

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall – 7:00PM
June 2, 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 19, 2014

Andy made a motion to accept the minutes of May 19, 2014, seconded by Terry:

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

1-Lot Minor Subdivision Application – 13755 Main Road – Martin Bronisz

John Potera made a motion to waive the public hearing for this subdivision application, seconded by John Olaf:

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

Marty & Lynn Bronisz appeared. They own a 56-acre parcel that has 568' of road frontage on Main Road in the C-2 zone with an existing house. They would like to separate the house with one acre of land and 167' of frontage, leaving 111' to the west and 289' to the east. Creating these property lines avoids the septic field and keeps the outbuildings and half of the double-wide driveway with the house, which is to be sold. The Bronisz's understand that the remaining land cannot be used for residential development in the C-2 zone. Mr. Bronisz indicated that he hunts on the land and that Kreher's farms it.

Don indicated he thinks the well house shown on the new property line should be removed. The Bronisz's stated that the well is disconnected and is used as a 7' x 9' shed and that they replaced the roof a year ago. They stated they would take down the shed if necessary but that it is rather attractive and very useful to their tenant. Most of the members felt it was OK to leave it there for now. Ralph waived drainage review because there is an existing pond to the rear of the parcel that structure runoff drains into. John Olaf made a motion, seconded by John Potera to approve the minor subdivision:

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

Pending agenda items:

- (2) residential wind turbine special use permit/site plan applications:
Tom reported that a presentation was made at the Town Board meeting held May 27th for two Bergey Excel 10 wind turbines at 11936 Rapids for Jeff Jendrowski and one turbine at 12375 Meahl Road for John Jendrowski. Andy asked if the special use permit would be temporary and annually renewable, or permanent. Once the Building Dept. receives complete applications, these items will appear on our agenda.
- Buffalo Drilling:
Tom reported that Jim Holt met with Ralph on Thursday regarding building an addition over existing pavement, and that because it will be in the overlay zone and facing Main Road, a front elevation drawing will be included. Ralph stated the project will encompass installation of a new bathroom inside the addition.
- MGA Research:
Tom reported that their variance was approved by the Town Board, and that we can most likely expect a site plan application soon.
- Buck's Motorsports site plan/variance applications – no action
- Whiting Door expansion 18,000 sq. ft. expansion:
Ralph reported that he heard from Kulback's who indicated they would be making site plan application shortly.
- Shields special use permit/site plan application: no action.

Training

- Three members will be attending "Strong Towns Boot Camp" in Buffalo on June 3rd.
- Andy indicated he would like to attend "Land Use Training for Municipal Officials" in Albion on June 8th with John Olaf.

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

Respectfully submitted,
Christine Falkowski, Recording Clerk