

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

Newstead Town Hall – 7:30PM

October 19, 2009

MEMBERS

PRESENT: Tom Cowan, Chairman
Erik Polkowski
Don Hoefler
John Potera
Terry Janicz
Andy Kelkenberg

ABSENT: John Olaf

OTHER: Christine Falkowski, Recording Clerk

- **Minutes** – Erik made a motion to approve the meeting minutes of October 5, 2009, as amended, seconded by Andy:
Tom Cowan -Aye
John Potera -Aye
Terry Janicz -Aye
Erik Polkowski -Aye
Don Hoefler -Aye
Andy Kelkenberg -Aye
- **Sign Law**-review draft & off-premises signs painted on barns - tabled
- **Open Development** - tabled
- **Recommended changes to subdivision law plat filing** – Tom shared that the Town of Clarence must file subdivision plats prior to selling lots, if on a public road. The membership felt that this revision would be another layer of government and an extra cost burden to taxpayers. Therefore, a motion recommending the proposed subdivision law changes to the Town Board was not made.

8:00PM Public Hearing - (1) Lot Minor Subdivision – 12543 Clarence Center Road

At 8:04PM the public hearing was opened to hear comments on the request for a one-lot minor subdivision approval of the property at 12543 Clarence Center Road. Mark Dempsey appeared, representing Joe Frey, who has authorization from owner, Fred Daley to apply. The reading of the legal notice was waived. The structure on this property was on the Town's unsafe building list, and was removed due to a potential sale. The irregular shaped 9.9-acre parcel has 150' of frontage on Clarence Center Road and 221' of frontage on Cummings Road. The applicant wishes to create a 150' x 724' lot on Clarence Center. The remaining 7.4-acre vacant parcel will have frontage on Cummings Road only. There is a large Federal wetland area on this piece for which there are no plans for development. The Code Enforcement Officer waived Town engineer review of drainage. Mr. Dempsey stated that a few adjacent property owners have expressed interest in purchasing and merging this piece with theirs. Terry made a motion to close the public hearing at 8:12PM, seconded by John Potera:

Tom Cowan -Aye
John Potera -Aye
Terry Janicz -Aye
Erik Polkowski -Aye
Don Hoefler -Aye
Andy Kelkenberg -Aye

Don made a motion to approve the subdivision, seconded by Andy with the following conditions:

- (1) Wetlands must be delineated if developed.
- (2) Drainage plan must be submitted with building permit application.
- (3) Vacant 7.4-acre parcel will be flagged with an X as it is non-buildable.

Tom Cowan -Aye
John Potera -Aye
Terry Janicz -Aye
Erik Polkowski -Aye
Don Hoefler -Aye
Andy Kelkenberg -Aye

Akron Animal Hospital - Signage

Dr. Corrie and Jim appeared. She is shopping for signage and trying to fulfill one of the conditions before Planning Board forwards site plan recommendation to Town Board. They currently have a monument sign that they may relocate further west on the site. She is considering closing off the third driveway for traffic safety reasons. Christine gave Dr. Corrie a copy of the sign ordinance and the Route 5 overlay zone criteria. She was advised that monument signs are preferable, then double pole and that single pole is not acceptable. Dr. Corrie was asked how dog waste will be disposed of from the Doggie Day Care in the existing building. She stated it goes in the garbage, which is incinerated for sanitary reasons. Dr. Corrie will submit her sign rendering for Planning Board approval when she is ready, at no additional cost as it is part of her site plan review.

Next Meeting: November 2, 2009

John Potera made a motion to adjourn the meeting at 8:50PM, seconded by Terry and all approved.

Respectfully submitted,
Christine Falkowski, Recording Clerk