

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall – 6:30PM
April 7, 2025

MEMBERS

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

UNOFFICIAL MINUTES
April 8, 2025

Tom C. opened the meeting at 6:38pm.

Leslie Wood, 13626 Bloomingdale was present seeking approval of her home occupation and two by four-foot sign for her hair salon, “Leslie’s Shop”. Leslie explained that she does haircuts, color, highlights, part-time by appointment only. She shared photos of the sign and the entrance in the rear of her home. Parking will be sufficient in her existing driveway.

John P. asked if she were to close her business that the sign would be taken down within thirty days. Leslie agreed.

Hearing no further questions, Erik P. motioned to approve the home occupation and sign. Christine F. seconded the motion. Hearing All Ayes, No Nays, the request was approved unanimously.

Jason Abounader, 7404 Maple Road, Akron, owner of Akron Bloom explained his change of use request for 12264 Main Road facility he will be leasing from Barron & Associates (currently Buffalo Drilling Co.). The leased space includes 2600 square feet of an existing industrial building and parking spaces. The planning board was given the application that included information on the proposed business. Akron Bloom LLC is a NYS licensed recreational cannabis processing and distribution business; and has been in operation for the past four years. Jason A. will employ a combination of five part-time and full-time employees. Daily operations include minimal processing of cannabis flower, packaging and labeling. All products will be NYS compliant per Office of Cannabis Management standards. Products include pre-rolls and jarred cannabis flower. Akron Bloom, LLC will periodically deliver cannabis material four to five times a year based on timing of harvests, curing and packaging. All operations will adhere to Good Manufacturing Practices. Total vehicular traffic will not exceed five cars per day. The filtration system will be similar to a car filter.

Dave Miller, Town Code enforcement officer, had shared the 2020 plumbing code of New York State **403.3 Employee and public toilet facilities.** Employees associated with structures and tenant spaces shall be provided with toilet facilities.

403.3.1 Access. Access to the required facilities shall be from within the building or from the exterior of the building.

Dave M. also noted that a temporary bathroom can be used during the construction of the required bathroom facilities. A temporary certificate of occupancy may be given at the time of the construction of the bathroom facilities followed by a certificate of occupancy upon final inspection of the completed facilities.

Jason stated that they will get working on the bathrooms sooner than later in that case.

John O. made a motion to recommend approval to the Town Board with the condition of the bathroom being met. Andy K. seconded the motion. Hearing All Ayes, No Nays, the recommendation was carried out unanimously.

Chris Casacci, 8806 Tonawanda Creek Rd. Clarence Ctr NY, Owner & Applicant for a change in use to operate a microbusiness at 11358 Main Road in the most northeasterly building owned by Main St. Distribution/Peter Casilio was present as a representative. Chris C. is requesting to use this 9,160 square foot building for light processing of green tea, coffee, Chapstick, popsicles, etc. They will also be growing cannabis/hemp under lights (no soil). There will be no signage, no structural changes, no onsite consumption or retail. Chris C. stated he will have 1-4 employees, (no one under 21 years of age). The daily traffic will be very light. There will be a full security system and filtration system. He has a state license and is in the final approval stages for the microbusiness license. Chris C. explained the differences between the previous applicant and himself. For example, Chris C. can only sell what they produce on site within 25 miles. Chris

C. explained that he had been in business with CBD products in Lockport but this will be THC products. They will be using HEPA & Carbon filters to ensure low levels of contaminants in order to pass the lab tests. Chris C. stated that they are committed to the Good Manufacturing Practice highest standards.

Tom C. explained the next steps if this moves forward to the Town Board.

Andy K. motioned to recommend approval to the Town Board. John O. seconded the motion. Tom C. asked if there were any questions regarding the motion. Hearing none, the planning board responded unanimously with All Ayes, No Nays to recommend this change of use to the Town Board for approval.

Kris Beyer-Jones, 7033 Sandhill Rd., Akron was present for a pre-application conference to discuss the possibility of subdividing one lot on Sandhill Rd. Her intent is to keep the area rural farming. Two different parcels were discussed as well as the ability to farm these properties. It was noted that three acres are needed to build a house and have one “thousand-pound animal unit” -i.e. one horse. Each additional horse requires an additional acre up to ten acres, then it is unlimited.

Tom C. explained the procedure of submitting a subdivision application and fees and getting on the agenda for the planning board. Kris J. appreciated the input and stated she would work on it.

Christine F. motioned to approve the minutes of March 24, 2025 meeting. Erik P. seconded the motion. Hearing All Ayes, No Nays, the approval was carried out unanimously with the exception of Andy K. who was absent on March 24th.

John P. motioned to adjourn the meeting at 7:46pm, seconded by John O. Hearing All Ayes, No Nays, the meeting was adjourned.

Respectfully Submitted,

Julie Brady, Recording Clerk