

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

Newstead Town Hall – 7:00PM

June 4, 2018

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

Tom introduced David Miller, and the Board welcomed him.

Work Session

Minutes from May 7, 2018 meeting

John Potera made a motion to approve the minutes, seconded by Erik:

Tom Cowan
John Potera
Erik Polkowski
John Olaf
Andy Kelkenberg

Minutes from May 21, 2018 meeting

Don made a motion to approve the minutes, seconded by Terry:

Tom Cowan
John Potera
Erik Polkowski
Don Hoefler
Terry Janicz

Local law 450-39 Amendment - Chapter 450-39 "Storage of Equipment and Materials"

We need to define "equipment" and "materials". Erik cautioned about potential loopholes for interpreting the definitions. Erik proposed a procedure where one would submit a photo of the equipment to the CEO, who would have discretion as to allowing it. One could grieve the CEO's decision with the Planning Board. David offered that the discretion could be his and the Planning Board's, and that the grievance would be with the Zoning Board. Tom asked the Board to think about this for the next meeting.

SEQR Notice – "Adoption of Main Street Strategy: Action Plan & Market Analysis as an addendum to Clarence 2030, the Town of Clarence Comprehensive Plan". The Board chose not to comment.

SEQR Notice – "Adoption of Clarence Master Sewer Plan for Pollution Abatement as a Supplement to Clarence 2030, the Town of Clarence Comprehensive Plan". Comment deadline is June 29, 2018. One copy was printed and passed around. Christine will email the document to the Board.

Pending:

- **7200 Sandhill-Randy Schlager - Dealer's license in the RA Zone to sell cars on the internet:** Randy Schlager inquired about operating used car sales on the internet using his Sandhill Road property for his dealer's license. It is a 4-acre vacant land parcel with a 2,000 sq., ft. pole barn. There is no home, so it would not be a home-based business in the RA zone, and it's not in the commercial zone. This would not be an approved use.

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- **Special Use permit for dog kennel at 5771 Barnum:** This 20-acre property is for sale. There is a single family home and a couple of barns on the property. Greg Schimenti may be interested in opening a dog kennel here. This would require an application for a special use permit requiring a site plan showing kennel location, distances from adjoining properties, screening to limit ability of dogs to view others, design for kennel, etc. The Board will entertain an official request.
- **St. Teresa's expansion:** The church is looking to enlarge their main entrance. If the project is over 750 sq. ft., a site plan application is required.
- **Clarence Secure Storage expansion:** no action.
- **J&R Specialties (Fancher) expansion:** no action
- **11520 Main – KJP 11520 Main St, LLC - change in use/occupancy:** a change in tenants at this location should be documented. Letters have gone unanswered. A violation notice may be sent.
- **13123 Main - Willert/Schultz – change in grading:** the next court date is to be postponed.
- **Rezone RA to PUD - 12287 Clarence Center Road:** no action. John Potera stated that in thinking about the sketch plan offered for this site, he feels it is not geared toward a PUD. The sketch depicted a rather full build-out of the site, whereas PUD zoning promotes "... a more efficient and economical arrangement of streets, utilities, buildings and open space; and the utilization of topography and other natural features..."
- **PUD training:** We are looking to Wendel for this training, perhaps after their busy season.
- **Injection well training:** Was to be provided by an individual from Cornell. No action at this time,
- **Tiny homes/granny pods training:** A few members expressed interest in this topic; therefore, Christine reached out to Sue Thering again. Sue is still interested and available for presenting this topic at no charge. The Board agreed that Monday, June 25th at 6:30PM would be ideal. If we decide to amend our Code, Sue may offer assistance for a fee. The Zoning Board and the Village would be invited to attend.
- **12396 McNeeley Road junkyard:** no action.
- **12474 Main & Cummings:** The 24-acre parcel is for sale. Tom reported we met with Joanne Simme, Realtor to explore various uses of the site, such as a brewery or mixed use, which is now allowed in our zoning Code.
- **Selling firewood:** We received a complaint about selling firewood from a home on Crittenden Road. It was discussed and determined that there are several home sites where firewood is sold, and a permit is not needed.
- **Wahl Road (a qualified abandoned road complaint from Bruce Paycon:** Mr. Paycon's neighbor, Myron Prystajko, owns a parcel on the north side of Wahl Road in Newstead and a parcel on the south side of Wahl in Alden. Bruce called to complain about Myron's junk and cars. Tom, the CEO and the Supervisor have all visited this site a few times in the recent past. Tom and David Miller plan to pay a visit to the site together.

There being no further business, John Potera made a motion to adjourn the meeting at 8:35PM, seconded by John Olaf and all approved.

Respectfully submitted;
Christine Falkowski, Recording Clerk