

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall – 6:30PM
March 24, 2025

MEMBERS

PRESENT: Tom Cowan, Chairperson
John Potera
Don Hoefler
John Olaf
Erik Polkowski
Christine Falkowski (alternate)
Jacob Halleck (alternate)
OTHER: Dave Miller, CEO
Julie Brady, Recording Clerk
ABSENT: Andy Kelkenberg & Terry Janicz

Tom C. opened the meeting at 6:35pm by welcoming Jacob Halleck to the planning board as an alternate. We are also sad to hear that long time planning board member, Terry Janicz has submitted his letter of resignation to the Town Board this morning. We are grateful for Terry's service to the community and dedication to detail for more than 30 years.

Philip Queeno & Jeff Bono, 12321/9 Main Road were present, requesting site #2 on their property (approximately 1500 square feet ranch) to be used as a short-term luxury rental.

Tom C. notified the board that the application and fee have been received. Dave M. inspected the property and has noted that the maximum occupancy would be 6 guests with adequate parking available. Tom C. stated that he thought it was a good location for a short-term rental as it is located in the C-2 zone, well off the road without any close neighbors.

Phil Q. stated they are very protective of the house and its history which was discussed with the board. The board questioned how site #2 had previously been used. Jeff B. noted that various family had lived there. Phil Q. stated that they have recently renovated site #2 so it is all "smart" technology and safe. The main home and property has its own film agent to continue being a destination for filming movies. The property is considered a high-end secluded rental, focused on business rentals and bridal parties.

Dave M. noted the property would be inspected every 2 years if approved by the Town Board.

John P. made a motion to recommend approval to the Town Board. John O. seconded the motion. Hearing All Ayes, No Nays, the recommendation was carried out unanimously.

Dave M. reviewed the status of the remaining items on the agenda.

John P. motioned to approve the minutes from February 10, 2025 meeting. Erik P. seconded the motion. Hearing All Ayes, No Nays, the approval was carried out unanimously with the exception of Jacob Halleck.

John P. motioned to adjourn the meeting at 7:10pm, seconded by John O. Hearing All Ayes, No Nays, the meeting was adjourned.

Respectfully Submitted,

Julie Brady, Recording Clerk