

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

Newstead Town Hall – 7:00PM

June 6, 2016

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

Minutes from last meeting: John Olaf made a motion to approve the minutes of May 16, 2016, seconded by Terry:

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

Terry stated that he would like to talk to Ralph about the following:

- He believes the site plan for a wind turbine at 11856 Rapids shows a different location than what appears to be happening at this location currently.
- A garage sale has been ongoing for 3 – 4 weeks at a Rapids Road residence, and he believes there is a limit. The limit is 10 consecutive days with no more than three sales per year per property.
- There has been a garage sale at Main & Cummings several weekends in a row.
- What is happening to the rear of Michael Shields' used auto sales property? Also, the new driveway/road cut is on a NYS road, but shouldn't we have input since it's in the C-2 and overlay zones?

Local Law #1–2016 Six-Month Moratorium on Solar Farms – There has been interest in creating a solar farm in Newstead, and we have no code for regulating them. The moratorium will allow us time to research this.

Local Law #2-2016 Subdivision code amendment — the Town Board is continuing to modify this proposal before it is sent to Erie County Planning for the required referral.

Training – A few training opportunities were distributed. Christine has made an inquiry to Scott regarding training topics that may relate to our Town and be of interest to the Planning and Zoning Boards.

Pending:

- **Site Plan - 13661 Main Road – Pole Barn & Driveway - Fancher Properties, LLC:** no action.
- **Site Plan – (6) Storage Buildings – 11167 Main Road – Kelly Schultz:** no action.
- **Site Plan - Bar/Tavern - 11199 Main – Schultz:** no action.
- **Major subdivision - Clarence Center & Utley Roads – Thering:** no action.
- **Major subdivision – 12089 Clarence Center Road – Rothland's:** no action.
- **1-Lot minor subdivision – 8040 Cedar Street – Sivecz:** \$500 additional fee for subdividing without approval has been paid. Wendel completed first review of drainage plan, which is not approved and needs to be addressed by Ottney & Miller.
- **2-lot minor subdivision - Meahl Road – Wideman:** Christine received an email from Ottney & Miller regarding a drainage plan and relaying that the full application is being completed.

There being no further business, John Potera made a motion to adjourn the meeting at 7:45PM, seconded by John Olaf and all approved.

Respectfully submitted,
Christine Falkowski, Recording Clerk