

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

Newstead Town Hall – 7:00PM

September 11, 2017

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

Work Session

Agenda items were reviewed and discussed.

Minutes from last meeting: John Potera made a motion to approve the minutes of August 21, 2017, seconded by John Olaf:

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

2017 Training

Christine was asked to contact both of the following:

- Cory Auerbach, of Barclay Damon - training session for Zoning Board and Planning Board
- Sue Thering - “granny pods”

Preapplication Conference – Arrowhead Settlement North & South – 12287 Clarence Center Road Douglas Klotzbach & Ron Long

This project was first addressed in 2012 for patio homes on the north side of the road, and again in 2013, with Douglas Klotzbach and various investors.

Douglas Klotzbach and Ron Long appeared. Douglas introduced Ron, who shared some of his background. He was a developer who has created multiple levels of housing such as senior housing, town homes and patio homes in such locations as Clarence Center, Orchard Park, Houghton, Jamestown, Tonawanda and Corfu. He is currently retired, but Joe Frey approached him about this project relative to Joe’s option to purchase Bright Meadows. Mr. Long agreed as long as his team has complete control. His prior developments were turn-key, and in this case, he would like to have a hand in management.

Mr. Long would like to start with “Arrowhead Settlement South” on 24.62 acres on the south side of Clarence Center Road with townhouses and quad homes for a total 98 units. He stated they would be able to tie into the sewer line that services Leisurewood and ADESA. Tom advised that is most likely not possible, just as it was not in 2013 when we last discussed this project. Mr. Long expressed surprise. Mike Borth stated that the sewer line actually belongs to the Village of Akron. A sewage treatment plant may be another option. Mr. Long asked if it was feasible to upsize the line. Mike advised that they could certainly approach the Village with this idea, but that there may be others looking for the same. Tom advised them to do their research, especially through Erie County Health Department.

“Arrowhead Settlement North” on 59.75 acres on the north side of the road would be done in three phases for a total of 204 units. These would be townhouses and patio homes. Mr. Long stated that a recent study by GAR Appraisal showed the price range estimated to be \$239,000 - \$299,000.

**Preapplication Conference – Arrowhead Settlement North & South – 12287 Clarence Center Road
Douglas Klotzbach & Ron Long (continued)**

This property is RA-zoned allowing single family and two family homes only, therefore rezoning would be required. Christine directed attention to Article VII “Planned Unit Developments” (PUD’s) in the Town Code book that we’ve not utilized before, but may be appropriate for this type of project. Age restrictions, effect on the Akron Central School, market rate vs. subsidies, and HOA’s were also discussed. Messrs. Long and Klotzbach indicated they would next approach the Village of Akron.

Tom stated that the owner of this property, Bright Meadows Links, LLC, gave verbal permission, with the promise of hard copy, for Douglas Klotzbach and Ron Long to proceed with the above discussions.

**Preapplication Conference – Indoor Riding Arena “Twin Arrow Stables” – 13123 Main Road
David Convertini**

David Convertini appeared. This property was recently subdivided. David will be closing soon on the purchase of 73.77 acres from Kelly Schultz and Jack Willert. An existing horse track with 22 stalls is being used now. He plans to build a 7,200 sq. ft. indoor riding area where one could obtain horse riding lessons year round. An existing barn is 350’ off the road edge, and the proposed structure would be 10’ behind it, thereby within the C-2 and overlay zones. Mr. Convertini was advised to submit a site plan application to the Code Enforcement Officer and to include signage on the plan. He stated he would do that tomorrow.

Pending:

- Nicholas - 2-Lot Minor Subdivision – 11592 Main & 5300-5364 Barnum: no action
- Nicholas - 2-Lot Minor Subdivision – 5370-74 Barnum & 5394-96 Barnum: no action
- Kreher’s Farm Fresh Eggs - 8,000 SF office addition – 5411 Davison Road: Wendel completed their first review. An acceptable drainage plan is needed.
- Athenex - Site Plan: 11342 Main Road – 8,000 SF manufacturing/warehouse addition: A site plan for a smaller addition was submitted, with an injection well, and not requiring a variance. Wendel completed their first review.
- MGA Research - Site Plan: 13311 Main - 40,800 SF testing facility/office: Wendel completed their first review. They are looking for an engineer to address the review items.
- Preferred Plastics & Engraving - Site plan: 13890 Main Road – 4,608 SF shop: Submittal has been sent to Wendel for review.
- Pancenzia - 1-Lot Minor Subdivision/Special Use Permit: V/L McNeeley Road: no action
- Niagara Label - Site Plan: Lewis & Hake and/or 13760 Indian Falls Road: Tom reported we met today with representatives of Niagara Label, Akron Airport, the Town and Peter Henley regarding the Avigation Easement between Five Corners Business Park LLC and Christian Airmen. Niagara Label may purchase 37 acres for a 50,000 sq. ft. production facility, and they wanted to explore easement restrictions and zoning criteria.

The adopted Solar Energy Law was distributed.

There being no further business, Terry made a motion to adjourn the meeting at 8:36PM, seconded by Erik and all approved.

Respectfully submitted;
Christine Falkowski, Recording Clerk