

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall – 6:30PM
August 7, 2023

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

The meeting opened at 6:35pm with a **Pre-Application Conference for a Home-Based Business at 7838 Fletcher Rd.: Margaret Schmidt and Kenneth Matties (owner/applicant).**

Ken M. explained that he would like to start a business doing brush hog and land clearing. He would like to buy a small dozer as well. Ken M. said he has done some work like this before but would like to start a business where he would store a brush hog, dozer and trailer on his 8 acres of land at 7838 Fletcher Rd. way out back so no one would be bothered by it.

Tom C. explained the procedure for a Home-Based Business.

John P. asked if Ken intended to construct a new building for storing his equipment. Ken M. stated, “No, the truck, trailer and dozer will just be out back”.

Erik P. emphasized the Home-Based business for the protection of both the business and the neighbors.

Margaret S. noted that there will be minimal disturbance to the neighbors as the equipment will be stored so far back and there will not be any customers coming and going from the property.

The planning board gave their okay to go forward with the site plan application.

Pre-Application Conference for a Major 9-Lot Subdivision on Miland Rd.
Owners: Chris & Don Lavocat, Engineer: Mike Metzger, Metzger Engineering

Mike M. showed the preliminary site plan of 10 total lots on the 95 acres in the RA zone being mindful of farming and leaving 61 acres for opportunities to preserve farmland. There are actually two parcels, (1) 25 acres (2) 70 acres. Lot numbers 1-5 have the better-quality ag land.

Tom C. commented that this was a good choice to create the subdivision with being mindful of farming and keeping the lots big. Tom C. asked if Lavocats would be the developer. Chris & Don stated that they may keep a few of the lots for family but would not be the developer. They would sell the lots and let the new owners decide on who they would have build.

The board discussed the location, drainage and that it was in the Akron School District. Tom C. confirmed that this would be a major subdivision.

Hearing no negative comments, the board agreed that they should proceed with a site plan application. Tom C. reviewed the process for a major subdivision with the applicants.

Site Plan Revision for Niagara Label, 12715 Lewis Rd. Owner Chris Whitmarsh and Mike Berger with Sutton Architect presented the drawings.

Tom C. confirmed that these were the original plans for the offices that were changed to storage and now back to the offices. Chris W. confirmed that this is true and was a decision driven by business.

Tom C. questioned why they are constructing the entranceway facing Hake Rd. Chris explained that this works best for their employees. Mike B. stated there will be 7 standard parking spots plus one handicap at the customer new entrance near Hake.

John P. asked if an elevator is required. Mike B. stated that an elevator is not necessary because the second floor square footage is less than the required but they will put in a handicap accessible bathroom on both the 1st and 2nd floor in case they change in the future.

Don H. motioned to approve the revisions to the site plan, Erik P. seconded the motion. Hearing All Ayes, No Nays, the site plan was unanimously approved.

John P. motioned to table the minutes from July 10th for lack of a quorum. Erik P. seconded the motion. Hearing All Ayes, No Nays, the minutes will be reviewed at the next meeting.

Tom C. reviewed the remaining pending projects on the agenda.

Pending Engineer Approval

- U Gate Store/Farm, 12474 Main Rd., Joe Frey
- Bedford's Phase 2 site plan for Rte 5 & Rte 93 multi-use
- ELEA Enterprises, LLC 11190 Main Road, Warehouse/Office Building

Waiting Completed Applications:

- Schutt Rd. 1-Lot Subdivision -Stan Tatara
- 1-Lot Minor, 7851 Brackett Rd., Dave & Mary Ellen Brucker
- Leisurewood, site plan for Maintenance pole barn 36x48, 5720 Cummings Rd.

Other

- Site Plan Review Bergman Landscape, Indian Falls Rd. -on hold for subdivision approval
- C-2/Rte 5 overlay intent; possible Code clarification
- Rattles to Reading Day Care Addition, 6263 Scotland Road
Travis S. Gruszka AIA (Architect) Pre-App Conference 6/5/23
- Fanchers, 13661 Main Rd., rezoning and new buildings
- Solar Farm, Cummings Rd., Norbut Solar Farms

John P. motioned to adjourn the meeting, seconded by Terry J. Hearing All Ayes, No Nays, the meeting was adjourned at 7:43pm.

Respectfully Submitted,

Julie Brady, Recording Clerk