

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall – 6:30PM
April 5, 2021

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

2-Lot Minor Subdivision Application – 6860 Maple Road - John Jendrowski

John Jendrowski, Paula Jendrowski and Cindy Chadsey appeared. John Potera made a motion to waive the public hearing, seconded by Terry:

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

From this 96-acre parcel the following will be created:

- 2-acre building lot with 180' of road frontage
- 19-acre agricultural lot with 350' of road frontage
- 31-acre section to the rear is adjacent to John Jendrowski's property at 12375 Meahl Road and will be merged.
- Remaining parcel will result in 43 acres with 537' of frontage

Town Engineer review was waived by Dave Miller. John Potera made a motion to approve the subdivision, seconded by Terry:

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

The Erie County Clerk subdivision plat filing instructions were given to the applicants.

Change-in-Use Site Plan – Restaurant – 11891 Main Road – George Principe

Mr. Principe appeared. Mr. Principe attended a preapplication conference on March 15th. He submitted a Letter of Intent, sign rendering and application fee. The Board advised him to add the street address to the sign, and that all banners and flags are prohibited. Dave advised that sandwich board temporary signs are OK and size is based on street frontage. Any LED signage with changeable messaging must be approved by the Planning Board. Live music will be provided by one or two-man bands. The restaurant will be closed on Mondays.

John Potera made a motion to approve this change-in-use site plan, seconded by Don:

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

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Site Plan/Special Use Permit – 12292 Clarence Center Road – Arrowhead Golf Club

Solar PV System for Pump House – 27.6kW Ground Mount Solar Array

Buffalo Solar Solutions, Inc.

Kelli Wilson and Mark Overall of Buffalo Solar Solutions appeared. The purpose of this project is general energy for the pump house to water the golf course 100%. Dave Miller asked about grading around the posts; None; it will be concrete. There will be no adjustment to PILOT. The panels will be stationery, will not track the sun, tilted facing south, and 1,500' from Clarence Center Road. Fenced in area is not included therefore it is 1,800 sq. ft. and small scale. (Large scale is 2,000 sq. ft.)

John Olaf made a motion to recommend this site plan/special use permit application to the Town Board, seconded by Don:

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

Work Session

Minutes from last meeting

Terry made a motion to approve the March 15, 2021 minutes, seconded by John Potera:

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

Potential Code Revisions – on March 18, 2021 the Planning Board sent a memo to the Town Board making recommendations on the following:

- Overlay Zone backland development:
- Shipping container moratorium:
- 450-15 (A)(2)(12) pole barns as permitted principal use
- Sign Code
- 360-6 A. SUBDIVISION (2)(a)
- Chapter 150 Uniform Construction Codes and NYS Code changes
- Solar Law amendment

Christine distributed the following:

- Buffalo Business First article about mobile vertical farming facilities built inside shipping containers
- The Batavian article about a hydrogen fuel production plant and an electric substation to serve the STAMP complex in the Town of Alabama
- Notice regarding application from Heritage Wind LLC's 184.8 MW wind energy facility in the Town of Barre, Orleans County

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