

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall – 7:00PM
November 2, 2015

MEMBERS Tom Cowan, Chairman
PRESENT: John Potera
Terry Janicz
Don Hoefler
Erik Polkowski
John Olaf
ABSENT: Andy Kelkenberg
OTHER: Christine Falkowski, Recording Clerk
Ralph Migliaccio, Code Enforcement Officer
John Jendrowski, Town Councilman
Linda Chaffee, Town Board Candidate
Ken Kasperek, Akron Bugle

Work Session

Minutes from last meeting: Terry made a motion to approve the minutes of October 19, 2015, seconded by Don:

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

Pending:

14-lot major subdivision – Clarence Center & Utley Roads – Thering: no action

7-lot major subdivision – 12089 Clarence Center Road – Rothlands: no action

Final 2016 meeting schedule

Christine distributed the 2016 meeting schedule. Tom stated he will be absent for the November 16th meeting, which Andy will chair. He has asked Christine to cancel it if agenda items are lacking.

Planning Board member reappointment to new term

Erik's term ends December 31, 2015. He stated he is interested in re-appointment to a new term and will submit his request to the Supervisor.

Special Use Permit - Home-Based Business in the RA Zone - 13546 Stage Road

The Town has received no neighbor complaints about this property. Photographs of the property taken August 9, 2015 were compared with those taken October 21, 2015. The Board indicated that no improvements are evident and that it appears zero progress has been made in good faith in cleaning up the property and/or screening the outdoor storage. Given the owner's position in the Village, the question was asked whether the Supervisor has spoken to the Mayor about this, to which Councilman Jendrowski stated that he had himself, and that Mayor Patterson agreed that the property should be brought into compliance. Tom signed a letter that will be sent to Mr. Borth stating that the Planning Board will not recommend renewal of this temporary special use permit to the Town Board for 2016.

Plumber's License

Tom stated that the Supervisor has asked the Planning Board to determine whether they wish to make a recommendation that Newstead require plumber's to be licensed. Some towns do and some don't. Christine reported this idea was researched in 2005 and that it was drafted as a local law by Nathan. Also, she had sent a memo summarizing her research in 2005 to the Town Board. John Potera asked that she send him these documents electronically. She will send them to each member.

Temporary Special Use Permits & Home Based Business in RA Zone Special Use Permits

Christine distributed current lists for review and recommendation to Town Board for renewal in 2016.

Sign Permit Review – Hake & Lewis Roads - American Legion Post 900 Auxiliary

Charlene Smith applied for an 18 sq. ft. temporary sign advertising a one-day fundraising event. The sign will be located on Niagara Label’s property at Hake and Lewis Roads. The property owner provided written consent. Don made a motion to approve the sign, seconded by Terry:

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

Sign Permit Review – 11478 Main Road - Faith Fellowship Church

Pastor Frank Snyder applied for a 48 sq. ft. permanent fascia sign to be placed on the front of the student center building. John Potera made a motion to approve the sign, seconded by Terry:

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

2-Lot Minor Subdivision - 6360 Utley Road - Charles Kelkenberg

Charlie was unable to appear tonight as he thought this would be scheduled for the November 16th meeting. Don made a motion to waive the public hearing, seconded by Erik:

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

Charlie applied for a 2-lot minor subdivision of Bob Drahushuk’s 14-acre parcel at 6360 Utley Road. The lot has 460’ of road frontage. His house is located near the southwest corner of the lot and will retain 160’, with each new lot having 150’ of road frontage. There are some State wetlands at the rear, which has been delineated on the plat map. Wendel reviewed the drainage plan, and recommend engineering approval with two comments: (1) with this subdivision, the low point of the proposed driveway (labeled 644.7’) will lead to a fairly steep driveway segment from Utley Road to this low point (approximately 9%). This low point also looks to be a global low point in the area which may lead to ponding in the driveway. (2) Proposed drainage is only shown for development of the northern-most lot of this subdivision. Future development of other lots will likely require additional drainage reviews. John Olaf made a motion to approve the subdivision, seconded by Terry:

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

There being no further business, John Potera made a motion to adjourn the meeting at 8:01PM, seconded by Don and all approved.

Respectfully submitted,
Christine Falkowski, Recording Clerk