

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall
October 6, 2008

PRESENT: Tom Cowan, Chairman
John Olaf
Terry Janicz
Rick Meahl
Don Hoefler
Christine Falkowski, Recording Clerk

ABSENT: John Potera
Andy Kelkenberg

7:30PM Work Session

- Tonight's agenda items were discussed.

Tom reported that the Town Board is considering the Planning Board's recommendation to amend the Code to allow self-storage units in the C-2, I-2 and I-1 zones.

- **Minutes from September 15, 2008 meeting**

Terry made a motion to approve the September 15, 2008 minutes, seconded by John Olaf:

Tom Cowan	-Aye
John Olaf	-Aye
Terry Janicz	-Aye
Rick Meahl	-Abstain
Don Hoefler	-Aye

The Planning Board meeting was called to order at 8:05PM by Tom Cowan.

Change in Use to Collision Shop – 13722 Main Road – William R. Burd, III

Mr. Burd appeared. He is leasing this site from David Glian with the intent to operate a collision shop. The immediate prior use was storage of dismantled phone systems. Mr. Burd conducts business in Batavia, but is quickly gaining a customer base in Newstead. He plans to use the existing sign and will shine spotlights on it. Mr. Burd's letter of intent states that he will be conducting wholesale work for a Nissan dealership, along with custom paint, detailing and paint less dent repair. Burd stated that he touches up 2009 Infiniti's when they suffer minor damage during transport, and that this must be disclosed to the new car buyer. When asked about the paint booth, Mr. Burd stated that John Good has checked it a few times and agrees that the equipment there is sufficient for the level of painting that is planned. If he is able to purchase the 2,200 square foot building, Mr. Burd plans to install a \$50,000 paint booth.

Mr. Burd will be pursuing an area variance approval from the Zoning Board relative to the 200' of frontage required in the Overlay Zone to operate a used auto sales vs. 197.5' reflected on the survey. If successful, he will come back to the Planning Board for site plan and special use permit application.

John Olaf made a motion to approve the change in use application, seconded by Don:

Tom Cowan	-Aye
John Olaf	-Aye
Terry Janicz	-Aye
Rick Meahl	-Aye
Don Hoefler	-Aye

1-Lot Minor Subdivision Application -7444 Sandhill Road – John Smith, Jr.

John Smith, Jr. appeared. Mr. Smith indicated that his in-laws live in the existing house and that the proposed new house will be set back 65'. At the last meeting, Wendel Duchscherer's review memo revealed that the drainage pattern must be revised. A revised plan was submitted on September 24th and reviewed by Wendel, who provided a memo recommending approval.

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

Tom Cowan	-Aye
John Olaf	-Aye
Terry Janicz	-Aye
Rick Meahl	-Aye
Don Hoefler	-Aye

NOCO Energy Propane Tank Replacement – Akron Fire Company

Terry Lotz, Akron Fire Company Chief and Danny Kowalak, Town Disaster Coordinator and Akron Fire Company member, appeared. Relative to NOCO’s 18,000 gallon tank replacement to 30,000 gallons, they want to ensure that the Town Board requires the project to meet NFPA Standard 58 for Liquefied Petroleum. To ensure safety of residents, including the 220 manufactured homes at Golden Pond Estates nearby, Terry wants to recommend more than the minimum NFPA requirements, by suggesting an early detection system and/or fire suppression system be installed. Christine suggested they submit their concerns in writing. The NOCO project has already been recommended to the Town Board, who will be holding a public hearing on Monday, October 13th. Terry and Danny plan to attend and express their concerns then, but have requested that in the future they be able to respond sooner than the coordinated review period. . She also stated that she will begin sending Planning Board agendas and the annual meeting schedule to both Fire Companies so they can see what projects are being proposed. All Planning Board meetings are public and they can attend at any time. They can also join Christine, Tom, the CEO and Town Engineer for the agenda review meetings which are held on Thursday mornings at 8:30AM prior to each Planning Board meeting.

Terry and Danny requested a meeting with NOCO reps, the CEO and Tom Cowan, which Tom agreed to and will schedule shortly.

1-Lot Minor Subdivision – 6497 Scotland Road – Richard & Tom Forrestel

Richard and Tom Forrestel appeared. Tom lives on a 1.44 acre parcel at 6497 Scotland Road, which is in line with the end of the Akron Airport’s runway and which is surrounded by a 37-acre parcel owned by his father, Dick. The house will be torn down and the 1.44 acre parcel sold to the Airport. Just south of the existing house, Tom would like to carve out a 4.76-acre parcel from his father’s land and build a new home. Wendel Duchscherer reviewed the drainage plan and recommends approval.

Tom made a motion to approve the subdivision, seconded by John Olaf:

- Tom Cowan -Aye
- John Olaf -Aye
- Terry Janicz -Aye
- Rick Meahl -Aye
- Don Hoefler -Aye

Rick made a motion to adjourn the meeting at 9:15PM, seconded by Terry and all approved.

Next meeting - Monday, October 20, 2008

Respectfully submitted,
Christine Falkowski, Recording Clerk