TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall – 6:30PM
July 26, 2021

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

Shipping Container moratorium

The memo and proposed law sent to the Town Board on February 2, 2021 was reviewed. There were two options:

(a) Prohibit shipping containers as storage buildings
or
(b) Use shipping containers as an accessory structure for residential use, but allowing contractors to use them for temporary housing of material during construction as authorized by the Building Department.

Some suggestions made:

- Definitions are necessary
- Andy does not want them to be permanent, even for agriculture use
- Tom likes Cargo Containers for Temporary Storage (page 4) with expiration date (item #14)
- Too hard to move them if temporary
- Grandfather existing containers? There are approximately 50 in the Town currently.
- Must be screened
- Minimum parcel size?
- John Potera wants to allow permanent containers
- A straw vote was taken whether to allow permanent shipping containers resulting in five against and one for.

Item tabled.

Work Session

- Minutes from last meeting
  John Potera made a motion to approve the minutes from July 12, 2021, seconded by Erik:

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

- Site Plan – 13711 Main Road – Newstead Commons, LLC: no action.

- Special Use Permit – Leisurewood Campground: Dave reported that Leisurewood is considering adding a dog park to their property, either behind the office or near the pond/beach. The campground is in the RVP zoning district where the Town does have jurisdiction. A letter was sent to them on July 20th informing them that a dog park would be a permitted accessory use by special permit and outlining the procedure for approval.

Work Session

There has been no action on the following items, and they will be removed from our agenda until applications are received:

- Site Plan approval expiration - Fancher Properties – 13661 Main Road
- 1-Lot Minor Subdivision – V/L Dorsch Road – Kidder
- 1-Lot Minor Subdivision – 5272 Crittenden Road –Johnson (Muchow)
- 3-Lot Minor Subdivision – V/L Utley Road – Nutley Acres

Code Revisions

- Backland development – Town Attorney to provide information.
- Pole Barns on vacant land – Town Attorney to provide response to proposal.

There being no further business, John Potera made a motion to adjourn the meeting at 8:05PM, seconded by John Olaf and all approved.

Respectfully submitted; Christine Falkowski, Recording Clerk