

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall – 7:00PM
October 5, 2015

MEMBERS Tom Cowan, Chairman
PRESENT: John Potera
Terry Janicz
Don Hoefler
Erik Polkowski
Andy Kelkenberg
John Olaf
OTHER: Christine Falkowski, Recording Clerk
Ralph Migliaccio, Code Enforcement Officer
John Jendrowski, Town Councilman

Work Session

Minutes from last meeting: John Potera made a motion to approve the minutes of September 21, 2015, seconded by Terry:

Tom	- Aye
Terry	- Aye
Don	- Aye
John Potera	- Aye
Andy Kelkenberg	-Aye
Erik	- Aye
John Olaf	- Aye

Proposed amendments to the zoning law, including agri-business

Councilman Jendrowski addressed the Planning Board regarding the Local Law #4 of 2015 proposed amendment. Regarding agri-business, he feels that there must be a product produced on that farm in order to qualify. The Planning Board agreed, and all felt that the agri-business must be on a farm operation. Tom quoted sections from the most recent Talk of the Towns article "Thoughts on Zoning for Agricultural Commerce and Agri-Tourism". The Board liked the definition of a farm in that article. Tom stated he will get with Christine this week to draft language for the proposed amendment to our law. Our Master Plan section on Agriculture was distributed, but no changes were recommended.

Pending:

- 14-lot major subdivision – Clarence Center & Utley Roads – Thering
- 7-lot major subdivision – 12089 Clarence Center Road – Rothlands
- Site Plan - 11190 Main Road-Peak Motion, Inc. – Doug Webster
The Board would like another reminder letter sent to Mr. Webster, and a letter to Mrs. Braun regarding her February 9th subdivision approval that has expired.
- 2-Lot Minor Subdivision - 6360 Utley Road
Application was received on September 25th minus the required drainage plan.

There being no further business, John Potera made a motion to adjourn the meeting at 8:00PM, seconded by Terry and all approved.

Respectfully submitted,
Christine Falkowski, Recording Clerk