

TOWN OF NEWFANE PLANNING BOARD MINUTES
OCTOBER 22, 2024

MEMBERS PRESENT:

William Clark, Presiding	David Whorley
Thomas Mays	James Evarts
Peter Russell	Eoin Walsh

Attending: James Sansone, Town Attorney
David Schmidt, Building Inspector
Brian Sibiga, PE, Wendel, Town Engineer

Excused: Paul Conrad

Mr. Clark called the meeting to order and introduced the Board Members.

Sketch Plan Review – Subdivision proposal for 5990 Chestnut Road

Attorney Sansone explained the Subdivision approval process outlined in Town Law.

Tim Teter was present representing the property owner Joan Coulson. Mr. Teter explained the Subdivision proposal will divide the property into five lots for development by future owners. An existing lot on the property contains a single family home and barn.

Brian Sibiga, Town Engineer reviewed the Sketch Plan and noted a Preliminary Plot Plan must be prepared that includes the following requirements.

1. The location of the entire tract and distance to the nearest street intersection.
2. Contours shall be located on the sketch as shown on USGS maps.
3. Proposed drainage modifications
4. Names of the property owner, adjacent property owners and distances to neighboring properties
5. All utilities available
6. Distances and relationship of property lines to the Right's of Way
7. Definition of Road Rights of Way.
8. All existing restrictions on land use included easements, covenants or zoning lines.

Mr. Sibiga noted the preceding requirements are intended to comply with the following provisions set forth in the Town Subdivision regulations.

Article VI Section 2A (2) Zoning District. Including exact boundary lines of district.

Article VI Section 2A (6) Locations of existing property lines, easements and Right of Ways.

Article VI Section 2 A (7) Location of existing water mains, culverts and drains.

Article VI Section 2 A (8) Contours with intervals of 5 feet or less including elevations of existing roads.

Article VI Section 2 A (9) The width and location of any streets or public ways or places shown on the Official Map.

Chairman Clark explained that the subdivision proposal will need review and approval from the Niagara County Planning Board and that a SEQR review must be completed.

Once the property owner submits complete requirements for review of the Preliminary Plot Plan and when the SEQR application is prepared, the application can be forwarded to the County Planning Board. Once recommendations or a decision are received from the County, the Town Planning Board can schedule a Public Hearing, complete its review and act on both the SEQR and subdivision application.

Questions asked from the Board:

Mr. Peter Russell asked if all the ponds are separate?

Mr. Teter said two are connected.

There was a discussion about the ponds and required setbacks from property lines and structures – two of the subdivided lots will border on the same pond where the proposed property line will run through the shared pond. Attorney Sansone, Mr. Sibigia, Mr. Schmidt and Mr. Clark will review the circumstances associated with this question and report back to the Board.

Mr. David Whorley asked Mr. Teter if he has an interest in the subdivision.

Mr. Teter said yes.

Mr. Peter Russell asked if any of the lots were spoken for.

Mr. Teter said yes two.

Mr. Clark announced there is a Planning and Zoning School on October 28, 2024 at the Amherst Marriott.

A Motion to adjourn was made by Tom Mays and seconded by Peter Russell at 7:50 pm.

All members voted Aye.

Motion carried.

Next Planning Board Meeting, November 26, 2024.

Respectfully submitted:

Mickie M. Kramp
Planning Board, Secretary

