING BOARD MEETING
JUNE 3, 2021**

Present: Norm Jansen, Chairman
Krista Atwater
Charles Neal
Chris Czelusta
David Haylett, Town Attorney
Anthony Serianni

Attendance: Jon Hotaling, Councilman

Somerset Operating Company Reps: John Mason, John Marabella, Jerry Goodenough

Dick and Marcia Ray
Agnes LaPorte
Amos Andrews
Larry Dent
Pam Atwater
Betty Wolanyk

At 7:30pm Chairman Jansen opened the Public Hearing on the Horvath Site plan amendment for the cell tower. M. Ray (Lake Rd., Appleton) asked where the tower would be positioned. N. Jansen explained that the amended site plan has the cell tower moved 119' to the east from its original approved position. D. Ray shared his concerns regarding the possible untidiness of the project with permanent unsightly materials remaining in view. M. Ray shared her concerns regarding dust and mud on the road from the project. N. Jansen commented that if this be the case, code enforcement would have to get involved.

With no further questions, at 7:37pm the Public Hearing was closed and the meeting was opened.

APPROVAL OF MINUTES - April 1, 2021

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

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

Resolved: The minutes of the April 1, 2021 meeting were accepted as submitted.

Planning Board

Page 2

June 3, 2021

COMMUNICATIONS: A letter from Mark Remington, Code Enforcement Officer for the Town of Somerset, was reviewed which asked the Planning Board to consider the conceptual development plan to rezone the property at 7725 Lake Road, Barker from the existing planned unit development to a new planned unit development, and determine if the applicant could proceed to the next steps. At which time, representatives from Empire State Data Hub (J. Mason, J. Marabella and J. Goodenough) distributed handouts which included an electrical site plan map, a Google Earth Lake Mariner Data LLC Site map and a Data LLC site update document containing the following project description: A data center consisting of 2 buildings, 400'x60' which will house the computers. The electrical feed will be from the existing site transformers formerly used to provide power to the grid and will now be back fed. The new power feed will total 95 MWs, 47.5 MWs per building. New electrical switchgear and power cable will be purchased as part of this project. A new 100' x 30' building will be constructed to house some of the switchgear. The project will be sited on current land owned by Somerset Operating Company LLC. Other information included on the document described how it was zoned, current site use, surveys completed and firms in use. It was further explained that demolition on the site will take about three years, the first hiring phase will include twenty full time employees, local labor in construction of the project will be used whenever possible, and three engineering firms will be involved. C. Neal asked if the rail line would be used to transport materials. J. Goodenough explained that materials would arrive by truck because it is difficult to rail things in at this time.

Atty Haylett explained that this was a PUD (Plan Unit Development) amendment process and that after the sketch plan was presented to the Planning Board, they should entertain a motion to make a recommendation to the Town Board whether or not they should be able to proceed with this process. The next step would be with the Town Board's consideration of the project and if they agree, they can proceed with it. The company would then submit a more comprehensive development plan. The Town Board would then hold a Public Hearing and decide whether or not to approve the project. If approved, it would be brought before the Planning Board again on July 1, 2021.

Planning Board

Page 3

June 3, 2021

OLD BUSINESS: There was no old business

NEW BUSINESS:

Preliminary PUD Review

On a motion by K. Atwater, seconded by C. Czelusta to recommend that the applicant can proceed to the next step and take this before the Town Board, the following resolution was

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

Resolution: The Planning Board referred this project to the Town Board.

Horvath Amendment

On a motion by K. Atwater, seconded by C. Neal to approve the Horvath amended site plan, the following resolution was

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

Resolved: The amended site plan submitted by Horvath Towers V, LLC was approved.

ADJOURNMENT: There being no further business, K. Atwater made a motion to adjourn the meeting at 7:50pm, seconded by C. Neal. Carried unanimously.

Respectfully submitted,

Sandra Lewis
Planning Board Secretary