

**TOWN OF SOMERSET
PLANNING BOARD MEETING
MARCH 7, 2024
7:30pm**

CALL MEETING TO ORDER

HEARING

- Owner/Applicant: Wallace H. and Corrine Coates
Property Location: 8721 Lower Lake Road
Project: Minor subdivision approval for an approximately 101.5-acre parcel to two parcels (one parcel of approximately 49.1 acres and one parcel of approximately 52.4 acres)

APPROVAL OF THE MINUTES

November 2, 2023

COMMUNICATIONS

There are no communications

OLD BUSINESS

There is no Old Business

NEW BUSINESS

Decision regarding subdivision of 8721 Lower Lake Road
Review of Special Use Permit Renewals due March 1, 2024

ADJOURNMENT



Date: 2/20/24

TO: PLANNING BOARD, TOWN OF SOMERSET

Pursuant to Article _____ Section _____ of the Code of the Town of Somerset, application is hereby made:

Size of Lot: 101.5 ac.

(Include Site Plans showing frontage and setbacks and construction plans showing all facilities and proposed uses.)

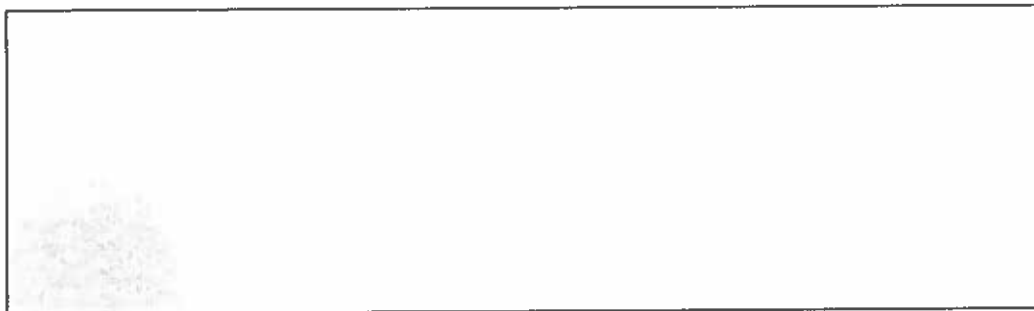
Location: 8721 Lower Lake Rd. SBL # 2.00-1-91 & 2.00-1-33

Use District: Ag

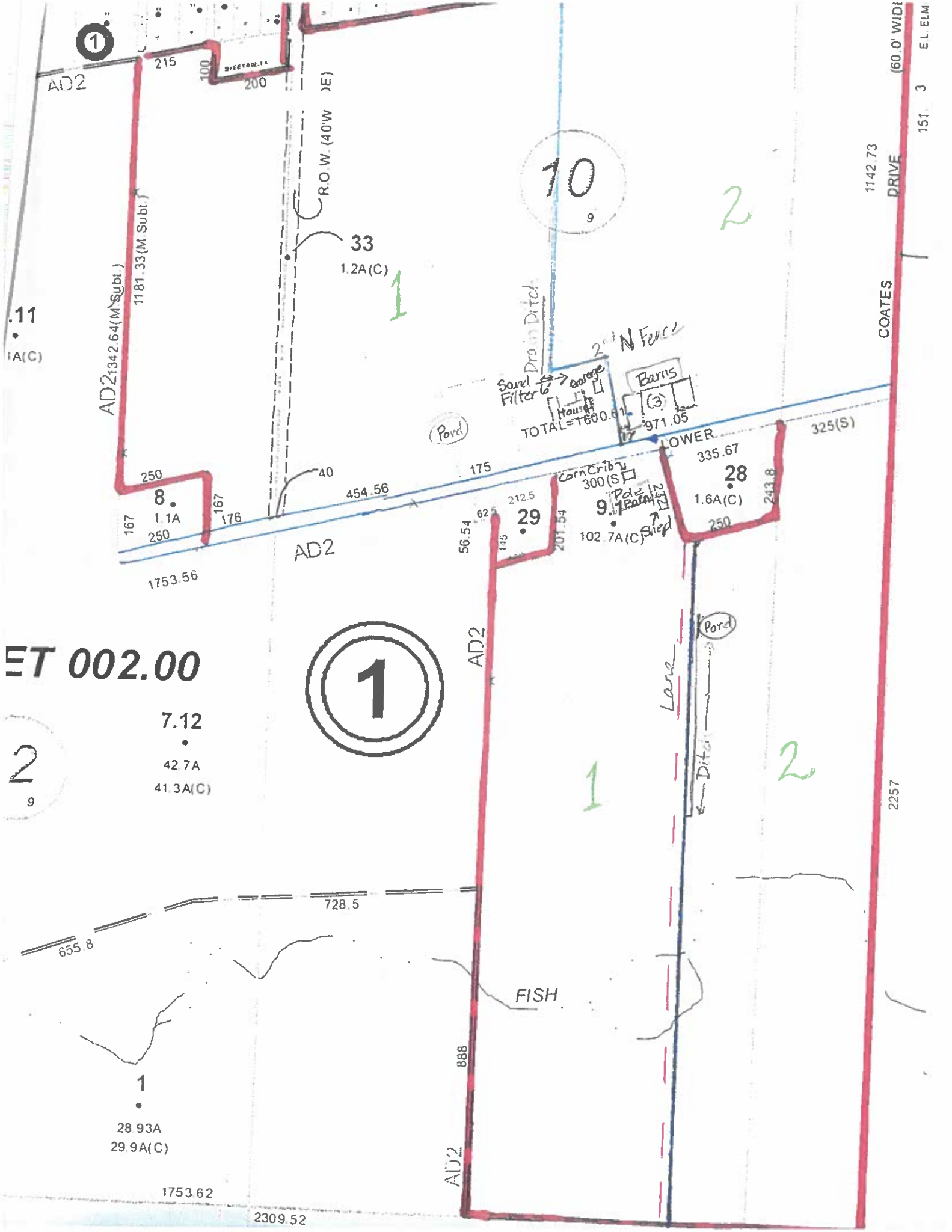
Owner: Wallace H. & Corinne A. Bates Applicant: same

Address: 8721 Lower Lake Rd Address: Same
Barker, N.Y. 14012

Site Plan



Signed: Wallace H. Bates Date: 2/20/24



ET 002.00

2
9

7.12
42.7A
41.3A(C)

1

70
9

2

1

2

60.0' WIDE
151.3
E.L. ELM

1142.73
DRIVE
COATES

2257

AD2 1342.64 (M. Subt)
1181.33 (M. Subt)

R.O.W. (40' WIDE)

33
1.2A(C)

Sand Filter
DRAIN DITCH

2" N Fence

House
TOTAL = 1600.61

Barn
971.05

(Pond)

LOWER

167 250
1.1A
176

AD2

56.54 62.5
175
212.5
207.54
29

Corn Crib
300(S)
Pole Barn
102.7A(C)

335.67
28
1.6A(C)
243.8
250

325(S)

1753.56

728.5

655.8

FISH

888

AD2

1
28.93A
29.9A(C)

1753.62

2309.52

**TOWN OF SOMERSET
PLANNING BOARD HEARING/MEETING
NOVEMBER 2, 2023**

PRESENT:	Chairman:	Norm Jansen
	Board:	Krista Atwater
		Chris Czelusta
		Charlie Neal
		Robert Wendler
	Attorney:	David Haylett
Applicant:	Scott Donovan	
Neighbor:	Timothy Smaczniak	

PUBLIC HEARING

Owner/Applicant – Scott Donovan/Donovan Orchards, LLC

Location of Property – 8503 Lower Lake Road

Application to amend the existing Special Use Permit to allow signage at the property consisting of two building mounted signs (73.5” x 58” and 30.5” x 14”) and one post mounted sign (40” x 78”) located off the right-of-way.

The hearing opened a 7:31pm with S. Donovan sharing specifics about the change of signage as follows:

- Placement of the roadside sign will start with the current post and go north
- A small emblem will be under the building mounted sign
- The signs will have a new logo and the name “Donovan Orchards Estate Ciders”
- Low lit, dusk to dawn barn lights will be used; the roadside sign may have solar lighting which will be inside landscaping

There was a letter received dated 10-30-23 from Dale M. and Kathy A. Howard supporting the amendment.

With no further discussion, the hearing was closed at 7:43pm.

APPROVAL OF THE MINUTES

On a motion by K. Atwater, seconded by C. Neal to approve the Minutes from September 7, 2023, the following resolution was

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

Resolution: The Minutes from September 7, 2023 were accepted as submitted.

COMMUNICATIONS

There were no communications

OLD BUSINESS

There was no Old Business

NEW BUSINESS

Decision regarding signage amendment for S. Donovan of Donovan Orchards, LLC

On a motion by K. Atwater, seconded by R. Wendler to approve change in signage with conditions the same as specified in the original Special Use Permit from April 2, 2015

The following resolution was

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

Resolution: The conditions of the original Special Use Permit will remain in effect with amended sign dimensions.

ADJOURNMENT

There being no further business, C. Neal made a motion to adjourn the meeting at 7:48pm, seconded by C. Czelusta. Carried unanimously.

Respectfully submitted,

Sandra Lewis
Planning Board Secretary