

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

Newstead Town Hall – 7:00PM

March 21, 2016

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

Minutes from last meeting: John Potera made a motion to approve the minutes of March 7, 2016, seconded by Terry:

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

Pending:

- 14-lot major subdivision – Clarence Center & Utley Roads – Thering: no action
- 7-lot major subdivision – 12089 Clarence Center Road – Rothland’s: no action
- 1-lot minor subdivision – 8155 Maple Road – Ranney: no action
- 2-lot minor subdivision – V/L Meahl Road – Wideman: no action
- Site Plan – 13661 Main Road – Pole Barn & Driveway - Fancher Properties, LLC: Ralph stated he will not issue a building permit until the purchase of land from adjacent property owner has been made and has been merged with Fancher’s property. Ralph also stated the sketch plan indicates the proposed new building is within range of the fire hydrant per Code.
- Site Plan – Pole Barn – 113 Cedar Street – Whiting Door: Ralph relayed that a 7,000 sq. ft. pole barn is proposed to be built near the most recent addition. The Planning Board recalled that this was close to wetlands and wondered if wetlands would impact this new structure.
- Site Plan – Communications Tower – 113 Cedar Street – Whiting Door: Ralph reported that this wish to put up a tower to better communicate between the Bloomingdale Road and Cedar Street locations.

Enclosing Covered Porch with 16 Overhead Doors – 11145 Main Road – Kelly Schultz: rescinded

Tom reported that this site plan application reviewed on March 7th has been rescinded.

Building Permit Approval – 6,000SF Storage Building – 11061 Main Road – Kelly Schultz

Tom explained that in 2013 the Town Board approved a site plan for construction of four buildings with two conditions (1) that this project will be added to land disturbance calculations for determining stormwater regulation compliance for any future development and (2) that fire protection infrastructure and equipment be installed and be fully operational before approval of a building permit by the Newstead Code Enforcement Officer. Three buildings were constructed; the fourth was not issued a building permit.

Building Permit Approval – 6,000SF Storage Building – 11061 Main Road – Kelly Schultz (continued)

Sometime later a permit was approved for a fourth building that was not on the site plan, but closer to the road. Ralph stated he regrets approving that because now Mr. Schultz wants a permit for a 5th building, the one from the site plan originally. Ralph stated a site plan for this new building was delivered to him on Friday showing the location has moved a few feet.

A motion was made by John Potera to recommend to the Town Board that a building permit be approved for this 30’ x 200’ structure without site plan application or public hearing pending documented proof that it meets fire code, seconded by John Olaf:

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

Preapplication Conference: (6) Storage Buildings – Main Road – Kelly Schultz

Ben Schultz appeared.

A sketch plan proposal was reviewed for construction of six new buildings on two parcels as follows:

11145 Main Road <u>SBL #73.00-1-4.111</u> (1) 30’ x 130’ (2) 30’ x 120’	11167 Main Road <u>SBL #73.00-1-4.121</u> (3) 30’ x 120’ (4) 30’ x 120’ (5) 30’ x 120’ (6) 15’ x 150’
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Ben stated there is a high demand for rental of storage units and that the contents of each are unknown. The buildings would be wood frame with metal, similar to all the others. Ralph advised that 20’ is the minimum with for fire lanes, and Ben stated they will be 40’. Ben will have a complete site plan application prepared. Ben left the meeting.

According to the GIS map submitted, it is unclear as to whether some of the structures as depicted cross a parcel boundary.

Relocating lot lines – Ralph stated he would like applications for relocating lot lines for the record. If relocating lot lines has an impact on drainage, the application should also include a fee. Someone asked how other towns handled this, and Tom asked Christine to check Clarence, Alden and Amherst.

Training 2016 – John Potera’s written request to attend the New York Planning Federation annual conference was denied by the Town Board, who felt that the budgeted funds can be better served on having a trainer come in and provide training to all.

Windmill applications – this item will be removed. Any new applications would not come before the Planning Board unless a height variance is requested.

There being no further business, John Potera made a motion to adjourn the meeting at 8:15PM, seconded by John Olaf and all approved.

Respectfully submitted,
Christine Falkowski, Recording Clerk