

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall - 7:00PM
October 7, 2019

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

Site Plan Application – New Bedford’s Nursery – V/L Buell & Main – Steve Bedford

Jason Burford of GPI and Steve Bedford appeared. Mr. Bedford is seeking site plan approval for construction of a new landscape nursery facility at Buell & Main Roads in the C-2, R-1 and R-A zoning districts of the 23-acre parcel owned by Newstead Park Associates. A letter of authorization has been provided by the owner.

The permitted principal uses in the R-1 zone are homes, churches, schools and parks. On August 22, 2019 the Zoning Board of Appeals granted a use variance to construct a greenhouse and pole barn in the R-1 district.

Mr. Burford stated that although the project design is for both phases, they are looking for Phase 1 approval only at this time. Phase 2 will be the Route 5 expansion and at that time he will advertise for future tenants. Phase 2 expansion will need site plan approval at that time. Tom stated that the Route 5 & 93 intersection is the Town’s gateway into the Village, and that we would anticipate this development to be appealing and aesthetically pleasing to the community. Acquisition of the corner lot is unknown at this time, but hopefully will be included in Phase 2.

A question came up about the bio-retention area. Dave stated we are not an MS4 community, therefore EPA regulations are through New York State. The landscape plan is minimal, and we do not have a significant need for more at this time, but more detail will be provided at Phase 2. John Potera requested a stone wall, and Steve replied that he does too, probably at the corner.

Mr. Burford relayed that they expect approval this week from New York State for the SPDES Permit. They also expect NYSDOT approval soon for both driveway entrances. Dave cautioned Steve about access to fire suppression, stating that hydrants will be addressed at building permit level.

John Potera asked about a grand opening timeframe. The retail greenhouse is planned to open next spring. Mr. Burford asked about a timeline for site plan approval, adding that Mr. Bedford has made a considerable investment in the project already. Steve wanted to know when site work can begin such as digging a pond. Dave replied that the Town has been very accommodating, and that this would be discussed.

Wendel reviewed the proposal and recommended approval in a memo dated September 27, 2019. While not required for site plan approval, the following comment was included: “Building materials and types are unknown. Further fire protection elements (private hydrants, change in access road locations, etc.) may need to be included during the building permit review process. If significant changes in the site plan are required, additional site plan reviews from the Town may be needed.”

Christine provided a written forecast for site plan approval, taking into account SEQR review, a few holidays and the Town Board meeting schedule. Earliest possible date for Town Board final approval is November 25, 2019.

John Potera made a motion to recommend New Bedford’s Nursery Phase I site plan application to the Town Board, seconded by Terry:

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

Work Session

Minutes from last meeting

John Potera made a motion to approve the September 16, 2019 minutes, seconded by Erik:

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

Pending

Site Plan Application – Retail Sheds and new 3,300 Sq. Ft. Building – 11167 Main: no action

Site Plan Application – Distillery – 7010 Scotland Road: Christine distributed Wendel's second review memo dated October 4th which has been emailed to Dean Hyder and to MPD Architecture. The site plan and rendering were passed around. Items discussed were: liquor license, lead abatement from shooting range, and the pole barn being built now.

There being no further business, John Potera made a motion to adjourn the meeting at 8:00PM, seconded by John Olaf and all approved.

Respectfully submitted;
Christine Falkowski, Recording Clerk