

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall – 7:00PM
May 4, 2015

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

Work Session

Minutes from last meeting: Terry made a motion to approve the minutes of April 20, 2015, seconded by John Potera:

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

Tom updated the Board on pending items:

Clarence-Akron Self Storage – 11234 Main Road: pending Town Engineer approval.

Special Use Permit/Site Plan - Used Auto Sales - 12474 Main - Larry Fels: no action.

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

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

Adjustment to 2015 June/July meeting dates – June 15th meeting has been rescheduled to June 22nd, and the July 6th meeting has been cancelled thereby one July meeting will be held on the 20th.

Local Law: Agricultural Amendments to the Zoning Law: tabled due to lack of time

7:30PM: Special Use Permit/Site Plan (expired) – Used Auto Sales – 11372 Main – John Smith, Jr.

A special use permit was approved and issued in 2013 that has become null and void due to no site work or activity. Mr. Smith has now re-applied for the permit with no changes to his original application, and his site plan dated July 12, 2011 remains the same.

Don made a motion to recommend the application to the Town Board with the same conditions (a) must meet site plan completely, including the seven landscaping notes before opening for business (b) must clean up materials on site and (c) no external storage, seconded by Andy:

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

There being no further business, John Potera made a motion to adjourn the meeting at 8:04PM, seconded by Terry and all approved.

Respectfully submitted,
Christine Falkowski, Recording Clerk

Windmill law amendment – Joint meeting with Town Board

Meeting convened at 8:05PM. Topics discussed were: noise, variance (windmill should fit the property instead of trying to make the property fit the windmill), fall zone, ice throw, lot width and size and setbacks from dwellings. Supervisor Cummings stated the amendment would be drafted. Meeting adjourned at 8:40PM.