

**TOWN OF NEWSTEAD - PLANNING BOARD MINUTES**  
**Newstead Town Hall - 6:30PM**  
**February 10, 2020**

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

**Work Session**

**Minutes from last meeting**

John Potera made a motion to approve the January 13, 2020 minutes, seconded by Don:

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

**Pending**

**Nutley Acres – 1-Lot Minor Subdivision:** Three lots were separated in 2017. An application to split a fourth lot from the parent parcel was forwarded to Wendel on February 4<sup>th</sup> for review.

**Arrowhead Golf – Hotel/Apartments - 12292 Clarence Center Road:** The Zoning Board tabled the application for a use variance on January 23<sup>rd</sup>. The public hearing will resume on February 20<sup>th</sup>.

**6-Lot Major Subdivision with Public Improvement – Havens Road – CMK Builders:** Jason Burford, Project Manager – GPI, attended a preapplication conference on January 13<sup>th</sup> where he distributed a sketch plan. This property is in water district #10 unserved, where they plan to extend the water line approximately 1,000' with hydrants. This requires a Public Improvement Permit (P.I.P) which was not included with the subdivision application submitted today.

**Niagara Specialty Metals - Site Plan Application:** no action.

**Solar – Brownfield Group/EDF Renewables/Storke LLC:** The Town Board met with these entities on February 3<sup>rd</sup>. John Potera is concerned that prime farmland may be used for solar. Can we change our solar law based on soil type? Don stated that American Farmland Trust features Lyndonville as excluding prime farmland.

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

**Indian Falls Road - 2-Lot Minor Subdivision – Raykowski:** no action.

**7906 Cedar Street – Allen – 1-Lot Minor Subdivision:** There is an existing 2-family home and a 1-family home on this 36-acre parcel. The ZBA granted Mr. Allen a 50' variance so that he can separate 100' of frontage for the purpose of building a single-family home.

**12424 Nice Road – Sutton – 1-Lot Minor Subdivision:** There is an existing home on this 3-acre parcel with 310' of frontage. Mrs. Sutton would like to split off a building lot. A survey would determine if this is feasible considering placement of existing structures and meeting minimum setback requirements.

**Signs:** Terry and John Potera complained that the area around Utley, Hunts Corners and Swift Mills Roads are saturated with signs on telephone poles advertising "Direct TV" and "High Speed Internet". They are not allowed in the RA District without a permit.

**Unlicensed Vehicles:** John Potera objected to the six unlicensed vehicles parked at 13722 main Road (previously Burd Motorsports, previously Victor Motors). The property is otherwise vacant.

There being no further business, John Potera made a motion to adjourn the meeting at 7:15PM, seconded by Andy and all approved.

Respectfully submitted;  
Christine Falkowski, Recording Clerk