

**TOWN OF SOMERSET
PLANNING BOARD
MARCH 2, 2017**

Present: Jon Hotaling
Chris Czelusta
Norman Jansen
David Haylett, Counsel

Absent: Krista Atwater
Gary Few

Attendance: Approximately 30 people

Chairman Hotaling called the meeting to order at 7:30PM and announced that the decision on the two applications for Lighthouse Wind will be delayed. G. Few is on vacation, K. Atwater had a death in the family today, and C. Czelusta has recused himself from the vote so we do not have enough members to vote on it tonight. He advised that attorneys for both parties have been notified and we will hold a Special Meeting as soon as we can get enough members together. The meeting will be posted on our website.

**PUBLIC HEARING – HOWARD ACCESSORY STRUCTURE IN RLS DISTRICT
LAKEVIEW DRIVE**

Clerk Carmer read the notice of said public hearing that was duly published in the Lockport Union-Sun & Journal on February 22, 2017 with the same notice being posted at the Town Hall and on the town website. She also read the list of neighbors who called in favor of the project, with none opposed.

Dale Howard stated that he would like to erect a 24' x 36' pole structure with a 6' x 6' section in the northeast section. The building is 18' high (to peak from grade). He stated that he received a variance from the Zoning Board of Appeals to place the building 50' from the right of way on Quaker Road. The reason for the placement is to keep it symmetrical from North to South if he builds a home on the lot in the future. The building will have electricity, but no water or sewer at this time. He stated the driveway will be on Quaker Road, but will have a Lakeview Drive address because the man door on the North end determines the front of the building, per Code Enforcement. The 900 square feet consists of 864' for the building plus 36' for the 6' x 6' area.

N. Jansen asked if the storage area has an outside door.

Dale said no, just a vent on the wall. Egress windows will be on the north and south and a man door on the north. For security reasons he doesn't want a door on the south side, even though he will have an alarm and cameras.

C. Czelusta asked about the size of the doors.

Dale said they are 10' wide and at least 10' high.

Dale stated the colors will be light gray, dark gray and blue, depending how the colors work out.

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Chairman Hotaling asked if he will have exterior lighting at night. Dale said he will have it when he needs it. He will have night owls which are security cameras that move with you as you walk by them.

With no one else desiring to be heard, Chairman Hotaling closed the hearing at 7:38PM.

APPROVAL OF MINUTES

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

ADOPTED Ayes 3 Hotaling, Czelusta, Jansen
Nays 0

Resolved the minutes of the February 2, 2017 meeting are approved as submitted.

HOWARD SPECIAL USE PERMIT

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

ADOPTED Ayes 3 Hotaling, Czelusta, Jansen
Nays 0

Resolved Dale and Kathy Howard's Special Use Permit for an accessory structure on a vacant lot in the Lakeshore Residential District is approved as per the following conditions:

1. The Special Use Permit shall conform to ordinances of the Town of Somerset in all other respects;
2. Any violation of the conditions shall be grounds for revocation of this Special Use Permit;
3. The premises shall be kept neat and orderly.

The board reviewed the list of Special Use Permits and requested Clerk Carmer to send letters addressing the following:

- New owners at 1640 Carmen need to reapply if they want to continue with an apartment
- Donovan Orchards needs to address his parking issue again
- The two family dwelling at 1930 Quaker Road needs to be cleaned up again
- Send a letter to NYSEG about an extension
- The new permit for 2085 Johnson Creek Road needs a reminder that the property has to be kept neat and orderly. It was tidied up for the approval and then equipment scattered again

There being no further business, N. Jansen moved to adjourn the meeting at 7:58PM, seconded by C. Czelusta. Carried unanimously.

Respectfully submitted,

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