

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
March 31, 2008

PRESENT: Tom Cowan, Chairman
Terry Janicz
Rick Meahl
John Potera
John Olaf
Andy Kelkenberg
Christine Falkowski, Recording Clerk
John Good, Code Enforcement Officer
(1) Student – Participation in Government

ABSENT: Don Hoefler

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

Andy Kelkenberg turned in his old code book.

Minutes Review – Terry moved to approve the minutes of March 3, 2008, seconded by Rick:

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

Temporary Signs - Tom and John Good are drafting a guideline for the next meeting.

Home-Based Business in RA Zone – Draft law is being reviewed by Nathan.

Ag Building Permit Fees – These lower fees that have been adopted for farm buildings were discussed relative to their potential impact on non-agricultural property owners, per the Town Board's request. The Planning Board did not feel there were any concerns and stand by their recommendation made to the Town Board on February 11, 2008.

1-Lot Minor Subdivision Application – Kelly Schultz

11163 Main Road

Jack Willert appeared. Kelly sold the WNY Event Center and a portion of the parking lot for a total of 5.8 acres to Jack. It is an irregular shaped lot having 617.23 feet of road frontage. There will be no separation or barriers for the parking lot division, and nothing physically will change. John Good stated the setbacks between buildings (Event Center and a store) are appropriate. Jack stated that he hired a new manager for the Event Center today and hopes to improve the business greatly within two years.

John Potera made motion to approve the subdivision, seconded by John Olaf:

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

Special Use Permit/Site Plan – Used Auto Sales – Michael Shields

12690 Main Road

John Garas, Attorney for Michael Shields, appeared. Mr. Shields submitted another revised site plan and sketched in the location of the septic system. John Potera asked John Good if stamped plans are required, and they are not. The hours of operation are 9AM – 6PM weekdays with weekends by appointment. The Planning Board's conditions were discussed with Mr. Garas. Andy made a motion to recommend the site plan to the Town Board, seconded by Terry with the following conditions:

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Special Use Permit/Site Plan – Used Auto Sales – Michael Shields (continued)

- Outdoor display of **four** vehicles for sale
- **Two** vehicles displayed in garage
- Lot striping completed by September 1, 2008
- Customer parking: one handicapped spot (minimum 9’ wide) in front of garage man door
- No parking (customer or display) south of utility pole
- Vehicle parking on paved portion only; no parking or display on vegetated areas
- Annual lease renewal with Draper concurrent with annual permit renewal
- No tree removal
- Lot kept free of snow
- Handicapped parking spot posted with sign
- Customer parking to rear posted with sign

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

**Amendment to Special Use Permit/Site Plan – T&T Tire and Auto
11720 Main Road**

Mr. Blair submitted a revised site plan depicting the actual site and showing the two additional vehicle display spots requested, for a total of 10. Terry made a motion to recommend approval of the site plan with 10 display spots to the Town Board, seconded by Rick with the following conditions:

- (1) Parking lot striped by August 1, 2008
- (2) Landscaping maintained and replaced as necessary
- (3) Increase front greenspace to 30’
- (4) Plant bushes south of paved area; potted plants acceptable
- (5) Complete all items as shown on revised site plan

Terry Janicz	-Aye
John Potera	-Abstain
Tom Cowan	-Aye
Rick Meahl	-Aye
John Olaf	-Aye
Andy Kelkenberg	-Aye

Temporary Sign Review (lit sign) – Doug’s Service Center - 13523 Main Road

John Good stated that Doug Lewis has a 64 sq. ft. temporary lit sign. It is a two-sided sandwich board type sign advertising his services. Terry made a motion to approve the sign, seconded by Andy with the following conditions:

- (1) Sign lit from 8AM – 11PM only
- (2) Temporary sign until October 1, 2008; then to be limited on a temporary basis with guidelines to follow

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

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1-Lot Minor Subdivision – 7861 Scotland Road - approved July 16, 2007

Tom made a motion to waive the filing of this plat plan with Erie County Clerk, seconded by John Olaf:

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

Christine distributed copies received today of the proposed pharmacy, retail & restaurant at 12963 Main Road.

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

Respectfully submitted,
Christine Falkowski, Recording Clerk