

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall - 7:00PM
December 16, 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

Preapplication Conference – 12292 Clarence Center Road

Hotel addition to new banquet facility

Lucas James appeared and reviewed a preliminary site plan that he sent to us on December 10th. The proposed boutique hotel will have three stories, elevator, and 35 rooms attached to the second banquet facility currently under construction. Golf outings and weddings typically have 120 guests for which rooms can be blocked out. The Bistro will be moved from the Timberlodge to the hotel with both indoor and outdoor areas. Less than one acre of disturbance will exclude any SWPPP requirement. Water, gas and electric supply have been investigated. The separate septic system and location will be addressed. Their goal is to be open year-round if demand warrants. Town Attorney Neill has been called upon to determine what action, if any, is necessary regarding the use of a hotel in the RA zone. Lucas requested that he be informed as soon as possible before proceeding with development costs.

1-Lot Minor Subdivision Application–4326 South Newstead Road - C&F Brothers LLC

Floyd Winkstern appeared. He owns this 40-acre parcel, which he farms and rents the existing house to a tenant. He would now like to separate the house with 1.97 acres and sell it, leaving 150' of road frontage for the remainder. Town Engineer was waived by Dave Miller.

John Potera made a motion to waive the public hearing, seconded by Don:

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

Erik made a motion to approve the application, seconded by Andy:

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

Erie County Clerk's plat filing requirements will be sent to Dan DiMatteo, Mr. Winkstern's attorney.

Niagara Label – 12715 Lewis road - landscape plan

Chris Whitmarsh appeared and presented an aerial view landscape sketch. Chris stated that the office was always going to be Phase 2. The recessed area has stone in it now and will be grassed for employee picnic tables. John Potera suggested trees but doesn't want drainage to be impacted. Chris stated that if sales continue to increase, they will build the Phase 2 office on Lewis Road, then maybe develop at Indian Falls Road. We do need in writing that phase 2 is the office in 2 – 5 years for example because site plan does not reflect phase 1 vs. Phase 2. Landscaping will dress it up in the meantime. Dave prefers a professional detailed rendering as acceptable, then he will issue the final C/O.

Work Session**Minutes from last meeting**

John Potera made a motion to approve the November 18, 2019 minutes with his amendments to two paragraphs, seconded by Terry:

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

Route 5 Property Separation-11358 Main: no action.

Solar – Brownfield Group/EDF Renewables: Tom reported on the meeting that was held on November 20th with representatives from this group regarding a large-scale solar development in Newstead. Christine reported the Brownfield Group has requested a second meeting be held in the near future with Storke LLC, a land development company that has been meeting with landowners in our area recently.

Erik reported that he attended a “Cambria Industrial Solar Opposition Group” meeting in a church basement with over 100 people in attendance. One of their biggest concerns is a lithium ion storage facility, essentially a 6,000 MW battery farm associated with large-scale solar.

Pending

- Site plan application - Niagara Specialty Metals: They are not going to build the 7,130 sq. ft. mill addition that was site plan approved in September. Instead they wish to build a 25,000 - 30,000 sq. ft. mill on their most westerly parcel. They will submit their site plan application once National Grid has completed a study ensuring they can provide the power needed.
- Site plan application - MGA Research – 13311 Main Road: Dave reported they plan to build a new structure directly behind the new 40,000 sq. ft. building.
- Site Plan Application – Retail Sheds and new 3,300 Sq. Ft. Building- 11167 Main - Kelly Schultz: no action.

Reminder: Our next meeting date is January 13, 2020 @ 6:30PM.

There being no further business, John Potera made a motion to adjourn the meeting at 8:30PM, seconded by John Olaf and all approved.

Respectfully submitted;
Christine Falkowski, Recording Clerk