

## **TOWN OF NEWSTEAD - PLANNING BOARD MINUTES**

**Newstead Town Hall – 6:30PM**

**May 19, 2025**

### **MEMBERS**

**PRESENT:** Tom Cowan, Chairperson

John Potera

Don Hoefler

Christine Falkowski

Erik Polkowski

Jacob Halleck (alternate)

Tim Martin (alternate)

**OTHER:** Julie Brady, Recording Clerk

**ABSENT:** Andy Kelkenberg

John Olaf

Dave Miller, CEO

**UNOFFICIAL MINUTES**

**May 20, 2025**

---

Tom C. opened the meeting at 6:32pm.

Mona Kris Beyer-Jones (Kris), 7033 Sandhill Road, Akron, was present to request a 1-Lot minor subdivision of 7065 Sandhill Road (SBL# 32.00-2-4.11). The 3.75 acre parcel she is requesting to subdivide from the 81 total acres with a frontage of 402.27 feet is west of 7023 Sandhill Road. Kris stated that they already have a contract to sell this parcel. Julie B. asked if the buyer plans to subdivide. Kris said no, they are building a single-family home and will not subdivide the parcel.

Hearing no other questions, John P. motioned to waive the public hearing. Christine F. seconded the motion. Hearing all Ayes, No Nays, the motion passed unanimously.

Don H. motioned to approve the 1-Lot subdivision on Sandhill Rd. Tim M. seconded the motion. Hearing All Ayes, No Nays, the motion was approved unanimously.

A motion was made by John P. to approve the May 5, 2025 minutes. Seconded by Don H. Erik P., Jacob H. and Tim M. abstained from voting as they were not in attendance on May 5<sup>th</sup>. All other members voted Aye to approve the minutes.

The planning board had a brief work session and discussed setbacks for accessory buildings and the remaining items on the agenda.

John P. motioned to adjourn the meeting. Don H. seconded the motion. Hearing All Ayes, No Nays, the meeting was adjourned at 7:00pm.

Respectfully Submitted,

Julie Brady, Recording Clerk