

**TOWN OF SOMERSET  
PLANNING BOARD  
MAY 1, 2018**

Present: Norman Jansen  
Krista Atwater  
Laura Bishop  
Chris Czelusta  
Charles Neal  
David Haylett, Counsel

Absent:

Attendance: 10 residents, Councilwoman Bronson and Councilman Hotaling

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

Clerk Carmer administered the oath to Laura Bishop.

Chairman Jansen opened the public hearing at 7:32PM.

**PUBLIC HEARING – BETTS, KOWALSKI, WOODWORTH SUBDIVISION AT 9014 LOWER LAKE ROAD**

Clerk Carmer read the Notice of Public Hearing.

Michael Cody from William Kent advised that he is representing the owners and asked if there are any objections to their proposal.

Joe Fox asked why they want to subdivide.

Mike said to maximize the return for their clients. They want to sell the house and the farm land separately. He said those with the wherewithal to buy the entire property do not want the house, and those who would like the house do not have the wherewithal to purchase the entire property.

Joe asked if the owners know they are doing this.

Mary Jane Woodworth stood up and advised that she is one of the owners.

Discussion ensued regarding the location of the home and barns.

Peg Schwabel said when she purchased her property they were told this is agricultural land and would not be developed. She asked what exactly they are proposing, as the size of the lots could be subdivided afterward.

Mike stated that they are only proposing this one division. Most of the interest has been in the north property from local farmers, not anyone with interest in subdividing.

Attorney Haylett advised that any future subdivisions would have to come before the Planning Board and if there are more than four lots it is a much more extensive process.

Peg said that her understanding is that the land across from them on Johnson Creek Road has been leased by APEX and asked if she is correct.

The Board advised that they have no idea if that land has been leased.

Peg asked that if it has been leased and they want to put something other than a turbine on the land, such as a concrete batch plant or parking, would that have to come before the Planning Board?

Chairman Jansen said yes, he believes so.

With no person desiring to be heard, Chairman Jansen closed the hearing at 7:39PM.

**SEQRA NEGATIVE DECLARATION**

Attorney Haylett read the board findings and stated we have already read through Part I and that no further review is necessary.

On a motion of C. Neal, seconded by C. Czelusta, the following resolution was

ADOPTED	Ayes	5	Jansen, Atwater, Bishop, Czelusta, Neal
	Nays	0	

Resolved a negative SEQRA is declared as there is no significant impact upon the environment.

**BETTS, KOWALSKI, WOODWORTH SUBDIVISION**

On a motion of C. Czelusta, seconded by C. Neal, the following resolution was

ADOPTED	Ayes	5	Jansen, Atwater, Bishop, Czelusta, Neal
	Nays	0	

Resolved the subdivision at 9014 Lower Lake Road is approved as submitted.

**APPROVAL OF MINUTES**

On a motion of C. Czelusta, seconded by C. Neal, the following resolution was

ADOPTED	Ayes	5	Jansen, Atwater, Bishop, Czelusta, Neal
	Nays	0	

Resolved the minutes of the April 5, 2018 meeting are accepted as submitted.

There being no further business, C. Neal moved to adjourn the meeting at 7:43 PM, seconded by C. Czelusta. Carried unanimously.

Respectfully submitted,

Tracy L. Carmer, RMC  
Town Clerk/Planning Board Secretary