

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

Newstead Town Hall - 6:30PM

February 1, 2021

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

Sign Permit Application – 12996 Main Road – Uni-Mart

A sign permit application was submitted by Total Image Solutions of Virginia. No one appeared tonight, but we did have a speakerphone conversation with Antoine, who described the proposed upgrades to Uni-Mart's gas pumps and all associated signage. Don made a motion to approve the sign permit, seconded by Andy:

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

Work Session

Minutes from last meeting

John Potera made a motion to approve the January 11, 2021 minutes, seconded by Erik:

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

Home-Based Business in RA Zone – 6653 Dye Road: Generated by a neighbor complaint, Dave sent a letter to the property owners in November and again on January 12, 2021 requesting they submit their application for a special use permit to operate a sawmill business. The owners replied in writing on January 22nd that the small amounts of lumber they have been cutting is for personal use. The operation has been curtailed.

Rite-Aid signage 12983 Main Road – Dave reported that Rite-Aid is re-branding their logo. He distributed detailed copies of changes to all their signage, with no signs being added.

Potential Code Revisions

• **Overlay Zone backland development – Unified Development in Town of Clarence**

Discussion ensued about whether this would pertain to just existing parcels without sufficient frontage or to development of property. And would this inspire growth or slow it down?

We would like to create a code similar to that of the Town of Clarence. This was discussed at a meeting on January 20, 2021 with Brendan, Tom, Dave, and Christine. Brendan agreed to put together a draft proposal.

- **Shipping Container Structures**

The Board reviewed Dave’s proposal to either (a) prohibit shipping containers as storage buildings or (b) use shipping container as accessory structures for residential use, but allow contractors to use them for temporary storage of material during construction as authorized by the Building Department. Discussion ensued with strong feelings from Board members but not in agreement.

Terry made a motion to propose to the Town Board that the Town of Newstead initiate a moratorium on shipping containers for any use, seconded by John Olaf:

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

- **450-15 (A)(2)(12) Pole Barns as Permitted Principal Use**

An inquiry was received about constructing a pole barn for non-agricultural use on a two-acre parcel that may or may not include building a house in the future. A copy of this code section was distributed. An amendment of the wording would aid in interpretation. It was agreed that ideas for the re-wording will be drafted, and this item is tabled for now.

- **Temporary Signs** – At our next meeting Dave will distribute a revised proposal of changes to temporary signs in our sign code. This item is tabled for now.

Pending Items:

- Site Plan Application - 13311 Main Road - MGA Research: Site plan application for a 36,800 sq. ft. warehouse has been submitted. Wendel has completed their first review and is now reviewing MGA’s response.
- Site Plan Application – 12600 Clarence Center Road – Niagara Specialty Metals – 1,482 sq. ft. addition: Dave made a site visit last week to view the potential project area.
- 2-Lot Minor Subdivision Application – 6500 Draper – Peronne: No action.
- 2-Lot Minor Subdivision Application – 6860 Maple – Caple/Jendrowski: No action.
- 3-Lot Minor Subdivision Application – 12887 Clarence Center (south) Arrowhead: No action.
- Site Plan Application – Bedford’s Courtyard – Phase II development. No action.

Training

A flyer was distributed for a Zoom webinar “Farmland Protection in Practice: Clarence Greenprint” to be held from 7:00 – 8:00PM on Monday, February 22, 2021. The presenter is Jonathan Bleuer, Director of Community Development for town of Clarence. Mr. Bleuer has assisted us with the overlay zone backland development item. Andy and Don have already registered. All members expressed interest, and we have a meeting that same night. The Town Board also meets that night, therefore, the screen/projector in the Court Room is not available. Perhaps we could use a laptop or two in our regular meeting room. This will be explored, and Christine will register the group.

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