

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall – 6:30PM
July 10, 2023

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

The meeting was called to order at 6:37pm.

The planning board reviewed the site plan for Kelly Schultz’s storage units at 11061-11167 Main Road. Kelly has requested to relocate one of the previously approved 20’x120’ buildings located closer to Main Road to the south-west adjacent to an existing building, making it 20’x100’.

John P. motioned to accept the revision to the site plan, Andy K. seconded the motion. Hearing All Ayes, No Nays, the revision was approved unanimously.

Change in Use at 13025 Main Road from a photography studio to “It’s Tactical”.

Owner of 13025 Main Road (SBL# 61.00-4-39.112): David Amerine, NP Outdoors, LLC, 13035 Main Road, Akron, NY 14001

Applicants: Mike Zekas and Nolin Jackson, 11759 Boncliff Dr., Alden, NY 14004

Nolan J. stated he was in medical services in the navy and currently owns his own security business and is an EMS instructor. “It’s Tactical WNY” plans to bring premier life saving trainings and equipment to WNY. Our CPR and 1st aid classes will be the foundation of all we do. Our small and intimate class space will allow plenty of 1 on 1 time with our instructors. On our retail side, we will stock all the emergency preparedness needs including: 1st aid kits, tactical uniforms, flashlights, optics, footwear and the like for first responders, veteran, and shooting sports enthusiast customers. Hours will be Wednesdays through Saturday 12 – 6pm and Sunday 12-4pm. We will work hand in hand with Nature’s Prize (our landlord) to supplement what his business offers. We will not sell firearms but will have pistol permit training. The only improvements made to the building were painting, ceiling tiles and a vinyl floor.

Mike Z. stated his background and experience that works with “It’s Tactical” as a volunteer Chief of Erie County Hazmat team, the Director of Amherst Police Security and he works in IT.

Andy K. asked about the parking. Mike explained that the business next door, “Lash Out” is by appointment only and they can use Nature’s Prize parking.

Tom C. stated that they will need to come back to the planning board for a sign permit.

John O. made a motion to accept the change in use, seconded by Erik P. Hearing All Ayes, No Nays, the change in use was unanimously approved.

Richard Raykowski 13830 Indian Falls Rd., Akron and Tim Knop, his realtor was present for a 5-lot Major subdivision.

Rich has subdivided off one lot each year: 2/6/2019, 10/13/2020, 7/12/2021, 9/8/22 so this would be his fifth lot to subdivide making it a major subdivision. The fifth lot would be eight acres sold to Brian Bergman for a Home-Based Business (Bergman Landscaping). The site plan was approved by the Town Engineer on July 6, 2023.

Tom C. reviewed the process of a major subdivision and the time frame for approval with the applicants.

Motion to recommend the 5-Lot major subdivision to the Town Board was made by John P., seconded by Andy K. Hearing All Ayes, No Nays, the 5-Lot major subdivision to recommended unanimously to the Town Board.

Pre-Application Conference: Site plan, Semi-Truck Repair and RV Storage at 13251 Main Rd., Akron

Applicant: Sunny Kang, Grand Island, NY

Sunny K. explained that he would like to purchase 13251 Main Road (2.8 acres of vacant land) to construct a barn 24'x80' with 14' foot doors to repair Semi-Trucks. The barn would include an office and bathrooms. Sunny K. stated that he will only use about 1-acre and will put in a septic system.

Tom C. stated that a completed site plan is required showing paved areas wherever the vehicles will be parked as well as signage, landscaping, fences, lighting and drainage.

The planning board and Sunny K. discussed site plans and the process to become approved to start his business.

Tom C. asked if anyone was not in favor of this project. The planning board was okay with the concept but needs more details.

Tom C. briefly summarized the remainder of the agenda (pending projects, waiting completed applications and other items)

The minutes from June 5, 2023 were reviewed by the planning board. John P. motioned to approve the minutes, seconded by John O. Hearing All Ayes, No Nays, the minutes from June 5, 2023 were approved unanimously.

John P. motioned to adjourn the meeting, seconded by John O. Hearing all Ayes, the meeting was adjourned at 7:29pm.

Respectfully Submitted,

Julie Brady, Recording Clerk