

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall - 7:00PM
June 24, 2019

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

Work Session:

Minutes from last meeting:

John Potera made a motion to approve the minutes of June 3, 2019 as amended, seconded by Terry:

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

Training

The Planning Board will attend the State mandated Safety Seminar on Monday, July 15th at 6:00PM. You cannot opt out for other safety training you may already have. July 15th is a scheduled meeting night, and if we have any agenda items that cannot wait until July 29th, we will address them right after the training.

Air Bnb/VRBO/Short Term Rentals

The Planning Board sent a memo to the Town Board on April 12th with their recommendations.

Special Use Permit – Home-Based Business in RA Zone – 12284 Nice Road - Anthony Cinotti

Dave reported that he received a complaint about this business. Tony Cinotti appeared and presented his site plan. He owns 12284 Nice Road and the adjacent property at 12296 Nice Road where he lives. He rents the house at 12284, but operates United Technology Services from a 2,900 sq. ft. metal building here which is to the rear and fairly well obscured by dense trees. He repairs lab equipment and 20- 40 year old computers, including IBM mainframes. Dave asked about storage of hazardous materials, and Tony replied there is none. There are no additional storage areas outside of the building and no signage. He does receive occasional truck deliveries. Tony has blocked the existing rear driveway with placement of a shed, and recently extended his driveway from 12296 to the rear, crossing over to meeting up behind the blocked driveway to the metal building. Dave stated that firetruck access is needed, and that Tony can no longer block the easterly driveway. A fire inspection will be required.

Don made a motion to recommend this home-based business to the Town Board, seconded by John Potera:

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

Pending:

- 6-Lot Major Subdivision – Havens - 6.5-acre parcel - CMK Development: Dave reported that GPI has been contracted with to begin the application, including P.I.P. permit.
- Change in Use Site Plan – 11520 Main – Kelly Pinto – Infinity Plumbing business as tenant: Dave reported he had already inspected it, heard their ad on WGR 550, and placed another call on Friday.
- Site Plan Application – 11167 Main - Kelly Schultz – retail sheds: no action.
- 1-Lot Minor Subdivision – 11856 Rapids – Sara George: no action
- Solar Farm – 12963 Main Road – McConnaughey: Dave reported this 60-acre parcel is behind Rite-Aid and that he has been talking with Marathon Engineering, who plans to submit this week. There will be two separate solar farms, one behind the other.
- Minor Subdivision – V/L Cedar Street – Tammy Fox: partial application submitted.
- 1-Lot Minor Subdivision – V/L Crittenden – Tripi: no action

Other items discussed:

- Roadside stand parking – Dave will deal with
- Howe Road landscape business – no complaint received
- Metal drop-off – 3 locations – Dave will deal with

There being no further business, John Potera made a motion to adjourn the meeting at 8:10PM, seconded by John Olaf and all approved.

Respectfully submitted;
Christine Falkowski, Recording Clerk