

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall - 6:30PM
March 2, 2020

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

Tom stopped in for a few minutes to update the Board on his recovery from knee surgery and to explain a conflict making him unable to stay for the meeting.

Work Session

Minutes from last meeting

Andy made a motion to approve the February 10, 2020 minutes, as amended, seconded by Terry:

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

1-Lot Minor Subdivision – Nutley Acres – Vacant Land Utley Road – Rick Thering

Rick Thering appeared. Don recused himself. John Potera made a motion to waive the public hearing, seconded by Terry:

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

Mr. Thering owns a 6.18-acre parcel of land on Utley Road where he received approval in 2017 to split off three building lots. Now he would like to split off a fourth lot from the parent parcel. If he splits any more lots within the next three years, it would be classified as a major subdivision. Even after three more years, the Planning Board could still classify further subdividing as a major. Wendel completed a first review memo dated February 25, 2020 and recommend approval with the following comment: "The proposed culvert running adjacent to Utley Road underneath the driveway may have less than 1' of cover when the outside dimension of the pipe is considered. This could lead to early failure of the culvert pipe." The memo was given to Mr. Thering.

John Olaf made a motion to approve the 1-lot minor subdivision, seconded by Erik:

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

Pending

Dave Miller reported on the following:

Arrowhead Golf – Hotel/Apartments - 12292 Clarence Center Road: On February 20th the Zoning Board approved the application for a use variance for a three-story hotel with 35 units, excluding apartments. Competent financial evidence was provided. A site plan application is anticipated soon.

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6-Lot Major Subdivision with Public Improvement – Havens Road – CMK Builders: Dave shared that CMK is working on the water line extension for the project. Wendel has completed a first review memo dated February 25th where they cannot recommend approval based on 13 comments provided. This memo was provided same day to Jason Burford, Project Manager, GPI.

Niagara Specialty Metals - Site Plan Application: no action.

MGA Research – 13311 Main Road – Site Plan Application: Kulback’s Construction will be making application soon.

Solar – Brownfield Group/EDF Renewables/Storke LLC: no action.

Kelly Schultz 11167 Main - Site Plan Application – Retail Sheds and new 3,300 Sq. Ft. Building: Dave has a meeting with Kelly on Wednesday this week.

7906 Cedar Street – Allen – 1-Lot Minor Subdivision: no action.

12424 Nice Road – Sutton – 1-Lot Minor Subdivision: no action.

Other:

Dave reported on the recent fires. 12375 Main was a single-family home on a parcel with three other homes. Leisurewood Campground lost four trailers. Even though there is no power or electric in the winter, tenants can be in the park from sunup to sundown only, otherwise a \$100 fine is strictly enforced. A tenant was in the park checking on his trailer, observed the fire and reported it. Dave stated that Newstead, Akron and Clarence Fire Companies did a great job containing the fires. John Potera borrowed the red and yellow Leisurewood charter books from Dave.

Training:

Christine distributed two training opportunities:

- “Advanced Floodplain Management Concepts II”, Oriskany, NY. March 30 – April 2, 2020
- “How Do I Develop a Good Solar Project in My Community” – Cheektowaga, NY. March 20, 2020

Christine provided the number of training hours needed in 2020 for each member including any carry-over balance. Erik asked Christine to register him for the solar seminar.

There being no further business, John Potera made a motion to adjourn the meeting at 7:29M, seconded by Terry and all approved.

Respectfully submitted;

Christine Falkowski, Recording Clerk