

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

Newstead Town Hall – 7:00PM

January 12, 2015

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

Work Session

Minutes from last meeting

Don made a motion to approve the minutes of December 8, 2014, seconded by Andy:

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

Town Code potential revisions

Windmills – Tom reported that he believes the Town Board is happy with the Town Attorney’s draft amendment to the windmill law.

Agricultural home based business/Agri-business – Tom reported that he believes the Town Board will be changing the Kelkenberg Farm special use permit status from temporary to permanent per our recommendation, which would be tied to the current ownership, not the property. There was much discussion about how to enable farmers to sell retail, such as creating a new zone. What to call it: C-3 zone, commercial-agricultural zone, agri-business overlay zone were some ideas. The Planning Board is in support of continued research.

Greenspace vs. setback language – The Planning Board examines and recommends site plans on a case by case basis and feel there is no need to change the code. This item will be struck from the agenda

Frontage per parcel in Overlay – Town Attorney was consulted and agreed that enforcement by the Code Enforcement Officer is sufficient. Therefore this item will be struck from the agenda.

Pending

Fancher Properties expansion – 13661 Main Road

Tom reported that he, Ralph, Christine, Douglas Klotzbach and Jack Willert met with Jeff and Randy Fancher last week. A revised proposed site plan was presented. The Fanchers stated they prefer to expand their business in Newstead vs. moving it to Pembroke. They are attempting to figure out a way to do this with avoiding installation of a new hydrant, sprinkler system and bathroom facilities. Several ideas were discussed that require them to do more research.

Clarence-Akron Self Storage – Jim Bola met with Ralph last week regarding site plan application. He had been to the Planning Board for a pre-application conference on May 13, 2013 and was granted area variances by the Zoning Board on June 27, 2013. Ralph advised him that those variances have expired; therefore, Mr. Bola has re-applied for the variances for which a public hearing is scheduled with the Zoning Board on January 22, 2015.

Bedford Farms – Tom reported that he, Ralph and Nathan Neill met with Steve Bedford and his architect last week. Steve would like to build new greenhouses on the east side of Cedar Street on his 65-acre home parcel with no retail. He will submit a building permit application to Ralph.

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Major subdivision - Utley/Clarence Center Roads – nothing to report.

Minor subdivisions - Carney Road, Clarence Center Road, Main Road – nothing to report.

A few of the members stated that they noticed a NYS DMV sign on the barn at 12474 Main at Cummings Road owned by Patricia Demblewski-Pasinski. Ralph stated he would check it out.

There being no further business, John Potera made a motion to adjourn the meeting at 8:25PM, seconded by Terry and all approved.

Respectfully submitted,
Christine Falkowski, Recording Clerk