

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall – 6:30PM
June 8, 2026

MEMBERS

PRESENT: Andy Kelkenberg (Acting Chairperson)
Erik Polkowski
John Potera
John Olaf
Tim Martin
Jacob Halleck (Alternate)

ABSENT: Tom Cowan, Chairperson
Christine Falkowski

OTHER: Dave Miller, CEO
Tim Walck, Wendel Engineering
Julie Brady, Recording Clerk

**OFFICIAL
MINUTES**

The planning board meeting began at 6:34pm.

The planning board reviewed the minutes from April 27, 2026 and May 18, 2026.

John P. motioned to approve the minutes from April 27, 2026. John O. abstained from voting as he was absent that night. Jacob H. seconded the motion. Hearing All Ayes, No Nays, the minutes were approved unanimously.

John P. motioned to approve the minutes from May 18, 2026. Andy K. and Jacob H. abstained from voting as they were absent that night. Tim M. seconded the motion. Hearing All Ayes, No Nays, the minutes were approved unanimously.

Peak Motion/ELEA located at 11190 Main Street has applied for a site plan revision to construct a custom metal shop (25,000 sq ft). The planning board reviewed the plans. Tim W. shared that he has completed his first review of this project and recommended the Town Board declare lead agency for a coordinated SEQR review as a Type I action as this project exceeds the limits for a nonagricultural project in a NYS Agricultural District.. The board continued to discuss the water, new hydrant and hot box with Tim W.

Dave M. noted that the new building will be within the 30 ft. buffer beyond the C-2 into the R-A district, but the driveway around the building will be out of that buffer, fully in the R-A zone. Dave M. stated that the planning board could send the applicant to the Zoning Board of Appeals for a zoning interpretation and see if they require an area variance if they wanted. The planning board agreed and affirmed that they are in favor of the project but want to make sure they are following all of the correct protocols.

Brad Buyers, County Line Stone was present requesting a site plan revision to demolish the existing breakroom approximately 950 sq ft and construct approximately 2,700 sq ft multi-use office space including a breakroom, locker room, bathroom with ADA compliance and shower. Brad B. explained that County Line Stone has grown from 18 to 24 workers and they will be able to use this space for training and celebrations as well. We will take down the existing breakroom. There will be no changes in utilities or from a traffic standpoint. The planning board reviewed the map of quarry. Brad B. mentioned that he is working with the assessor's office to merge all of the properties into one parcel as a resolution, so the lot line does not dissect the proposed building. Brad B. also explained the neighboring distance being unaffected by this project and the drainage into Dorsch Creek or the quarry having no change with runoff water. He said they are hopeful to break ground in August and finish in the spring.

The planning board and Brad B. continued to discuss what is currently at this location such as solar panels and shop space. Brad B. explained the importance of keeping the new building close to the office for convenience.

Jan Schafer, Buck's Motorsports (owner: 13634 Main Rd. Corp) – 13090 Main Rd., Akron, (61.00-2-6.2) Jan S. was present requesting a site plan revision to construct a new 42-ft by 72-ft. pole barn style cold storage building connected to the existing storage building to get vehicles out of the weather and out of site. He explained that he will have enough power for LED lights and that this building will be a twin to the other one with a connected area large enough to run a forklift from one building to the other. The area on the west side drops off so that's where the gutters will run. Andy K. asked if the land was level there. Jan S. confirmed that it's flat except for maybe six inches in the corner.

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Andy K. asked if there were any further questions. Hearing none, Andy K. explained the process to Jan S.

1-Lot Subdivision 12109 & 12123 Buckwheat Rd., Randy Moyer, Moyer Auctioneer was present representing the seller and Bryan Mertzluft, 5005 Havenwood Dr, Akron, NY and Amy Schulz, purchasers of 12109 Buckwheat Rd. and Craig, the purchaser of 12123 Buckwheat Rd.

Randy M. explained that the planning board had previously requested proof that the septic systems were on their separate properties and not crossing property lines when subdivided. A new survey and confirmation from Erie County Health Department of an approved sand filter septic system for 12123 Buckwheat Rd. were provided to the planning board.

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