

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall – 6:30PM
January 26, 2026

MEMBERS

PRESENT: Tom Cowan, Chairperson
John Olaf
Erik Polkowski
Christine Falkowski
Tim Martin
Jacob Halleck (Alternate)

OTHER: Julie Brady, Recording Clerk
Dave Miller, CEO

ABSENT: Andy Kelkenberg
John Potera

The planning board meeting began at 6:28pm.

The minutes from December 15, 2025 were reviewed. Erik Polkowski abstained from voting on the minutes as he was not in attendance at that meeting. Tim M. motioned to approve the minutes, seconded by John O.. Hearing all other Ayes, No Nays, the minutes were approved.

Jonathan Jones (JJ), and Glen Harvey from Fisher Assoc. and Brian Kreher were present, representing Kreher Poultry Farm. JJ passed out site plan packets for the planning board to review for the proposed location of Kreher's egg packing plant at 5005 N Millgrove Rd.

JJ gave a brief background of the site displayed on the packets. The entire parcel is 122-acres owned by Kreher Brothers LLC. The project site will be most northerly just outside the wetland buffer zone approved by the Department of Conservation (DEC). The water line will be brought north from the southwest corner of the parcel to the project with hydrants every 500 feet. There will be approximately 60 employees, the majority transferring from the Davison Rd. location. The proposed schedule will be ten hour days, five days a week. Twenty to Twenty-five trucks will come and go each day or roughly one truck every half hour. There will be a stormwater pond in front of the building and two septic systems in the rear; one for domestic which has been approved by the health department and one for the egg processing which falls under capital improvement and is monitored by the DEC due to the fact that Kreher's has more than 75,000 chickens.

Christine F. asked how this egg processing plant will be different than the current location on Davison Rd. The board and engineers discussed the main reason to relocate the egg processing plant is to separate it from the chickens. If the Clarence location were to become infected with the bird influenza, it would also shut down the egg processing portion and therefore affect the Basom farm because they would be unable to process their eggs in Clarence.

Tom C. asked if the remainder of the property would continue to be farmed. Brian K. confirmed that it will be and is in fact considered organic farmland.

The board discussed the landscape, lighting and tree line, specifically taking into consideration the nearest residential development to the southeast which is Havenwood and Sheila Lane. Brian K. was in full agreement of planting trees wherever it would be most effective for the neighboring residents. The lighting will be dark-sky compliant to be considerate of the neighborhood.

Dave M. asked if they would consider a different color that would blend in with nature better than red. Brian K. explained that they have received many compliments on their existing red buildings on Davison being cohesive with an agricultural setting. The cost of cooling a dark building also made the red a more attractive color and more pleasing to the eye than a plain gray or beige warehouse.

Tim M. asked if the power needed to be upgraded for this plant. Brian K. said there should not be a need for that and he has had a conversation with National Grid. Kreher's is also considering the cost of solar panels on the building.

Tom C. asked about who will be installing the water line. Brian K. stated that their General Contractor will manage the installation with private/special inspections and coordination with Erie County Water Authority.

Dave M. stated that parking spaces are not identified in the Town Code for agricultural uses so the planning board can make a recommendation based on the number of employees. JJ. Stated that with 60 employees, they proposed 76 parking spaces including two handicap spaces shown on the drawings. The board agreed that would be sufficient.

Tom C. asked Brian about a target date for putting a shovel in the ground. Brian K. stated mid to late March, hoping the weather will be concussive and Town approval received.

Erik P. asked how much water they anticipated in the retention pond due to the depth differential of almost 12 feet to the road. Due to the fact that N. Millgrove Rd. is a north-south bound road and receives blowing and drifting snow, would Kreher's be open to installing a split rail fence or boulders to prevent vehicles from going off the road into the pond. Brian K. stated that Jeannette Kreher. has already requested a split rail fence like they have on Davison Rd. so they have no problem doing that.

The possibility of any odor coming from this proposed facility was addressed. Brian K. stated there will be no odor from this proposed project, however, CAFO regulates that manure must be spread at certain times on the open field. They are not allowed to spread if the ground is frozen or if there is a chance of precipitation.

The board summarized by asking that the split rail fence and foundation landscaping be added to the site plan. Town Engineer, Tim Walck stopped in to discuss the project and timeframe for approval.

Hearing no further remarks, John O. motioned to adjourn the meeting. Jacob H. seconded the motion. Hearing All Ayes, No Nays, the meeting was adjourned at 7:43pm.

Respectfully Submitted,

Julie Brady, Recording Clerk