

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall – 7:00PM
April 23, 2018

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

Work Session

- Agenda items were discussed.
- Joe Frey Turf Mowing Equipment business: April 20th deadline extension and request to relocate from 12287 Clarence Center Road to 12690 Main Road

New Agenda Items:

7:30PM Preapplication Conference – Rezone RA to PUD (Planned Unit Development)
12287 Clarence Center Road (previously Bright Meadows Golf Course)

New owner: Arrowhead Settlement LLC

Ron Long appeared. He and Lucas James recently closed on the purchase of Bright Meadows Golf Course. Mr. Long has submitted an application to rezone the entire 86 acres from R-A to PUD. The 86 acres straddles Clarence Center Road with a 24.62-acre parcel on the south side of the road and 59.75 acres on the north side. A sketch was submitted depicting a development plan as follows:

South Side -	54 units of townhouse homes + 44 quad homes	= 98 units
North Side - Phase I:	24 townhouses + 27 patio homes	= 51 units
Phase 2:	15 townhouses + 51 patio homes	= 66 units
Phase 3:	84 patio homes	= <u>84 units</u>
		299 units

Mr. Long indicated that they would own and operate market rate apartments on the south side. A market study was done by GAR Appraisal for the patio home development on the north side. He stated the homes are geared toward seniors, but without deed restrictions for 55+over.

Mr. Long stated they plan to put in their own sewage treatment plant at the north end of the north side. This is not currently depicted on the sketch plan; therefore a revised sketch plan would be in order as soon as possible. Mike recommended speaking to the village of Akron regarding sewer, which would require the Town to establish a new sewer district. Mr. Long has developed other properties, but has never done a sewage treatment plant before. Some of his other developments include:

- Swallow Creek off of Goodrich in Clarence
- Quaker Hollow in Orchard Park
- The public hearing was just held last week for 42 units in the Village of Corfu on West Main Street behind a market.

Tom relayed that the violation on the south side must be cleaned up first. Mr. Long replied that Joe Frey expects to be out of there 100% including out of the building. Until this development happens, the driving range will continue to be used.

When asked about a homeowner's association, Mr. Long stated they do plan on having a homeowners association for the patio homes, which requires Attorney General approval. The Planning Board expressed concern over potential impact on traffic, Akron Central School, access, and drainage. The Board wondered if a sewer plant needs a flowing creek. Mr. Long responded that Spaulding Lake does not have a creek at their sewer plant.

Christine suggested meeting with Wendel and Nathan regarding PUD regulations and procedures as this would be our first of this type. Perhaps this could be a training session for the Board.

**8:00PM Special Use Permit/Site Plan Amendment to add Tenant: Turf Mowing Equipment
12690 Main Road - Michael Shields**

Michael Shields appeared. Joe Frey plans to move his turf mowing equipment from 12287 Clarence Center Road to M. Shields Enterprises on Main Road. Mr. Shields stated he has a building with ten bays, and Joe would utilize four bays (92,500 sq. ft.). Behind this building, he is offering 2.5 acres of parking machinery on stone/millings, not visible from the road. He will not tolerate oil or mess, and when pieces of machinery become junk, they would go in a dumpster. Service would be done inside the building with some mowers out front for sale. He takes pride in the way he keeps his yard and wants no confusion between his and Joe's merchandise. He is considering a clear plastic Quonset hut type temporary structure to house Joe's excess scrap. Tom stated we want control and will need a revision of his site plan (not engineered). It was agreed that Tom and Mike Borth will provide a marked-up copy of the site plan discerning clearly the arrangement of the site and take it with them on a site visit very soon.

John Potera would like to see a fence up front; instead of skirting the trailers for screening. Erik suggested a written document be prepared to go with the marked-up site plan, and all agreed.

Minutes from last meeting: Erik made a motion to approve the minutes of April 9, 2018, seconded by Don:

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

Pending:

- **Niagara Label site plan application – 17,000 +/- sq. ft. addition:** Awaiting Niagara Label's response to Wendel's second review memo of April 9th. Application has been distributed to Planning Board.
- **J&R Specialties (Fancher) expansion:** no action.
- **Clarence Secure Storage expansion:** no action. A letter will be written to Jim Bola inviting him to meet with us to ensure planned construction matches approved site plan.
- **V/L Moore = 1-lot minor subdivision** – Nice/Taylor: Application received and submitted to Wendel on April 19th.
- **11520 Main – KJP 11520 Main St, LLC** - change in use/occupancy: no action. A violation notice will be prepared.
- **11372 Main – John Smith, Jr. - change in use/occupancy for tenant, Tesmer Builders**
John Smith paid the change in use/occupancy site plan fee, but we still need a site plan distinguishing what part of the building and the outdoor space each of the three businesses are utilizing: (1) Smith Auto Sales and Service (2) GFY Motors (3) Tesmer Builders, Inc. Another letter will be sent to John with a copy to Tesmer.
- **13123 Main - Willert/Schultz – change in grading violation:** Mike Metzger working on a site plan, but next Court date is May 2nd.

There being no further business, John Potera made a motion to adjourn the meeting at 8:50PM, seconded by John Olaf and all approved.

Respectfully submitted;
Christine Falkowski, Recording Clerk