

**TOWN OF NEWSTEAD - PLANNING BOARD MINUTES**  
**October 15, 2007**

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

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

**7:45PM PUBLIC HEARING – (3) Lot Minor Subdivision – McNeeley Road**  
**The New Rothland’s Golf Course – Joe Frey**

Tom Cowan called the public hearing to order at 7:47PM. Joe Frey, owner of Rothland’s, has applied for a three lot minor subdivision of the 21.4 acre parcel on McNeeley Road. No one appeared to speak.

Tom stated that this area had a major drainage problem a few years back whereby Jozwiak’s property was flooded on McNeeley, and a cross culvert was installed across from Gary Roth’s to alleviate the problem. This application is incomplete, as a drainage plan has not been submitted. Terry stated that the application looks like four lots instead of three. John Good stated that instead of the remaining golf course acreage being called the parent parcel, we will call the fourth lot the parent parcel because the remaining acreage will be merged with the adjacent golf course parcel. Therefore, all four lots will be considered buildable.

Terry made a motion to close the public hearing at 7:51PM, seconded by John Potera:

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

8:00PM - The Planning Board dispersed to the Court Room to meet with Town Board and concerned Route 5 property owners relative to the rezoning project.

8:36PM – Planning Board re-convened to the conference room.

**Minutes Review**

John Potera made a motion to approve the minutes of October 1, 2007, seconded by Rick:

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

Tom reminded the Planning Board that the third training segment will be held tomorrow night at 7PM.

**Site Plan Application – Service Center – 13523 Main Road – Doug Lewis**

Doug Lewis appeared. On August 6, 2007 Mr. Lewis met with the Board for pre-application. He provided a site plan that includes the septic system location. Mr. Lewis plans to slowly improve the property as labor and funds allow. Initially, he will not be adding any blacktop, and the five parking spots in the front can be temporary once he is able to remove the trees to the west and add that parking area. If he keeps the house, it would be used as a showroom for products. If the house goes, a small display area would be set up in the shop. It was suggested that he include his sign detail on the site plan, thereby eliminating the need for a sign permit application at a later date. Wendel Duchscherer reviewed the plan and commented that a grading and drainage plan needs to be developed for both the parking lot and adjacent grass area with existing and proposed contours. The Board commented that only proposed contours will be necessary. Also, future customer storage area should be paved if cars are to be parked there. Wendel's last comment was that the design must be signed and stamped by a registered NYS professional engineer or landscape architect. The Board advised Mr. Lewis that this is not required according to Town code. Mr. Lewis stated he needs Town approval before applying to NYS for his inspection station at this new address. He has no lease with Mr. McConnaughey, and would like to have his business relocated by December 1<sup>st</sup>.

Andy made a motion to recommend approval of this site plan to the Town Board, seconded by Rick with the following conditions:

- (1) Compliance with Wendel Duchscherer's recommendations of October 11, 2007 (except as noted above).
- (2) Site plan as submitted must be completed within three years.
- (3) Continuous progress on site improvement must be shown in the three year interim.
- (4) Site plan must be amended if house is torn down

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

**Sign Review – Buck's Motorsports – 13090 Main Road**

Jan Schaefer has applied for a sign permit to include two additional 12 sq. ft. fascia signs, internally lit. One sign says "Simplicity" and the other "Ferris".

Terry made a motion to approve these signs with the condition that they be turned off from 11:00PM – 6:00AM, seconded by Rick:

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

**Next meeting:** Monday, November 5 2007

**Next training session:** Tuesday, October 16, 2007

John Potera made a motion to adjourn the meeting at 9:30M, seconded by Andy and all approved.

Respectfully submitted,

Christine Falkowski  
Recording Clerk