

**TOWN OF NEWSTEAD - PLANNING BOARD MINUTES**  
**Newstead Town Hall – 7:00PM**  
**September 15, 2014**

**MEMBERS**

**PRESENT:** Tom Cowan, Chairman  
Andy Kelkenberg  
Terry Janicz  
John Olaf  
John Potera  
Erik Polkowski  
Don Hoefler

**OTHER:** Christine Falkowski, Recording Clerk  
Ralph Migliaccio, Code Enforcement Officer

**Work Session**

**Utley Road drainage issue** – Ralph stated a homeowner’s driveway has been damming up water which has become a wetland over 10+ years. Different methods to address this problem were discussed. Tom offered to meet the homeowner with Ralph.

Ralph left the meeting to attend Town Board work session.

**Meeting date changes**

- The next meeting scheduled for September 29<sup>th</sup> will be cancelled. Thus, the next meeting date will be October 6<sup>th</sup>.
- The December meeting date will change from the 15<sup>th</sup> to the 8<sup>th</sup> due to a conflict. December 8<sup>th</sup> will be the last meeting of 2014.

**Minutes from last meeting**

Andy made a motion to approve the minutes of August 18, 2014, seconded by Terry:

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

**Revisit windmill law for proposed revisions**

The windmill law was distributed. Our Code is very comprehensive and we may want to consider revising it. This item will remain on the agenda and discussed at the next meeting.

**Training opportunities**

Christine distributed three upcoming training opportunities. John Potera will provide a certificate for training he attended recently. There may be in-house opportunities in conjunction with the Zoning Board.

**Sign Law**

The revised sign law has been approved and is now in effect. Carl Klingenschmitt’s comments were distributed.

**12690 Main Road - used motor vehicle sales – Michael Shields**

The Town Board approved the temporary special use permit to operate used motor vehicle sales pending receipt of evidence that deeds were recorded creating new lot sizes as set forth in the site plan dated August 19, 2014. The permit will require planting three trees along the new property line no later than October 31, 2014.

**Pending/agenda items were reviewed:**

Creekside Septic – 13760 Indian Falls Road – change in use/ownership  
A site plan was submitted today to Ralph. It needs to illustrate screening of outdoor storage and signage.

Buffalo Drilling expansion – no action

Fancher Properties expansion – no action

MGA Research site plan – no action

**7:30PM Site Plan Application – 13090 Main Road - Buck's Motorsports expansion**

The Zoning Board approved a 5' area variance on August 28, 2014. A revised site plan was received which addressed most of the Planning Board's comments from August 18<sup>th</sup>. Wendel completed their first review and in a memo dated today offered three minor comments that require site plan revision.

John Olaf made a motion to recommend the site plan to the Town Board for review and approval upon receipt of the Town Engineer's final approval, seconded by Erik:

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

Andy Kelkenberg will be submitting an application for a special use permit to operate a home based business in the RA zone.

There being no further business, John Potera made a motion to adjourn the meeting at 8:30PM, seconded by Terry and all approved.

Respectfully submitted,  
Christine Falkowski, Recording Clerk