

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall – 6:30PM
April 29, 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 6:35pm. Owner, Paul Stephen, Rock Garden Properties, 11803-11825 Main Road explained the updated site plan which addressed the planning board's concerns from the April 15, 2024 meeting for Shed Builders, LLC/dba Heritage Structures to display and sell Amish built sheds.

The updated site plan addressed the following items:

1. Five feet distance between sheds
2. 35 sheds maximum
3. Porta-potties behind the building
4. Location of the sign

Paul S. will email Julie the sign rendering with the address on it.

Tom C. asked about the elevations and how the sheds would be placed. Paul S. reassured the board that the sheds would be placed in areas that were level and five feet apart.

A motion was made by John O. to recommend this project to the town board. Andy K. seconded the motion. Hearing All Ayes, No Nays, the recommendation was unanimous.

Mike Metzger and Lucas Metzger, of Metzger Engineering and Chris Lavocat and Don Lavocat owners of two vacant parcels on Miland Road came before the planning board requesting an 8-Lot Major road frontage subdivision approval of ten total lots. One of the lots would maintain 61 acres of agricultural land to continue to be farmed. Mike M. confirmed that they have a no impact letter from SHPO and no floodplain. The design of the lots would have no impact on the ditch and reserve a large part of the farmland.

After discussion and review of the site plan, Erik P. motion to recommend this subdivision to the Town Board for approval. Terry J. seconded the motion. Hearing All Ayes, No Nays, the recommendation was unanimous.

The minutes from April 15, 2024 were reviewed. John P. motioned to approve the minutes, seconded by Erik P. Hearing All Ayes, No Nays, the minutes were approved unanimously.

John P. motioned to adjourn the meeting at 6:55pm, seconded by John O. Hearing All Ayes, No Nays, the meeting was adjourned.

Respectfully Submitted,

Julie Brady, Recording Clerk