

**TOWN OF SOMERSET
ZONING BOARD OF APPEALS
SEPTEMBER 13, 2022
7:30 pm**

CALL MEETING TO ORDER

AREA VARIANCE HEARING

Property Location: 8739 Lakeview Drive

- Owner/Applicant – Robert and Judith Schultz
Project: placement of a 11.8' x 20' accessory building having a 11.5' side setback where a minimum of 15' is required

APPROVAL OF MINUTES FROM 8/9/22

COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS – Robert and Judith Schultz Variance Decision

ADJOURNMENT



Date: August 23, 2022

Zoning
TO: ~~PLANNING~~ BOARD, TOWN OF SOMERSET

Pursuant to **Article** _____ **Section** _____ of the Code of the Town of Somerset, application for a Special Use Permit is hereby made:

Request change in setback from neighbor's property line from 15 feet to 11.5 feet.

Size of Lot: 75 feet by 150 feet

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

Location: 8739 Lakeview Drive, Barker, NY 14012 **SBL #** 2.14-1-41

Use District: _____

Owner: Robert and Judith Schultz **Applicant:** Robert Schultz

Address: 3620 Rolston Drive, Raleigh, NC 27609 **Address:** 3620 Rolston Drive, Raleigh, NC 27609

Site Plan

See attachment

Digitally signed by Robert
Schultz
Date: 2022.08.23 11:48:59
-04'00'

Signed: _____ **Date:** August 23, 2022

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							
Name of Action or Project: <div style="text-align: center;">Placement of shed on concrete driveway at 8739 Lakeview Drive, Barker, NY 14012</div>							
Project Location (describe, and attach a location map): <div style="text-align: center;">See attached.</div>							
Brief Description of Proposed Action: <div style="text-align: center;">Placement of 20 x 11.8 foot shed on concrete driveway approximately 11.5 feet from a public access right-of-way property line.</div>							
Name of Applicant or Sponsor: <div style="text-align: center;">Robert and Judith Schultz</div>		Telephone: 609-672-2419 E-Mail: robertschultz2001@yahoo.com					
Address: 3620 Rolston Drive (Site address is 8739 Lakeview Drive, Barker, NY 14012)							
City/PO: <div style="text-align: center;">Raleigh</div>		State: <div style="text-align: center;">NC</div>	Zip Code: <div style="text-align: center;">27609</div>				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
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: Zoning Board of the Town of Somerset, NY needs to approve permit and agree to offset.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><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"/>						
3.a. Total acreage of the site of the proposed action? ~240 sq ft <small>acres</small>							
b. Total acreage to be physically disturbed? 0 <small>acres</small>							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.28 <small>acres</small>							
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

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?	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: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" 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"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" 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: <u>Not applicable.</u>	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: <u>Not applicable - it is a shed.</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Not applicable - it is a shed.</u>	NO <input checked="" 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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" 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?	NO <input checked="" 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"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" 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 b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

PRINT FORM