

**TOWN OF SOMERSET
PLANNING BOARD MEETING
APRIL 4, 2024
7:30pm**

CALL MEETING TO ORDER

HEARING

Owner/Applicant: Larry Parlier
Property Location: 1650 Carmen Road

Application 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

APPROVAL OF THE MINUTES

March 7, 2024

COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

Decision regarding L. Parlier apartments
Review of Outstanding Special Use Permit Renewals

ADJOURNMENT



Date: March 14-2024

Planning Board
TO: ~~ZONING BOARD~~ TOWN OF SOMERSET

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

Permission to install 4 units total as apartments at 1650 Carmen rd. Barker N.Y.

Size of Lot: 5.1 Acres

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

Location: 1650 Carmen rd. Barker SBL #: _____

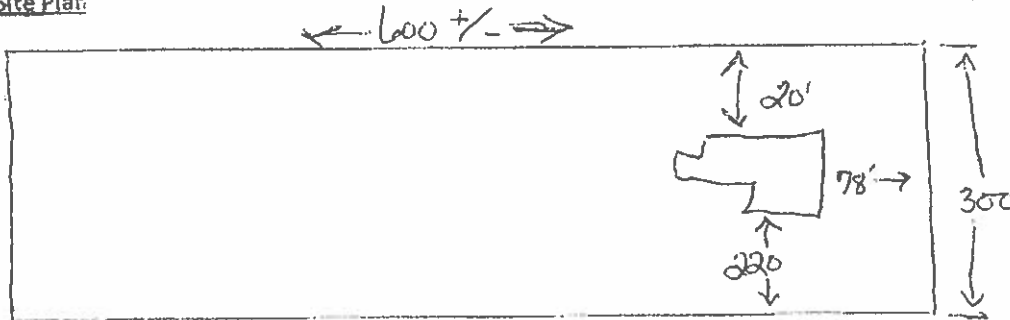
Use District: Somerset

Owner: Larry Parlier Applicant: Larry Parlier

Address: 1650 Carmen rd. Barker N.Y. 14012

Address: 201 Church rd. Fayetteville TN.
Ph# (423) 377-3706

Site Plan:



Signed: Lawrence Parlier

Date: March 14-2024

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

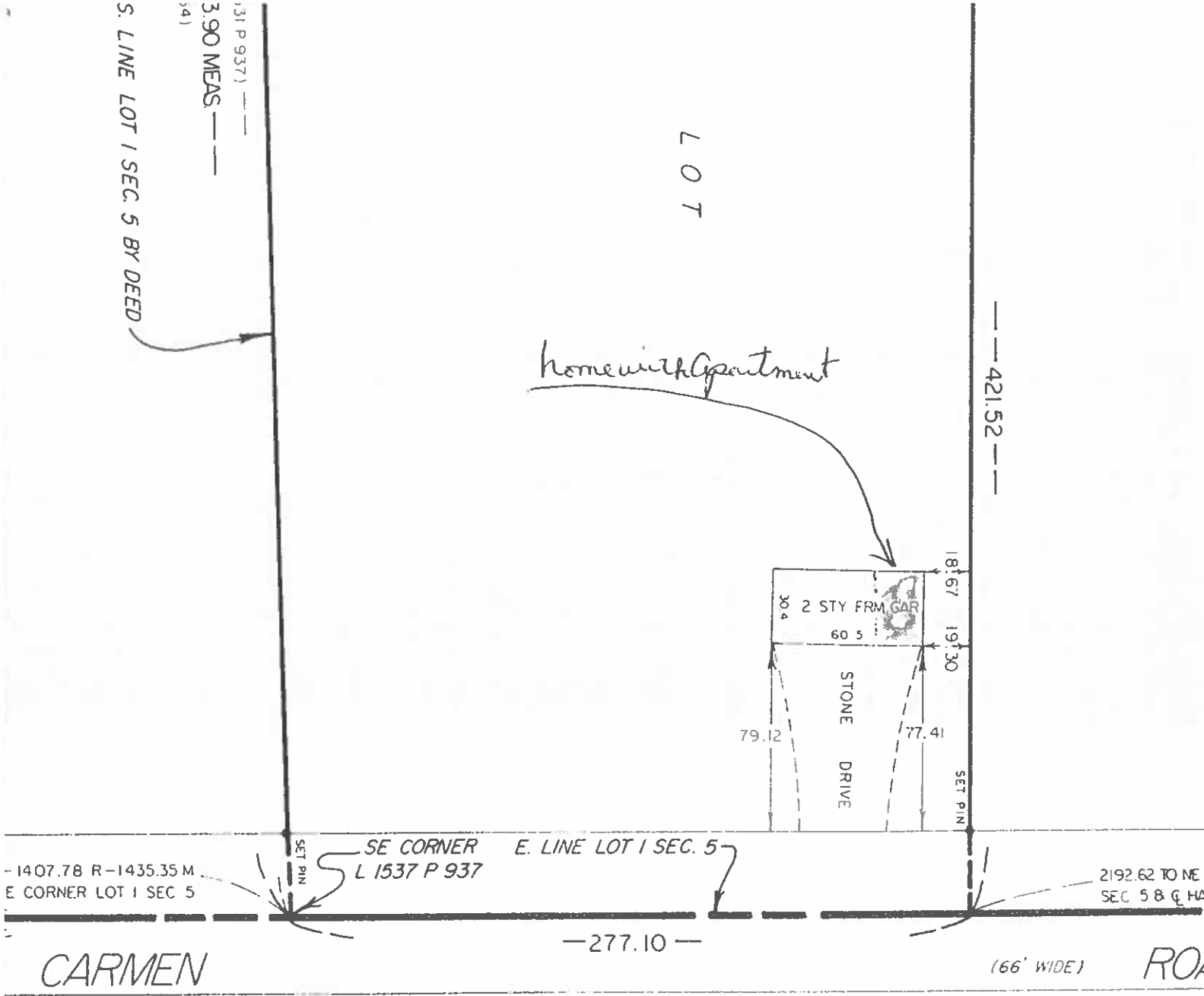
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
<p>Name of Action or Project: <i>Apartment in home of Laurena Parkins</i></p>							
<p>Project Location (describe, and attach a location map): <i>Apartment in existing 3600 Sqft Home w/ lower garage space</i></p>							
<p>Brief Description of Proposed Action: <i>1650 Carmen rd. Barker N.Y. 14012</i></p>							
<p>Brief Description of Proposed Action: <i>Remodel 1/3 of Existing upper level to accommodate apartment space</i></p>							
<p>Name of Applicant or Sponsor: <i>Laurena Parkins</i></p>		<p>Telephone: <i>716 628-7294</i></p>					
<p>Address: <i>1650 Carmen rd.</i></p>		<p>E-Mail:</p>					
<p>City/PO: <i>Barker N.Y.</i></p>		<p>State: <i>N.Y.</i></p>	<p>Zip Code: <i>14012</i></p>				
<p>1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.</p>			<table border="1" style="width: 100%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
<p>2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:</p>			<table border="1" style="width: 100%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
<p><i>town approval and Building Permit</i></p>							
<p>3 a. Total acreage of the site of the proposed action? <u>5</u> acres</p>							
<p>b. Total acreage to be physically disturbed? <u>0</u> acres</p>							
<p>c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>5</u> acres</p>							
<p>4. Check all land uses that occur on, adjoining and near the proposed action.</p>							
<p> <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland </p>							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <i>a preexisting Septic System intended to accommodate an apartment</i>	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <i>underground drain to flow to front of existing property (pre existing)</i> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u><i>Supreme Park</i></u> Date: <u><i>7/24/17</i></u> Signature: <u><i>Glennance J. Parlof</i></u></p>		



(31 P 937) ---
3.90 MEAS. ---
(4)

S. LINE LOT 1 SEC. 5 BY DEED

1650 Carmens rd
Bunker N.Y 14012
(Gary Parkhurst.)
628-7294

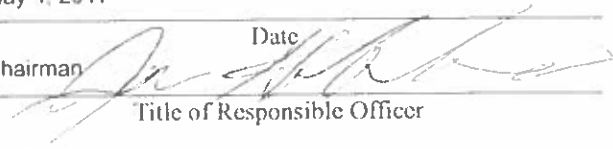
SC.

Project: Date:

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Said action is to operate an apartment within the principal building located on the premises. Impact to the environment will be minimal as the principal building is already constructed. Further, the apartment will only result in a minimal increase in persons living at the building.

<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Town of Somerset Planning Board	May 4, 2017
Name of Lead Agency	Date
John Hotaling	Chairman 
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

**TOWN OF SOMERSET
PLANNING BOARD HEARING/MEETING
MARCH 7, 2024**

Chairwoman:	Krista Atwater
Board Members Present:	Chris Czelusta Charlie Neal Robert Wendler
Absent:	Norm Jansen
Attorney:	David Haylett
Applicant:	Wallace H. & Corinne A. Coates (7) in Attendance

PUBLIC HEARING

Owner/Applicant – Wallace & Corinne Coates

Location of Property – 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).

Along with the application, W. Coates submitted a parcel diagram illustrating the division of his property and a printout from ecode360, Chapter 171 Subdivision of Land.

Chairwoman K. Atwater opened the hearing at 7:30pm.

Discussion ensued concerning the following:

1. Atty Haylett explained that it is (1) parcel separated by the road. There is a right-of-way that is its own parcel but is encompassed in the lot.
2. Confirmation was given that any division of a parcel is required to come before the Planning Board for approval.
3. D. Howard commented that he and Cathy fully supported the subdivision.

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

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

Resolution: The hearing was closed at 7:40pm.

APPROVAL OF THE MINUTES

On a motion by C. Czelusta, seconded by C. Neil to approve the Minutes from November 2, 2023, the following resolution was

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

Resolution: The Minutes from November 2, 2023 were accepted as submitted.

COMMUNICATIONS

Two pieces of correspondence were submitted regarding 8721 Lower Lake Road, one of which approved the subdivision, and the other questioning the property line and if there will be survey done at the change of ownership.

OLD BUSINESS

There was no old business

NEW BUSINESS

Decision regarding the subdivision of 8721 Lower Lake Road

On a motion by R. Wendler, seconded by C. Neal regarding SEQRA review, the following resolution was

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

Resolution: This is a Type II under SEQRA, and no further action is necessary.

On a motion by R. Wendler, seconded by C. Neal to approve the parcel subdivision, the following resolution was

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

Resolution: Minor subdivision was granted as set forth in the Application for 8721 Lower Lake Road

Special Use Permit Renewals for 2024-2025

Discussion ensued concerning Special Use Permits

On a motion by R. Wendler, seconded by C. Czelusta to approve all the Special Use Permit Renewals for those who responded to the renewal letter, the following resolution was

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

Resolution: Special Use Permit Renewals were approved for those who signed and returned the 2024-2025 renewal letters.

On a motion by K. Atwater, seconded by C. Czelusta to approve the Special Use Permit for Charles Neal for an Ultra-Light Airstrip at 7440 Hoffman Road, Appleton, the following resolution was

ADOPTED Ayes 3 Atwater, Czelusta, Wendler
 Nays 0
 Abstain 1 C. Neal

Resolution: The Special Use Permit for C. Neal was approved for 2024-2025.

Planning Board
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March 7, 2024

On a motion by K. Atwater, seconded by C. Czelusta for S. Lewis to send second letters to those who have not responded by March 1, 2024 , the following resolution was

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

Resolution: Second letters will be sent to the eleven permit holders who have not yet responded as outlined on the distributed master list #'s 2, 3, 5, 11, 21, 26, 29, 30, 32, 47, and 52.

ADJOURNMENT

There being no further business, C. Neal made a motion to adjourn the meeting at 8:10pm, seconded by R. Wendler. Carried unanimously.

Respectfully submitted,

Sandra Lewis
Planning Board Secretary