

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall
February 2, 2009

MEMBERS

PRESENT: Tom Cowan, Chairman
John Olaf
John Potera
Terry Janicz
Erik Polkowski

OTHER: Christine Falkowski, Manager of Planning & Building
John Good, Code Enforcement Officer
Carl Klingenschmitt, Conservation Advisory Council Chair
Cati Knab, Wendel Duchscherer

ABSENT: Andy Kelkenberg
Don Hoefler

7:30PM Work Session

- **Erik Polkowski, new member** – introductions and welcome.

- **Sign Law Review**

John Good highlighted proposed changes within the draft law. The most significant change is that a 32 sq. ft. maximum sign will be allowed in the RA zone, such as for a farm. Definitions of types of signs will be reviewed, such as “banners”. Members requested copies without the red-line markups be emailed to them prior to next meeting’s packet mailing. Tabled until next meeting.

- **Home Based Business draft law**

This draft document was distributed. Several members requested copies without the red-line markups. Christine will email those. Tabled until next meeting.

- **Minutes**

John Potera made a motion to approve the January 19, 2009 minutes, seconded by John Olaf:

Tom Cowan	-Aye
John Olaf	-Aye
Terry Janicz	-Aye
John Potera	-Aye

- **Buffalo Shooting Club (BSC) – Billo Road Site Plan/Special Use Permit Application**

Carl Klingenschmitt, Chair of the Conservation Advisory Council (CAC) stated that the CAC reviewed lead management plan. Two members were quite concerned as no safe lead levels exist. The Best Management Practices put out by the EPA warns of where to put shooting clubs relative to proximity to groundwater. A clay cap barrier is too expensive for the BSC. The CAC recommends comparing core samples year to year, and the shoot area should have grass/groundcover to aid in holding the lead in place.

Cati Knab, Wendel Duchscherer Engineers, stated that their position is that they are not offering recommendation to approve due to the inability of the Army Corp of Engineers to delineate the wetlands for jurisdictional determination due to winter weather. Controls required affect drainage into a wetland. Cati also stated that Wendel Duchscherer would like to get with Nathan regarding the neg dec drafted by Jeff Palumbo. Tom stated that no development can occur until Wendel’s recommendation is received, which will be a condition of the site plan.

Planning Board minutes
February 2, 2009
Page 2

8:00PM - Site Plan/Special Use Permit – Buffalo Shooting Club - Billo Road

Attendees: Patrick McHugh, President BSC
Roland Georger, Damon & Morey
Douglas Klotzbach, K2 Architecture
Joe Stats, BSC member
Carey Storms, Patrick's dinner date

Tom ran down the list of potential conditions that will be recommended to the Town Board for site plan and for special use permit approval. A few more suggestions were made, and Christine will edit the spreadsheet and distribute to the Town Board immediately. John Good requested a dollar estimate for lead reclamation. Patrick stated that it is profitable since the lead is recycled, that it will be difficult to estimate due to many variables, but that he will work on it. The number of shooters could increase or decrease and may affect the lead quantity.

Tom made a motion to recommend site plan approval and granting of special use permit to the Town Board per the attached conditions, seconded by Terry:

Tom Cowan -Aye
John Olaf -Aye
Terry Janicz -Aye
John Potera -Aye
Erik Polkowski -Aye

Christine asked the Board how they would like to handle the situation where the developer sells a lot smaller than what the Planning Board approved for subdivision. The direction was to place updated survey in subdivision file and notate in minutes.

John Potera made a motion to adjourn the meeting at 9:10PM, seconded by Terry and all approved.

Respectfully submitted,
Christine Falkowski, Manager of Planning & Building