

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall – 7:30PM
March 18, 2013

MEMBERS

PRESENT: Don Hoefler
Erik Polkowski
John Olaf
Terry Janicz
Tom Cowan
Andy Kelkenberg
John Potera

OTHER: Christine Falkowski, Recording Clerk
Ralph Migliaccio, Code Enforcement Officer

Work Session

Minutes – Don made a motion to approve the minutes of March 11, 2013 as amended, seconded by Terry:

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

Sign law review – The Board discussed a few changes to signs allowed in all districts, signs allowed in the commercial sign district and temporary signs and banners.

Preapplication Conference: 11891 Main - Braun's Concert Cove - Ray & Andrea Braun

Don Hoefler recused himself. Robyn Cierniak from Schutt Engineering appeared. She presented a new site plan depicting a permanent 40' x 25' stage to be constructed of steel and concrete. A three-sided enclosure could be made of canvass, vinyl or wood, and Robyn stated it could be a removable enclosure, if necessary. Ralph asked if the stage roof will be adequate for snow load, and Robyn replied yes. Ralph stated he will need stamped drawing of stage construction for the building permit, and Robyn stated it will not be stamped by Schutt, but stamped by the stage designer, E&D Specialty Stands of North Collins, New York. The following was also discussed:

- Stage will be in same location as last year, but the walls will help as a sound barrier.
- 163 parking spaces on site
- Greenspace at Main Road will be grass
- Pavement around stage area only for semi-trucks to access stage on both sides
- Stone area shown on parking lot already exists
- Block wall on east boundary along Havens Road
- Ralph stated a fourth exit must be created for concert area egress in middle of block wall at Havens Road per NYS Building Code.
- Note #9 site lighting must actually be shown on drawing
- Note #14 will be added: landscaped area
- Note #15 will be added: permanent lighting for egress per Ralph's request
- Ralph stated that trucks cannot block egress
- Christine asked if the site plan needs Town engineer review, and Ralph stated no.

Andy made a motion to table action on this site plan until the Planning Board receives the following:

- (a) Letter of Intent
- (b) Short EAF
- (c) Site plan review fee
- (d) Revised drawings to include all egress areas, site lighting, landscaping and emergency lighting.

Preapplication Conference: 11891 Main - Braun’s Concert Cove - Ray & Andrea Braun (con’t)

Andy made a motion to table action on this site plan until the Planning Board receives the following:

- (e) Letter of Intent
- (f) Short EAF
- (g) Site plan review fee
- (h) Revised drawings to include all egress areas, site lighting, landscaping and emergency lighting.

Motion seconded by John Olaf:

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

Preapplication Conference – 11422 Hiller Road

Bill Lorenz & Eric Ridge appeared. Mr. Lorenz stated that he, his wife, daughter and son-in-law purchased the property at 11422 Hiller Road five or six years ago where his daughter and son-in-law live. He wants to create three new lots. There is a pond in the middle that he was first told years ago that a property line had to avoid, but is now advised that the property line can run through the pond. A pond agreement would be required for all owners whose land abuts the pond for them to share use and maintenance of. The Planning Board agreed that this request would be a 3-lot minor subdivision application at the Planning Board level.

Sign Permit Review – Cornerstone Estates

Charles Kelkenberg appeared. He would like to erect (2) two-sided 32 sq. ft. off-premises signs advertising available subdivision lots at Hake and Jackson Streets in the Village of Akron. Both signs have written consent of the property owner, Charles McConnaughey located as follows:

- Northeast corner of Routes 93 & 5
- South side of Route 5 just west of the Rite Aid plaza.

John Potera made a motion to approve the signs, seconded by Erik:

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

Sign Permit Review - Havenwood Estates

Kevin Stoldt did not appear. A two-sided 32 sq. ft. off-premises sign has been erected on the southwest corner of Havens and Main Roads advertising available subdivision lots in the Havenwood Subdivision at Stage and Havens. Erik made a motion, seconded by Terry to approve the sign pending (a) property owner consent and (b) payment of permit fee:

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

There being no further business, John Potera made a motion to adjourn the meeting at 9:11PM, seconded by Terry and all approved.

Respectfully submitted,
Christine Falkowski, Recording Clerk