

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall – 7:00PM
August 4, 2014

MEMBERS

PRESENT: Andy Kelkenberg
Terry Janicz
John Olaf
John Potera

ABSENT: Tom Cowan, Chairman
Erik Polkowski
Don Hoefler

OTHER: Christine Falkowski, Recording Clerk
Ralph Migliaccio, Code Enforcement Officer

Work Session

Minutes of July 7, 2014

Terry made a motion to accept the minutes of July 7, 2014 as amended, seconded by John Potera:

Terry - Aye
Andy - Aye
John Olaf - Aye
John Potera - Aye

Pending agenda items:

Solar field – ADESA – no action since inquiry received

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

Creekside Septic-13760 Indian Falls change in use/ownership – no action

Special Use Permit/Site Plan Application-Wind Turbine - 13923 Knapp Road – Ben & Sandy Miles

Ryan Storke of CEC Energy appeared to present the application, along with Ben & Sandy Miles. The Miles own 60 acres of farmland straddling Knapp Road at the Newstead Pembroke municipal border. Mr. Storke stated this residential turbine will be just like the others already approved---140’, no guy wires, self-supporting lattice tower, 10kW.

John Potera made a motion to recommend to the Town Board approval of a special use permit for the wind turbine at 13923 Knapp Road, seconded by Terry:

Terry - Aye
John Olaf - Aye
John Potera - Aye
Andy - Aye

Change in Occupancy Site Plan Application – PW’s Main Street Pub - 11986 Main Road – Lillian Meland

Mr. and Mrs. Meland and their daughter appeared. This site was formerly The Main Street Pub, formerly The Dog House. The establishment will still be a bar/restaurant. It has been closed for several months and now Mrs. Meland will be re-opening September 1st as she is hopeful she will receive her tax certificate before then. The Town Board recently approved waiving the 30-day period for her liquor license. She submitted a site plan that includes an existing two-post sign frame having a new sign with different colors and a beer mug logo. The handicapped entrance is at the deck area. Ralph stated he will inspect and issue a Certificate of Occupancy.

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

Terry - Aye
Andy - Aye
John Olaf - Aye
John Potera - Aye

Special Use Permit/Site Plan Application – 12690 Main Road - Shields Enterprises

Mike Metzger and Michael Shields appeared. 12690 Main Road has 131.2' of frontage with an existing 2-family home, where he would like to sell used cars. The route 5 overlay zone requires at least 200' of frontage for used car sales. Mr. Shields owns the adjacent property at 12666 Main Road with 374' of frontage with an existing single family home. His site plan illustrates moving the lot line between the parcels so that 12690 has 245.26' of frontage and 12666 has 260'. In doing so, this puts 100% of his commercial activity on one parcel.

- Has demo permits for 2 sheds where new millings will be placed straddling the new property line.
- Proposed 6' chain link fence with privacy slats will go to the corner of the carport he plans to move adjacent to the house at 12666. Purpose is for screening and security.
- Designated parking spaces (including handicapped) for customer parking and display of 10 – 12 vehicles at the most at any one time.
- No outside repairs; just his own.
- ½ towing, ½ selling used cars + splitting wood.
- Sign rendering submitted at the meeting
- Metzger stated the drainage plan (topographic survey plan) was created using two different datum.
- Rear portion of land is leased to Kreher's for farming.
- John Potera requested that trees, hydrant and sign locations be added to the site plan.
- Andy requested that the fence end at the new property line vs. straddling it.
- Nathan advised Tom to: (a) get a deed filing receipt for the new property line surveys (b) complete the demolition of the sheds and (c) erect the fence BEFORE any final vote to approve.

Andy made a motion to table this item until the next meeting, seconded by Terry:

Terry - Aye
John Olaf - Aye
John Potera - Aye
Andy - Aye

There being no further business, John Potera made a motion to adjourn the meeting at 8:55PM, seconded by John Olaf and all approved.

Respectfully submitted,
Christine Falkowski, Recording Clerk