

**TOWN OF NEWSTEAD - PLANNING BOARD MINUTES**  
**Newstead Town Hall – 7:00PM**  
**May 19, 2014**

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

**Work Session**

Minutes of May 5, 2014

Don made a motion to accept the minutes of May 5, 2014, seconded by Terry:

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

Pending agenda items:

- Buck's Motorsports site plan/variance applications – no action
- Whiting Door expansion site plan application – no action
- Shields special use permit/site plan application – Ralph reported that evidence of an initiated site plan was presented at Court last Wednesday. Judge adjourned matter to a July Court date.
- MGA Research – Christine shared a GIS map of the properties. Side setbacks, noise and the mobile home park were discussed. The site plan application will be coming to us once the rezoning is approved.

Sign law revision proposal

Tom stated that copies of the sign law draft with the changes made at the last meeting are available. It was forwarded to the Town Board on May 6<sup>th</sup>.

Training

Christine reported two training opportunities both on Tuesday June 3<sup>rd</sup> as follows:

Strong Towns Boot Camp	How to Measure Development
1PM – 5:30PM	6 – 8PM
Lafayette Hotel	Templeton Landing
Cost \$65	no cost

Interest was shown in the Strong Towns Boot Camp, and Christine will forward information to the Board.

An updated Planning Board contact information sheet was distributed, and two members stated that their land lines are no longer in service and should be removed from the record.

**Preapplication Meeting – Fancher Properties expansion**

Jeff Fancher and Douglas Klotzbach appeared. Mr. Fancher operates a business a 13661 Main Road where his existing office/warehouse stores bathroom partitions, lockers, chalkboards etc. for school projects, plus a garage door business. The yard is paved millings, where semi's come in and out to unload. He also has two dumpsters and three containers. He would like to erect a connecting 6,000 sq. ft. building allowing him to clean up the property and provide more storage.

Tom stated that a hydrant is required to be within 400' of the furthest point of the building. Douglas stated this would require boring under Main Road. He stated that a hydrant installation at Goodrich & Main in Clarence is costing upwards of \$115,000. He added that the cost of the required hydrant for Green Kangaroo's expansion is delaying that project. Ralph replied that the life of one firefighter must not be worth it, but maybe two? Douglas stated that Newstead Fire Company has 1,000' of hose according to Doug Jones. The proposed building initially was not planned to be connected, but connecting it avoids the cost of installing a bathroom. Douglas indicated that they are planning to have an early detection system with call-in to 24 hour monitoring, to which Ralph replied that their insurance company would probably want that anyway. Douglas stated that he spoke to Kumar of New York State regarding applying for a variance from NYS Fire Code, and he asked for support. Ralph stated he would not support such a variance, and Tom stated he would not either. Tom suggested soliciting support from the Fire Dept. Chief for the variance.

There being no further business, John Potera made a motion to adjourn the meeting at 8:15PM, seconded by Erik and all approved.

Respectfully submitted,  
Christine Falkowski, Recording Clerk