

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall - 6:30PM
June 15, 2020

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

Site Plan Application - 11167 Main - Retail Sheds + 4 Storage Buildings=21,500 Sq. Ft. – Kelly Schultz

Mike Metzger and Kelly Schultz appeared. Mike made a presentation of the site plan.

Storage Buildings:

The proposed action consists of the construction of four buildings for the storage of classic cars, ranging in size including 45'x140', 45'x140', 40'x140' and 22'x150'. The blacktop will be cut out, concrete added under building footprints with existing asphalt to remain. Due to the impervious site, there will be no impact on drainage. Dave stated that this use can only be for storage and not vehicle repair. Kelly replied that each vehicle spot will only be 11.5' wide with one light bulb and one plug, assuring that there wouldn't even be enough space for vehicle maintenance. These structures will be within 400' of a fire hydrant. Just south of these structures will be an area for RV storage surrounded by an 8' tall fence with gates. Kelly stated the storage buildings will look similar to others on his property, and he provided photos of such.

Parcel Boundary:

Kelly stated that it is his intention to merge the parcel with his adjacent parcel.

Sheds:

Don stated that with the required 10' spacing between each shed, only 20 – 24 sheds could be located here, not 50. Kelly stated that when the storage buildings are constructed, the sheds will be moved from this location to another parcel to the east on a grassy area. At that time, the shed operator will apply for site plan approval.

Erik made a motion to recommend this site plan to the Town Board, seconded by Don:

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

Sign Permit Application – NOCO Energy – 13613 Main Road

Chris McCaffery from Ulrich Signs appeared, along with Dave Wentland from NOCO. They would like to replace a portion of the existing double-poled sign. The purpose is to better attract the public to the sale of diesel fuel. The middle section will be 18" LED displaying fuel prices. The bottom section will be a 41" x 87" full-color LED message center which has built-in fonts that can be animated, but will not flash. It will have a built-in dimmer so that it is not too bright in the evening. The LED lighting can be put on a timer to be shut off at night; although diesel can be purchased 24/7 with a credit card with lighting provided by the canopy only. They plan to add the street address to the sign as we requested. Dave asked that the sign permit application be sent to Erie County Planning for review.

Terry made a motion to approve the sign permit with the following conditions:

1. That the sign be lit only from 6AM – 11PM.
2. That one lit section stays on displaying "open 24 hours"
3. That Erie County Planning provide comment

Seconded by Don:

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

Temporary/Off-Premises Sign Permit Application – “Bark in the Park” – Leisurewood Campground

Application not submitted in time and no one appeared. A fundraiser for the creation of a dog park is being planned for Saturday, June 27th. A temporary 8' x 4' sign at Main & Cummings, along with a number of other small signs around town are desired.

Work Session**Minutes from last meeting**

John Potera made a motion to approve the June 1, 2020 minutes, seconded by Terry:

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

Meeting Start Time

Discussion was held as to whether everyone was still in agreement with the 6:30 start time vs. 7:00. All present agreed to keep it at 6:30, with 6:45 being our earliest appointment.

Sign Permit Application – Summit Auto – 11672 Main - Cliff Albrecht

After the June 1st meeting, a letter was mailed to Cliff listing the five conditions required. Terry stated he spoke to Cliff who indicated he will not be removing his roof sign, as he stated at the meeting. Dave reiterated that if Cliff wants to exceed the total square footage of signage allowed (192 sq. ft.), he can apply for an area variance with the Zoning Board of Appeals.

Pending Items

There has been no action on the following:

- Site Plan Application – NOCO Energy – Above Ground Gasoline Tank
- Site Plan Application – Arrowhead Golf – Solar Farm:
- Site Plan Application - Arrowhead Golf – Hotel Addition
- Site Plan Application - Niagara Specialty Metals – new structure
- Site Plan Application - MGA Research - 13311 Main Road – new structure
- 3-Lot Minor Subdivision Application – 4977 Ayers Road – Papke
- 1-Lot Minor Subdivision Application - 7906 Cedar Street – Allen
- 1-Lot Minor Subdivision Application - 12424 Nice – Sutton
- 1-Lot Minor Subdivision Application – Dorsch Road – Kidder

There being no further business, John Potera made a motion to adjourn the meeting at 7:40PM, seconded by Erik and all approved.

Respectfully submitted;
Christine Falkowski, Recording Clerk