

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

Newstead Town Hall - 6:30PM

November 23, 2020

MEMBERS Tom Cowan, Chairman
PRESENT: John Potera
Terry Janicz
John Olaf
Don Hoefler
Erik Polkowski
ABSENT: 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 November 9, 2020 minutes, as amended, seconded by Terry:

John Potera - Aye
Terry - Aye
Tom - Aye
John Olaf - Aye

Overlay Zone backland development – Unified Development in Town of Clarence

On Thursday, November 19th, Tom, Dave, John Potera and Christine met with Jon Bleuer, Director of Community Development, Office of Planning and Zoning via Zoom. Mr. Bleuer reviewed with them an example of a unified development on Roll Road and one on Transit Road. Tom reported he will be presenting this concept to our Town Board on December 7th.

John Potera made a motion to recommend this concept to the Town Board, seconded by Don:

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

2020 Training

The Planning Board will participate in a scheduled virtual training session on Thursday, December 10th at 6PM, provided by Comp Alliance regarding three annually mandated topics.

2021 Meeting Schedule - The draft schedule will be finalized at the next meeting.

Site Plan – 11678 Main Road – Ace Paving Co.

The Planning Board has directed that a letter be sent to the applicant, Andy McGarva, stating that they will not recommend the project, and asking if he will withdraw his application or re-submit a full site plan application.

Drainage ditch

A GIS map of the ditch that was discussed at the last meeting (west of Buell to Cummings Road) was distributed. John Potera made a motion to send a memo to the Town Board expressing the Planning Board's concern, with a copy to Mike Bassanello and Scott Rybarczyk requesting that some engineering be done to alleviate the problem this ditch is causing.

Pending Items:

- Site Plan Application - MGA Research - 13311 Main Road – new structure: No action.
- Site Plan Application – Bedford's Courtyard – Phase II development: No action.
- Site Plan – 12474 Main @ Cummings – vacant barn - Absolute Property Maintenance: Remove.
- Special Use Permit-Home-Based Business in RA Zone— 6653 Dye Road: Dave sent a letter on November 20th requesting an application be submitted.
- Shipping Container Structures: No action

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