

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
April 21, 2008

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

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

Work Session:

Tonight's agenda items were discussed.

Site Plan - Pharmacy, Restaurant & Retail – Benderson Development

Main Road at Buell Street

Attendees: Jim Rumsey, Benderson Architect
Matt Oates, Benderson Engineer
Kim Fidler, Benderson Executive

Wendel Duchscherer completed their first review of the site plan focusing on storm drainage, grading and landscape plan in a memorandum dated April 21, 2008. The following items were also discussed:

- Putting in a public hydrant at northwest corner of property; ECWA installation
- Detention pond – possible liner, 100-year storm event adequacy, aerator to control mosquitoes
- 80' deep injection well
- Traffic study – pre McDonald's and Dollar General
- Stacking at proposed restaurant as a potential problem
- Permission from NYSDOT for crosswalk across Main Road at intersection
- Sprinklered – pharmacy only
- Spring 2009 is anticipated start of pharmacy construction
- Tom requested dotted line representing future cross access to east and west
- John Good requested addition of crosswalk connecting pharmacy and 2,400 SF retail along with removal of finger for firetruck access.
- The Planning Board has authority to review and recommend approval of design criteria and signage to the Town Board, if construction of each building is phased.

As a public hearing is not required, John Olaf requested the project be presented at a joint session to the Newstead Town Board and the Akron Village Board.

Site Plan – Terminal Area Apron Reconstruction - Akron Airport

No one appeared. This item was tabled as the Planning Board is waiting for information from the Town Board regarding drainage concerns for the project.

Site Plan – Pavilion Relocation – Kelly Schultz Antique World

11111 Main Road

Jack Willert appeared for Kelly Schultz. The application is for moving two pavilions (1,794.45 sq. ft. total) from one parcel to an adjacent parcel. Wendel Duchscherer reviewed the project. Due to the size and scope of the action (total impervious area of pavilions equals 0.04 acres) and the similar nature of the sites, Wendel sees no adverse impact on drainage. Future development on the parcel would be subject to review. Jack stated that Kelly may decide to rebuild the pavilions instead of relocation. Don made a motion to recommend approval of the pavilion relocation or construction of new pavilions to the Town Board, seconded by Tom:

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

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Village of Akron - The Supervisor received solicitation for lead agency designation for the following:

- Application and preliminary plans for the construction of a 108-lot detached patio home subdivision by Akron Properties, LLC at Clarence Center and Hake Roads.
- Application and preliminary plans for the construction of a 23-lot single family home subdivision by Kurt Schie at Jackson Street and Hake Road.

The Planning Board looked at the plans and discussed the previous uses on the sites. Sewer capacity at the Village is most likely a potential problem.

Minutes Review – Terry moved to approve the minutes of March 31, 2008 as amended, seconded by John Olaf:

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

Other:

- John Potera asked about the status of the southeast corner of Main & Crittenden. The license to sell vehicles has expired and the property appears vacant. It is for sale.
- John Good reported that Rothland's Golf Course is constructing an addition less than 750 sq. ft. and handicap accessibility.
- Tom Cowan asked if the condition placed on Kurt Schie's minor subdivision on Clarence Center has been complied with. John Good stated that he has seen the merger deed that was filed with Erie County, but that we do not have the transfer yet.
- Terry asked about the large piles of dirt moving around on John Smith's property. John Good stated that he is pushing John to finish the pond.

John Potera made a motion to adjourn the meeting at 9:30PM, seconded by Terry and all approved.

Respectfully submitted,
Christine Falkowski, Recording Clerk