

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

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

Work Session

Minutes of June 16, 2014

John Olaf made a motion to accept the minutes of June 16, 2014, seconded by Terry:

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

Pending agenda items:

Buffalo Drilling expansion – incomplete application submitted

Fancher Properties expansion – applying to DOS for variance to Fire Code

MGA Research site plan application – no action

Buck’s Motorsports site plan/variance applications – no action

Shields special use permit/site plan application – expecting from Metzger soon

Creekside Septic-13760 Indian Falls change in use/ownership – Board reported that the site looks barren.

Whiting Door expansion – Review by Town Engineer and Erie County Environment & Planning is in progress. Town Board will be holding the public hearing on July 14th.

Change in Use Site Plan Application - Nature’s Prize

13035 Main Road - Dave Amerine

Mr. Amerine appeared. He had submitted a site plan that includes a fascia signage. No questions were asked. Ralph stated he would issue a Certificate of Occupancy.

Terry made a motion to approve the change in use application, seconded by Don:

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

Change in Use Site Plan Application – Rustic Fences Photography

13025 Main Road – Kim Saladino

Ms. Saladino did not appear. She had submitted a site plan that includes a fascia sign.

Don made a motion to approve the change in use application, seconded by Andy:

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

Special Use Permit/site plan application residential wind turbine
Sustainable Energy Developments, Inc. – 6649 Utley Road - DeRose

Special Use Permit/site plan application residential wind turbine
Sustainable Energy Developments, Inc. – 8016 Greenbush Road - Schrock

Special Use Permit/site plan application residential wind turbine
Sustainable Energy Developments, Inc. – 12607 Stage Road – Kelkenberg

Matt Vanderbrook and his associate of Sustainable Energy appeared to present the above three applications. David DeRose, 6649 Utley Road appeared. Ralph asked questions about guy wires, lighting and noise. Mr. Vanderbrook replied that even though their brochure depicts guy wires, these three turbines will not have guy wires. The turbines will not be lit as it is not required by the FAA if less than 200' in height and only if near an airport or helipad. The Planning Board did not request lighting. Noise at the unit site is less than 50 decibels.

Andy recused himself. John Potera made a motion to recommend to the Town Board approval of the application for a wind turbine at 12607 Stage Road, seconded by Terry:

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

Andy re-entered the meeting. John Potera made a motion to recommend to the Town Board approval of the application for a wind turbine at 8016 Greenbush Road, seconded by John Olaf:

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

John Potera made a motion to recommend to the Town Board approval of the application for a wind turbine at 6649 Utley Road, seconded by Erik:

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

Tom stated that the public hearings will most likely be held on July 28th by the Town Board. He suggested they consider attending hearings on July 14th for our first two wind turbine applications to get a flavor of what they might expect. Christine offered to email the Town Board agendas to Mr. Vanderbrook.

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

Respectfully submitted,
Christine Falkowski, Recording Clerk