

**TOWN OF SOMERSET
PLANNING BOARD HEARING/MEETING
MARCH 7, 2024**

Chairwoman:	Krista Atwater
Board Members Present:	Chris Czelusta Charlie Neal Robert Wendler
Absent:	Norm Jansen
Attorney:	David Haylett
Applicant:	Wallace H. & Corinne A. Coates (7) in Attendance

PUBLIC HEARING

Owner/Applicant – Wallace & Corinne Coates

Location of Property – 8721 Lower Lake Road

Project -- Minor subdivision approval for an approximately 101.5-acre parcel to two parcels (one parcel of approximately 49.1 acres and one parcel of approximately 52.4 acres).

Along with the application, W. Coates submitted a parcel diagram illustrating the division of his property and a printout from ecode360, Chapter 171 Subdivision of Land.

Chairwoman K. Atwater opened the hearing at 7:30pm.

Discussion ensued concerning the following:

1. Atty Haylett explained that it is (1) parcel separated by the road. There is a right-of-way that is its own parcel but is encompassed in the lot.
2. Confirmation was given that any division of a parcel is required to come before the Planning Board for approval.
3. D. Howard commented that he and Cathy fully supported the subdivision.

With no further discussion, and with a motion by C. Czelusta, seconded by C. Neal to close the public hearing, the following resolution was

ADOPTED Ayes 4 Atwater, Czelusta, Neal, Wendler
 Nays 0

Resolution: The hearing was closed at 7:40pm.

APPROVAL OF THE MINUTES

On a motion by C. Czelusta, seconded by C. Neil to approve the Minutes from November 2, 2023, the following resolution was

ADOPTED Ayes 4 Atwater, Czelusta, Neal, Wendler
 Nays 0

Resolution: The Minutes from November 2, 2023 were accepted as submitted.

Planning Board

Page 2

March 7, 2024

COMMUNICATIONS

Two pieces of correspondence were submitted regarding 8721 Lower Lake Road, one of which approved the subdivision, and the other questioning the property line and if there will be survey done at the change of ownership.

OLD BUSINESS

There was no old business

NEW BUSINESS

Decision regarding the subdivision of 8721 Lower Lake Road

On a motion by R. Wendler, seconded by C. Neal regarding SEQRA review, the following resolution was

ADOPTED Ayes 4 Atwater, Czelusta, Neal, Wendler
 Nays 0

Resolution: This is a Type II under SEQRA, and no further action is necessary.

On a motion by R. Wendler, seconded by C. Neal to approve the parcel subdivision, the following resolution was

ADOPTED Ayes 4 Atwater, Czelusta, Neal, Wendler
 Nays 0

Resolution: Minor subdivision was granted as set forth in the Application for 8721 Lower Lake Road

Special Use Permit Renewals for 2024-2025

Discussion ensued concerning Special Use Permits

On a motion by R. Wendler, seconded by C. Czelusta to approve all the Special Use Permit Renewals for those who responded to the renewal letter, the following resolution was

ADOPTED Ayes 4 Atwater, Czelusta, Neal, Wendler
 Nays 0

Resolution: Special Use Permit Renewals were approved for those who signed and returned the 2024-2025 renewal letters.

On a motion by K. Atwater, seconded by C. Czelusta to approve the Special Use Permit for Charles Neal for an Ultra-Light Airstrip at 7440 Hoffman Road, Appleton, the following resolution was

ADOPTED Ayes 3 Atwater, Czelusta, Wendler
 Nays 0
 Abstain 1 C. Neal

Resolution: The Special Use Permit for C. Neal was approved for 2024-2025.

Planning Board

Page 3

March 7, 2024

On a motion by K. Atwater, seconded by C. Czelusta for S. Lewis to send second letters to those who have not responded by March 1, 2024 , the following resolution was

ADOPTED Ayes 4 Atwater, Czelusta, Neal, Wendler
 Nays 0

Resolution: Second letters will be sent to the eleven permit holders who have not yet responded as outlined on the distributed master list #'s 2, 3, 5, 11, 21, 26, 29, 30, 32, 47, and 52.

ADJOURNMENT

There being no further business, C. Neal made a motion to adjourn the meeting at 8:10pm, seconded by R. Wendler. Carried unanimously.

Respectfully submitted,

Sandra Lewis
Planning Board Secretary