

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Tow Hall – 6:30PM
July 22, 2024

MEMBERS

PRESENT: Tom Cowan, Chairperson
Andy Kelkenberg
John Olaf
John Potera
Erik Polkowski
OTHER: Julie Brady, Recording Clerk
Dave Miller, CEO
ABSENT: Terry Janicz
Don Hoefler

The meeting began at 6:30pm.

Ken Merle, Leisurewood Board of Directors President, came for a pre-application meeting seeking a special permit for a dog park within Leisurewood Campgrounds, 5720 Cummings Road. Ken M. explained that starting in 2018 or 19, (before he was at Leisurewood), the lease holders voted to have a dog park. They held fundraisers in 2020 and raised \$8,000 to go towards this project. The dog park would consist of a four-foot-high fence 150'x 60' separated for large and small dogs. The reason the park residents need this dog park is for the older residents to run and exercise their dogs. Currently there is no open area for the dogs to run off leash. Because of this there is an 88-year-old veteran that drives his golf cart, allowing his dog to walk next to it to get exercise. This is not safe and is not allowed within Leisurewood Campground.

The site map and rules were reviewed by the planning board members.

Ken M. also stated that garbage cans would be available for the dog owners to throw out their own dog's waste. The dog park is a real necessity for the older residents to exercise their dogs which are like family to them. Many of the residents are upset because \$8,000 was raised and is not being used.

Tom C. asked if there were any questions. Tom C. explained that this proposal will not be recommended to the town board tonight as this is just a pre-application meeting. When we receive a full site plan and paid fees, you will be put on the planning board agenda. After the planning board makes their recommendations to the Town Board, a public hearing is held prior to the Town Board making their decision. A discussion was had on how to notify the park residents. Ken M. stated that he puts out a weekly email and can include that information.

Tom C. asked if Ken M. had any idea if the residents of Leisurewood would dispute a dog park. Ken M. stated that a few people had concerns about the location, so they have moved it from behind the pond where it is wet to a more level area. Ken M. and Dave M discussed the next steps of the site plan application, licensing dogs and dealing with issues by suspending the dogs/owners from the park.

John P. was curious about other open sections on the Leisurewood map. Ken M. stated that they are common areas set aside for community and family gatherings. Common uses include live bands, tournaments, volleyball, and bocce ball. These areas are to remain untouched.

Dave M. asked how many lots are in Leisurewood. Ken M. stated 900. Tom C. asked how many residents. Ken M. stated that last year when he ran for President there were 846 eligible lease holders & renters that must stay for a one month minimum or for a season. All residents must have background checks and dogs must have vaccinations.

John P. asked if trees would be cut down and if lighting will be installed. Ken M. said no trees will be cut down and yes, lighting will be installed but he was not sure where to date. A discussion about the height of the four-foot fence was discussed and stated that Iroquois fencing has done this before, and four feet is standard for dog park fencing.

Dave M. asked if there was a maximum number of dogs allowed in the dog park at any given time. Ken M. said that could be added to the rules.

Tom C. asked if the Leisurewood residents were to vote today on having a dog park, what would the results be? Ken M. stated they would be in favor of the dog park.

Julie B. asked if water will be available near the dog park. Ken M. stated no due to being responsible for bacteria in the drinking water. Residents can bring their own water for their dogs. Ken M. also said that the campground has a portable water truck that can be used to wash down the area. They have also considered putting up cameras if they have any issues and a dog washing station in another location.

Dave M. asked what the surface in the dog park will be. Ken M. stated grass in the area for the dogs and stone to park cars and golf carts. Dave M. noted that the grass may die, and a doggie turf might be a better option.

Tom C. stated that Leisurewood can be put on the planning board agenda after we receive the completed application and paid fee. The board discussed the licensing of dogs in the town of Newstead and Leisurewood keeping records of vaccinations. Dave M stated he will ask the Town Attorney.

The minutes from July 8, 2024 were reviewed. Andy K. motioned to accept the minutes, seconded by John P. Hearing All Ayes, No Nays, the minutes were approved unanimously.

Dave M. went over the pending items and updated the board on open site plans, subdivision request, special events and upcoming possible projects including the following:

- ELEA Enterprises, 11190 Main Rd.
- Newstead Commons, 13711 Main Rd.
- 3-Lot Minor Fletcher & Moore
- Bedfords Multi-Use Development Main Rd & Buell St.
- Rock Garden Properties/Shed Builders, 11803-11825 Main Rd.
- UGATE, 12474 Main Rd.
- Car & Bike Show in August at 11891 Main Rd. & Havens

John P. motioned to adjourn the meeting at 7:32pm, seconded by John O. Hearing All Ayes, No Nays, the meeting was adjourned.

Respectfully Submitted,

Julie Brady, Recording Clerk