

**TOWN OF NEWSTEAD - PLANNING BOARD MINUTES**  
**Newstead Tow Hall – 6:30PM**  
**November 18, 2024**

MEMBERS

PRESENT: Tom Cowan, Chairperson  
Andy Kelkenberg  
John Potera  
Don Hoefler  
Erik Polkowski

OTHER: Dave Miller, CEO  
Julie Brady, Recording Clerk

ABSENT: Terry Janicz  
John Olaf

**UNOFFICIAL MINUTES**  
**November 19, 2024**

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The meeting began at 6:33pm.

Bryan Sugg, 11 Sylvan Pkwy, Akron was present requesting a 1-Lot minor subdivision at the southwest corner of N. Millgrove and Stage Roads. Bryan S. explained that the two properties are actually across the road from each other, on a diagonal on Stage Road. These parcels were connected about twenty years ago by his mother. Bryan S. stated that he would look to separate them again for estate planning so he can give them to his children. The land is currently being farmed and will continue to be farmed in the future.

The planning board reviewed the maps. Tom C. asked if there were any questions. There were no further comments or questions.

John P. motioned to waive the public hearing. Don H. seconded the motion. Hearing All Ayes, No Nays, the public hearing was waived.

Andy K. motioned to approve the proposed 1-Lot subdivision. John P. seconded the motion. Hearing All Ayes, No Nays, the 1-Lot Subdivision was approved unanimously.

The minutes from September 23, 2024 were reviewed by the planning board members. John P. motioned to approve the minutes, seconded by Erik P., hearing All Ayes and No Nays, the minutes were approved.

Lucas James, 5532 William St., Lancaster, was present requesting site plan approval to construct a two-story, 24-unit senior luxury apartment complex (Fieldstone Tower Senior Housing) at 13428 Main Road in the C-2 zoning district.

Tom C. asked if Lucas J. intended to build this in phases? Lucas J. responded that it was not his intent due to the fact that there are wetlands on the property in the back and the market may not support more growth.

John P. asked if the site plan could be updated to show a paper sidewalk for the future. Lucas J. said that would not be a problem.

Andy K. asked if the two parcels had been combined. Lucas J. stated that they had been merged already. Lucas J. also noted that the septic approval should be received within the week and the DOT within two weeks.

Don H. made a motion to recommend this project to the Town Board with the condition of adding the sidewalk to the site plan. Erik P. seconded the motion. Hearing All Ayes, No Nays, the

The list of Temporary Special Use Permit Renewals were reviewed by the planning board. Being as there were no complaints, the following were recommended unanimously to the Town Board for renewal:

		2025
• Classic Car Sales	6500 Draper Road	Year #3
• KP Woodworking LLC,	12426 Swift Mills Rd.	Year #3
• KM Land Clearing	7838 Fletcher Road	Year #3
• Shed Builders/Heritage	11825 Main Road	Year #2

Bergman Landscaping LLC (13868 Indian Falls Rd.) has been approved by the Town Board for a Temporary Special Use Permit for a home-based business at the Town Board's meeting on October 28, 2024 conditional upon receiving a certificate of occupancy. Brian Bergman has obtained a building permit for a barndominium at 13868 Indian Falls Road; but has not started construction to date.

John P. motioned to recommend Bergman Landscaping, LLC for renewal of their Temporary Special Use Permit for 2025. Don H. seconded the motion. Hearing All Ayes, No Nays, the motion was unanimously approved.

The pending items on the agenda were reviewed.

John P. motioned to adjourn the meeting at 7:28pm, seconded by Andy K. Hearing All Ayes, No Nays, the meeting adjourned.

Respectfully Submitted,

Julie Brady, Recording Clerk