

**TOWN OF NEWSTEAD - PLANNING BOARD MINUTES**  
**Newstead Town Hall – 7:00PM**  
**April 20, 2015**

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

**Work Session**

**Minutes from last meeting**

John Potera made a motion to approve the minutes of April 6, 2015 as amended, seconded by Terry:

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

**Tom updated the Board on pending items:**

**Clarence-Akron Self Storage – 11234 Main Road:** There was a request to move the project along by the Engineer, but that could not happen due to pending Town Engineer approval.

**Special Use Permit/Site Plan - Used Auto Sales - 12474 Main - Larry Fels:** no action.

**6-lot major subdivision – 12089 Clarence Center Road – Rothlands:** no action

**11720 Main – food trailer or portable building – Harold Frey:** item will be removed until further notice.

**Windmill moratorium –** Town Board will hold a public hearing on April 27<sup>th</sup> and would like the Planning Board to participate in amending the windmill law and recommend a joint meeting to do so.

**Local Law: Agricultural Amendments to the Zoning Law:** John Potera did not agree with minimum lot size for a greenhouse in the proposed C-3 District, and recommended this item be tabled until the next meeting, thus allowing more time for the members to review the current proposal.

**14-lot major subdivision – Clarence Center & Utley Roads – Thering:** no action

**Special Use Permit/Site Plan (expired) – Used Auto Sales – 11372 Main – John Smith, Jr.:** Ralph reported that this application was submitted this morning.

Tom reported that the following appointments are now not necessary for Planning Board review:

**Pre-Application Conference – Used Car Sales - 11212 Main Road - Janice Carson**

Upon review, our Town Attorney has determined that this mixed use is a non-conforming use that is grandfathered and the property may be sold and operated without a special use permit.

**Pre-Application Conference - raising roof of “Three Old Dogs” - Kelly Schultz**

As confirmed by our Town Attorney, this roof is a maintenance item and only needs an approved building permit.

There being no further business, John Potera made a motion to adjourn the meeting at 8:45PM, seconded by John Olaf and all approved.

Respectfully submitted,  
Don Hoefler/Tom Cowan, Recording Clerks