

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall - 7:00PM
April 22, 2019

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

2-Lot Minor Subdivision – 4895 South Ayers Road - Paul & Becky Fix

Paul & Becky Fix appeared. The Fix's own a 17-acre parcel at 4895 Ayers Road with 835' of road frontage. They wish to split off two buildable lots, resulting in 9-acre, 3-acre and 5-acre lots approximately. Dave Miller reviewed the project, along with the Town Engineer. Wendel completed their second review and recommends engineering approval in a memo dated April 11th.

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

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

Andy made a motion to approve the subdivision application, seconded by Don:

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

The Fix's were given their extra subdivision plat copies, plats to be filed with Erie County Clerk's office (including Mylars) and the instructions.

3-Lot Minor Subdivision - Barnum Road – 38-acre parcel – Ken & Diane Koehler

Clayt Ertel, Real Estate Agent, and Ken Koehler appeared. The Koehler's own a vacant 39+acre parcel on the east side of Barnum Road, where they wish to subdivide three new buildable lots south of the bike path. The resulting parent parcel size will be 32 acres. Kreher's farms it now, but Mr. Ertel stated there is a buyer who eventually plans to build one single family home. The Code Enforcement Officer reviewed the project, along with the Town Engineer. Wendel completed their review and recommends engineering approval in a memo dated April 22nd.

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

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

John Olaf made a motion to approve the subdivision application, seconded by Erik:

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

The extra subdivision plat copies, plats to be filed with Erie County Clerk's office (including Mylars) and the instructions were given to the applicant.

Planning Board minutes

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Work Session

Minutes from April 8, 2019 meeting:

John Potera made a motion to approve the minutes, as amended, seconded by Andy:

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

- **Air Bnb/VRBO/Short Term Rentals:** A memo was sent to the Town Board on April 12th with recommendations.
- **MHP Zone regulations:** Christine confirmed with Ed Kramer that the Planning Board and Town Board will jointly meet with him on Monday, May 20th at 7PM.

Pending:

- **1-Lot Minor Subdivision – 11856 Rapids Road – Sara George:** No action.
- **6-Lot Major Subdivision – Havens Road - 6.5-acre parcel owned by CMK:** No action.
- **Special Use Permit site plan revision – 12690 Main Road – Michael Shields:** Dave Miller reported that he did not receive the site plan revision from Mike Metzger. John Potera feels there is too much equipment. Where is the Village Auto sign? Dave will send another letter to Mr. Shields if not received by next meeting.
- **Site Plan Application – Arrowhead Timberlodge II:** We did receive applicant response to Wendel's first review, and forwarded to Wendel.
- **Kelly Schultz – retail sheds:** No action.
- **Site Plan Application – McDonald's site improvements:** Dave reported he heard from TY Lin who is looking into our request for the cross connection.

New Business:

- **12474 Main Retail Sheds – Pasinski:** Dave reported that he was unable to contact Mr. Pasinski so he reached out to Kaleb, the Heritage Structures salesman. The approved site plan for 20 sheds was faxed to Kaleb, who stated he is removing sheds. The real estate sign is impacting line of site when turning west onto Route 5 from Cummings. Dave asked the realtor to correct the sign location.

There being no further business, John Potera made a motion to adjourn the meeting at 7:45PM, seconded by John Olaf and all approved.

Respectfully submitted;
Christine Falkowski, Recording Clerk