

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall
August 6, 2018

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

Work Session

Minutes from July 16, 2018 meeting: Terry made a motion to approve the minutes, seconded by Erik:

Tom Cowan
John Olaf
Andy Kelkenberg
Terry Janicz
Don Hoefler
Erik Polkowski
John Potera

Clarence Secure Storage expansion – 11234 Main – Jim Bola

It was agreed that Phase II is exempt from site plan review and approval. Mr. Bola will need a building permit only. A draft letter to Mr. Bola was reviewed and amended by the Board. Phase III is not being addressed at this time, and development would require future discussion.

Amendment of Chapter 450-39 “Storage of Equipment and Materials” – Tom reported that the June 26th memo outlining the Planning Board’s proposed changes to allow outdoor storage/display were reviewed by the Town Board during a work session. The Town Board decided against amending this law.

Preapplication Conference - second wedding venue site plan - Graystone Manor at Arrowhead Golf Club

Douglas Klotzbach, Lucas James and Clint Holcomb appeared. The sketch received 7/31/18 has been revised and submitted tonight. The new name will be “Timberlodge 2 at Arrowhead Golf Club”. The parcel boundary line between Arrowhead and Bright Meadows has been changed, and is represented by the black line on the sketch plan, whereas the yellow line is previous boundary. Dave advised that two parking spots are needed for every five seats, therefore 160 are required. They have 120 and 40 more are needed. Golf requires three parking spots per hole (18) = 54. Size of the proposed new building will be 10,000+/- square feet. Lucas stated the design will be more modern and very high end. Douglas added it will be open span. Jennifer Delaney from Erie County Health Department has been very helpful with addressing septic, which is being evaluated. They are hoping to go 100% off the grid, including geothermal heat. One new pond will be added for drainage and aesthetics. Over one acre will be disturbed, requiring SWPP and SPEDES permit. Bob Labenski is the Engineer, and the survey with grading plan is being worked on. Fire Code will be taken into consideration for the driveway and turnaround, and a complete site plan application will be submitted. Ideally they would like to move the project along quickly in order to focus on interior work over the winter.

Lucas stated that Bright Meadows is not currently maintained or used as a golf course.

**Preapplication Conference – expansion of nonconforming use - Tonawanda General Concrete
12471 Stage Road**

Lisa and Sam Torrelli appeared. They own 12471 Stage Road, along with the adjacent parcel at 12509 Stage. They applied for a building permit for a 1,440 sq. ft. addition to their 3,906 sq. ft. building on this .98-acre parcel used for their business in the R-A zone, which is not an allowed use. The permit was denied due to Town Code 450-43. One remedy might be to change the property class to residential as a portion of the structure is currently capable of living space. Dave advised that a legal residence must be a minimum of 1,000 sq. ft. Lisa stated the living space is only 450 sq. ft. Therefore, this is not an option.

Since the Torrelli's home is on the adjacent parcel, they decided to merge the two properties, essentially removing the parcel boundary line that separates them. This action would allow them to apply for a special use permit for a home-based business in the R-A Zone. If in the future they want to sell a building lot, they have enough road frontage to carve out 150' by applying for a minor subdivision.

Pending

- **J&R Specialties (Fancher) expansion:** Site plan application is undergoing engineering review.
- **11520 Main – KJP 11520 Main St, LLC - change in use/occupancy:** Dave stated he would address this situation with Mrs. Pinto at time of fire inspection.
- **13081 Main - Willert/Schultz – change in grading:** On June 27th, Jacob Metzger submitted grading and drainage plan for this site. When application has been made for excavation and fill, along with fee payment, the plan will be forwarded to Wendel for review.
- **Rezone RA to PUD - 12287 Clarence Center Road:** no action.
- **PUD training:** Christine relayed to Drew Reilly that we are interested in scheduling this for September, preferably on a Monday evening, or otherwise.

There being no further business, John Potera made a motion to adjourn the meeting at 8:50PM, seconded by John Olaf and all approved.

Respectfully submitted;
Christine Falkowski, Recording Clerk