

TOWN OF NEWSTEAD - ZONING BOARD MINUTES
Newstead Town Hall, 5 Clarence Ctr. Rd, Akron, NY
January 23, 2020

MEMBERS

PRESENT: Bill Kaufman (WK) Chairperson
Adam Burg (AB)
John Klodzinski (JK)
Vickie Lombard (VL)
Fred Pask (FP)

Other: Dave Miller, Zoning Officer, Brendan Neill, Town Attorney,
Julie Brady, Recording Secretary

Absent: Max Brady, Alternate; Mike Mutter (MM), Alternate

APPROVED 2/20/2020

The meeting was called to order and opened with the pledge to the flag at 6:33pm. Bill K. reviewed the rules and criteria for a use variance. At 6:00pm, the request of a use variance for a hotel at Arrowhead was discussed at the work session. The public hearing was opened at 6:40pm. Julie B. read the legal notice as follows:

Property Address: 12292 Clarence Ctr Rd., Akron, NY 14001 in the R-A Zone

Applicant/Owner Name: Lucas James/Arrowhead Timberlodge LLC

Requesting a use variance to construct and operate a hotel with 30-35 rooms/apartments on site to service wedding and golf events.

SBL#: 46.00-4-49.1

Town Code varied: 450-15 (Permitted uses in the R-A District)

Julie B. stated that no correspondence or comments were received.
The public hearing was opened at 6:40pm

Lucas James and Clinton Holcomb from Arrowhead Golf Club, 12292 Clarence Ctr. Rd., Akron - handed out site plan/renderings. The hotel will have 30-35 rooms and be attached to the new banquet facility (The Sterling). The hotel will be the same height as The Sterling to fit into the landscape. After receiving a lot of support and requests for a hotel from clients and local residences, we went to the planning board for a pre-application to see if this was feasible. The planning board was supportive and said that they would need to get a use variance.

Bill K. asked why they were requesting hotels/apartments?

Clint H. stated that some rooms will have a kitchenette. The intended use of the facility will be for a hotel but if that is not viable, they could use it as high-end apartments. The golf industry is weakening. Last year our rounds were down immensely due to a rainy spring. The future outlook is that golf would not be able to our sole source of revenue, so we are preparing for an economic downturn.

Bill K. asked if this could be better defined in the variance request as he is not comfortable with apartments being in the same category as the hotel. Perhaps it could be addressed at a later time if the hotel is not successful. Bill K. also stated that this decision is very heavy as this decision has a long-term impact. What happens if you sell the property and how will this set a precedence? What is the size of the rooms? Will they be like an apartment?

Clint H. stated that they are constrained by space. Most of the rooms will be 12 x30, ½ with queen beds, ½ with king and pull out sofas. High-end finishes. 1 or 2 Honeymoon suites. We are hoping to be open year-round and offer a place for guests visiting for the holidays.

Adam B. asked how far into the planning phase are they? Do you have septic and drainage information? Are there any additional amenities?

Clint H. stated that they just had that type of work done for the new banquet facility and know that they will need a sand filter and the water will drain into the existing ponds which can be made larger if necessary. There will be a Bistro at the far end and a small fitness room. The Bistro is intended for use for their clients and they have no desire to steal business from the local restaurants, but it will be open to the public – we're just not going to advertise.

Bill K. asked if there is a hotel tax that would benefit the Town. Clint H. said they would have to pay a County Sales Tax and a hotel room tax. John J. said that the Town gets a portion of the county tax.

Fred P. asked if they had done a SEQR. Lucas J. stated that the project is disturbing under 1 acre and is actually an addition to the Sterling banquet facility which they just had a SEQR completed for that project.

Adam B. asked if they have any financial documentation. Clint H. stated that he was not prepared at that time. Bill K. stated that they need to provide the financial documentation and SEQR information on how this project may alter the neighborhood is needed to answer the four criteria.

Fred P. also mentioned that one of the criteria is that is this a self-created hardship?
Clint H. stated that this was the first golf course they had ever owned and have learned a lot in the two years. Because golf courses are not doing well it is definitely a hardship so, they are pursuing other avenues to make it profitable. Other golf courses are actually closing in the area.

Earl Prior, 12228 Clarence Ctr Rd., Akron – Sounds to me like they bought it knowing they weren't going to keep it as a golf course and wanted the event center/hotel business. Right away they closed Bright Meadows which is around my house, now I have 4' high weeds instead of a nice golf course. What's next, more apartments, senior housing, another hotel?

John Jendrowski, 12375 Meahl Rd., Akron – I see no problem and understand how it is a good fit for the wedding and golf venue. However, this will set precedence. The Town's master plan does not include a hotel in this area. Arrowhead is a beautiful place but he is worried about what could happen down the road. Bill K. also stated that his personal opinion was that Arrowhead is "top notch" and believes that if you get approval to proceed with this project it will be well done, however, we, as a board, need to answer all four of the questions for a use variance.

The board, Brendan Neill, Dave Miller, and applicants discussed the SEQR process.

Cathy Dunn, 12229 Clarence Ctr Rd., asked if 30 rooms would really be enough for two venues. I'm concerned about what would be next? Where would it stop? I don't want a mini-city in front of me. I moved here for open air. Golfers and wedding parties tend to drink and I don't want the noise at all hours of the night.

Clint H. stated that they would plant trees to address the sound concerns and will take measures to control late night partying.

Earl P. also stated that Clarence Ctr. Rd. is a busy road in the summer, and this would make it worse.

Fred P. motioned to leave the public hearing open and table this meeting. Adam B. seconded this motion. John K. -Nay, Bill K. – Aye, Vickie L. – Aye. The next meeting was set for February 20, 2020.

A motion was made by Fred P. to approve the minutes from November 21, 2019, seconded by Vickie L.
All Ayes, No Nays

A motion was made at 8:00pm by Fred P. to adjourn the meeting. Seconded by Adam B., All Ayes, No Nays.

Meeting adjourned

Respectfully submitted,
Julie Brady, Recording Clerk