

**TOWN OF SOMERSET
PLANNING BOARD HEARING/MEETING
APRIL 4, 2024**

Chairman:	Norm Jansen
Board Members:	Krista Atwater Chris Czelusta Charlie Neal Robert Wendler

Attorney:	David Haylett
Applicant:	Larry Parlier (6) in Attendance

PUBLIC HEARING

Owner/Applicant – Larry Parlier

Location of Property – 1650 Carmen Road

Project – To amend a Special Use Permit to convert an existing one-unit apartment into a four-unit apartment located on the same lot as the principal building in the Agricultural Zoning District.

Chairman Jansen opened the hearing at 7:30pm.

Along with the application, L. Parlier presented floor plan drawings showing the 4 apartments.

He explained the project as follows:

- Driveway is 70' across which will allow for eight cars
- Nothing will be added to the footprint; just adding two additional apartments
- Has a 1500 galloon septic tank which meets all requirements
- One apartment will be separately metered for electric; other three will have electric included in the rent
- All apartments will have the water cost included in the rent
- All units will have one bedroom; each unit is approximately 800 square feet

L. Parlier explained that he has an interested buyer, contingent on the approval of the Planning Board.

Discussion ensued with those in attendance, with the following concerns:

- No resident manager in the building
- Additional 4 cars in driveway affecting traffic in area
- Noise from additional renters
- Apartment building will reduce the value of surrounding properties
- Land around Parlier property is farm or single-family residence; Apartments do not keep the existing character of the land

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A resident asked if the hearing could be tabled to give more time for town residents to respond to the issues. Atty. Haylett explained that the hearing was published in the Union Sun and letters were sent to neighbors within the allotted time required.

Chairman Jansen commented that the decision of the Planning Board is based on what is best for the Town, however neighbor's comments and concerns are taken into consideration.

K. Atwater commented that if issues arise, there are people in place that can handle these issues such as the Building Inspector, Zoning Officer, and Dog Control Officer.

With no further discussion, and with a motion by K. Atwater, seconded by C. Czelusta, to close the public hearing, the following resolution was

ADOPTED Ayes 5 Atwater, Czelusta, Jansen, Neal, Wendler
 Nays 0

Resolution: The public hearing was closed at 8:15pm.

APPROVAL OF THE MINUTES

On a motion by K. Atwater, seconded by C. Neil to approve the Minutes from March 7, 2024, the following resolution was

ADOPTED Ayes 5 Atwater, Czelusta, Jansen, Neal, Wendler
 Nays 0

Resolution: The Minutes from March 7, 2024 were accepted as submitted.

COMMUNICATIONS

There were no communications

OLD BUSINESS

There was no old business

NEW BUSINESS

Decision regarding amending the existing Special Use Permit for L. Parlier

Atty. Haylett read aloud the SEQRA findings. On a motion by K. Atwater, seconded by R. Wendler to classify this as an unlisted action for SEQRA and no significant adverse effects will result, the following resolution was

ADOPTED Ayes 5 Atwater, Czelusta, Jansen, Neal, Wendler
 Nays 0

Resolution: This is an unlisted action under SEQRA, and no significant adverse effects will result.

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At this point Chairman Jansen removed himself as a voting member because of his friendship with A. Treitler, who was in attendance and had a personal interest in outcome of the board's decision. This being the case, K. Atwater stepped into the position of Chairperson.

On a motion by K. Atwater, seconded by C. Czelusta to approve the amending of the Special Use Permit, with conditions as follows:

1. The Special Use Permit shall conform to ordinances of the Town of Somerset in all other respects.
2. Any violation of the conditions shall be grounds for revocation of this Special Use Permit.
3. The premises shall be kept neat and orderly.

the following resolution was

ADOPTED	Ayes	4	Atwater Czelusta, Neal, Wendler
	Nays	0	
	Abstain	1	Jansen

Resolution: The requested amendments to the Special Use Permit for L. Parlier, as set forth in the Application, subject to the conditions, are granted.

Special Use Permit Renewals:

NEW BUSINESS

Regarding the open Special Use Permit renewals, response is still pending from those who have not signed and returned the 2024 renewal letter. Further action regarding this will be discussed at the next Planning Board Meeting.

ADJOURNMENT

There being no further business, N. Jansen made a motion to adjourn the meeting at 8:45pm, seconded by K. Atwater. Carried unanimously.

Respectfully submitted,

Sandra Lewis
Planning Board Secretary