

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
March 5, 2007

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

ABSENT: Andy Kelkenberg
Don Hoefler

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

Work Session

Tonight's agenda items were discussed.

Site Plan Amendment – Niagara Specialty Metals – 12600 Clarence Center Road

Bob Shabala appeared. Last year, site plan for two dust collectors was approved. One of them was 2,205 sq. ft. They now wish to build this one 1,970 sq. ft. larger, thus making it 4,175 sq. ft. A revised site plan was submitted and the fee has been paid. Terry motioned to recommend approval to the Town Board, seconded by Rick:

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

Preapplication - Scotland & Indian Falls Road – Peter Henley

Peter Henley and Douglas Klotzbach attended. A master plan was submitted showing three phases of industrial development. Peter is looking for site plan approval for phase I which will include three new buildings to be built over the next one – two years. An enlargement of Phase I was reviewed. Peter stated that Akron Alloy is interested in being the first tenant of a new building. Tom stated that reviewing an industrial complex is new to the Planning Board. He distributed copies of a six-page “Five Corners Business Park Overlay” document from the past (which no action was taken on), but that may be a valuable guideline in planning this project. Tom will discuss with Nathan the issue of how to place controls on leased buildings. Wendel Duchscherer provided a preliminary review memo identifying certain items requested for their review. This memo, dated March 5, 2007, was given to the applicant.

Preapplication Site Plan – 11470 Main Road

Jonas Land Holdings (Stainless Steel Brakes)

Darren Campbell, General Manager, appeared. Stainless Steel Brakes owns two parcels that currently have a building straddling both. They now wish to add on to that building, again straddling both parcels. Therefore, their first action must be to merge the two parcels. Their sketch plan indicates a 16,000 sq. ft. building, but Darren stated they wish to maximize the size given the allowable setbacks, which John Good gave him. Consequently, the building could be as large as 30,000 sq. ft. The company has been in this area since 1976. They plan to improve their manufacturing processes in order to compete with foreign imports, by purchasing new high speed equipment and hiring additional employees in order to handle high production (assembly, shipping, and warehouse). Wendel Duchscherer provided a preliminary review memo identifying certain items requested for their review. This memo, dated March 5, 2007, was given to the applicant.

2-Lot Minor Subdivision – Billo & Jones Road – LF One, LLC

Jack Willert, Bob Runge and Mike appeared. These two lots have already been created. LF One, LLC sold the 51-acre parcel, excepting the two lots, to a buyer who wants to hunt there and not develop it. This action was discovered when the transfer was received by the Building & Assessor's office by virtue of reading the deed description. LF One has paid the subdivision fee, but owes \$500 for subdividing without approval. The 300 x 300 lot appears to have State and Federal wetlands to the rear, which must be delineated. The Planning Board will hold the public hearing when the fee and the delineation have been received. Wendel Duchscherer provided a review memo identifying the need for wetland delineation, inconsistencies between the application and the EAF resolved, and that drainage information be submitted if structures are proposed on the lots. This memo, dated March 5, 2007, was given to the applicant.

7 – Lot Major Subdivision - Main & Cummings Road – Phase I - Joe Frey

Douglas Klotzbach, Bob Runge and Mike attended. A seven-lot major subdivision application and site plan was submitted and reviewed. Tom Cowan stated that if the remaining 60' of road frontage to the north of these seven lots is intended for a road, it should be a minimum of 66'. Wendel Duchscherer reviewed the subdivision and site plan dated February 23, 2007. They offered seven comments which Bob Runge will respond to. The site plan must be revised to reflect the changes requested and then signed by Tom and Christine before sending on to the Town Board for the next level of review.

10-Lot Major Subdivision – Hiller & Billo Roads – LF One, LLC

Jack Willert and Bob Runge appeared. Bob stated he will contact the Supervisor regarding the bids and the 1,200' gap in water district #10, phase 2 for lots 5, 6, 7 & 8. Wendel Duchscherer provided a review memo identifying six comments, which was given to the applicant. Bob Runge stated that comment #3 requiring finish floor elevations 18' above the center of the road may not be feasible. Items #4 and #5 will be corrected. Regarding item #6, the acceptability of the use for the pond can be confirmed by the DEC, but receiving their response would be almost impossible. Bob will reply to Wendel's memo and revise the site plan accordingly. The U.S. Geological Survey "Hydrogeologic Appraisal of Five Selected Aquifers" was given to Bob at the request of the Conversation Committee as this project is south of Main Road.

Site Plan Amendment – Kelly Schultz Antiques – 11145 Main Road

Jack Willert appeared as part owner of Antique World and the Pumpkin Farm. He stated that the co-op business is suffering and they are in the process of cleaning up the site now. The entrance to building #5 has been made into an exit door only, and they would like to construct a new 648 sq. ft. entrance. This is just one of many small improvements they plan to make. The issue was discussed as to whether this project required site plan approval being that it is in the Rt. 5 Overlay Zone. John Good will get with Jack once the Town Board comes to a decision. John Potera made a motion to recommend approval of the proposed 648 sq. ft. façade to the Town Board, seconded by John Olaf:

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

Minutes Review

John Olaf motioned to approve the minutes of February 19, 2007, seconded by Rick:

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

John Potera made a motion to adjourn the meeting at 10:20PM, seconded by Terry and all approved.

Respectfully submitted,

Christine Falkowski
Recording Clerk