

**TOWN OF SOMERSET
PLANNING BOARD
August 14, 2013**

Present: Jon Hotaling
Brian Carmer
Chris Czelusta
Gary Few
James Hoffman
Norman Jansen
Morgan Jones Jr., Counsel

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 6 Hotaling, Carmer, Czelusta, Few, Hoffman, Jansen
Nays 0

Resolved the minutes of the June 12, 2013 meeting are approved as submitted.

FITCH SUBDIVISION

Attorney Jones stated he was contacted by Mr. Fitch's engineer and he explained to him that the subdivision regulations need to be followed.

COMMUNICATION

Code Enforcement Officer monthly reports for June and July received and filed.

LAKESHORE SITE PUD REZONING PROPOSAL

Chairman Hotaling stated the Advisory Committee has had several meetings regarding the rezoning of the lakeshore site.

Attorney Jones gave a complete overview of the conceptual plan. Extensive discussion ensued regarding complete lakeshore access, why wood was not spelled out for construction, the natural drainage channel, why this particular parcel was selected to be shovel ready, consistency with the Comprehensive Plan, and the area for the Historical Society.

On a motion of C. Czelusta, seconded by B. Carmer, the following resolution was
ADOPTED Ayes 6 Hotaling, Carmer, Czelusta, Few, Hoffman, Jansen
Nays 0

Resolved the Planning Board concurs with the concept plan for the lakeshore site Planned Unit Development (PUD) and recommends the Town Board move the process forward to rezone the parcel to a Planned Unit Development site.

DEFINITION OF FRONT/REAR YARD ALONG LAKESHORE

Attorney Jones stated there has been confusion over what constitutes the front yard and rear yard along the lake. He stated the Town Board tasked him with defining that and presented a draft definition of what constitutes the front yard/rear yard along the lakeshore as follows:

§205-35.2 (new) Yard, front; Yard, rear

Notwithstanding the provisions of §205-8, regarding “Yard, front” and “Yard, rear”, for lots along the north side of the road and abut Lake Ontario the full width of that portion of the lot lying between the northerly line of the primary structure extended the full width of the lot and the edge of the high bank (or, if there is no bank, the mean high water line of Lake Ontario) shall be regarded as the front yard, and the full width of that portion of the lot lying between the southerly line of the primary structure extended the full width of the lot and the street line shall be regarded as the rear yard for purposes of determination of front yard and rear yard set-backs, and locations of accessory buildings.

Discussion ensued regarding the definition.

On a motion of N. Jansen, seconded by G. Few, the following resolution was
ADOPTED Ayes 6 Hotaling, Carmer, Czelusta, Few, Hoffman, Jansen
Nays 0

Resolved the Planning Board recommends the Town Board adopt the definition of front yard/rear yard along the lakeshore as presented.

NEXT MEETING

Chairman Hotaling stated the Planning Board needs to review the application for the Lakeshore Site PUD once it is submitted and make a recommendation to the Town Board. He said the regular meeting will be changed to Wednesday, September 4, 2013 at 7:30PM.

There being no further business, G. Few moved to adjourn the meeting at 8:32 PM, seconded by B. Carmer. Carried unanimously.

Respectfully submitted,

Rebecca A. Connolly, MMC
Town Clerk/Secretary