

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall – 6:30PM
September 8, 2025

MEMBERS

PRESENT: Tom Cowan, Chairperson
Andy Kelkenberg
John Potera
Don Hoefler
John Olaf
Erik Polkowski
Christine Falkowski

OTHER: Julie Brady, Recording Clerk
Dave Miller, CEO
Jacob Halleck (non-voting alternate)
Tim Martin (non-voting alternate)
Justine Seefeldt, Town Engineer from Wendel

The planning board meeting began at 6:30pm.

Gina Garlock, Licensed Real Estate Salesperson, Coldwell Banker Integrity was present representing her client, Marguerita Forrestel-Jonkman, 11541 Hunts Corners Road, requesting a 1-Lot minor subdivision at 11541 Hunts Cors. Rd.. They are requesting to separate the home with 318 feet of frontage on 5-acres, leaving 55-acres of farmland with 344 feet of road frontage.

John P. motioned to waive the public hearing. John O. seconded the motion. Hearing All Ayes, No Nays, the motion was carried unanimously.

John O. motioned to approve the 1-Lot subdivision. John P. seconded the motion. Hearing All Ayes, No Nays, the motion was carried

Joel Lattimer, 11340 Stage Rd. and his brother, Luke Lattimer (L&L Consolidated LLC) were present requesting a 2-Lot Minor subdivision of approximately 12 acres with 540 feet of road frontage into a total of three building lots approximately 4 acres each located at 11865 Stage Rd. Joel L. explained his frustration with the engineering process and the request for drainage basins for each lot that added additional engineering cost.

The planning board members, Justine S., Dave M. and the Lattimers had an extensive discussion on the Town Code and SWPP requirements. Dave M. stated that with all the recent development, the goal of the Town is to ensure that the stormwater stays on the property and does not affect neighbors.

John P. motioned to waive the public hearing, seconded by Christine F. Hearing All Ayes, No Nays, the motion was carried.

Justine S. noted that all of the details have been worked out with Lattimer's engineers, however, she has not received the SWPP to date.

Don H. motioned to approve the 2-Lot Minor subdivision with the condition that the SWPP will be provided as agreed. John O. seconded the motion. Hearing All Ayes, No Nays, the 2-Lot Subdivision was approved unanimously with the condition of the SWPP.

The minutes from August 25, 2025 were reviewed. John P. motioned to approve the minutes, seconded by Erik P. Christine F. abstained as she was not in attendance on July 25th. Hearing all other Ayes, No Nays, the minutes were approved.

John P. motioned to adjourn the meeting at 7:18pm. Seconded by John O. Hearing All Ayes, No Nays, the meeting was adjourned.

Respectfully Submitted,

Julie Brady, Recording Clerk