

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall – 6:30PM
October 20, 2025

MEMBERS

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

OTHER: Julie Brady, Recording Clerk
Dave Miller, CEO
Tim Martin (non-voting alternate)

ABSENT: John Olaf
Jacob Halleck (alternate)

The planning board meeting began at 6:34pm.

The minutes from October 6, 2025 were reviewed. John P. motioned to approve the minutes, seconded by Don H.. Erik P. abstained as he was not present October 6th. Hearing all other Ayes, No Nays, the minutes were approved.

Pre-application conference, Danielle & Zachary Harner, 6279 Utley Rd., Akron, NY came to the board seeking a change in use special permit to open Yogi's Pet Watch in the old Subway restaurant at 13001 Main Rd., Akron in the C2 zone. Danielle H. & Zach H. explained that they would like to open a daycare for dogs and ultimately do boarding and maybe grooming in the future. This location is desirable because the closest house is more than 200 feet away. There is no other doggie daycare in the area. They plan to put up cameras all around. Danielle H. explained that she is a vet tech, grew up watching dogs and trained with military dogs. They currently watch dogs at their home by using Rover online.

Danielle H. & Zach H. continued to explain that their goal is to have approximately 15 dogs, hand selected for their temperament. No dogs that are in heat will be allowed to attend. The hours to drop off will be between 7:00am – 9:00am with pick up times between 3:00pm -6:00pm. The dogs will be separated according to their weight into a small and large section, both inside and outside.

The planning board and CEO asked several questions and commented on the following:

- Where the septic system is located and fenced in areas
- Remodeling inside will include having five kennels for separate feeding time and separate play areas based on size
- The rear shed is rented out for storage
- They will obtain rabies vaccination and licensing
- Insurance will cover the people and facility but does not cover dog to dog injuries, clients must sign a waiver
- Overnight boarding (no other kennel has a person at the kennel 24/7) they will use cameras and do a late night let out
- Waste removal must be contracted for a dumpster as a business, not into the septic system.
- Bathrooms: there are two existing bathrooms in the building

The board recommended they move forward with the site plan application process.

The planning board reviewed the pending items on the agenda and the solar moratorium.

John P. motioned to adjourn the meeting at 7:35pm. Seconded by Don H, Hearing All Ayes, No Nays, the meeting was adjourned.

Respectfully Submitted,

Julie Brady, Recording Clerk