

**TOWN OF SOMERSET
PLANNING BOARD
January 8, 2014**

Present: Jon Hotaling
Brian Carmer
Chris Czelusta
Gary Few
Norman Jansen
Brian Seaman, Counsel

Chairman Hotaling called the meeting to order at 7:30PM with the Pledge to the Flag.

INTRODUCTION TO NEW ATTORNEY

Attorney Seaman introduced himself. He is part of the Seaman Norris law firm along with Attorney Michael Norris and Attorney Daniel Seaman. He explained that he and Attorney Norris will get up to speed on our codes, and they look forward to working with us.

VICE CHAIR

Chairman Hotaling announced that with the retirement of Jim Hoffman, the Planning Board is in need of a new Vice Chair.

On a motion of J. Hotaling, seconded by N. Jansen, the following resolution was

ADOPTED Ayes 4 Hotaling, Carmer, Few, Jansen
Nays 1 Czelusta

Resolved that Chris Czelusta is selected to fill the position of Vice Chair. Chris said he will do the best he can.

APPROVAL OF MINUTES

On a motion of N. Jansen, seconded by G. Few, the following resolution was

ADOPTED Ayes 5 Hotaling, Carmer, Czelusta, Few, Jansen
Nays 0

Resolved the minutes of the October 9, 2013 meeting are approved as submitted.

COMMUNICATIONS

Code Enforcement Report for October, November, and December were reviewed. N. Jansen noted a typo on the Rizzo property typed as Kake Road instead of Lake Road. He stated that the Code Enforcement Officer does not need to correct it. The reports were received and filed.

Discussion ensued regarding the new direction for Code Enforcement. Mark Remington will remain Code Enforcement Officer and the town is hiring an Assistant Code Enforcement Officer to assist him. Councilman Wayner is acting as a conduit between their office and the board and community. He stated that we are trying to be more proactive. Chris Czelusta asked to have the Code Enforcement Officers attend the Planning Board meetings.

HICKSENSE UPDATE

Chairman Hotaling stated that the opening of Hicksense was postponed from last fall, and the new tentative opening is March 1st. They will have animal feed, clothing, etc.

GAS LINE EXTENSION

Chris Czelusta advised the board that he read in an article that the Farm Bureau is trying to get gas lines extended throughout the county. He wants the Planning Board to go on record supporting the extension. Chairman Hotaling agreed and stated that the Planning Board and Town Supervisor have tried to get the gas lines extended.

CHANGE OF MEETING DAYS

The Town Board has requested that the Planning Board hold their meetings prior to the Town Board meeting so the matters can go before the Town Board without waiting until the next month.

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 new meeting day for the Planning Board will be the first Thursday of the month.

SPECIAL USE PERMITS

Chairman Hotaling asked the Planning Board members to look at the Special Use permits and be cognizant of the businesses in their area of town to make sure they are complying with the specifications for the up keep of their property. Discussion ensued regarding various businesses throughout the town and the process to resolve non-compliance.

Dale Howard asked the Board to consider flexibility in our zoning laws while maintaining standards to keep buildings aesthetically appealing. He feels our standards are too high and his appeal to the Zoning Board was unsuccessful.

Jim Ferington discussed his unsuccessful appeal to the Zoning Board to build a shed on a lot across the street from his house. Both he and Dale Howard bought their property before our laws changed disallowing accessory buildings to be placed on a lot without a dwelling.

Chairman Hotaling stated that the board cannot act on this without being advised to do so by the Town Board. He will talk to the Town Board and he will also look at the laws on multiple use dwelling.

There being no further business, C. Czelusta moved to adjourn the meeting at 8:10 PM, seconded by G. Few. Carried unanimously.

Respectfully submitted,

Tracy L. Carmer, RMC
Town Clerk/Secretary

The next regular meeting will be held on February 6, 2014.