

**TOWN OF SOMERSET  
PLANNING BOARD  
June 5, 2014**

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

Attended by: Councilman Wayner and 5 residents

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

**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 May 1, 2014 meeting are approved as submitted.

**COMMUNICATION**

- Code Enforcement Officer monthly report for April received and filed.
- The board discussed upcoming training opportunities.
- Clerk Carmer read communications received from two residents in opposition to allowing accessory structures on the south side of the road in the Lakeshore Residential District.

**BARKER BUSINESS ASSOCIATION SPECIAL USE PERMIT**

Chairman Hotaling advised that this will be tabled until the next meeting for legalities to be researched regarding turning over the responsibility to another party.

**LAKESHORE RESIDENTIAL DISTRICT ACCESSORY BUILDINGS**

Chairman Hotaling stated that the Town Board has asked the Planning Board to look at the law pertaining to accessory buildings in the Lakeshore Residential District. Attorney Norris distributed a revised rough draft of a proposed law and discussed it. Town Code Section 205-34(B) would be repealed and replaced with new language allowing for an exception as provide in a new Section 205-35(B). Said exception would allow for an accessory structure on the south side of the road if you have a residence on the north side of the road. This would require a Special Use Permit that would automatically terminate if the properties sell independently of each other. Requirements to consider are size and height requirements, placement on a concrete pad, landscaping, and type of construction. Lengthy discussion ensued regarding post frame versus pole barn construction; the view of the lake for adjacent homes being unobstructed by placement of the structure; minimum and maximum size restrictions; setback requirements. This law would apply to future property owners also. Attorney Norris will prepare a revised proposed law based on the Planning Board members input for review at the next meeting.

**PRIVILEGE OF THE FLOOR**

Jim Ferington – stated that pole barns should not be looked upon as bad and used his brother's as an example. He also stated that most residents on Lakeview Drive communicate and respect each other's property and wouldn't do something without each other's blessing.

Dale Howard – wants to know what “standard” are we are looking for?

- He suggests that the Town hire a municipal consultant to give us an idea of what the overall lake community could look like.
- Dale suggests that we have a theme. One example is to restrict what colors can be used.
- He also stated that since the front and rear yards are reversed on the lakefront, residents can now build a garage on their property if they have room between their house and the road since many houses were built closer to the shoreline.
- He owns property that is on a corner near his home, but not technically on the same road so would like the board to re-look at the stipulation to have the property on the same road.
- If pole barns are built, he believes they will generate revenue because the residents could hook up to water and sewer. Also, the assessments will rise.

Betsy Higgins – wanted the board to know that when you have a small lot like hers, there isn't enough room for storage. They would like to have a garage to park their cars and a place to put lawn furniture, etc. for the winter. Besides the structure being big enough for two cars, she would like the board to consider enough extra room for storage.

Paul Higgins – based on the setbacks there would be plenty of room for building a larger structure, and thinks 30' x 40' is reasonable.

Jim Ferington asked what if someone doesn't want a big structure. He has a 200' x 200' treed lot and wants to put a small, nice Amish built shed on it.

Chairman Hotaling stated that the new draft should have a minimum structure of 250 sq. ft.

Discussion ensued regarding Amish structures having wood floors only, whether the proposed law should require a concrete pad and how to keep the structures anchored.

There being no further business, C. Czelusta moved to adjourn the meeting at 8:35 PM, seconded by G. Few. Carried unanimously.

Respectfully submitted,

Tracy L. Carmer, RMC  
Town Clerk/Secretary