

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
June 16, 2008

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

ABSENT: John Olaf

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

Work Session

Minutes Review – Don motioned to approve the June 2, 2008 minutes, seconded by Terry:

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

Temporary Sign guideline draft – Distributed June 2nd; tabled until July 7th meeting.

Proposed Pharmacy, Restaurant & Retail – 12963 Main Road

Wendel Duchscherer completed their second review dated June 16th focusing on storm drainage, grading and landscaping. The comments and information requested by Wendel must be addressed by Benderson Development.

28- Lot Major Subdivision with Public Improvement – Stage & Havens Road

Tom stated there are five outstanding issues:

- (1) Greenspace – As discussed at the June 2nd meeting, Tom has presented this issue to the Town Board who is addressing it at their work session tonight.
- (2) Water lines/ECWA
- (3) Lateral Restriction hardship policy
- (4) Curbs
- (5) Pond maintenance

Though our recently updated Town Code is available on the website, Christine distributed copies of “Chapter 360 Subdivision of Land” to the Planning and Town Boards to use as a handy reference. Supervisor Cummings entered the meeting and reported that the Town Board has agreed that for this project, payment of greenspace fees instead of setting aside 10% of the project as greenspace would be required. If Mr. Tatara decides in the future to expand the subdivision over the remaining acreage of this parcel, greenspace would be re-addressed.

Preapplication Site Plan – Newstead Self Storage - 13399 Main Road

Tom reported there are two outstanding issues on this project:

- (1) Drainage - drainage swales are shown crossing property lines of both lots
- (2) Possible requirement to merge lots

Outcome of drainage issue is dependent upon engineered drainage calculations not received yet. Wendel Duchscherer provided an engineering review estimate not to exceed \$1,250.

Preapplication Site Plan – Day Care Center – 5149 Crittenden Road - Jeannine Morlacci

Domenic and Jeannine Morlacci appeared. Jeannine currently operates a licensed day care in her home at 5176 Crittenden for nine children. She would like to end that operation and open a day care center for a maximum of 48 children across the road at 5149 Crittenden owned by Kathy Tober. Jeannine will lease a building previously used as a dog kennel. She is planning to remodel the interior by creating four classrooms, adding a kitchen and another bathroom. The exterior work would include parking, lighting, landscaping and a fenced playground. She plans to provide care for infants, toddlers, pre-school and before/after school programs for a maximum of 48 children, creating 15 –20 new jobs. With this investment, Jeannine is hoping to purchase the building/land, which would first require subdivision approval. She would likely open January 1st. Jeannine asked if a horseshoe driveway is allowed, which would provide ease for schoolbus drop-off. The Planning Board advised Jeannine that this application requires a special use permit that will include a site plan (non-stamped), \$400 application fee, and a public hearing.

(1) Lot Minor Subdivision – 11491 Tonawanda Creek Road – David DeYoung

Dave DeYoung and his son appeared. Dave owns an 83.67 acre parcel at 11491 Tonawanda Creek Road. He no longer lives at this site and now wishes to split off and sell the house, outbuildings and six acres. He owns a total of 1,305’ of frontage on Tonawanda Creek Road that straddles Fletcher Road, and he is splitting off 300’. Dave was advised that the buyer could potentially split this new piece in half, which would count toward the maximum four lots in five years for a minor subdivision of the parent parcel. The entire property is in the floodplain, but there is no new building planned. Wendel Duchscherer reviewed the proposed application and stated in a memorandum dated June 12, 2008 that they have no comments other than future development would be subject to review.

John Potera made a motion to approve this subdivision, seconded by Rick:

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

Preapplication Site Plan – Golden Pond Estates - Jim Felber

Jim Felber appeared and presented a sketch plan to build 150 – 200 self-storage units with limited outdoor storage at 13315 Main Road for residents of Golden Pond Estates and Town residents. He wants to begin with three or four units. His buyers are requesting that larger garages be built, which is more costly, and sheds are not allowed. Access to storage units could eliminate the need for larger garages. In the mobile home park zone, this proposal is considered a permitted accessory use by special permit because it is an incidental service in connection with the operation of the park designed primarily to service the needs of residents of the park. He was advised that if more than one acre is developed, a drainage plan including a SWPP would be required. Jim stated he will consult his engineer.

Next meeting - Monday, July 7, 2008: Joint meeting at 6:00PM at Village of Akron regarding proposed Village subdivisions prior to Newstead Planning Board meeting at (NEW TIME=7:00PM)

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

Respectfully submitted,
Christine Falkowski, Recording Clerk