

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
September 10, 2007

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

ABSENT: John Potera
Don Hoefler

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

Work Session

Minutes Review

Andy made a motion to approve the minutes of August 6, 2007, seconded by Terry:

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

Faith Fellowship Church – Signage Detail

The Planning Board approved the relocation of a 4' x 6' lit sign on October 23, 2006. The rendering submitted then does not match the actual sign erected. The sign posts do not completely surround the sign, and the street number is missing. The Board is not concerned with the posts, but would like to see the street number. John Olaf made a motion to amend the sign site plan signage, seconded by Andy:

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

1-Lot Minor Subdivision Application

12963 & 13001 Main Road - McConnaughey

Appeared: Chuck McConnaughey

Duane Root

Lori & Tom Fitzgerald, S& D Development

The previous plan revealed a proposed property line cutting through the septic area. The Town has received copies of correspondence and permit for construction of a sewage disposal system. Duane Root presented a plan with the parking spots and new septic location wholly on the Subway lot (SBL #61.00-4-38) north of the garage, but the parking spots appear to be directly over the septic absorption bed. Wendel Duchscherer reviewed the application and commented that a copy of the proposed plan for the relocated septic system should be submitted to the Town and to Wendel for review before approval. Also, future development of either parcel would be subject to review by Wendel. Lori and Tom Fitzgerald, of S&D Development will be purchasing 600' of frontage from Mr. McConnaughey and developing it with three AAA-rated free-standing retail tenants. They will be ready with a preliminary site plan for the October 1st meeting, and plan to begin construction in spring 2008.

Rick made a motion to approve the subdivision, seconded by John Olaf with the condition that (1) revised plan showing the relocated septic/parking (2) driveway and rear parking area paved within two years from Town Board approved site plan for development of the subdivided parcel:

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

Site Plan Application – Akron Airport Hangar – John Randall

Fred Pask, agent for John Randall, appeared. Mr. Randall would like to construct a 4,500 sq. ft. airplane hangar to house his private airplanes. Mr. Randall had sold some land to Christian Airmen that would allow expansion of the airport. As a condition of the sale, Mr. Randall would be allowed to construct one hangar for personal use. He has a 99 year lease for a 10,000 sq. ft. parcel of the airport property. The Zoning Board granted him a use variance in February 2006, which has been automatically revoked because a building permit was not obtained within six months. Wendel Duchscherer reviewed the application and commented that a drainage plan needs to be submitted for review by them showing designed swale, contours, etc. Also, drainage calculations need to be submitted for the additional drainage load based upon the construction of a 4,500 sq. ft. building. Tom stated the Board can take no action until re-application has been made to the Zoning Board for the non-conforming use variance.

Upcoming Agenda Items

Christine distributed packets regarding the following items for the next meeting:

- 2-lot minor subdivision – 12227 Clarence Center Road (public hearing) – Joe Frey
- Change in use/sign review – Firewood Direct LLC – Joe Frey
- 3-lot major subdivision – Utley Road – Joe Frey

- Expect future application from Joe Frey for approximately 17 lots subdivided from golf courses.

- Verizon Wireless sent a letter to John Good dated September 7, 2007 regarding their application for a special use permit and site plan approval for a cell tower at 12963 Main Road. The letter states they are pursuing feasibility of co-location on the Erie County Water Authority tower.

Next meeting: Monday, September 17, 2007

Next training session: Tuesday, October 16, 2007

Terry made a motion to adjourn the meeting at 9:01PM, seconded by Rick and all approved.

Respectfully submitted,

Christine Falkowski
Recording Clerk