

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall – 7:00PM
September 21, 2015

MEMBERS Tom Cowan, Chairman
PRESENT: John Potera
Terry Janicz
Don Hoefler
Erik Polkowski
Andy Kelkenberg
John Olaf
OTHER: Christine Falkowski, Recording Clerk
Dr. Burke, Conservation Advisory Council
Carl Klingenschmitt, Chairman, Conservation Advisory Council

Work Session

Minutes from last meeting: Don made a motion to approve the minutes of August 17, 2015, seconded by John Potera:

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

Pending items:

- 14-lot major subdivision – Clarence Center & Utley Roads – Thering: no action.
- 8-lot major subdivision – 12089 Clarence Center Road – Rothlands: no action.
- Site plan - 11190 Main Road – Peak Motion, Inc. - Doug Webster: no action
- Windmill law amendments - vote by Town Board to be held 9/28/15

7:30PM Carl Klingenschmitt - Proposed amendments to the zoning law, including agri-business

Carl expressed concern with the proposed Local Law #4 of the Year 2015 drafted by Nathan.

- Feels this should not be a stand-alone law and instead make it part of our master plan revision.
- Proposed definition of agri-business and agri-tourism is too broad.
- RA zone is majority of Town where we would be changing allowed use in most of the Town.
- Special use permit is required, but the Town would need a really good reason to turn down an application if it is not suitable.
- Subject to legal interpretation and potential legal actions---sizable activities may have large funds and attorneys behind them.
- Would a crop duster be associated with agri-business? A yogurt plant? Slaughterhouse? Tractor factory?
- Master plan companies can provide sample legislation to go along with revised master plan.
- Master plan goes through SEQR; good method.
- Preserve quality farmland for farming.
- Preserve non-quality farmland for development.
- Yet farmers need to supplement their income without leaving their property through agri-business/tourism.
- NYS Ag & Markets' definition of nurseries and greenhouses includes wholesale and retail sales.
- Tom: product has to come off of that property.
- Andy: Agri-business is sweeping the country.
- Erik: We have a home-based business law for non-agricultural already.
- All agreed that the definition has to be modified; more thought given to the wording.
- Christine will copy and distribute to the members the section on Agriculture from the 2003 Master Plan to review at the next meeting.

There being no further business, John Potera made a motion to adjourn the meeting at 8:10PM, seconded by John Olaf and all approved.

Respectfully submitted,
Christine Falkowski, Recording Clerk