TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall – 6:30PM
August 3, 2026

MEMBERS PRESENT:	Tom Cowan, Chairperson
	Erik Polkowski
	John Potera
	John Olaf
	Tim Martin
ABSENT:	Andy Kelkenberg
	Jacob Halleck (Alternate)
	Christine Falkowski
OTHER:	Dave Miller, CEO
	Katie Bird, Recording Clerk

The planning board meeting began at 6:45pm.

The planning board reviewed the minutes from June 8, 2026. Tim M. motioned to approve the minutes from June 8, 2026. Tom C. abstained from voting as he was absent that night. Erik P. seconded the motion. Hearing All Ayes, No Nays, the minutes were approved unanimously.

NOCO Energy Group located at 13613 Main Road has applied for a site plan application for the installation of DCFC EV Chargers. The planning board reviewed the plans.

Elek Clark, Junior Project Manager & Matt Newman, Facilities Manager for NOCO Energy, located at 2440 Sheridan Drive, Tonawanda NY was present to discuss the site plan details. Elek C. spoke about the installation of four GC Fast Chargers that are top model EV Chargers that are programmed to charge vehicles within an hour at the location near the front entrance of their existing parking lot and facility at 13613 Main Road. Supported by National Grid, it would be an improvement to an already existing industrial site by offering accessible charging for electric vehicles.

Tom C. asked how the public would utilize the chargers and if they anticipate traffic from the Pembroke Thruway exit.

Elek C. stated that in support with National Grid and their maps they would broadcast on multiple apps such as Google and Apple Maps to display their location for EV users. This accessibility for the chargers is available for 24-7 use, and they do not anticipate an influx of traffic from the thruway traffic. He suggested an average of 5-15 cars per day and that these chargers would be a level 3 charger.

Matt N. informed us that the chargers are camera monitored so traffic to the chargers would be examined regularly.

Erik P. asked if the charging units are operated with credit card payments.

Elek C. confirmed, yes.

Tom C. asked if there were any additional questions?

John O. asked what the time frame duration was for the average vehicle charge?

Elek C. informed the planning board members from a 0% rating about an hour, but most users are not operating at 0%, so the time is less than an hour.

Tim M. asked if there were any guardrails protecting the chargers from Main Road.

Elek C. stated there would not be any in place.

Tom C. informed the board that because this property is in the Route 5 Overlay District it is to have a full site plan review and Dave Millers review before the Planning Board.

Dave M. asked if there was going to be any signage for trucks or gas trucks for distance separation from the EV Chargers, because the National Electric Vehicle Infrastructure Program addresses this regulation and recommends this to be addressed with their engineer.

Elek C. confirmed he would review with their Engineer.

Erik P. asked if there was going to be adequate lighting for 24-7 use and for video surveillance to ensure public safety with the facility.

Matt N. noted that the lighting was upgraded in January with high efficiency lighting to allow the lot to be illuminated for frequent customers.

John O. motioned to approve and support the installation of DCFC EV Chargers.. Tim M. seconded the motion. Hearing All Ayes, No Nays, the motion carried unanimously.

John P. motioned to adjourn the meeting. John O. seconded the motion. Hearing All Ayes, No Nays, the meeting was adjourned at 7:05pm.

Respectfully Submitted,

Katie Bird, Recording Clerk