

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall – 7:00PM
June 16, 2014

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

Work Session

Minutes of June 2, 2014

Terry made a motion to accept the minutes of June 2, 2014, seconded by Andy:

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

Pending agenda items:

MGA Research site plan application – no action

Buck's Motorsports site plan/variance applications – no action

Shields special use permit/site plan application - no action

Creekside Septic – 13760 Indian Falls – change in use/ownership

Training - Christine distributed training certificates to Tom, Erik and Terry.

Special Use Permit/site plan application residential wind turbine

12378 Meahl Road – John Jendrowski

Mark Ferrara and Madeline DuBeau, of CEC Energy appeared with John Jendrowski. Madeline provided seven sets of plans. John would like to place a Bergey Excel 10 wind turbine on a 140' self-supporting lattice tower on his property. The turbine qualifies as a Type 2 wind energy conversion system as it will supply power to his 29.81 acre farm operation. A lease agreement locks in low energy rate. Tom asked who removes the turbine in the future. Mark replied no one is forced to take it down; it is good for 25 – 30 years. United Wind, a third party, will own the turbine for their life. The lease is tied to the property. A future buyer could assume the lease with a credit check.

Special Use Permit/site plan application (2) residential wind turbines

11936 Rapids Road – Jeff Jendrowski

Jeff Jendrowski did not appear. Jeff is proposing to install two Bergey Excel 10 wind turbines on a 140' self-supporting lattice tower on his 50.2 acre active farm.

John Olaf made a motion to recommend both special use permit applications above for 12378 Meahl Road and 11936 Rapids Road to the Town Board for review and approval, seconded by Don:

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

Amanda Harrington and Jeannie Morlacci entered the meeting room. They promoted the Celebration Committee's hosting of the July 4th festivities.

Pre-Application Conference – Buffalo Drilling expansion

Jim Holtz

Jim Holtz presented a photo of an existing building where they would like to add a 42 x 40' block wall addition to the west side. The purpose is cold storage for PVC pipe. Terry requested that the remnants of an old sign frame be removed, and Jim stated he would pass the request along. Tom reiterated that the addition has to meet NYS Fire Code. Jim stated that they are currently busy with an out-of-town project that has taken him away from this immediate need, but that the site plan application is in the process of being prepared.

Pre-Application Conference – Nature's Prize change in use

Dave Amerine

Mr. Amerine's taxidermy business has relocated from 13035 to 13021 Main Road. The previous tenant was Curve's, who has moved out. This gives Mr. Amerine more space to expand his business to include deer processing and retail of long guns. Mr. Amerine stated he has added security, has NY State Police approval, and that his Federal paperwork is completed. ATF will be inspecting his site tomorrow. Ralph advised Mr. Amerine to submit a letter of intent describing his operation along with a drawing of the interior space showing exits and bathrooms, along with exterior signage and parking.

Ralph discovered that there is a furniture restoration business at 13021 Main and a photography business at 13025 Main. He has contacted these new tenants and requested change-in-use applications.

Pre-Application Conference – Whiting Door expansion

H. Christopher Streng, Kulback's Construction

Mike Whiting, Phil Whiting and H. Christopher Streng of Kulback's Construction appeared. Whiting Door plans to build an 18,000 sq. ft. single story pre-engineered metal building near the northeast Town of Newstead portion of their 44-acre parcel in the I-2 zone. The addition's footprint surface area consists of blacktop and compacted stone. There are two existing hydrants very close to the proposed addition, which will be sprinklered.

On June 11th Wendel took a preliminary look at an electronic version of the site plan and communicated to Mr. Streng that it appears that a New York State wetland is in their driveway access road and that the required 100' buffer from the edge of the proposed addition may be an issue. Mr. Streng indicated that the addition will not encroach into the buffer and that wetland delineation will not be required.

John Olaf made a motion to recommend approval to the Town Board pending Wendel's review and receipt of Wendel's approval memo, seconded by Terry:

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

There being no further business, John Olaf made a motion to adjourn the meeting at 9:00PM, seconded by Terry and all approved.

Respectfully submitted,
Christine Falkowski, Recording Clerk