

## TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

Newstead Town Hall

September 10, 2018

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

### Work Session

**Minutes from August 20, 2018 meeting:** John Potera made a motion to approve the minutes, seconded by Erik:

Tom Cowan  
Terry Janicz  
Don Hoefler  
Erik Polkowski  
John Potera

### **Sign Permit Review – 11234 Main Road – Clarence Secure Storage, LLC**

Jim Bola appeared. A letter was sent to Mr. Bola on August 7<sup>th</sup> about RV storage and U-Haul parking, which was not addressed during site plan approval in 2015, and requesting a sign permit for such be submitted for review. In response, Mr. Bola completed a sign permit application for the following:

- (2) Temporary U-Haul free-standing signs
- Existing changeable sign altered to read “RV Boat Storage”

Is the RV storage area to the east temporary, since this is the site of the future Phase III build-out? Yes, and Mr. Bola’s neighbor is unhappy about having to look at RV’s. Mr. Bola has already spoken to his neighbor, telling him that the RV’s will be replaced by buildings in the future. The Board does not want to see RV’s parked up by the road. When queried about the U-Haul’s, Mr. Bola stated they just evolved. Tom directed U-Haul’s must be moved back further with only one visible from the road.

Mr. Bola was asked why the driveway was blocked off with U-Haul’s. He stated it is purposeful to ward off kids, salt trucks, 18-wheeler trucks, etc. from cutting through his property. Even with blocking it, he still gets 6 – 12 cars daily turning around in his lot. The Board would like to see an alternative method such as a chain, or turning that area into greenspace during Phase III construction. Tom stated that site presentation could affect Phase III approval.

This parcel’s 412’ of street frontage warrants maximum total face area of freestanding signs at 128 square feet, per Town Code section 373-3. An area variance could be applied for if necessary. David will visit the site to measure the signs with Jim Bola in the afternoon. Therefore, this item will be tabled until the next meeting.

### **Pending:**

**Preapplication Conference - Disc Golf Course – 4973 Ayers Road – Tim Flynn:** Applicant called to say he is preparing a sketch plan for the next meeting.

**Rezone RA to PUD - 12287 Clarence Center Road (Bright Meadows):** Tom reported that a meeting was held on August 28<sup>th</sup> at the Akron Village Hall with representatives from the Village, the Town, Erie County Health Department, NYSDEC and the development team. Sewage from this potential development was the topic. The DEC expressed negativity regarding a sewage plant on the site. The Village sewer would need to be upgraded in order for 300 additional homes to tie into it. Tom sent a letter to Ron Long outlining the procedure for PUD rezoning approval and that his next step would be to provide a preliminary site plan accompanied by documentation listed in Town Code Article VII, section 450-59, including evidence on how he would finance the development. Christine passed around the market study prepared by GAR Associates that Ron Long dropped off on September 7<sup>th</sup>.

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Site Plan Application - Fancher Properties, LLC - second warehouse- 13661 Main: Wendel completed their first review memo on July 23<sup>rd</sup>. Douglas Klotzbach responded with comments in a July 24<sup>th</sup> email, which was forwarded to Scott; to which Scott responded in a July 25<sup>th</sup> email, which was forwarded to Douglas and Randy same date. Additional engineering review fee is due along with response to Scott's comments.

Special Use Permit for used motor vehicle sales - 12690/12666 Main Road

Turf mowing equipment business as tenant

A meeting was held on September 6<sup>th</sup> attended by Michael Shields, Joe Frey, Supervisor Cummings, David Miller, Brendan Neill, Tom Cowan and Christine. This was followed up with a certified mail letter to Michael Shields reiterating that he needs to submit an updated site plan accurately portraying the operations on his site in time for 2019 renewal of his temporary special use permit.

Site Plan Application-Graystone Manor at Arrowhead Golf Club - second wedding venue:

Applicant reports adequate parking will be incorporated into the site plan, therefore no variance approval will be necessary. They are working on site plan preparation.

Site Plan Application – V/L Main & Buell – Garden Center – Steve Bedford

Steve met with the Planning Board on April 24, 2017 for a Preapplication conference. He has begun some land clearing and is now working on preparing a site plan application. Christine distributed a timeline she prepared regarding this proposed development.

Home-Based Business in RA zone (after merging) -Tonawanda General Concrete – 12471 Stage Road – Torrelli: no action

Change-in-Use 11520 Main – KJP 11520 Main St, LLC – David visited the site and reported that the use of storage buildings is currently storage as originally intended. Item to be removed from pending list.

Excavation and Fill Permit (change in grading) - 13081 Main – Schultz/Willert: In response to Wendel's first review memo dated August 22<sup>nd</sup>, Metzger Engineering submitted a revised drainage and grading plan on September 4<sup>th</sup>, along with written responses. Wendel is currently reviewing.

PUD training – Town Code Article VII, Section 450-45 – 60: A notice was distributed to the Planning, Town and Zoning Boards. Session will be presented by Drew Reilly of Wendel on Monday, September 17<sup>th</sup> at 6:00PM.

David reported that a real estate broker met with him and Christine yesterday on behalf of a client interested in purchasing and developing a 38-acre parcel on Barnum Road. He may also be interested in purchasing the adjacent 20-acre parcel, also for sale, if it is possible to create a Town road over the bike path which bisects these two pieces.

There being no further business, John Potera made a motion to adjourn the meeting at 8:30PM, seconded by Erik and all approved.

Respectfully submitted;

Christine Falkowski, Recording Clerk