

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

Newstead Town Hall – 7:30PM

October 15, 2012

MEMBERS

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

Work Session

Minutes - Terry made a motion to approve the minutes of September 24, 2012, seconded by Don:

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

Local Law #6 Subdivision Amendment – Town Board will hold public hearing on November 12, 2012 at 7:45PM.

Local Law #7 Special Events – Town Board is reviewing a new draft

Local Law #8 Noise Ordinance - Town Board is reviewing a new draft

Sign law project – tabled

Public Hearing: 2-Lot Minor Subdivision – 6772-6774 Maple Road

Ralph reported that a violation at this property has been corrected; therefore, the application has now moved forward and is currently being reviewed by the Town Engineer. The public hearing will most likely be held at the next meeting.

Change in Use – 11234 Main Street – Affolter & Evens Chrome & Paint, Inc.

Jim Evens appeared. The Steve Baldo Chevrolet site has been vacant approximately three years. Mr. Evens would like to operate a spray chroming and collision shop in the 3,500 sq. ft. rear area with 2 employees utilizing a new spray-chroming technology called spectra-chrome. Ralph stated that in order to get a C/O, he needs an architectural drawing by a design professional. The level of use is changing, codes can change, there is a paint booth etc. Ralph asked if there are any underground tanks. Mr. Evens was advised to ask Mr. Baldo for possible existing drawings. Apparently, there will be another tenant in the maintenance shop November 1st. The Board agreed that it is changing from vacancy to a business. Tom suggested we ask Mr. Baldo to remove all unnecessary signs according to section 327-4 (C) (2) of our Code.

Don made a motion to approve the change in use application, seconded by John Olaf:

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

Mr. Evens will then need to apply for a building permit for a C/O.

Planning Board meeting

October 15, 2012

Page 2

Site Plan/Special Use Permit - 11372 Main Road – Smith Auto Sales & Service

Ralph reported that he did a walk-through today of the warehouse and service bays. This item will come back to the Planning Board when a revised site plan depicting the items requested at the last meeting is submitted.

Site Plan Application - 11061 Main Street - Proposed Antique Sales Buildings

This application is currently being reviewed by the Town Engineer. The fee was paid today, and renderings of the four buildings are forthcoming.

Destroyer Park Golf

A request has been made to the Town Board to amend the condition regarding signage on the special use permit approved last year. The Planning Board had recommended 500 sq. ft. of space on the silo to display the Destroyer logo. The Town Board rejected this and instead approved the site plan signage to “way finding” only. They now want the Planning Board to take another look. The Planning Board discussed different ideas, but had difficulty reading the dimensions on the small scale drawings. This item will be tabled for larger scale drawings.

- 2012 Training Status: Four Planning Board members attended the free training at our Town Hall last Thursday evening. Training provided by Erie County Department of Environment & Planning regarding “Affordable Housing Land Use Tools” gave them 2 credits.
- Doug Lewis is scheduled to come to the next meeting, but due to Tom’s and Andy’s absence then, a letter requesting a November 19th meeting will be sent to him.

There being no further business, John Potera made a motion to adjourn the meeting at 9:15PM, seconded by John Olaf and all approved.

Respectfully submitted,
Christine Falkowski, Recording Clerk