

**TOWN OF SOMERSET
PLANNING BOARD
OCTOBER 5, 2017**

Present: Jon Hotaling
Krista Atwater
Chris Czelusta
Norman Jansen
Charles Neal
David Haylett, Counsel

Attendance: 5 residents

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

APPROVAL OF MINUTES

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

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

Resolved the minutes of the September 7, 2017 meeting are accepted as submitted.

CHANGE NEXT MEETING DATE

Chairman Hotaling noted that we will be meeting with representatives from Somerset Operating Company regarding a solar installation but there is a conflict with our next meeting date so he proposed to meet the following Thursday.

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

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

Resolved the meeting for November will be held on Thursday, November 9, 2017.

Clerk Carmer provided the board members with a copy of our latest solar law to review.

Chairman Hotaling advised that Governor Cuomo has stated the two remaining power plants in New York State will shut down or repower by 2020. Last week the Federal Government overruled one of his pipeline stoppages for gas line at the other end of the state, so now there is hope that they will override the order that stops a pipeline that would go through Pendleton. He said it is a very slim possibility, but a glimmer of hope.

SPECIAL USE PERMIT – LAFOREST

Chairman Hotaling stated that the people that Norm Jansen and Code Enforcement Officer Lee spoke with are two different people. CEO Lee and Chairman Hotaling tried to catch up with the guy who lives there, but have not had any luck.

N. Jansen restated his comments from last month about the owner not being well and the renter attempting to buy the building. He said the man that CEO Lee spoke with has been evicted but still has things there.

Discussion ensued regarding revoking the permit, the state of the property, and the attempts to have the property cleaned up.

PLANNING BOARD MEETING
SEPTEMBER 7, 2017 PAGE 2

Attorney Haylett said revoking the permit will not change the situation because the owner is out of state and not well. He said we could condemn the building and no one can live there. Then either the owner fixes it up or the Town can demolish it, but that is a long process. The board members agreed that would also leave another property in disarray.

Chairman Hotaling stated that the grass is being cut.

Attorney Haylett said another option is receivership. A receiver (typically an attorney) is appointed by the court and the rent money is paid to the receiver who uses it to pay the bills and take care of the house. If the tenant does not pay the rent, the receiver would evict them.

N. Jansen asked if he could put a note on the door asking the tenant to call him.

Attorney Haylett stated that as a private citizen he is welcome to, but not to make any commitments on behalf of the Planning Board.

Attorney Haylett will investigate the receivership and determine the best avenue for this situation.

Chairman Hotaling stated that we will wait until next month to review and decide the course of action.

There being no further business, K. Atwater moved to adjourn the meeting at 7:47PM, seconded by C. Neal. Carried unanimously.

Respectfully submitted,

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