

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall – 6:30PM
July 8, 2024

MEMBERS

PRESENT: Tom Cowan, Chairperson
Andy Kelkenberg
John Olaf
John Potera
Don Hoefler
Erik Polkowski
OTHER: Julie Brady, Recording Clerk
Dave Miller, CEO
ABSENT: Terry Janicz

The meeting began at 6:32pm.

Preston Kelkenberg, 7830 Mill Rd. Requested a 1-Lot minor subdivision of 1.37 acres (200'x300') at the northeastern corner of his grandmother's (Helen Kelkenberg's) property located at 7880 Greenbush Rd to build his primary residence. The planning board looked at the maps provided.

Julie B. stated that in an email June 26, 2024, Chuck Rosenberg of the DEC stated the DEC will not extend the boundary of Wetland WO-27 across Greenbush Road so there is no risk of that the wetland expanding to the proposed lot.

Tom C. asked if there were any questions or concerns. Hearing none, John P. motioned to waive the public hearing for this 1-Lot Minor Subdivision. John O. seconded the motion. Hearing All Ayes, No Nays, the public hearing was waived.

John P. motioned to approve the 1-Lot minor subdivision at 7880 Greenbush Rd. Erik P. seconded the motion, followed by All Ayes, No Nays. The 1-Lot subdivision was unanimously approved.

The minutes from June 3, 2024 were reviewed. John P. motioned to accept the minutes "as is". Seconded by Erik P. Hearing All Ayes, No Nays, the minutes were approved unanimously.

The next item on the agenda was Justin Quinn for an illuminated 3'x 3', two-sided back-lit sign at 11167 Main Rd. for The Haunted Forest, east of the Great Pumpkin Farm. Property owned by Kelly Schultz. Authorization given to erect the sign by The Great Pumpkin farm via email from Ashley Pass, 11199 Main St. Clarence, NY 14031. Justin Q. stated that the sign will be removed after the season, but the pole will remain standing. The sign code was given to Justin Q. for his review.

John P. noted that single pole signs are not allowed. The planning board suggest two metal sleeves for poles in the ground so that the sign can easily be removed when the event is not open or "in season".

Dave M. stated that the sign must be set back a minimum of 49.5 feet from the center of Rte. 5 or farther.

John O. stated the address must be on the sign and recommended a new address be assigned for emergency personnel to locate your business more easily.

Justin Q. noted that the sign will be lit by the generator with a 12-volt plug to be unplugged at 11pm by the parking attendant.

Tom C. summarized the planning board consensus is they would like to see the following:

- Eight feet to the top of the sign instead of the 13 feet noted on the application.
- Two posts
- Address must be on the sign
- Light on sign must be off at 11pm
- Setback is 49.5 feet from the center of Rte 5
- The sign is taken down when the business is not "in season"

John P. motioned to approve the sign. Seconded by John O. Hearing All Ayes, No Nays the sign was unanimously approved.

John P. motioned to adjourn the meeting at 6:53pm, seconded by John O. Hearing All Ayes, No Nays, the meeting was adjourned.

Respectfully Submitted,

Julie Brady, Recording Clerk