

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall
April 6, 2009

MEMBERS

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

OTHER: Christine Falkowski, Manager of Planning & Building
John Good, Code Enforcement Officer

ABSENT: Andy Kelkenberg
John Potera

Minutes - Terry made a motion to approve the March 30, 2009 minutes, seconded by John Olaf:

Tom Cowan	-Aye
John Olaf	-Aye
Terry Janicz	-Aye
Don Hoefler	-Aye
Erik Polkowski	-Aye

Sign Law Review/off-premises signs painted on barns. John Olaf requested we look into whether we want to allow off-premises signs painted on barns. He stated that the Town of Clarence does not allow them, and Christine provided a copy of Clarence's sign ordinance. This item was tabled.

Change in Use – 13021 Main Road - Halcyon Day Spa & Salon

Mrs. Zeliff submitted a letter from Mr. McConnaughey allowing her to rent his sign posts. The posts are in the right-of-way, but permitted as they are pre-existing per John Good. An accurate and complete sign rendering including dimensions and a line of changeable lettering was reviewed. Tom made a motion to approve the sign with the suggestion that some kind of landscaping be placed at the base of the sign, seconded by John Olaf:

Tom Cowan	-Aye
John Olaf	-Aye
Terry Janicz	-Aye
Don Hoefler	-Aye
Erik Polkowski	-Aye

Sign Review – 13428 Main Road – Phantom Garage

John Good printed off a GIS map of the site. Landscaping at the sign base was recommended. Don motioned to approve the sign and public use of the garage, seconded by Erik:

Tom Cowan	-Aye
John Olaf	-Aye
Terry Janicz	-Aye
Don Hoefler	-Aye
Erik Polkowski	-Aye

Sign Review– 13399 Main Road – Green Kangaroo Storage - Paul Stevens

Landscaping at the sign base was recommended. John Olaf made a motion, seconded by Terry to approve the sign with the condition that the “Addytude Salon” sign that is free hanging be instead attached securely to an area within the two posts:

Tom Cowan	-Aye
John Olaf	-Aye
Terry Janicz	-Aye
Don Hoefler	-Aye
Erik Polkowski	-Aye

- Site Plan Application – 12690 Main Road – 2520 SF Pole Barn - Shields Enterprises
A letter was sent to Michael Shields on March 31st containing five questions; no response.
- Sign at John Smith's building – Terry asked if it was approved. John Good stated that it was and that it is not a change of use since it was a welding shop and is now, only with a different tenant.
- Benderson Development sign rendering – John Good distributed a rendering of the plaza sign at Main Road and Route 93. He stated that the Rite-Aid sign will be using up 197' of the total 200' of allowed signage. Therefore, any additional signage will need a variance.
- Southeast corner of Sandhill & Rapids – Terry asked if something can be done about the piles of junk at this residence. John Good stated that it has been a while since he's been out that way, but will look into it.

Terry made a motion to adjourn the meeting at 8:37PM, seconded by John Olaf and all approved.

Respectfully submitted,
Christine Falkowski
Manager of Planning & Building