

**TOWN OF SOMERSET  
ZONING BOARD OF APPEALS  
JUNE 14, 2022  
7:30pm**

Present     Scott Ecker, Chairman  
              Larry Dent  
              Kent Wakefield  
              David Haylett, Attorney  
Audience   Ryan Schuyler, Applicant  
              Norm Jansen

Chairman Ecker called the meeting to order at 7:30pm.

Motion made for an executive session to consult with the attorney. On a motion by L. Dent, seconded by K. Wakefield the motion was

ADOPTED   Ayes   3        Dent, Ecker, Wakefield  
              Nays   0

Resolution:   The executive session was opened beginning at 7:30pm in the conference room and included L. Dent, S. Ecker, K. Wakefield, and Attorney Haylett, ending at 7:48pm.

At 7:50pm the public hearing was opened

Owner/Applicant   Michelle Martini Boyd

Property Location   1421 Quaker Road

Application to consider a Variance to engage in animal husbandry on a .3-acre parcel where a minimum of six acres is required in the R-1 zoning district.

Chairman Ecker opened the floor for any in the audience to speak but there were no questions. The applicant was not present. Atty. Haylett noted that an email was received from neighbor Beth Mishev on June 13, 2022, at 3:52pm containing questions that the applicant can answer at the next hearing.

On a motion by K. Wakefield, seconded by L. Dent to keep the public hearing open, the following motion was

ADOPTED   Ayes   3        Dent, Ecker, Wakefield  
              Nays   0

## **Zoning Board of Appeals**

**Page 2**

**June 14, 2022**

Resolution: The public hearing was kept open until the next meeting on July 12, 2022.

At 7:52pm the public hearing was opened for the following applicant:

Owner/Applicant Ryan Schuyler

Property Location 9145 Somerset Drive

Application to consider Variances to construct a 10'x14' accessory building having a two-foot side setback from the west property line where a minimum of 15 feet is required and 8 feet on the rear setback of the south property line where twenty feet is required.

The floor was opened to R. Schuyler to explain the project. He distributed a current survey to the board members. He explained that the previous shed had blown down and that it had been placed over a cistern. He will be going from what was previously an 8'x8' to a 10'x14' shed with a raised garden around it, covering the cistern. He explained that the reason he needs it is for storage. He said that there were no objections from any of the neighbors. He described the shed as being red and cream, 9' at the peak, with two maple trees in front of it. He will not run any electric or water to it.

Atty. Haylett asked if there are any neighbors to the south side. He explained that there is an open field, and that the shed would not block the view of the lake. He said that it will be professionally installed. Atty. Haylett asked why he is putting the shed at that location to which R. Schuyler responded that it was because it will cover the concrete slab where the pre-existing shed had been.

With no further questions, at 8:00pm the public hearing was closed, and the meeting was opened.

### **APPROVAL OF THE MINUTES**

On a motion by K. Wakefield, seconded by L. Dent the following resolution was

ADOPTED Ayes 3 Dent, Ecker, Wakefield

Nays 0

Resolution: The minutes from May 10, 2022 were accepted as submitted.

**Zoning Board of Appeals**

**Page 3**

**June 14, 2022**

**COMMUNICATIONS:** There were no communications

**OLD BUSINESS:** There was no old business

**NEW BUSINESS:** R. Schuyler decision

Atty. Haylett explained that the two Variances that can be done in one vote. They are both Type II under SEQRA and no further review is necessary.

On a motion by K. Wakefield, seconded by L. Dent to approve the Variance subject to the following conditions:

1. The Variance 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 Variance
3. The premises shall be kept neat and orderly.

the following resolution was

ADOPTED Ayes 3 Dent, Ecker, Wakefield  
Nays 0

Resolution: Approval of the Variances for a 10'x14' accessory building having a two-foot side setback from the west property line and an eight-foot setback from the south property line.

**ADJOURNMENT**

There being no further business, S. Ecker made a motion to adjourn the meeting at 8:03pm, seconded by K. Wakefield. Carried unanimously.

Respectfully submitted,

Sandra Lewis  
Zoning Board Secretary