

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
March 3, 2008

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

ABSENT: Don Hoefler
Andy Kelkenberg

The Planning Board meeting was called to order by Tom Cowan at 7:30PM.

Code Books - The new code will be available on-line shortly at www.erie.gov/newstead. Board Chairmen and Department heads have bound copies. Old code books were turned in by: John Olaf, Terry, Tom and Rick. Old books are still needed from: John Potera, Don and Andy.

Minutes Review – John Potera moved to approve the minutes of February 11, 2008, seconded by Rick:

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

Temporary Signs - Tom and John Good are drafting a guideline for easy enforcement.

Home-Based Business in RA Zone – Draft law is being reviewed by Nathan. A document entitled “Zoning for Home Occupations: Modernizing Zoning Codes to Accommodate Growth in Home-Based Businesses” from the Association of Towns meeting was distributed.

Michael Shields – Expected at the next meeting is a revised site plan including septic location and photos.

6-Lot Major Subdivision Application – Berghorn Road

A letter was sent to Margaret Berry on February 20th outlining the options for subdividing this parcel. Also, drainage calculations must be submitted and approved by Wendel.

Erie County Health Department – On February 29th, Tom, Christine and John Good met with Tom Casey, Associate Public Health Engineer, for a one hour training session regarding State policy/law regarding realty subdivisions. The Board also liked the idea of a training session for them with Mr. Casey.

Buffalo Shooting Club

Jeff Palumbo of Damon & Morey, Douglas Klotzbach, Patrick McHugh, President of Buffalo Shooting Club, and George Yell appeared. Mr. Palumbo stated that the project was withdrawn in Pembroke due to a wetlands issue and the fact that the shooting range was within a National Grid easement area. He also stated there was no public hearing or discussion and that 6 – 20 neighbors were opposed to the project. Joe Frey has recently purchased five contiguous parcels from LaFarge totaling 85.44 acres. Buffalo Shooting Club would like to purchase this same acreage from Frey, but cannot close the transaction without a special use permit. Access is another potential problem as the only access is through Billo Road at Genesee Street through the Town of Alden, which they will have to explore with Alden. A coordinated review would be extensive to include Alden, Lancaster, Clarence, NYS Thruway Authority, DEC, etc. Tom stated they must have an access agreement and contract to purchase before site plan application with the Town of Newstead.

2008 Training for Planning/Zoning Board Members - John Good gave a 30-minute presentation on the importance of drainage easements to the Planning Board.

John Potera made a motion to adjourn the meeting at 9:00PM, seconded by Terry and all approved.

Respectfully submitted,
Christine Falkowski, Recording Clerk