

**TOWN OF SOMERSET  
ZONING BOARD OF APPEALS  
December 20, 2012**

Present: Herbert Linderman, Chairman  
Norman Atwater  
Scott Ecker  
Frederick Leuer  
Kent Wakefield  
Joseph Provencher, Alternate  
Morgan Jones Jr., Counsel

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

**APPROVAL OF THE MINUTES**

On a motion of S. Ecker, seconded by K. Wakefield, the following resolution was  
ADOPTED Ayes 5 Linderman, Atwater, Ecker, Leuer, Wakefield  
Nays 0

Resolved the minutes of the November 27, 2012 meeting be approved.

**COMMUNICATIONS**

Code Enforcement Officer's monthly reports for November was received and filed.

**FACT FINDING – Robert Wendler**

Robert Wendler, Quaker Road, Village of Barker, addressed the Board stating he was obtaining information and interest regarding the possible purchase of a piece of property for a potential business. He said he is working with some other investors and explained their intentions for the property. He said there would be a retail portion with a possible bed and breakfast portion. He said they are in the first phase of discussions about the details.

Discussion ensued regarding the particular parcel and business venture. Attorney Jones said a use variance is required to change the use.

Chairman Linderman suggested Mr. Wendler contact the property owner to apply to the Zoning Board of Appeals for a use variance.

**RULES OF PROCEDURE**

Extensive review and discussion was held regarding the rules of procedure.

On a motion of S. Ecker, seconded by N. Atwater, the following resolution was  
ADOPTED Ayes 5 Linderman, Atwater, Ecker, Leuer, Wakefield  
Nays 0

Resolved the recommendations for the Rules of Procedure for conducting Zoning Board of Appeals meetings be forwarded to the Town Board for their consideration.

Scott Ecker asked to be put on record as opposing the deletion of the alternate position to the ZBA.

There being no further business, S. Ecker moved to adjourn the meeting at 8:52PM, seconded by K. Wakefield. Carried unanimously.

Respectfully submitted,

Rebecca A. Connolly, MMC  
Town Clerk/Secretary