

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall – 6:30PM
February 9, 2026

MEMBERS

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

OTHER: Julie Brady, Recording Clerk
Dave Miller, CEO

ABSENT: Andy Kelkenberg
John Olaf

The planning board meeting began at 6:45pm.

Brian Kreher was present, representing Kreher Poultry Farm. The planning board reviewed site plan packets for the proposed location of Kreher's egg packing plant at 5005 N Millgrove Rd.

Tom C. stated that Havenwood neighbors have emailed the town regarding Kreher's proposed facility. Brian K. showed the distance from the facility to the nearest neighbor's property line was over 600 feet. He also said that on site plan C700 the landscape plan shows 2 offset layers of trees to provide a visual barrier. The lighting is dark-sky certified and is designed for necessary safety reasons. The lighting should have no impact on neighbors as they specifically designed the orientation of the buildings to limit truck lighting from being directed to the southeast. Brian K. explained that the light was measured at .38 ft. candle which is less than what they can use for their chickens because they couldn't see their feed if it was less than .5 ft.

John P. asked if the lighting was on poles or on the buildings and what the hours would be? Erik P. referred to the site plan drawings showing the lights on poles along the parking lot. Brian K. stated 95% of truck traffic will be customer pick ups between 8am and 5pm Monday – Friday and occasional trailer drop off on weekends by Kreher employees.

Brian K. was very receptive of landscaping visual barriers and noted that Kreher's have been in business since the 1960s and believe their reputation to do the right thing and do it right is upheld in Newstead. Their signature red barn with cupola on Davison Rd. will be the same agricultural aesthetic at the N Millgrove site.

Dave M. noted that poultry farming is an allowed use in the RA district and the Ag & Markets Law § 301(11) defines "Farm operation" including noncontiguous property for this purpose of cleaning eggs which is mandated by 1 NYCRR § 162.16 regulates the cleaning and sanitation requirements of all eggs packed in NYS.

Hearing no other comments, Tim M. motioned to recommend this project to the Town Board. Jacob H. seconded the motion. Hearing All Ayes, No Nays, the motion was carried unanimously.

Tyler Palmasano, facilities manager for Leisurewood Campgrounds was present requesting a revision to their site plan to construct a 30'x30' (900 sq ft) open-air pavilion within the existing campground property. The pavilion is intended to serve as a community-use structure for campground residents and guests. It will provide a covered space for gatherings, meetings, recreational activities, and seasonal events.

Tom C. explained the procedure and next steps to Tyler. Tim M. asked if this common area was well lit. Tyler P. explained that there is good lighting in the area for a bathroom, mini golf and pool nearby.

Hearing no further questions, Erik P. motioned to recommend this project to the Town Board. John P. seconded the motion. Hearing All Ayes, No Nays, the motion was carried unanimously.

The minutes from January 26, 2026 were reviewed. John P. abstained from voting on the minutes as he was not in attendance at that meeting. Christine F. motioned to approve the minutes, seconded by Erik P. Hearing all other Ayes, No Nays, the minutes were approved.

Dave M. updated the planning board on the pending and waiting for application list on the agenda.

Hearing no further remarks, John P. motioned to adjourn the meeting. Erik P. seconded the motion. Hearing All Ayes, No Nays, the meeting was adjourned at 7:50pm.

Respectfully Submitted,

Julie Brady, Recording Clerk