

TOWN OF SOMERS PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, SEPTEMBER 8, 2016
7:00 P.M. TOWN HALL

I. CALL TO ORDER:

The meeting was called to order by Chairman Greg Genlot at 7:00 P.M. In attendance were William Salka, Adam Van Wingerden and John Curran. Also in attendance was Jeff Bord Director of Land Use/Town Engineer.

II. AUDIENCE PARTICIPATION: None

III. NEW BUSINESS:

- a. Lot Line Reconfiguration for property of All Saints Church located at #28 School Street, Map 21, Lot 27 and Duane and Terri Mason located at #20 School Street, Map 21, Lot 28.

Jeff Bord described the proposed property line change shown on the submitted plan. The All Saints Church property is proposing transfer 0.04 acres to the Mason property.

Adam Van Wingerden made motion to approve the Lot Line Reconfiguration for the property of All Saints Church located at #28 School Street, Map 21, Lot 27 and Duane and Terri Mason located at #20 School Street, Map 21, Lot 28, seconded by John Curran, all were in favor, motion carried.

- b. Proposed modification of the existing special use permit and ACH approval for Shady Lake, LLC located at 31 South Road.

Roger Frangimore, representing Shady Lake, LLC described his proposed modification. Roger explained the issue of now being able to build one, two or three bedroom units, which was approved previously, which could change the limits of road construction. The proposed modification would be to change the approval condition #9 to read that the first 1,200 feet of the development would be 100% complete prior to the issuance of the building permit for 12th unit. The remainder of the improvements would be completed prior to the issuance of the building permit for the 22nd unit. Roger also requested to eliminate the proposed walking trail shown in condition #9, stating that the existing unit owners do not want people walking around their units.

William Salka made motion to hold a Public Hearing on October 13, 2016 for the proposed modification to the special use permit ACH approval for Shady Lake, LLC located at #31 South Road changing approval condition #9 to state the following,

Prior to the issuance of the building permit for the 12th unit, all of the utilities and road construction work shall be completed up to Sta. 12+00 and certified by the developer's engineer that it has been constructed according to the plans and specifications. Work includes completion of the detention basins, and all utilities including lighting and storm sewer, road base, binder and top courses of pavement, curbing, sidewalks and completion of the entryway landscaping and emergency access. Prior to the issuance of the building permit for the 22nd unit all remaining utilities and road construction work shall be completed.

The motion was seconded by John Curran, all were in favor, motion carried.

IV. STAFF REPORTS/DISCUSSION: None

V. APPROVAL OF MINUTES: August 11, 2016 minutes

Adam Van Wingerden made a motion to accept the August 11, 2016 minutes as revised, correcting the spelling of Hendel's, Greg Genlot seconded the motion. All were in favor. , the motion carried, John Curran and Adam Van Wingerden abstained.

VI. ADJOURNMENT

Adam Van Wingerden made a motion to adjourn the meeting, John Curran seconded the motion. All were in favor. The meeting was adjourned at 7:24 P.M.

Respectfully Submitted;

William Salka, Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING