

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall – 7:00PM
January 29, 2018

MEMBERS Tom Cowan, Chairman
PRESENT: Terry Janicz
John Olaf
Don Hoefler
John Potera
Erik Polkowski
Andy Kelkenberg
OTHER: Christine Falkowski, Recording Clerk
Liz Pask, Second Deputy Town Clerk
Michael Borth, Code Enforcement Officer

Joint meeting with Town Board

Proposed code changes

Reviewed was the January 11, 2018 memo summarizing proposed changes, with changes written within the Code text and Code pages attached. A few minimal changes were agreed upon and a list of six additional items was briefly discussed, asking if the Town Board would like the Planning Board to explore and recommend these items to them. Four of those items will be added to the changes proposed. A revised document will be prepared.

Proposed fee schedule

The 2018 fee schedule recommendation was also reviewed with proposed changes appearing in red. Also, four recommendations were reviewed for future recommendation only if the Town Board desires.

Conservation Advisory Council (CAC)

Supervisor Cummings suggested that the Planning Board utilize the expertise of the CAC regarding major subdivisions and site plans.

Work Session

Minutes from last meeting: Don made a motion to approve the minutes of January 8, 2018, seconded by Erik:

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

Change in Use/Occupancy Site Plan– 13025 Main - “Aluminate” business office – Michael Wnek

Christine reported that the January 11th letter that Mike sent to Mr. Wnek stating his application was approved and asking that he attend this meeting was returned “unable to forward” by the Post Office. Today, a young lady came in the office stating that she is renting this space and plans to open a business called “Lash Out”. Christine explained the approval procedure and gave her the appropriate paperwork to submit to the Planning Board.

Pending:

- **13661 Main - J&R Specialties expansion:** Mike relayed that he met with the Fancher's who want to building another 12,000 sq. ft. structure. A Preapplication conference will be scheduled soon.
- **Niagara Label - Site Plan: Lewis & Hake and/or 13760 Indian Falls Road:** no action
- **13722 Main - Special Use Permit/site plan: Used Auto Sales — Larry Carlyon:** Mike reported that he observed several unlicensed vehicles neatly arranged. Mike asked Christine to email Mr. Carlyon advising him that Town Code section 450-40 allows outdoor parking or storage of only one unlicensed and unregistered vehicle displayed in public view for sale, storage or maintenance for one year.
- **Sleepy Hollow expansion:** Mike reported that he received a response from Nina Lotello to his January 8th letter refuting what he observed there on December 23rd when summoned to a fire call. He will try to arrange a meeting with the owners.
- **11372 Main – John Smith, Jr. - change in use/occupancy:** Mike sent a letter on January 16th asking that John contact him about his new tenant.
- **11520 Main – KJP 11520 Main St, LLC - change in use/occupancy:** Mike sent a letter on January 16th asking that the owner contact him about what appears to be a new tenant.
- **12474 Main – Demblewski-Pasinski – change in grading:** Mike sent a letter on January 16th asking if new development is planned due to the change in grading that has been made. Mike reported that today he observed retail sheds displayed in that area.
- **13123 Main - Willert/Schultz – change in grading:** no action.

Structures used for storage: Mike reported that all new construction storage facilities must be sprinklered per Fire Code.

Athenex – ECIDA 11358 Main Road

Athenex has applied for ECIDA status for the approved 8,000 sq. ft. addition. The ECIDA public hearing at the Town Hall has been re-scheduled to January 30, 2018 at 9AM.

There being no further business, John Potera made a motion to adjourn the meeting at 8:37PM, seconded by John Olaf and all approved.

Respectfully submitted;
Christine Falkowski, Recording Clerk