

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall – 6:30PM
June 9, 2025

MEMBERS

PRESENT: Tom Cowan, Chairperson
Andy Kelkenberg
John Potera
Don Hoefler
Christine Falkowski
Erik Polkowski
John Olaf
Jacob Halleck (alternate)
Tim Martin (alternate)

OTHER: Julie Brady, Recording Clerk

ABSENT: Dave Miller, CEO

Tom C. opened the meeting at 6:40pm. Tom C. summarized the pre-conference request. After splitting off three parcels to the north of the bike path on Clarence Center Road, leaving 72.5 acres to the south of the bike path with road frontage on Barnum Road. Tom C. reviewed the following options with the owners:

- Sell the entire parcel as one piece. Nothing needs to be done.
- If you choose to split off a parcel now, this will become a major subdivision and will require additional fees, hiring an engineer, planning board recommendation to the Town Board, a public hearing and Town Board approval.
- Wait until March 14, 2026 to split off one new lot for a minor subdivision.

Jerry Schweinlein, 6402 Knowlesville R., Oakfield, NY 14125, stated that they have not yet determined what is the best way to proceed with this land. A discussion was held regarding the options with the planning board, Jerry S. and Josh James from Keller Williams.

Paul Schweinlein, 580 West Ave, Lockport, NY 14094, stated that he is the middle brother of David and Jerry Schweinlein. He encouraged the planning board to keep the 70+ acres as agricultural. Paul S. gave a brief history of farming the land over 20 years ago. According to Paul S. there is an artisan well on Howe Road that feeds a stream that runs through the property. There are power lines next to the bike paths, Paul S. stated that he just doesn't see how new homes should be built close to those.

Tom C. explained the process and that with a major subdivision the Town Board would hold a public hearing which he could attend.

Erik P. asked if it is actively being farmed. Jerry S. replied no, it has not been farmed recently.

Tom C. stated his recommendation was to divide off three lots fronting on Barnum and leave at least 150 feet of frontage with the remaining back land.

Paul S. also noted that there is a barn in disrepair on this parcel and asked if the Code Enforcement officer would walk the bike path he could see it.

Josh James asked if a cul-de-sac was acceptable. The board discussed this option and stated yes, but there is much more involved with that process.

A motion was made by John P. to approve the May 19, 2025 minutes. Seconded by Erik P. John O. and Andy K.. abstained from voting as they were not in attendance on May 19th. All other members voted Aye to approve the minutes.

The planning board had a brief work session and discussed setbacks for accessory buildings, preserving agricultural land meeting Andy K. attended and the remaining items on the agenda. Julie noted that the building department has received a site plan for a cell tower (Verizon) on Maple Road which the engineer is currently reviewing.

John P. motioned to adjourn the meeting. John O. seconded the motion. Hearing All Ayes, No Nays, the meeting was adjourned at 7:28pm.

Respectfully Submitted,

Julie Brady, Recording Clerk