

**TOWN OF SOMERSET
PLANNING BOARD MEETING
JULY 1, 2021**

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

Attendance: Jeff Dewart, Supervisor Jon Hotaling, Councilman
Somerset Operating Company Representatives: John Mason,
John Marabella, Jerry Goodenough, Charles White, David Guido
9 Residents of Somerset

At 7:34pm Chairman Jansen opened the meeting

APPROVAL OF MINUTES - June 3, 2021

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

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

Resolved: The minutes of the June 3, 2021 meeting were accepted as submitted.

OLD BUSINESS: On June 3rd there was a preliminary sketch plan concept where it was recommended by the Planning Board that the Somerset Operating Company proceed to the Town Board. At the June meeting of the Town Board it was recommended that Somerset Operating Company proceed with their rezoning requests of the parcel north of Lake Road which contains the power plant.

NEW BUSINESS: The Development Plan Phase

Regarding the application that was submitted by the Somerset Operating Company, Atty. Haylett explained that the goal of the meeting was for the Planning Board to make a recommendation to the Town Board whether the application complies with the local law and whether they recommend it for approval or recommend that it is not approved. He went on to explain that the meeting was not a Public Hearing. The Public Hearing will be held later this month by the Town Board because they are the ones that actually vote on the request.

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Chairman Jansen explained to those in the audience that there would be no question and answer time at this meeting but that all were free to look at the maps that were brought by the representatives.

The next phase of the meeting was to review the Plan Use Development Amendment which includes the SEQR process, the application and drawings, and the draft of the SWPPP Plan. A presentation commenced which highlighted the contents of the package for the Empire State Data Hub including:

- Parcel & Building Development
- Water/Sewer
- Grading
- Wetlands/ Floodplains/Waterfront
- Archeological/Cultural/Protected Species
- Transportation/Access/Parking
- Agricultural
- Stormwater
- SWPPP
- SEQR Process
- PUD Amendment Timeline

Atty Haylett clarified the timeline. He explained that for a PUD Amendment to go through, a local law needs to be introduced, then advertised and noticed in the paper for at least 10 days prior to a Public Hearing. His recommendation to the Town Board would be to introduce this law at the July 14th meeting and call for a special Public Hearing the last week of July. If it was approved, he would then advertise in the newspaper and send out public notice for the August 5th Planning Board meeting for the Site Plan Review.

Atty. Haylett opened the floor to questions from the Board. C Czelusta asked if they could consider having the construction done at a time that would not conflict with school buses. The response was that they would limit deliveries around the time of bus activity. Chairman Jansen stressed the importance of keeping the truck routes on heavy haul roads and out of the village. K. Atwater questioned if the only bird nesting area that would be considered is that of the Bald Eagle. The response was that the Bald Eagle is the only bird that is considered a protected species in this area.

C. Czelusta asked about the Town Board being the Lead Agency. The response given was that other agencies have 30 days to respond to the proposal.

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K. Atwater questioned why the long form of the SEQR needs to be considered. The response was that all actions undertaken by a petitioner or agency have to go through this environmental review. Atty Haylett asked if the training center was currently hooked up to water and sewer to which the answer was given as yes. He asked if the capacity would need to be increased at a future time. The answer given was no.

Atty Haylett noted that the SEQR is not yet complete and therefore he recommended that for legal purposes, if the Planning Board was going to recommend that the Town Board approves this, they add in the condition that they don't approve it until the SEQR process is done.

On a motion by K. Atwater, seconded by Chairman Jansen that the application complies with the local law and therefore recommends that the Town Board approve it conditioned on SEQR being completed, the following resolution was

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

Resolution: Recommendation that the Town Board approve the application conditioned on SEQR completion.

ADJOURNMENT: There being no further business, K. Atwater made a motion to adjourn the meeting at 8:10pm, seconded by C. Czelusta. Carried unanimously.

Respectfully submitted,

Sandra Lewis
Planning Board Secretary