

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
May 21, 2007

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

ABSENT: Don Hoefler
John Potera

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

Work Session

- Tonight's agenda items were discussed.
- Open and future meeting items were discussed, including the following:

Stage & Havens major subdivision

An amended concept plan was submitted for informal review, which is different than what was proposed a year ago in that approximately 50% of the property is to be developed, lot sizes are smaller, 28 lots instead of 30, Phase I is 10 lots, Phase II is 18 lots to be funded by Phase I sales and utilizing fill for septic. John Good indicated that the Town Board may have a problem with phasing the project, the proposed closed ditches, and may want to see more greenspace than 2.88 acres. John Olaf is not in favor of creating greenspace for park land to be turned over to the Town. This would increase maintenance costs, and taxpayers who are not residents of the subdivision will not want to fund it. A memo dated May 21, 2007 from Wendel Duchscherer will be shared with Stan Tatara and his engineer.

Minutes Review

Rick made a motion to approve the minutes of May 7, 2007, seconded by Terry:

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

**8:00PM - Public Hearing 2-Lot Minor Subdivision – Billo & Jones Roads
LF One, LLC**

Christine read the proof of publication for the public hearing. No one appeared to speak. A revised site plan dated 4/18/07 was presented. Rick pointed out the easement note stating the private drainage easement is for the benefit of subplot owners, and the benefits derived from easements are for the property owners of each contiguous lot and maintained by such. Wendel Duchscherer completed their second review, and recommends approval of the site plan.

Terry motioned to close the public hearing at 8:09PM, seconded by Andy:

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

Terry motioned to approve the minor subdivision, seconded by Rick:

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

6-Lot Major Subdivision – Dorsch Road

Kevin Stoldt, Jr.

Kevin Stoldt presented a site plan for a proposed six lot major subdivision on his 90-acre parcel on the south side of Dorsch Road. All six lots will have 150' of frontage. Three of them will be 1.55 acres, and the other three 5+ acres. The remaining 81.4' of road frontage will result in a 72-acre lot where Kevin will build his home in the southwest corner someday. The wetland delineation was prepared by Earth Dimensions and is contained in the Engineer's Report dated May 10, 2007 by Metzger Civil Engineering. There are two wetland areas consisting of .11 acre and 1.88 acres that appear not to impact any of the building sites. Wendel Duchscherer completed their first review and offered three comments in a memo dated May 21, 2007, basically stating that a support letter must be provided saying why drainage to the road ditch will be utilized rather than installation of a detention pond. John Good stated that item #3 requesting more information on the sanitary sewer systems is required at building permit application. Kevin stated that his engineer's report mentions a better drainage system for this area as a result of the development.

Terry motioned to recommend this major subdivision application to the Town Board with the condition that Wendel's May 21st memo be addressed, seconded by Andy:

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

Terry made a motion to adjourn the meeting at 9:10PM, seconded by Rick and all approved.

Respectfully submitted,

Christine Falkowski
Recording Clerk