

TOWN OF NEWFANE PLANNING BOARD
AUGUST 27, 2024

MEMBERS PRESENT

William Clark, Presiding
Thomas Mays
Peter Russell
Eoin Walsh

Daniel Whorley
Paul Conrad
James Evarts

ATTENDING:

James Sansone, Town Attorney
David Schmidt, Building Inspector

Short-Term Rental Permits

The Notice of the Public Hearing was read by Mr. Clark: Please Take Notice, that the Planning Board of the Town of Newfane, 2737 Main Street, Newfane, New York, to hear and consider the following Applications for Special Exception Use Permits, to operate Short Term Rental Establishments, pursuant to the provisions of Section 260-5, Local Law #1, of the Code of the Town of Newfane, New York, at the following properties:

The Board Members reviewed each application and the Building Inspector's Report and took action as follows:

1. Michael Fiore/PB 240049
1617 Franklin Street
Olcott, New York 14126
(Continuation of hearing scheduled for July 23, 2024)

Mr. and Mrs. Fiore were present, the Board Members reviewed the application and the Building Inspector's report. Board member Tom Mays asked how long they have owned the property, Mr. Fiore said since 2023. Chairman Clark asked if there were any comments:

Gary Woods, 1608 Franklin Street was concerned about the renters walking through his property to go to the Dollar General, he doesn't feel safe and is uncomfortable.

Edna Wolff, 1608 Althea Street, was concerned about the renters crossing her property and placing debris on her property.

Andy Dohring, Franklin Street, was concerned about large fires in the pit with heavy black smoke and large parties in a residential neighborhood.

Mr. Fiore addressed each comment and agreed to work with the neighboring property owners to insure his guests understand the neighbor's concerns and are not interfering with the privacy and safety of neighbors

A Motion was made by Paul Conrad, seconded by Eoin Walsh to approve the Special Exception Use Permit with a wavier to the bedroom size and 5 person maximum for renters.
All present voted Aye. Motion carried.

2. Michele Needle/PB 240052
1682 Lockport-Olcott Road
Burt, New York 14028

Michele Needle was not in attendance, the Board reviewed the application and the Building Inspector's report. A Motion was made by Peter Russell, seconded by Tom Mays to approve the Special Exception Use Permit with no stipulations.

All present voted Aye.

Motion carried.

A Motion was made by Paul Conrad, seconded by Tom Mays to close the Public Hearing.
All present voted Aye.

Motion carried.

Hearing adjourned at 7:30 p.m.

General Discussion:

Representatives of Meadowbrook Apartments on Prospect Street, Joseph Ardieta PE, Vanguard Engineering, P.C., and the Meadowbrooke site manager were present to review proposed updates and renovations to the property. Mr. Ardieta explained that the proposal will include two new accessible apartments, removal of an existing shed, the addition of a maintenance garage and office building, a playground, curb and parking lot improvements. The site plan has been approved by the County Planning Board and rezoning of the property from R1 to R2 will be considered by the Town Board. No action was taken by the Planning Board pending Town Board action. Mr. Clark asked if there were any questions.

Mr. Michael Kramp, Prospect Street, asked if there would be an onsite manager and discussed general concerns the neighbors have about activities at the site. Mr. Ardieta said there would be part-time management at the property and indicated renovations are intended to improve conditions at the site.

A Site Plan Review is scheduled for the September 24 Planning Board meeting

Status updates about other pending projects and proposals were discussed, but no action was taken:

Wrights Corners Cottages
Agrivoltaic facility on Drake Settlement Road

Harbor Resort
Solar Energy developments

A Motion was made by Eoin Walsh, seconded by Paul Conrad to adjourn Planning Board Meeting.

All present voted Aye.

Motion carried.

Meeting adjourned at 8:05 p.m.

Respectfully submitted,

Mickie M. Kramp
Secretary

Next Meeting, September 24, 2024