

**TOWN OF SOMERSET  
PLANNING BOARD HEARING/MEETING  
SEPTEMBER 7, 2023**

PRESENT:	Chairman:	Norm Jansen
	Board:	Krista Atwater
		Chris Czelusta
		Charlie Neal
		Robert Wendler
	Attorney:	David Haylett
	Applicant:	Alan Seib
	Neighbor:	Deirdre Bonnell

**PUBLIC HEARING**

Owner/Applicant – Alan C. Seib

Location of Property – 8830 Haight Road

Application for SEQR review and minor subdivision approval for an approximately 20.60-acre parcel to two parcels (one parcel of 8 acres and one parcel of 12.6 acres).

The hearing opened a 7:32pm with A. Seib sharing specifics about the subdivision.

He explained that he has too much land to take care of and would like to sell the parcel to the east to someone who would utilize it as farmland. A neighbor, D. Bonnell had concerns that the plan for subdivision would include a housing project but was informed by A. Seib that it would just be used for farming. He concluded by saying that there is no pending sale yet.

With no further discussion, the hearing was closed at 7:38pm.

**APPROVAL OF THE MINUTES**

On a motion by C. Neil, seconded by K. Atwater to approve the Minutes from August 3, 2023, the following resolution was

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

Resolution: The Minutes from August 3, 2023 were accepted as submitted.

**COMMUNICATIONS**

There were no communications

**OLD BUSINESS**

**Special Use Permit Renewals for 2023**

Discussion ensued regarding the yearly renewal process as follows:

- Every Special Use Permit must be reviewed annually
- Even though Code does not require a yearly letter, is it a practice that the Board wishes to continue, but on a biennial basis
- Atty. Haylett could request that if any complaint is made, the Code Enforcement Officer could visit the property and give a follow-up report to the Planning Board
- The Special Use Permit holder could be asked to stand before the Planning Board if any of the permit conditions have been violated
- The Special Use Permit could be revoked if permit conditions have not been kept

On a motion by C. Czelusta, seconded by R. Wendler to send renewal letters every 2 years, the following resolution was

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

Resolution: Special Use Permits will be reviewed by the Planning Board annually. Renewal letters for Special Use Permits will be sent in 2024 and then again biennially

**NEW BUSINESS**

**Application for a minor subdivision at 8830 Haight Road**

Atty. Haylett explained that this is a Type II under SEQRA, and no further review is necessary. After reviewing the environmental findings, a motion was made by R. Wendler, seconded by K. Atwater to approve the subdivision. The following resolution was

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

Resolution: A minor subdivision request by A. Seib for 8830 Haight Road was granted with no conditions.

**ADJOURNMENT**

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

Respectfully submitted,

Sandra Lewis  
Planning Board Secretary