

**TOWN OF SOMERSET
PLANNING BOARD
August 7, 2014**

Present: Jon Hotaling
Brian Carmer
Chris Czelusta
Gary Few
Norman Jansen
Michael J. Norris, Counsel

Attended by: Councilman Alt, Code Enforcement Officer Remington and 5 residents

Chairman Hotaling called the meeting to order at 7:31PM.

APPROVAL OF MINUTES

On a motion of B. Carmer, seconded by G. Few, the following resolution was
ADOPTED Ayes 5 Hotaling, Carmer, Czelusta, Few, Hoffman, Jansen
Nays 0

Resolved the minutes of the July 3, 2014 meeting are approved as submitted.

COMMUNICATION

Code Enforcement Officer monthly report for July received and filed.

THOMAS STAPLES SITE PLAN REVIEW

Discussion ensued regarding an employee housing facility being built on Thomas Staples' agricultural property. Mr. Staples stated that he would like the building placed on Hoffman Road because the land perks better than West Somerset Road. He advised specifics such as a stone driveway, 2 laundry facilities, propane heat, CO2 and smoke detectors, (2) 1,000 gallon septic tanks, and overhead electric. No date is set yet to begin building.

On a motion of C. Czelusta, seconded by N. Jansen, the following resolution was
ADOPTED Ayes 5 Hotaling, Carmer, Czelusta, Few, Jansen
Nays 0

Resolved the site plan for employee housing on Thomas Staples' agricultural property is approved as submitted.

LAKESHORE RESIDENTIAL ACCESSORY BUILDING REVIEW

The Board continued its discussion of whether Accessory Buildings should be located on vacant lots in the Lakeshore Residential District.

N. Jansen stated that he doesn't want the concrete pad being mandatory.

B. Carmer stated that he is not in favor of the whole change because lakeshore is prime property and he doesn't agree with putting a garage on a vacant lot.

C. Czelusta said that he is not in favor either and discussed how one resident already built a house in order to have a garage on his vacant property. He also feels it will eliminate properties having cottages on them.

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Chairman Hotaling thinks we should allow it, but put the set back far enough so that a residence could be built in front of it in the future. He stated that we revised the law in 2006 because residents were building post frame buildings and living there for the summer in campers.

Discussion ensued regarding lot sizes, setbacks, etc.

Attorney Norris advised that the main issue is the overall concept which has to be determined first.

Chairman Hotaling stated that the Town Board has requested the Planning Board to review this issue. The Planning Board will then report its results to the Town Board. The Town Board then has the option to review them, hold a public hearing and consider them for adoption.

Chairman Hotaling stated that we can impose a lot of restrictions to be aesthetically pleasing, if reviewing upon a request for the Special Use Permit.

Chairman Hotaling asked the members if they are in favor or against allowing accessory structures, including garages, to be built in the lakeshore district. C. Czelusta is against; N. Jansen is in favor; B. Carmer is against; G. Few is in favor; and Chairman Hotaling is in favor.

Discussion returned to square footage of buildings, setbacks, and lot sizes. Chairman Hotaling asked if all members are in agreement with requiring a one story building. Attorney Norris stated that our code is written with a maximum height of 25' for accessory structures and changing the code would limit lots with residences then to build only a one story garage. The board agreed to leave the height at 25' as per current code.

All members are in agreement to require the accessory building to be placed at the rear of the lot to allow a house to be built in the future.

Chairman Hotaling will review lot sizes of all lakeshore property owners with the Town Assessor prior to the next meeting to ensure proposed rules will not disqualify any property owners.

There being no further business, G. Few moved to adjourn the meeting at 8:26 PM, seconded by N. Jansen. Carried unanimously.

Respectfully submitted,

Tracy L. Carmer, RMC
Town Clerk/Secretary