

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

Newstead Town Hall – 6:00PM

February 22, 2021

Training – 7:00-8:00PM Webinar “Farmland Protection in Practice: Clarence Greenprint”

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

Site Plan Application: 13311 Main Road - 36,800 SF Warehouse Addition - MGA Research

Christopher Streng, Kulback’s Construction G.C. appeared. MGA Research has applied for site plan application to build a 36,800 sq. ft. warehouse with office addition to the testing facility in the I-1 zone. Mr. Streng pointed out that the plan will no longer include the 800 sq. ft. office/bathroom. The office and septic system are noted as “future” in their Engineer’s response letter dated January 20, 2021 to Wendel’s first review memo. The 36,000 sq. ft. building will be pre-engineered metal similar to the existing. The building will be heated and used to store materials and manufactured products. It may turn into a testing facility in the future. Area of disturbance of 3.5 acres warranted that a SWPPP be filed. Wendel’s second review dated February 5, 2021 recommends approval.

Don made a motion to recommend this project to the Town Board, seconded by Andy:

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

Erik entered the meeting.

1-Lot Minor Subdivision Application: 6500 Draper - Bill Peronne

Bill and Nancy Peronne appeared.

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

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

1-Lot Minor Subdivision Application: 6500 Draper - Bill Peronne

The Peronne’s own a 4.2-acre parcel at Draper and McNeeley that land-hooks across McNeeley Road. They would now like to separate the portion on the south side of McNeeley for a building lot. NYSDEC has determined that a wetland delineation is not necessary. Wendel review was waived by Dave Miller.

John Olaf made a motion to approve the one-lot minor subdivision, seconded by Erik:

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

Christine gave to Bill a copy of the Erie County Clerk's filing requirements for subdivision plat.

Subdivision exemption: 2-Lot-Division - Buckwheat/Lesswing Roads - Doug Sescil

The Sescil's own 122.58 acres that extend across Buckwheat Road to Lesswing Road. They now wish to sell a 15.7-acre parcel with 377' of frontage on Lesswing, and a 13.7-acre parcel with 414.58' of frontage on Lesswing. Both new parcels are over 10 acres, for agricultural purposes, and no development is anticipated.

Don made a motion to find this action exempt from subdivision approval per Newstead Code section 360-6 A.(2)(a) and both parcels will be marked in Town files as not approved subdivision lots, 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 February 1, 2021 minutes, seconded by John Olaf:

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

Potential Code Revisions

- Overlay Zone backland development: Brendan is drafting a proposal.
- Shipping container moratorium: Town Board set public hearing for April 12th. Erik commented that a shipping container's manifest should be known (insects, fertilizer, toxic substances, etc.).
- 450-15 (A)(2)(12) pole barns as permitted principal use: tabled.
- Sign Code: tabled.
- 360-6 A. SUBDIVISION (2)(a) – language amendment needed: tabled.

Pending Items:

- Site Plan – 12600 Clarence Center - Niagara Specialty Metals– 1,482 SF addition
- 2-Lot Minor Subdivision Application – 6860 Maple – Caple/Jendrowski
- 3-Lot Minor Subdivision Application – 12887 Clarence Center (south) Arrowhead
- Site Plan Application – Bedford's Courtyard – Phase II development

Tom reported that the March meeting schedule has changed. Instead of meeting on March 8th and 22nd, we will have one meeting on March 15, 2021.

There being no further business, John Potera made a motion to adjourn the meeting at 7:00PM, seconded by John Olaf and all approved.

Respectfully submitted; Christine Falkowski, Recording Clerk

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Jonathan Bleuer, Director of Community Development for the Town of Clarence, and Kathleen McCormick of Seneca Trail Resource Conservation & Development Council presented. Ended: 8:13PM.