

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall – 6:30PM
April 15, 2024

MEMBERS

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

OTHER: David Miller, Code Enforcement Officer
Julie Brady, Recording Clerk

The meeting began at 6:37pm to consider a site plan for Shed Builders, LLC/dba Heritage Structures to display and sell 35 Amish built sheds at 11825 Main Road, owned by Rock Garden Properties. Kurt Warkentin of Heritage Structure and Paul Stephen of Rock Garden Properties summarized the proposal by stating that Heritage Structure has 20 similar shed lots in New York, the closest being in Lockport and Gasport. Paul S. stated that 11825 Main Road is a good location in the C-2/Rte. 5 Overlay zone for traffic, visibility and fits well with the surrounding neighborhood. Paul S. noted that there is minimal capital expenditure except for installing gravel. The existing structure (the old Borderline Bar) will not be used. The area in front of the old bar will be used for parking.

Tom C. asked how far apart the sheds will be placed as that information was not noted on the site plan. John P. requested that they be placed five feet apart. Kurt agreed that five feet would be doable. John O. asked if an updated drawing could be submitted showing the change of five feet between each shed.

Tom C. asked if they would have a sign. John P. stated that the sign needs to show the address number. The placement of the sign was discussed as either being on the existing pole or a 4' x 8' monument sign to the eastern side, not blocking the line-of-site.

Tom C. asked about their proximity to Quarry Hill Estate mobile home park. Paul S. reassured the board that it will not be close to the park as they reviewed the GIS map. Any other modifications to the site plan in the future will need to come before the planning board again.

Dave M. asked if the porta potties could be placed behind the building.

The board asked the applicants to update the site plan with the following items:

1. Five feet distance between sheds
2. 35 sheds maximum
3. Porta-potties behind the building
4. Sign with the address and location of the sign

Tom C. asked that they come back for our next meeting, April 29th with the updated plan.

Justin Quinn and Cory Quinn (via speaker phone) came to the meeting to apply for a revision to the site plan for Kelly Schultz/The Great Pumpkin Farm as a permitted use in the R-A zone. Justin Q. explained that this is their fourth year in business and second year at this location. This year they would like to expand with sheds and fencing, which is why they are before the planning board. The Haunted Forest is leasing from the Great Pumpkin Farm and will be set up to the southeast, as its own event approximately 400' x 450'. The hours of operation will be 7-Midnight, Thursday through Sunday, September 20th to November 2nd. The lighting is solar lights on poles and gas-powered lighting. There will be a fence between the parking and the ticket booth, corn maze and stage area. There will also be food trucks and haunted hayrides. Last year's attendance was approximately 11,000.

The board reviewed the site plan. Don H. motioned to recommend the site plan to the Town Board. John O. seconded the motion. Hearing All Ayes, No Nays, the site plan was unanimously recommended to the Town Board.

The next item on the agenda was a sign permit for Calato Stone, 11450 Main Road, represented by Michelle Calato, Matthew Carrier and Chris McCaffrey from Ulrich Signs. The building has been purchased under 11450 Main LLC. There is no change in use as this building was previously manufacturing and will continue as manufacturing. No outside work will be done at this time. Matthew C. stated that this is a great building for this purpose. They have automation and power equipment to cut large pieces of granite, marble, and quartz. Both Matthew and Michelle have years of experience in the stone business and are opening this as a new venture.

Chris M. showed samples of the type of backlit letters that will be used called reverse illumination, giving a halo, softer amber coloring. The planning board asked to have the lights off by 11pm.

Michelle C. explained that two signs will be used to be visible from either direction. They will also be updating the existing sign and making sure the address is displayed.

Tom C. asked if there were any further questions and noted that these signs can be approved by the planning board. John P. made a motion to approve the signs, seconded by Erik P. Hearing All Ayes, No Nays, the planning board unanimously approved the signs for Calato Stone.

Brian Bergman, owner of Bergman Landscaping, 13830 Indian Falls Rd. is requesting site plan and special use permit for a Home-Based business which he plans to build this year. Brian B. will be submitting a building permit for a 2,480 sq ft mixed use residential/shop barndominium, separated by a fire wall. The residential section will be 1,120 sq ft. Brian B. has updated the site plan that the board was reviewing, eliminating outside storage and an overhang. Two-3 employees will park their vehicles behind the structure. The entire parcel is 14.9 acres with a disturbance of one acre. The remaining acreage will remain agricultural. Brian stated that hopes to plant trees on the property for wholesale in the future.

Tom C. stated that when the building permit is submitted to the building department, he would be put on the next meeting's agenda to be recommended to the Town Board.

Minutes from March 11, 2024 were reviewed. Tom C. and Terry J. abstained from voting as they were absent. Andy K. motioned to accept the minutes, seconded by John P. Hearing All Ayes, No Nays, the minutes were approved.

John P. motioned to adjourn the meeting, seconded by John O. Hearing All Ayes, No Nays, the meeting was adjourned at 7:50pm.

Respectfully Submitted,

Julie Brady, Recording Clerk