

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

Newstead Town Hall – 7:00PM

April 25, 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: Terry made a motion to approve the minutes of April 4, 2016, seconded by Erik:

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

Pending:

- 14-lot major subdivision – Clarence Center & Utley Roads – Thering: no action
- 7-lot major subdivision – 12089 Clarence Center Road – Rothland's: Tom reported that he heard the golf course was sold to Mike Rizzo; not sure if that would impact splitting of these lots.
- Site Plan – Pole Barn – 113 Cedar Street – Whiting Door: Ralph reported the application is being prepared.
- Site Plan – Communications Tower – 113 Cedar Street – Whiting Door: no action.
- Site Plan – (6) Storage Buildings – 11167 Main Road – Kelly Schultz: no action.
- Bar/Tavern – The Witches Brew – 11199 Main – Schultz: Tom reported this is the building referred to as The Bakery and that Kelly plans to sell beer there for six weeks during pumpkin season.

Ralph left the meeting to meet with the Town Board.

Preapplication Conference – 13661 Main Road – Pole Barn & Driveway - Fancher Properties, LLC

Randy Fancher, Jeff Fancher and Douglas Klotzbach appeared. They plan to purchase adjacent land to the east, and Ralph advised that the purchase and merge via deed must be done first. Douglas distributed copies of the proposed unattached 11,776 sq. ft. cold storage building. Douglas explained that they meet the 400' + 150' distance from the fire hydrant, except for a 50' administrative variance that Ralph is aware of. Doug stated that this NYS Fire Code requirement may be amended July 1st. Don asked how much land disturbance there will be pertaining to stormwater regulations, and Douglas answered they would be way under one acre due to the size of the structure. Don stated that the proposed drainage improvements would be included in area of disturbance and that Wendel would take a look at that during their review.

Ralph re-entered the meeting.

Tom verbally polled the Planning Board regarding site plan recommendation assurance prior to the land purchase, and all agreed that at this time it looked positive. Christine reminded the Fancher's that the \$225 drainage review fee was needed in order to send the proposal to the Town Engineer. Randy left the meeting to obtain a check for that payment. Christine prepared a proposal packet for Wendel and hand delivered it to Scott Rybarczyk at the Town Board meeting in session. There is one Planning Board meeting in May on the 16th.

Ralph reiterated that he will need the deed and survey in hand before forwarding the site plan proposal to the Planning Board for review and recommendation to the Town Board, who would then conduct SEQR review and schedule a public hearing.

Relocating lot lines

Ralph reported that when he met with the Town Board earlier, they agreed that this item should be addressed in our Code. Nathan will draft a local law.

Change in Use Site Plan – 11372 Main – Millcreek Manufacturing, Inc. – Kevin Walters

Kevin Walters appeared. Mr. Walters has moved his business from Arcade, New York to existing space at 11372 Main that he is leasing from John Smith, Jr. This company manufactures laminate and wood tabletops and currently has two employees. They will have no outdoor storage and have no plans to change the exterior other than displaying a new sign. Ralph advised Mr. Walters to complete a building permit application for a C/O inspection, and that a fire inspection will be conducted annually thereafter.

John Potera made a motion to approve the change-in-use application, seconded by Don:

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

There being no further business, John Potera made a motion to adjourn the meeting at 8:10PM, seconded by John Olaf and all approved.

Respectfully submitted,
Christine Falkowski, Recording Clerk