

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
January 7, 2008

PRESENT: Tom Cowan, Chairman
Andy Kelkenberg
Terry Janicz
John Olaf
Don Hoefler
Rick Meahl
Christine Falkowski, Recording Clerk
John Good, Code Enforcement Officer

ABSENT: John Potera

The Planning Board meeting was called to order by Tom Cowan at 7:30PM. Tonight's agenda items were discussed.

Site Plan – Insurance Auto Auctions/ADESA Auto Auction - 12200 Main Road

Pat Bittar, of Schutt Engineering, and Bruce and Warren of ADESA attended. Tom stated that this application is actually for two separate companies and that the property encompasses six separate parcels. Tom asked that they consider merging all six parcels into two, so that each company owns one parcel. John Good stated that this would result in lower tax totals and may also lower the assessment. Nathan Neill will be consulted to see if this can be a condition of approval. Warren stated that the property includes both Clarence and Akron school districts. The Board asked whether the pump can handle peak flow/sewer capacity. Pat stated that there is no net increase in flow, it will be only 280 gallons per day and that the IAA and ADESA auctions run on separate days; ADESA drawing 1,000 people and IAA less than 100 people. A sewer easement may be required.

Wendel needs additional time for their review, which will include some drainage concerns. An additional \$500 for engineering review will be required. When received, Christine will forward correspondence from Wendel to Pat, which should allow sufficient response time to meet the January 18th deadline for the January 28th Planning Board meeting. Once the Planning Board takes action, the Town Board can declare lead agency and begin the SEQR review process. John Good stated that the turnaround time for approving a complete building permit application is just a day or two.

(1)-Lot Minor Subdivision – 13503 Stage Road - Richard Krzyzanowski

Mr. Krzyzanowski appeared. He owns a 12.6 acre lot on the south side of Stage Road backing up to the Thruway. His home is on this parcel, which has 389' of road frontage. He now wishes to split off a 180' x 1,097' parcel to the westerly side of the lot. A pipeline marker is shown at the right-of-way, and a gas pipe line is reflected to the rear on the survey with "right of way granted to Buffalo Pipe Line" noted. Mr. Krzyzanowski stated there is also a brine line through the property, which is not reflected. Don Hoefler suggested that Ottney & Miller remove the spot elevations on the property lines since they are not necessary and indicate the property will drain to the center! John Good stated that this can be addressed at the building permit application phase. Terry made a motion to approve this subdivision, seconded by John Olaf:

Terry Janicz	-Aye
Andy Kelkenberg	-Aye
John Olaf	-Aye
Don Hoefler	-Aye
Tom Cowan	-Aye
Rick Meahl	-Aye

T & T Tire & Auto – Request for 2 vehicles on special use permit - 11720 Main Road

Tom Blair submitted a letter to the Town Board on January 2, 2008 requesting two vehicles in addition to the eight he is approved for. The Board discussed this request and the fact that the site does not reflect the approved site plan in dimensions, and shrubs and concrete parking bumpers are missing. Rick stated there is an 8" drop-off from the blacktop at the road, which could be a hazard. Mr. Blair did not notify the Building Department a minimum of 48 hours prior to paving, which was condition #1 on the special use permit. John Olaf made a motion to recommend that the Town Board take no action without recommendation from the Planning Board, seconded by Rick:

Tom Cowan	-Aye
Terry Janicz	-Aye
Andy Kelkenberg	-Aye
John Olaf	-Aye
Don Hoefler	-Aye
Rick Meahl	-Aye

A memo will be sent to the Town Board.

Application for Special Use Permit/Site Plan Approval – Used Auto Sales
Michael Shields - 12690 Main Road

Tom asked about the status of the site plan application. Christine reported that John Good sent Mr. Shields and his attorney a letter on November 26, 2007 suggesting he revisit the Town's site plan requirements list and revise his plan to encompass all categories. Andy made a motion to set February 22, 2008 as the deadline for receipt of a complete site plan for the March 3rd Planning Board agenda, and that if the deadline is not met, the application will be closed and the fee returned to Mr. Shields, seconded by Terry:

Tom Cowan	-Aye
Terry Janicz	-Aye
Andy Kelkenberg	-Aye
John Olaf	-Aye
Don Hoefler	-Aye
Rick Meahl	-Aye

A letter will be sent to Mr. Shields.

(3) Lot Minor Subdivision – Dye Road - The New Rothland's - Joe Frey

Revised grading & drainage plan, drainage calculations and watershed plan were received at the December 17th meeting and were forwarded to Wendel for review. The subdivision was approved contingent upon Wendel Duchscherer's second review and approval. In a memo dated January 7, 2008, Wendel stated that there is an increase in stormwater due to this proposed development and that sizing of the swales and pond have not been shown, but that they recommend approval based on the receiving pond being located in an area where any overflows would only impact the adjacent golf course.

Minutes Review

Don moved to approve the minutes of December 17, 2007 as amended, seconded by Terry:

Terry Janicz	-Aye
Andy Kelkenberg	-Aye
John Olaf	-Aye
Don Hoefler	-Aye
Tom Cowan	-Aye
Rick Meahl	-Aye

Next Planning Board meeting: Monday, January 28, 2008 at 7:30PM

Terry made a motion to adjourn the meeting at 9:12PM, seconded by Rick and all approved.

Respectfully submitted,

Christine Falkowski, Recording Clerk