

**TOWN OF NEWSTEAD - PLANNING BOARD MINUTES**  
**Newstead Town Hall – 7:30PM**  
**March 5, 2012**

MEMBERS

PRESENT: Tom Cowan, Chairman  
Erik Polkowski  
Terry Janicz  
John Olaf  
Don Hoefler  
John Potera

ABSENT: Andy Kelkenberg

OTHER: Christine Falkowski, Recording Clerk  
Ralph Migliaccio

**Work Session**

- Tom met with the Town Board during work session earlier this evening regarding the exception lot on the Billo & Stage major subdivision plan and the proposed condition regarding evergreen screening for the Havens Road rezoning application.
  
- Minutes from last meeting  
Don made a motion to approve the minutes of February 13, 2012, seconded by John Potera:  
Tom Cowan                 -Aye  
Erik Polkowski           -Aye  
Terry Janicz               -Aye  
John Potera                -Aye  
Don Hoefler               -Aye  
John Olaf                  -Aye
  
- Special Event Guideline  
Tom asked if anyone wanted more time to review the 2 drafts, and the response was yes.

**8:00PM Pre-Application Conference – Subdivide V/L Hunts Corners Road**

**Hunts Corners Development LLC**

Mark & Mike Young appeared. They own 40.9 acres of vacant land, the most westerly lot on the south side of Hunts Corners extending to Keller Road. Mike stated they want to sell one lot now, and additional single family home lots later. Ralph advised them that an application for a 1-lot minor subdivision would be required and that the fee is \$1,225. They are considering a road connecting Hunts Corners to Keller, and Ralph stated he has given Mark the Town road specs. They do not want frontage lots on Hunts Corners due to line of site at the knoll and the busy traffic. There appears to be a ditch and Federal wetlands at the southwest corner of the lot at Keller Road that must be addressed. The Young's benefit from an agricultural exemption and inquired about the monetary penalty to be paid upon development of same land. They were advised that the look-back is five years, that the penalty is not significant, and that they should consult Becky. Tom also explained our Open Development law requirements.

**8:15PM Pre-Application Conference – Site Plan V/L Main Road - Donald Barone**

Don Barone appeared. He plans to purchase 4.25 acres from Joe Asbeck, the most easterly lot on Main Road on the north side. The lot is 200' x 925', the first 500' being in the C-2 and Overlay zones and the remainder in the R-A zone. Don would like to build a log home in the R-A zone (beginning 500' beyond the right-of-way). He currently operates a home & furniture restoration business located across from Kutter's Cheese, that he would eventually relocate to this site in the C-2 zone. He would also like to build a pond for geo-thermal purposes, which would require a pond permit. There is a floodplain area toward the rear lot line to be considered.

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**8:30PM Special Use Permit Application/Site Plan – 11372 Main Road - John N. Smith, Jr.**

Mr. Smith owns a 2.2 acre parcel at 11372 Main Road in the C-2 and Overlay zones with 290' of frontage. There is a two-family home along with a 7,700 sq. ft. commercial warehouse on this site. Mr. Smith has applied for a special use permit to operate used auto sales, Smith Auto Sales & Service. In the absence of the applicant, some questions arose. The site plan calls for repaving existing asphalt drive and lot. When will this take place? The site plan depicts 14 display spots. Will a portion of the warehouse be used for a sales office? If so, it should be part of the approval. What is the square footage of the office? Lighting? Hours of operation? What is the use of the remainder of warehouse? Where do tenants park? What control would we have over other tenants?

**8:45PM 5-Lot Major Subdivision – Crittenden & Main Roads - Joe Frey**

This project has been in review since 2009. Some changes have been made since then, including the parcel size and SBL#. During a final review of the revised application, it was discovered that taxes are not current, a requirement for subdivision. The applicant's agent has been notified. This item was tabled.

There being no further business, John Potera made a motion to adjourn the meeting at 9:00PM, seconded by Terry and all approved.

Respectfully submitted,  
Christine Falkowski, Recording Clerk