

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall - 7:00PM
November 18, 2019

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

Sign Permit Application – 13311 Main Road - MGA Research

MGA Research applied for a sign permit for their location at 13311 Main Road. Their site plan for the recent construction there indicates a sign near the road, but this will be a fascia sign with non-illuminated 36" and 21" letters reading "MGA Research Corporation" on the front of the building.

Don made a motion to approve the sign, seconded by Terry:

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

Work Session

Minutes from last meeting

John Potera made a motion to approve the November 4, 2019 minutes, seconded by John Olaf:

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

Temporary special use permit recommendations for 2020 – Used Auto Sales in C-2 Zone

The following permit holder locations was reviewed as follows:

Champion Auto Locators – Kevin Gaik – 11678 Main
Smith Auto Sales & Service – John Smith, Jr. – 11372 Main
M. Shields Enterprises, LLC – Mike Shields – 12690 Main
Dealer's Choice – Larry Fels – 11520 Main
Dealer's Choice – Larry Fels – 12474 Main (expires when non-renewed)

John Potera made a motion to recommend the above used auto sales temporary special use permits to the Town Board for 2020 renewal, except for 12474 Main Road since Dealer's Choice is no longer operating there and has moved its location to 11520 Main Road, seconded by Don:

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

Temporary special use permit recommendations for 2020 - Home-Based Business in R-A Zone

	<u>Permit Issued</u>
WNY Woodworks – Tom Pacenzia – 12050 McNeeley	2018
Tonawanda General Concrete – Sam Tirelli – 12509 Stage	2019
United Technology Services – Anthony Cinotti – 12884 Nice	2019
Pet Rescue Rx – Glenn Buckley – 7429 Sandhill	2019

Terry made a motion to recommend all four for 2020 renewal to the Town Board, seconded by Andy:

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

Route 5 Property Separation – 11358 Main Road

Perry’s Ice Cream would like to purchase a portion of property at 11358 Main Road. Tom reported that a meeting was held on November 14th with Casilio’ s, Perry’s, Supervisor Cummings, Highway Superintendent Bassanello, Town Attorney Neill, Code Enforcement Officer Miller. Also present were Planning Board Chairman Cowan, Planning Board member Potera and Christine. Separating a portion of the property would take with it the entire 90’ of road frontage on Main, leaving no access to the remainder of the property from Route 5. The situation and some options were discussed. Perry’s and Casilio’ s were expected to meet to explore the options.

Tom stated that there are several parcels along Route 5 that are narrow at the road but deep and wide toward the rear. He asked the Board to think about discussing a change to the law in order to make better use of backland, which is also a goal in our Master Plan.

Niagara Label

Dave reported that Niagara Label would like a certificate of occupancy for the new addition, without completing the office build-out on Lewis Road as they may complete that portion in the future as Phase 2. It was agreed that Niagara Label must amend their site plan designating Phase 1 and Phase 2, along with submittal of a landscape plan.

John Potera made a motion to request that Niagara Label amend their site plan designating the project as phase 1 and phase 2 and that a landscape plan be submitted to the Planning Board to be implemented in the interim, seconded by Erik:

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

Pending

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

Tom relayed that we have one more meeting scheduled this year on December 16th. He asked the Board to keep that evening open. If we have reason to cancel the meeting, notification will be provided.

Christine reported that the Brownfield Group from Canandaigua is meeting with us on Wednesday morning to introduce themselves in relation to large scale solar development in Newstead.

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