

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

Newstead Town Hall - 6:30PM

January 11, 2021

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

Work Session

Minutes from last meeting

John Potera made a motion to approve the December 14, 2020 minutes, seconded by Terry:

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

Overlay Zone backland development – Unified Development in Town of Clarence

Tom reviewed this concept that we wish draft a code for similar to that of the Town of Clarence. A meeting will be held on Wednesday, January 20, 2021 for this purpose with Brendan, Tom, Dave and Christine.

Shipping Container Structures

Dave prepared and distributed his proposal to either (a) prohibit shipping containers as storage buildings or (b) use shipping container as an accessory structure for residential use, but allow contractors to use them for temporary housing of material during construction as authorized by the Building Department. Tom asked the Board to review the proposal for our next meeting.

Pending Items:

- Site Plan Application - 13311 Main Road - MGA Research: Site plan application for a 36,800 sq. ft. warehouse has been submitted. Wendel has completed their first review memo dated January 5th.
- Sign Permit Application – 12996 Main Road - Uni-Mart: Uni-Mart is looking to upgrade their gas pumps and all associated signage. Application has been partially submitted.
- 2-Lot Minor Subdivision Application – 6500 Draper – Peronne: no action.
- 2-Lot Minor Subdivision Application – 6860 Maple – Caple/Jendrowski: No action.
- 3-Lot Minor Subdivision Application – 12887 Clarence Center (south) Arrowhead: No action.
- ____-Lot Minor Subdivision Application – 11114 Keller Road - Gwen Frey: No action.
- Site Plan Application – Bedford’s Courtyard – Phase II development. No action.
- Special Use Permit-Home-Based Business in RA Zone— 6653 Dye Road: Dave sent a letter to them on November 20, 2020 requesting they submit their application. The Planning Board endorses that a deadline be set for 30 days, upon recommendation of the CEO.

There being no further business, John Potera made a motion to adjourn the meeting at 7:30PM, seconded by John Olaf and all approved.

Respectfully submitted; Christine Falkowski, Recording Clerk