

Town of Somerset  
Planning Board  
June 4, 2020

Present: Norm Jansen, Chairman  
Krista Atwater  
Laura Bishop  
Charles Neal  
David Haylett, Town Attorney

Counsel Absent: Chris Czelusta

Attendance: 1 resident, Councilman Hotaling

Chairman Jansen called the meeting to order at 7:33pm

**APPROVAL OF MINUTES**

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

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

Resolved the minutes of the March 5, 2020 meeting are accepted as submitted.

**COMMUNICATIONS:** There are no Communications

**OLD BUSINESS:** Review outstanding Special Use Permit Renewals from the March 5th meeting.

Chairman Jansen opened with the Crown Atlantic Tower located at 1943 Quaker Road, questioning if the special use permit includes only the footprint of the tower, or if it also includes the activity generated from the tower. He commented that the activity from the tower determines the payment owed to the town.

Attorney Haylett recommended the approval of the special use permit presently, but going forward, if there are any significant changes that would cause an expansion of the footprint, Crown Royal would be required to present these changes to the board for approval. He advised that they send yearly updates on revisions made to the tower.

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Daniel Greenwald returned his permit with a written statement that he no longer is interested in keeping an apartment in his barn, and therefore no longer needs a special use permit.

A letter was sent to Ben Wagner stating that the special use permit that was active under the previous owner, Joseph LaForest which allowed a 2 family dwelling on the property, is non transferable and that he would have to apply for a new permit if he wished to keep the property as a 2 family residence. To date, there has been no response from Mr. Wagner.

Jeff Metzler's permit was signed and returned confirming that he is interested in keeping his permit active for the banquet facility on 8400 Haight Road.

On a motion by K. Atwater and seconded by C. Neal to revoke both Greenwald and Laforest's permits, the following resolution was

ADOPTED	Ayes	4	Jensen, Atwater, Bishop, Neal
	Nayes	0	

Attorney Haylett suggested a vote to table the Apex/Nellist permit with the request that Attorney Mark Davis attend the next Planning Board meeting for counsel.

On a motion by K. Atwater and seconded by C. Neal to table the Apex/Nellist permit until further counsel, the following resolution was

ADOPTED	Ayes	4	Jensen, Atwater, Bishop, Neal
	Nayes	0	

On a motion by K. Atwater and seconded by L. Bishop to approve the permit for Charles Neal's airstrip, the following resolution was

ADOPTED	Ayes	3	Jansen, Atwater, Bishop
	Nayes	0	
	Abstain	1	Charles Neal

On a motion by K. Atwater and seconded by C. Neal to approve the special use permits for Anita Schmitt, Crown Atlantic, and YMCA Buffalo Niagara, and Jeff Metzler, the following resolution was

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

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Chairman Jansen recommended that next year's letter to renew special use permits should include clarification that this is a "no fee" renewal.

**NEW BUSINESS:** There is no new business

The next board meeting is scheduled for July 2<sup>nd</sup>, 2020.

**ADJOURNMENT** There being no further business, K. Atwater moved to adjourn the meeting at 7:55pm, seconded by C. Neal. Carried unanimously.

Respectfully submitted,

Sandra Lewis  
Planning Board Secretary