

**TOWN OF NEWSTEAD - PLANNING BOARD MINUTES**  
**Newstead Town Hall - 7:00PM**  
**November 4, 2019**

MEMBERS Tom Cowan, Chairman  
PRESENT: John Potera  
Erik Polkowski  
Terry Janicz  
John Olaf  
Don Hoefler  
ABSENT: Andy Kelkenberg  
OTHER: Christine Falkowski, Recording Clerk  
Brendan Neill, Town Attorney

**Work Session**

**Minutes from last meeting**

John Potera made a motion to approve the October 21, 2019 minutes as amended, seconded by Don:

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

**2020 meeting schedule:** Christine distributed the 2020 Planning Board meeting schedule

**2020 temporary special use permit recommendations**

An itemized list of permit holders that have not already been deemed permanent was distributed as follows:

**Used Auto Sales in C-2:**

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)

**Home-Based Business in R-A:**

WNY Woodworks – Tom Pacenzia – 12050 McNeeley  
Tonawanda General Concrete – Sam Torrelli – 12509 Stage  
United Technology Services – Anthony Cinotti – 12884 Nice  
Pet Rescue Rx – Glenn Buckley – 7429 Sandhill

Tom asked the membership to review the permit sites and be prepared at the next meeting to make a recommendation to the Town Board to renew for 2020.

**Pending**

**Route 5 Property Separation – Brendan Neill**

Brendan Neill entered the meeting. Tom reviewed our discussion from the last meeting. Brendan has coordinated a meeting with all parties to be held on November 14<sup>th</sup>. Provided for the meeting will be: area variance criteria, subdivision application, and Athenex site plan.

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

There being no further business, John Potera made a motion to adjourn the meeting at 7:45PM, seconded by John Olaf and all approved.

Respectfully submitted;  
Christine Falkowski, Recording Clerk