

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

Newstead Town Hall

November 24, 2008

PRESENT: Tom Cowan, Chairman
John Olaf
Terry Janicz
Rick Meahl
Don Hoefler
John Potera
Andy Kelkenberg
Christine Falkowski, Manager of Planning & Building
John Good, Code Enforcement Officer

7:30PM Work Session

- Tonight's agenda items were discussed.
- **Minutes from November 10, 2008 meeting**
John Olaf made a motion to approve the November 10, 2008 minutes as amended, seconded by Don:
Tom Cowan -Aye
John Olaf -Aye
Terry Janicz -Aye
Rick Meahl -Aye
Don Hoefler -Aye
John Potera -Aye
Andy Kelkenberg -Abstain
- **2008 Member Training Requirement**
All members have fulfilled this requirement. In some cases, documentation for the record needs to be forwarded to Christine. Rick Meahl will not be seeking reappointment at the end of his term; therefore, his requirement is not applicable.
- **Sign Law Review**
This item was tabled until the next meeting.
- **Expiration of Site Plan Approval**
This item was tabled until the next meeting.
- **Kreher's – office building placement revised on site plan**
John Good requested this item be placed on the agenda so that the Planning Board could take a look at a recent revision in the placement of the office building. Previously the building and parking area were depicted at an angle, whereas now they are not. The Planning Board had no comment on this.

The Planning Board meeting was called to order at 8:00PM by Tom Cowan.

1-Lot Minor Subdivision Application – 13367 Dorsch Road

Matthew Wiatrowski

Matthew Wiatrowski and Garret Cleversey attended. Matthew owns a 31-acre parcel with 330+ feet of road frontage on Dorsch Road with a house on it. Matthew would like to split off the house and two acres leaving 150 ft. of frontage and sell the remaining acreage with 170' of frontage to Garrett, who stated he plans to use it for hunting and ATVing. Wendel Duchscherer reviewed the application and drainage plan and recommends approval.

Don 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
John Potera -Aye
Andy Kelkenberg -Aye

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Site Plan/Special Use Permit Application – Billo Road

Buffalo Shooting Club (lands owned by LaFarge)

Jeff Palumbo, Roland Georger, Douglas Klotzbach, Patrick McHugh and three other gentlemen attended. Wendel Duchscherer reviewed the project preliminarily and offered five comments relative to wetlands, stormwater management and drainage. Douglas commented that they have been in touch with Mike Meyers of the DEC. Don pointed out a swale error labeled as a slope at .3% vs. .03%. Tom stated that Billo Road is qualified abandoned and that Newstead needs the Town of Alden's written commitment that the road is acceptable to their standards, thereby removing the qualified abandonment. Jeff stated that they offered to build the road per Alden specs, not just patch it. They are currently reviewing contractor proposals. Tom stated he would like to know how many people would attend a large event, and that Wendel's preliminary review must be addressed. Tom stated he would request Newstead Town Board work session time on December 8th to discuss this project, with an eye toward this item being on the Planning Board's December 15th agenda again. John Good requested that Pat McHugh provide more information on the lead management plan.

The applicants left the meeting.

Christine stated she will draft a letter to the applicant identifying some questions relative to the EAF and the following concerns that came up in post-agenda item discussion:

- Request existing elevations perhaps as an overlay on proposed elevations
- When draining one of the man-made lakes, what is the effect on wildlife and their habitat?
- Request that Newstead be copied on any NYSDEC or Army Corps of Engineers correspondence.
- Could expense for improving 1,000 feet of road be cost prohibitive?

Nathan Neill entered the meeting room and stated that Alden does not want to unqualify Billo Road abandonment (requiring Alden public hearing) if Newstead isn't going to issue special use permit, and that Newstead doesn't want to approve the project without Alden's commitment to Billo Road improvement for site access. He strongly suggested that a meeting be held between Alden's and Newstead's Planning and Town Boards. Tom will contact Ralph Wit.

John Potera made a motion to adjourn the meeting at 9:00PM, seconded by Andy and all approved.

Respectfully submitted,
Christine Falkowski, Manager of Planning & Building