

**TOWN OF SOMERSET
PLANNING BOARD**

July 3, 2014
(Revised Minutes)

Present: Jon Hotaling
Brian Carmer
Gary Few
Michael J. Norris, Counsel

Absent: Chris Czelusta, Norman Jansen

Attended by: Councilman Wayner, Code Enforcement Officers Remington and Lee,
and 7 residents

Notice of said meeting sent to the Union-Sun & Journal on June 18, 2014, with same
notice being posted at the Town Hall on same date.

**PUBLIC HEARING – SPECIAL USE PERMITS – WILLIS MILLER – 2046 COUNTY
LINE ROAD**

Chairman Hotaling opened the public hearing at 7:30PM.

Clerk Carmer read notice of hearing that was duly published in the Union Sun & Journal
on June 20, 2014.

Willis Miller introduced himself and advised the Planning Board of his plans:

- SPECIAL USE PERMIT to operate a small machine shop to make tools for
woodworking for mail orders as home occupation use.
- SPECIAL USE PERMIT to assemble storage sheds as home occupation use.

B. Carmer asked if he is making tools or woodwork?

W. Miller responded he is making tools.

B. Carmer asked if he needs some type of cooling fluid?

W. Miller stated that he uses a water based fluid that evaporates.

B. Carmer asked what he will do with the metal shavings.

W. Miller said that he will put them in 55 gallon drums that will be delivered to the dump.

B. Carmer asked if there is ample turn around for UPS trucks so they aren't backing
onto County Line Road?

W. Miller said that he can make a U-turn driveway.

J. Hotaling stated that will be a requirement for the permit.

B. Carmer asked Mr. Miller if he plans to put a sign anywhere.

W. Miller stated that he plans to put one on the building and one by the road.

B. Carmer advised him that there are certain setbacks he will need to follow.

J. Hotaling asked if Mr. Miller plans to build a building, or use existing buildings?

W. Miller plans to use existing buildings.

J. Hotaling stated that the property has been cleaned up, but has concerns that the buildings are dilapidated.

W. Miller wants to have them fixed up by the summer.

J. Hotaling wants to have the property inspected before the machinery is installed.

W. Miller agreed that will be part of the conditions on the permit.

With all persons desiring to be heard, Chairman Hotaling closed the hearing at 7:38PM.

APPROVAL OF MINUTES

On a motion of B. Carmer, seconded by G. Few, the following resolution was

ADOPTED Ayes 3 Hotaling, Carmer, Few
Nays 0

Resolved the minutes of the June 5, 2014 meeting are approved as submitted.

COMMUNICATION

- Code Enforcement Officer monthly report for May and June received and filed.
- Clerk Carmer reminded the board of the upcoming training in Batavia next month.

WILLIS MILLER SPECIAL USE PERMIT DISCUSSION

B. Carmer asked what the operating hours and days are.

W. Miller stated that it will be 7:30am-5:00pm Monday through Friday.

J. Hotaling stated that the signage will be added to the Special Use permits, and asked if they will be lighted.

W. Miller advised that they won't be, and he showed the board the logo that will be on the sign.

J. Hotaling informed Mr. Miller of the setback requirements for signs.

NEGATIVE SEQRA DECLARATION

There is no significant environmental impact for the proposed Special Use Permits for Willis Miller at 2046 County Line Road, Barker, NY 14012.

On a motion of G. Few, seconded by B. Carmer, the following resolution was

ADOPTED Ayes 3 Hotaling, Carmer, Few
Nays 0

Resolved Chairman Hotaling is directed to sign the Environmental Assessment Form.

WILLIS MILLER SPECIAL USE PERMIT – MACHINE SHOP

On a motion of B. Carmer, seconded by G. Few, the following resolution was

ADOPTED Ayes 3 Hotaling, Carmer, Few
Nays 0

Resolved the application of **Willis Miller** to operate a machine shop to make tools for woodworking for mail orders as a home occupation use at 2046 County Line Road, Barker, NY 14012, shall be **APPROVED** in accordance with the application with the following conditions:

1. This permit is subject to annual renewal beginning march, 2015;
2. This permit shall conform to ordinances of the Town of Somerset in all other respects;
3. Any violation of condition(s) of this permit shall be grounds for revocation;
4. The premises shall be kept neat and orderly;
5. Permittee shall reside on premises;
6. Turnaround driveway is required;
7. The premises are subject to final approval by Code Enforcement Officer;
8. Non-lighted sign subject to maximum size requirements of Town Code;
9. Hours of operation are 7:30am – 5:00pm, Monday through Friday; and
10. Proper disposal of metal shavings to be conducted at all times.

WILLIS MILLER SPECIAL USE PERMIT – SHED ASSEMBLY

On a motion of B. Carmer, seconded by G. Few, the following resolution was
ADOPTED Ayes 3 Hotaling, Carmer, Few
Nays 0

Resolved the application of **Willis Miller** to assemble storage sheds as a home occupation use at 2046 County Line Road, Barker, NY 14012, shall be **APPROVED** in accordance with the application with the following conditions:

1. This permit is subject to annual renewal beginning march, 2015;
2. This permit shall conform to ordinances of the Town of Somerset in all other respects;
3. Any violation of condition(s) of this permit shall be grounds for revocation;
4. The premises shall be kept neat and orderly;
5. Permittee shall reside on premises;
6. Turnaround driveway is required;
7. The premises are subject to final approval by Code Enforcement Officer;
8. Non-lighted sign subject to maximum size requirements of Town Code;
9. Hours of operation are 7:30am – 5:00pm, Monday through Friday; and
10. Proper disposal of metal shavings to be conducted at all times.

LAKESHORE RESIDENTIAL ACCESSORY BUILDINGS

Due to limited attendance by board members, the discussion will be tabled until next month.

THOMAS STAPLES – WORKER HOUSING

Chairman Hotaling asked Mr. Staples to address the board regarding his plans for a potential worker housing unit at West Somerset Road. Mr. Staples stated that he has more workers and advised the board that he is considering building a unit to house his employees. Discussion ensued regarding the process of obtaining a special use permit and setback requirements.

SUBDIVISION REVIEW – DONNA QUIETT

Clerk Carmer read a note written by Donna Quiett allowing her son, Andrew, to speak on her behalf.

Andrew Quiett introduced himself and informed the board members of Donna's plans to change her property lines and to sell the farm land.

Discussion ensued regarding the original and new property lines and sizes, and deed changes.

NEGATIVE SEQRA DECLARATION

There is no significant environmental impact for the proposed property line changes at 9722 Haight Road, Barker, NY 14012.

On a motion of G. Few, seconded by B. Carmer, the following resolution was

ADOPTED Ayes 3 Hotaling, Carmer, Few
Nays 0

Resolved Chairman Hotaling is directed to sign the Environmental Assessment Form.

SUBDIVISION APPROVAL – DONNA QUIETT

On a motion of B. Carmer, seconded by G. Few, the following resolution was

ADOPTED Ayes 3 Hotaling, Carmer, Few
Nays 0

Resolved the subdivision at 9722 Haight Road is approved as proposed.

PRIVILEGE OF THE FLOOR

Dale Howard – speaking to the potential accessory building code changes, he agrees with owning a home on the lake, but disagrees with needing a special use permit. He suggests we use the code that is already there. He stated that lake view is not a right, and it's not buildings that will block views, it's trees.

There being no further business, G. Few moved to adjourn the meeting at 8:13 PM, seconded by B. Carmer. Carried unanimously.

Respectfully submitted,

Tracy L. Carmer, RMC
Town Clerk/Secretary