

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall – 7:30PM - July 29, 2013

MEMBERS

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

ABSENT: Andy Kelkenberg
Don Hoefler

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

Work Session

Minutes – John Potera made a motion to approve the minutes of June 17, 2013, seconded by Terry:

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

Green Kangaroo Storage expansion

Applicant's engineer has re-submitted the site plan from April, and it has been sent to Wendel and to Erie County Planning for review.

Michael Shields – 12666 & 12690 Main Road - special use permit application

Tom sent a letter to Mr. Shields on July 23rd asking questions and commenting on his submitted site plan. No reply as yet.

Pre-Introduction – Arrowhead Settlement North & South

On November 12, 2012, the Town Board passed a resolution determining that what was known as "par three" on the south side of Bright Meadows Golf Course, can no longer be utilized as a golf course since it had ceased to operate as such for more than a year, and upon request by Joe Frey.

Tom reported that he and Ralph attended an informal meeting on July 23rd regarding development of the entire 85 acres known as Bright Meadows Golf Course into various types of residential dwellings. The creation of a Planned Unit Development (PUD) may be suitable to this project. Creation of a sewer plant on site vs. annexing into the Village of Akron is questionable. Also, who owns the corporation that currently owns the property? A pre-application conference with the Planning Board is most likely the next step.

Clarence/Akron Self Storage (Jim Bola) - 11234 Main Road

The Zoning Board granted variances for this proposed project on June 27, 2013. We have not received a site plan application to date.

1-Lot Minor Subdivision – 7033 Sandhill Road

The Town Board will be meeting with the applicant in August to discuss the greenspace fee requirement.

Dollar General – Redbox DVD vending machine + propane cylinder exchange cage

Ralph sent a letter to Dollar General’s owner on July 11th. No action has been taken to date.

Training – Tom submitted Don’s certificate for four hours of annual training credit, where he attended Land Use Training for Municipal Officials on Monday, June 24th 5PM – 9:30PM at Albion Middle School. Tom reported that five out of seven Planning Board members have fulfilled their training requirement for 2013.

Sign law review + other Code revisions

Tom stated that there are other revisions to the Code that need to be made. Ralph stated that lawn mowing of developed lots should also be addressed. Perhaps Nathan could put this into local law format. John Potera feels that our greenspace fee should be added to the building permit fee for a new home and not paid by the developer who is subdividing land. The developer may be a landowner who has lived here, paid taxes here for many years, and had planned on selling land upon retirement.

Special Use Permit/Site Plan Application – Dog Kennel

12390 Hunts Corners Road – Taryn Vohwinkel

Adam & Taryn Vohwinkel appeared. They live at 12350 Hunts Corners and plan to purchase the adjacent 18.6-acre property at 12390 where the Roszak’s have operated a dog kennel for decades. The Vohwinkel’s will continue to operate the kennel, change the name, and fix up the property. They will not merge the kennel parcel with their residential parcel. A site plan rendering was presented with photographs. There are 32 runs, three of which are double runs. They have no plans to develop the property other than adding motion lights, security alarm, and a vinyl fence around existing chain link. Existing driveway, parking spots and landscaping will remain. A shed may be torn down. They realize that 17 acres are Federal wetlands. A sign rendering was submitted with final alterations to be determined. The Board requested that “12390” be added to the sign, and the Vohwinkel’s agreed.

John Olaf made a motion to recommend the application to the Town Board, seconded by Erik:

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

There being no further business, John Potera made a motion to adjourn the meeting at 8:45PM, seconded by John Olaf and all approved.

Respectfully submitted,
Christine Falkowski, Recording Clerk