## TOWN OF NEWFANE PLANNING BOARD MINUTES SEPTEMBER 24, 2024

MEMBERS PRESENT:

Paul Conrad, Presiding Thomas Mays

James Evarts Peter Russell

MEMBERS EXCUSED:

William Clark Eoin Walsh Daniel Whorley

ATTENDING: James Sansone, Town Attorney David Schmidt, Building Inspector

Mr. Conrad called the meeting to order.

Meadowbrooke Apartments, Prospect Street -- ODS Management Incorporated,

The Notice of the Public Hearing was read by Mr. Conrad: Please Take Notice, that the Planning Board of the Town of Newfane will meet September 24, 2024, at 7:00 PM, at the Town Hall, 2737 Main Street, Newfane, New York, to hear and consider the following: Site Plan Review for ODS Management Incorporated, 860 Main Street, Suite 201A, Williamsville, NY, 14221, to demolish an existing garage, reconstruct parking lot and construct new maintenance office/garage, a two-unit ADA accessible residence and playground, Meadowbrooke Apartments, 6150 Prospect Street, Newfane, NY 14108.

Joseph Ardieta, PE, Vanguard Engineering, PC was present with a Site Plan. Mr. Ardieta explained the proposed site improvements, which include adding two accessible apartments, demolition of an existing accessory building, construction of a new building for maintenance and office use, pedestrian walkways, common area and parking lot improvements, playground, screened trash area, landscaping and buffers.

Mr. Conrad asked if the Board members had questions or comments. They asked about security cameras and if supervisory staff would be present onsite.

Mr. Ardieta said there will be a person working about 20 hrs. a week.

Mr. Conrad asked if members of the public had questions or comments. Larry Dormer asked about installing a fence on the south side of the property.

Mr. Ardieta said that a fence was not in the budget.

A Motion was made by Peter Russell, seconded by Jim Evarts to close the Public Hearing, all present voted Aye. Motion carried.

A Motion was made by Peter Russell, seconded by Jim Evarts to approve the submitted Site Plan for Meadowbrooks Apartment improvements at 6150 Prospect Street, Newfane, NY.

All present voted Ave.

Motion carried.

A roll call vote was taken by acting chairman Paul Conrad as follows:

Peter Russell Voted Aye.
Tom Mays Voted Aye.
Jim Evarts Voted Aye.
Paul Conrad Voted Aye.

Motion carried (4 - Ayes. O-Nays. 3-Absent)

A Motion was made by Peter Russell, seconded by Tom Mays to adjourn the meeting at 7:15 p.m.

All present voted Aye.

Motion carried

Next Planning Board Meeting, October 22, 2024.

Respectfully submitted:

Mickie M. Kramp Planning Board Secretary