

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

Newstead Town Hall – 7:30PM

Tuesday, June 16, 2009

MEMBERS

PRESENT: Tom Cowan, Chairman

Erik Polkowski

Don Hoefler

Andy Kelkenberg

John Olaf

John Potera

ABSENT: Terry Janicz

OTHER: Christine Falkowski, Manager of Planning & Building

John Good, Code Enforcement Officer

Minutes of June 1, 2009

Erik made a motion to approve the previous meeting minutes, seconded by John Potera:

Tom Cowan -Aye

John Olaf -Aye

Andy Kelkenberg -Aye

Don Hoefler -Aye

Erik Polkowski -Aye

John Potera -Aye

Tom explained that the Supervisor requested applications not be recommended and forwarded to the Town Board that are pending completion or document submittal and thereby conditional. They expect all pieces of the application to be submitted, reviewed and approved before receipt.

Training - Tom plans to attend the Planning & Zoning Summer School sponsored by Association of Towns on August 7th. Christine and Julie are planning to attend also, pending office coverage and Town Board approval.

Sign Law - review draft & off-premises signs painted on barns - tabled

Open Development – tabled

Recommended changes to subdivision law plat filing – Tom asked John Good to share his ideas, which John presented. Don Hoefler stated that the Town of Amherst has a clause which basically states that the applicant will do whatever drainage requirements are directed by the Plumbing Dept. Tom stated he would schedule Nathan Neill to discuss this item at a Planning Board meeting.

Temporary signs expired 9/15/08

Orange Dog Garage and Summit Auto have temporary sign permit approvals that expired September 15, 2008. The question is whether to advise them to request renewal or to remove the signs. The Board agreed that renewal is not an option and to advise removal within 30 days or permanent sign application.

Next Meeting:

The July 6th meeting date will be rescheduled to June 29, 2009. Christine will make the proper notifications. The only meeting in July will be on July 20th.

2-Lot Minor Subdivision Application
5149 Crittenden Road – Kathy Tober

Kathy Tober and Jeannine Morlacci appeared. Mrs. Tober owns a 13.8-acre parcel on Crittenden Road that has two single family homes and two kennel buildings. She would like to split off two lots, one of which has a vacant kennel building on it. This will be a 2.5-acre lot sold to Jeannine Morlacci, who is applying for special use permit for a day care center. The other 1.97-acre lot will remain vacant at this time. The drainage plan was submitted on June 12th, reviewed and approved by John Good. The Planning Board will hold their public hearing on June 29, 2009.

Sketch Plan – 12-Lot Major Subdivision
Crittenden Road – Crittenden Road LLC

Al Hopkins of Metzger Engineering appeared. The project is located at the corner of Crittenden and Main Road, and maximizes the development of the remaining acreage of the 3-lot minor subdivision recently approved. Five of the lots front on Main Road in the C-2 district. Tom Cowan advised the following:

- The Master Plan encourages commercial use in the C-2 zone, even though residential use is allowed due to the very limited commercial zone area in Newstead.
- Remove gaps where lot frontage is split and straddles other lots.
- Federal wetlands within the southern end of the parcel require delineation.

Special Use Permit/Site Plan – Kennel in RA Zone
5475 Barnum Road – Patrick Galla

Bill Henderson, Patrick, Linda and Mario Galla appeared. Wendel Duchscherer completed their fourth review based on June 5, 2009 correspondence, figures and plan sheet prepared by Mr. Henderson. Wendel's third review memo from September 2008 stated that more information should be provided on the proposed swale and grading plan. The most recent plan submitted does not clearly support grading of a swale along the eastern limits of the property. Wendel recommends that existing and proposed contours be differentiated to clearly identify proposed grading and the location of the proposed swale. A cross section of the proposed swale should be included in the drawings to help ensure proper construction. Mr. Henderson stated there is no road ditch, but there is a ditch at the bike path. They increased the berm size at the south by placing 10' blue spruce on top of a 10' berm for a 20' barrier for noise abatement. Funds did not allow for an acoustical consultant. The 50 dog runs will not have dogs outside all at once; they will be staggered. The kennels will be engineered with acoustical limitations. They were advised (1) to prove that the bike path ditch will not be overloaded and (2) that any lost trees must be replaced. Tom stated that he and the staff will go through all the paperwork from the time this application began and prepare a checklist for the Galla's. Planning Board should be able to make final recommendation on June 29th to the Town Board.

John Potera made a motion to adjourn the meeting at 9:20PM, seconded by Erik and all approved.

Respectfully submitted,
Christine Falkowski
Recording Clerk