

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

Newstead Town Hall – 7:00PM

February 10, 2014

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

Work Session

Minutes of January 13, 2014

Don made a motion to accept the minutes of January 13, 2014 as amended, seconded by Terry:

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

Minutes of January 27, 2014

Terry made a motion to accept the minutes of January 27, 2014 as amended, seconded by Don:

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

1-lot minor subdivision – 13760 Indian Falls Road

Application has not been submitted.

Buck's Motorsports variance request – pending

Application to Zoning Board of Appeals for variance request has not been submitted.

12859 Main Road - Tom Owen – variance request pending

A copy of the memo of February 6th to the Zoning Board of Appeals recommending a use variance was distributed. Tom asked Christine to send a copy to Tom Owen.

Conditions for Wargo property rezoning from May 14, 2012

Tom would like this item to remain on agenda for the May 14, 2014 deadline.

42 Jackson Street rezoning proposal from R-3 to I-1

Tom reported that in December Kurt Schie submitted a proposal for rezoning his 5.99 acre parcel at 42 Jackson Street in the Village of Akron from R3 to I2 for the development of a business park. The Town was invited to comment, and the Planning Board submitted comments to the Village on January 14th that they disagree with the rezoning proposal. The Town received a new proposal on February 4th requesting the 18-acre parcel at 42 Jackson owned by Kurt Schie be rezoned to I-1. The Planning Board was not compelled to comment further.

Noise Ordinance proposal – Local Law #2 – 2014

Christine distributed a revised noise ordinance proposal highlighting the administration of enforcement would be the responsibility of the Newstead Code Enforcement Officer, State Police, Erie County Sheriffs or other police offer having jurisdiction and/or other properly trained official approved by the Town Board.

Sign law review

Christine has organized this project as follows:

- Intent
- Definitions
- Procedure
- Billboards
- Off-Premises Signs
- Temporary Signs
- Unsafe or Unlawful Signs
- Illumination
- Route 5 Overlay

For each section, Clarence's sign law copy is also provided for comparison/reference.

<u>Intent</u>	- has been finalized.
<u>Billboards</u>	- has been finalized, except we will add the billboard definition to that section, as requested.
<u>Off-Premises Signs</u>	- has been drafted. The draft was discussed at length. Don suggested the CEO handle sign code determinations, and Ralph offered that he would rather the Planning Board do this. This draft will be revised further.
<u>Unsafe/Unlawful</u>	- has been drafted.
<u>Illumination</u>	- needs to be drafted.
<u>Permit Procedure</u>	- needs to be drafted
<u>Route 5 Overlay</u>	- needs to be drafted or eliminated for the Route 5 Overlay signage section and added to the sign code section.
<u>Definitions</u>	- needs to be drafted.

Special meeting to continue working on the sign law is scheduled for February 24th at 7PM.

There being no further business, John Potera made a motion to adjourn the meeting at 8:15PM, seconded by Terry and all approved.

Respectfully submitted,
Christine Falkowski, Recording Clerk