

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
June 4, 2007

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

ABSENT: Don Hoefler
Rick Meahl

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

Work Session

Tonight's agenda items were discussed.

Minutes Review

Andy made a motion to approve the minutes of May 21, 2007, seconded by Terry:

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

Preapplication Conference – Akron Ag Products – Site Plan

Greg Brown

Greg Brown appeared. His current energy source used to make pet food is propane. Biomass is more economical and is looking to use it to make animal bedding. Utilizing the by-product OCC (old corrugated cardboard) from other industrial wood waste, it is ground up and put in a high heat furnace to dry it at 1800 degrees. Any metal, such as nails, are pulled out with magnets. There is no open flame, just hot air. The end result is approximately 1.2 tons of ash annually, which becomes fertilizer. This renewable energy source may lessen dependence on propane and eliminates putting industrial wood waste into landfills. The DEC is looking at this and is excited about it. The biomass furnace will be placed inside at first and then outside, but behind pre-engineered walls in their processing center. This is by no means similar to outdoor wood boilers; there is no plume. John Good and the Planning Board determined that no action is required, although John Good stated he will double-check with Nathan.

John Olaf left the room.

1-Lot Minor Subdivision – 11044 Crego Road

John Olaf

John Olaf submitted a site plan for a proposed one-lot minor subdivision of his 45.8-acre parcel on Crego Road. He is splitting off the house and one acre. Approximately 75% of the rear portion of the parent parcel is in the floodplain, although this 150' x 300' split is not affected. There is a very small portion of Federal wetlands in the rear northeast corner of the parent parcel, also not impacting this application. Wendel Duchscherer reviewed the application and offered no comment. However, future development on either parcel would be subject to review by Wendel.

Terry motioned to approve this minor subdivision application, seconded by John Potera:

Terry Janicz	-Aye
Tom Cowan	-Aye
Andy Kelkenberg	-Aye
John Potera	-Aye

John Olaf entered the room.

Change in Use to Vehicle Repair Shop – 11372 Main Road
Richard Anderson (John Smith, Jr., owner)

Richard Anderson appeared. Preapplication conference was previously held regarding a used auto sales & service application. He is now planning to open a business for a vehicle repair shop only, such as motors, brakes and oil changes. There will be no collision work, no semi-trucks, and the largest vehicle would be a dump truck. He will not work on farm equipment, and most of the work will be done inside. The only outside storage will be cars for repair. Upon approval, Richard will be obtaining a NYS inspection license. He expects his hours of operation to be Monday – Saturday from 8AM – 6PM. The Board advised him that only one vehicle is allowed for sale at the site, which should be worked out with John Smith so as not to conflict with any vehicle he may wish to sell. Richard stated that he understood. Most of the operation will not be visible from Main Road, other than his sign. He would like to place a 4' x 8' temporary lit sign for 60 days, and then erect a permanent lit sign. John will advise Richard on the sign requirements.

Terry motioned to grant the change in use for the vehicle repair shop, seconded by John Olaf subject to the following conditions:

1. Temporary sign erected for 60 days only.
2. Sign to be lit during business hours only.
3. Outdoor storage limited to vehicles for repair only.

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

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

Respectfully submitted,

Christine Falkowski
Recording Clerk