

**TOWN OF NEWSTEAD - PLANNING BOARD MINUTES**  
**Newstead Town Hall – 7:30PM**  
**May 20, 2013**

**MEMBERS**

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

**ABSENT:** Andy Kelkenberg  
John Potera

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

**Work Session**

**Minutes** – Don made a motion to approve the minutes of May 13, 2013, seconded by Terry:

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

**Newstead Self Storage/Green Kangaroo** – The engineer is conducting code review and will meet with Ralph prior to submitting site plan revision.

**7619 Scotland Road subdivision** – we are awaiting complete application.

**Clarence/Akron Self Storage - 11234 Main Road** – site plan application pending.

**1-Lot Minor Subdivision – 6263 Scotland Road** – application received and sent to Town Engineer for review. Public hearing will be scheduled accordingly.

**Braun’s Concert Cove** – Town Board approved the site plan on May 13<sup>th</sup> with seven conditions.

**Sign law review** – tabled.

**Training** – Four members will attend Land Use Training for Municipal Officials on Monday, June 24<sup>th</sup> 5PM – 9:30PM at Albion Middle School. This will be presented by Orleans County Department of Planning & Development and Niagara County Dept. of Economic Development and there is no cost to attend.

**Subdivision Exemption– 11044 Rapids Road** – tabled; survey not received from Mr. Baker.

**Public Hearing: 3-Lot Minor Subdivision – 11422 Hiller Road**

Bill Lorenz and Eric Ridge appeared. The public hearing opened at 8:00PM. John Olaf made a motion to waive reading of the legal notice, seconded by Terry:

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

The 15-acre parcel at 11422 Hiller Road in the R-A zone is owned by William & Carol Lorenz and Eric & Joy Ridge. This lot was part of a major subdivision more than five years ago. The Ridge’s built their house here, and now they wish to separate three new parcels and change ownership. As a result, the Ridge’s home will be on 1.93 acres, and the remaining three lots sizes follow: 6.358 acres with 179.12’ of frontage, 1.666 acres with 200’ frontage and 5.907 acres with 150’ of frontage. A pond partially borders all four lots. Ralph waived requirement for Town Engineer review. John Glim, 11486 Hiller Road, appeared. He stated he was unhappy about development in the neighborhood as he feels it has brought increased traffic and thefts to the area. Tom Cowan stated the Town needs a certain amount of controlled growth for our tax base, which our law provides through minor and major subdivision regulations. Bill Lorenz stated they have no immediate plans to build three houses; that there are other lots for sale in the area that will most likely build sooner. Or he may sell the lots in the future.

John Olaf made a motion to close the public hearing at 8:10PM, seconded by Don:

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

Christine gave Mr. Lorenz a copy of Erie County’s subdivision plat filing requirements.

Erik made a motion to approve the subdivision, seconded by Don:

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

**Work session** discussion continued with the following topics: RV, boat and construction equipment at the Baldo site, zoning code setback requirements, special or field inspections and fees, future project of amending various aspects of our code.

There being no further business, John Olaf made a motion to adjourn the meeting at 8:36PM, seconded by Don and all approved.

Respectfully submitted,  
Christine Falkowski, Recording Clerk