

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall – 6:30PM
June 5, 2023

MEMBERS Tom Cowan
PRESENT: Erik Polkowski
John Potera
John Olaf
Don Hoefler
Terry Janicz
OTHER: David Miller, Code Enforcement Officer
Julie Brady, Recording Clerk
ABSENT: Andy Kelkenberg

The meeting began with a Pre-Application Conference for Rattles to Reading Day Care addition, 6263 Scotland Road, Akron.

Travis Gruszka AIA, Architect representing Andrew Gademsky, owner of “Child’s Creative Development Center” aka Rattles to Reading Day Care presented a preliminary site plan for a 2,800 square foot masonry addition which will include a new classroom, computer lab and gym for their students at the day care. The addition will also include site improvements such as increased parking and modifications to the storm water and sanitary systems. Sheid Architectural, PLLC will be the design professional for this project. The playground will need to be rebuilt and new security lighting will be installed. The addition will match the existing building except the gymnasium will be higher as it is basically a basketball court.

John P. asked about handicap parking. Travis said the existing two handicap spaces are good for 50 parking spaces. Dave M. and John P. stated they would like to see all of the parking spaces on the site plan. Drainage and bedrock were discussed as well.

Dave M. asked if there would be bleachers or a stage in the gym for an area of assembly. Travis stated there will not be bleachers or a stage, but it will be considered as assembly for code purposes.

Tom C. reviewed the site plan approval process phases from Town Engineer, Planning recommendation to the Town Board for SEQR review, public hearing and final decision.

Travis G. stated that it is an archeological sensitive site, and asked if the previous study was sufficient. Dave M. replied that the Town Engineer will let us know. It was also noted that the northern long-eared bat will need to be taken into consideration if cutting down any trees based on the time of year. The SEQR process was also discussed with notification of Erie County agencies.

John P. asked if the sign would change and if lighting and landscaping can be added to the submitted site plan. Travis G. agreed.

Don H. asked if this site was on sewer or sand filter? Travis stated it currently has a sand filter but he would look into the possibility of tapping into the village sewer across the street.

Travis G. also asked if a traffic study would need to be completed. Dave M. stated the Town Board can make that determination. Travis G. stated they will have room to accommodate up to 45 more students.

Tom C. asked if there were any further questions. Hearing none, Tom stated that the preliminary presentation looked good.

The minutes from May 8th were reviewed and discussed. John P. motioned to approve the minutes from May 8, 2023. Don H. seconded the motion. Hearing All Ayes, No Nays, the minutes were approved unanimously.

The Town Board has asked the Planning Board to review Fancher Properties, LLC request for re-zoning the rear portion of their property at 13661 Main Rd., Akron. (SBL# 61.00-5-22.1) from R-A to C-2 zone. Fancher’s would like to construct two additional storage warehouses (23,500 square feet). In doing so, they need to expand into the R-A zone approximately 112 feet deep by 498 feet wide per their site plan. Dave M. noted that the rezoning should be the minimum amount of land required to accomplish the proposed project with the least amount of disturbance to meet zoning setbacks. The planning board also would require maximum screening from adjacent residential properties (see diagram). John P. motioned to make the above recommendation to the Town Board, seconded by Terry J. Hearing All Ayes, No Nays, the motion was approved unanimously.

The Planning Board discussed the following items:

Pending Engineer Approval

- ELEA Enterprises, LLC 11190 Main Road, Warehouse/Office Building
- 1-Lot Major Subdivision; 13830 Indian Falls, Rich Raykowski
- UGate Store/Farm, 12474 Main Rd., Joe Frey

Waiting Completed Applications:

- 13638 Bloomingdale Rd, re-zone/possible recommendation to the Town Board for a 12,668 sq ft store
Applicant: The Broadway Group
 - Rezoning (incomplete) application submitted to Town Clerk May 3, 2023
- Solar Farm, Cummings Rd., Norbut Solar Farms

Other

- Site Plan Review Bergman Landscape, Indian Falls Rd. -on hold for subdivision approval
- Knapp & Crittenden 30-acre Solar Farm, Randall/Storke LLC
- Bedford's site plan for Rte 5 & Rte 93 multi-use
- LV & L Resort, 13800 Siehl Rd. (Sleepy Hollow Campground) Electric Car Charging Stations
Applicant: Livingston Energy Group (Lynn Stewart) withdrew their application
- C-2/Rte 5 overlay intent; possible Code clarification
- 1-Lot Minor Subdivision, Mary Ellen & David Brucker, 7851 Brackett Rd
- Leisurewood Maintenance Pole Barn site plan

Next Meeting: June 19, 2023 – Tom C. will be out of town.

There being no further business John P. motioned to adjourn the meeting, John O. seconded the motion. Hearing All Ayes, No Nays, the meeting was adjourned at 7:49pm.

Respectfully Submitted,

Julie Brady, Recording Clerk