

**TOWN OF NEWSTEAD - PLANNING BOARD MINUTES**  
**Newstead Town Hall – 6:30PM**  
**November 10, 2025**

MEMBERS

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

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

ABSENT: John Potera

---

The planning board meeting began at 6:34pm.

The minutes from October 20, 2025 were reviewed. John O. motioned to approve the minutes, seconded by Christine F. Hearing all other Ayes, No Nays, the minutes were approved.

The Home-Based Business renewals for 2026 were reviewed. Don H. motioned to approve the list and recommended them to the Town Board. Andy K. seconded the motion. Hearing All Ayes, No Nays, the Home-Based Renewals will be forwarded to the Town Board.

---

Danielle & Zachary Harner, 6279 Utley Rd., Akron, NY are seeking a special use permit to open Yogi's Pet Watch in the old Subway restaurant at 13001 Main Rd., Akron in the C-2/Route 5 overlay zone. Danielle H. & Zach H. explained that they would like to open a daycare and boarding for dogs. Danielle's background is a vet tech and has fostered large breed dogs and has done dog sitting using the Rover online service. There is not very much competition in the Akron area, and they would like to help bring more revenue to Akron.

Their target client would be to help people while they work or vacation. The hours of drop off would be 7-9am, followed by lockdown until pick up time between 4-6pm. They will start with 5 kennels for boarding. Small and large dogs will be separated. The goal is 15 dogs at this time. Cameras will be throughout the facility indoors and outside. There will be a dumpster out back that they will build a cage around.

Andy K. asked about the building. Zach explained that they are very neat people and plan to paint it all, install new lighting, and the sign on the building will be backlit. We want to make it look really nice.

Dave M. stated that they should set up an appointment with the Dog Control Officer to meet and discuss their plans. Dave would also like to set a reasonable threshold of the number of dogs based on the square footage and noted that with a special use permit, these numbers can be revisited each year.

John O. requested Harner's sketch out the interior layout plan for Dave. John O. also asked Dave M. if there are any noise concerns at this location. Dave said no and Danielle added that the building is concrete, which helps.

Tom C. asked if there were any other questions, hearing none, Christine F. motioned to recommend this special use to the Town Board. Erik P. seconded the motion. Hearing All Ayes, No Nays the motion was passed.

Andy K. motioned to adjourn the meeting. Don H. seconded the motion. Hearing All Ayes, No Nays, the meeting was adjourned at 7:10pm.

Respectfully Submitted,

Julie Brady, Recording Clerk