

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall – 6:30PM
August 25, 2025

MEMBERS

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

OTHER: Julie Brady, Recording Clerk
Dave Miller, CEO
Jacob Halleck (non voting alternate)

ABSENT: Christine Falkowski

The planning board work session began at 6:30pm. The minutes from July 14, 2025 were reviewed. Tim M. motioned to approve the minutes, seconded by Don H. Andy K. abstained as he was not in attendance on July 14th. Hearing all other Ayes, No Nays, the minutes were approved.

Brett Kreher, Pat Meehan, CEO, & Brian Kreher from Kreher's Poultry Farm came for a pre-conference to discuss building an egg packing plant on farmland that they own on N. Millgrove Rd. Brian K. presented a power point presentation explaining Kreher's background, and their current egg processing at their Davison Rd. location. The reason for investing in off-line packaging plant is due to the risk of avian influenza. If Davison Rd. were to become infected it would not only affect the Davison Rd. location but also their Basom location because they pack the eggs from that location at Davison Rd. as well.

Brian explained that the cleaning process will be a two-step process of using chlorinated water, handled through a septic system. The second step will be UV lights. The wastewater is heavily regulated through the DEC. The location of the septic field was discussed. Brian stated they are taking into consideration room for expansion but are still in the development phase.

Brian continued to explain the site selection process and their desire to stay local for their employees. The placement is not near a large population of homes and the traffic signal at Main Rd. is definitely a plus. Brian addressed the following common concerns: There should not be any odor, the noise will be a minimal of a running truck at the loading dock and the lighting foot candle is a minimal .38-foot candle. They would also be open to putting in a berm with trees if necessary. The only signs would be entrance, exit and an identification sign with the address on it. This will not be a consumer location, but employees will be coming anywhere from six am to approximately five pm. The new equipment will be able to process much faster. They anticipate 23 trucks throughout the day including UPS & Fed Ex. That would be approximately 3 trucks per hour.

Brian summarized his presentation that they would like to keep their operation in Newstead. This location's size and safety meet their needs and concerns. If this project is approved, they would like to be in operation by 2027.

The planning board asked various questions regarding size, landscaping, aesthetic appearance of the building, truck traffic, odor, and the use of the existing egg packing plant.

Brian addressed these questions stating the building will be about 68,000 square feet, thirty feet high. Truck traffic will go both east and west at the light on Main Rd. The use of biofilters has taken care of the odor issues they once had on Davison Rd. The extra space after moving the egg packing from Davison Rd. will be used for the required shower in & out that is now required. Kreher's currently has two million birds and is either #1 or #2 producer of eggs in New York State. The planning board was in favor of this location.

Justine Seefeldt, Town Engineer from Wendel joined us at this point.

Dominic Palmisano, Architect and Jon Cohen, owner of Dande Farms Golf Course, 13278 Carney Rd. Dominic P. explained that a 680 square foot portion of the existing pro shop/clubhouse will be demolished, and a new 1,030 square foot addition will include handicap accessible bathrooms to bring them into compliance. Included in the new addition will be a firewall between two sections instead of a sprinkler system.

The planning board asked numerous questions which Dominic P. answered as follows: The occupancy will be 100, the addition does not affect the parking, there will only be a front entrance, no rear access. They will

use the existing septic system. The board asked for the septic system to be reviewed by Erie County Health Department.

Dave M. asked if the code was checked to see if a fire hydrant is needed due to the addition and location. Due to the proximity to other properties, Dave M. did not feel this needed engineer approval. Justine agreed and stated that the only thing would be the septic.

Dave M. requested that getting the septic analyzed and confirming the code for the fire hydrant should be set as conditions for approval.

Tim M. motioned recommending this project to the Town Board with those conditions. John O. seconded the motion. Hearing All Ayes, No Nays, the planning board approved the recommendation.

Justine S. left the meeting.

Adam Schrock, 12638 Meahl Rd., Akron, NY came before the board representing his father, Willard Schrock, Jr. They are requesting a one-lot minor subdivision at 12638 Meahl Rd. to build a home. The intent is to subdivide two acres from the existing 11-acre parcel (creating an L-shaped lot with 150 feet of frontage) Adam described the lot where he would build would be to the west of his father's home.

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

Tim M. motioned to approve the 1-Lot subdivision. Seconded by Andy K. Hearing All Ayes, No Nays the 1-Lot subdivision was approved unanimously.

Niagara Specialty Metals, general manager, Andy Sharp, was present to describe the request for a 60' x 176' addition to their laser building. The Town Engineer, Justine Seefeldt, gave her final review and approval on August 15th. Andy S. explained that this will allow Niagara Specialty Metals to acquire four new machines. He also explained that the existing exhaust and dust collection would be used.

John P. motioned to recommend this project to the town board. John O. seconded the motion. Hearing All Ayes, No Nays, the recommendation to approve was carried unanimously.

Richard Raykowski, owner of 13830 Indian Falls Rd., and Tim Knop, realtor and representative were present requesting a 1-Lot subdivision in addition to the previously approved 5-Lot Major Subdivision on August 14, 2023. The 4-acre parcel, barn and garage on the south side of Indian Falls Rd. is under contract. This parcel has been farmed and has no drainage issues as it is on flat, rocky land. Julie B. explained that there would be an agricultural penalty, 5-year look back when the new owner starts to build.

A motion was made by John O. to recommend this subdivision to the town board for approval. Tim M. seconded the motion. Hearing All Ayes, No Nays, the motion was carried unanimously.

Will Griffin was present representing H Lorraine Campbell (& family), owner of VL on the Northwest corner of Cedar St. and Brucker Road (SBL# 21.00-1-9, 69.9 acres). They are requesting a 1-Lot minor subdivision, spitting approximately 23 acres on the westerly portion of Brucker Road, leaving 46.4 acres on the corner of Cedar St. & Brucker Rd. The property is already under contract with no plans of development at this time.

John P. motioned to waive the public hearing, seconded by Erik P. Hearing All Ayes, No Nays, the public hearing was waived unanimously.

Don H. motioned to approve the 1-Lot subdivision, seconded by Tim M. Hearing All Ayes, No Nays, the 1-Lot Subdivision was approved unanimously.

Pending issues were discussed by the planning board.

John P. motioned to adjourn the meeting at 8:12pm. Seconded by Andy K. Hearing All Ayes, No Nays, the meeting was adjourned.

Respectfully Submitted,

Julie Brady, Recording Clerk