

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
Newstead Town Hall – 6:30PM
September 14, 2026

MEMBERS

PRESENT: Tom Cowan, Chairperson
John Potera
John Olaf
Christine Falkowski
Jacob Halleck (Alternate)

ABSENT:: Andy Kelkenberg
Erik Polkowski
Tim Martin
Dan Dressel (Alternate)

OTHER: Dave Miller, CEO
Julie Brady, Recording Clerk

The planning board meeting began at 6:31pm.

The planning board reviewed the minutes from August 31, 2026. Christine F. motioned to approve the minutes. Jacob H. abstained as he was not in attendance. John P. seconded the motion. Hearing All Ayes, No Nays, the minutes were approved unanimously.

Dave M. gave a summary of **Whiting Door's request to rezone** part of their parcel at 113 Cedar St. from R-2 to I-2 zoning district in order to meet buffer setbacks for a new addition. The planning board met with the Town Board for a joint session to hear the presentation from Whiting's attorney, architects and Phil Whiting. The portion zoned R-2 was previously used as a little league football field many years ago. This area will be landscaped with layers of trees to create a natural buffer to the proposed addition. This will help to screen trucks, reduce truck traffic, reduce light pollution and minimize noise. There will be no heavy manufacturing in the new addition. Concerns were discussed regarding hours of operation, loading docks, lighting, noise and how this will affect the neighbors. Phil W. stated that he has taken flyers around to the neighbors without any opposition.

7:08pm, the planning board resumed their meeting.

Bob Shabala, Niagara Special Metals, 12600 Clarence Ctr Rd, was present to request site plan amendment approval for a second story addition of 2,600 sq. ft. office space including three more offices, a conference room and a kitchenette. The building will basically be on stilts with a patio area for employees under it. The reason for the 2nd story is that the utilities run underground so it's not feasible to dig in that area. Dave M. noted that there were no comments from the Town Engineer.

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

Jason Burford with GPI was present representing Matthew Trebes for a 3-Lot Minor Subdivision, VL Clarence Ctr. Rd. Jason B. stated that they had received approval from Tim Walck, Newstead Town Engineer and are equipped to take water to store in the pond. A delineation revealed there are no wetlands on the site.

Dave M. stated that we received an email from the neighbor Anne Perrault's engineer, Carmina & Woods. Their concern is the retention of water in the front yard of Lot #3. Jason B. responded that theoretically it will drain into the town ditch. We understand that there is the potential for standing water during a hard rain however they tried to disturb as little vegetation/barrier boundaries as possible.

Dave M. noted that he spoke to the Newstead Highway Superintendent and they will be putting the culvert in the next couple of weeks, east of this property.

Anne Perraulta, 11570 Clarence Ctr Rd stated that they have been advised not to begin their remediation of drainage issues until these three lots are developed. The cost being \$25-30,000 for piping and stone. Anne P. said she asked Carmino & Woods review the subject subdivision plans and responded with concern that the pitch of the existing culverts flow to our property. Dave M. stated that all of the drainage has been reviewed and considered. Tom C. reiterated that we have Wendel's approval. The planning board reviewed the drawings. Hearing no further comments, John O. motioned to recommend this project to the town board. Jacob H. seconded the motion. Hearing All Ayes, No Nays, the motion was carried unanimously.

Jim & Joy Jurek of Jurek Ventures Inc. was present requesting a 4-lot minor subdivision on the north side of Hunts Cors. Rd. (SBL# 32.00-2-27.111) This parcel was a Christmas tree farm with two ditches through it. The planning board reviewed the site plan showing four lots approximately 6-acres each prepared by WM

Schutt Associates, dated August 27, 2026. Having no further questions, Christine F. motioned to approve this 4-Lot Minor subdivision. Jacob H. seconded the motion. Hearing All Ayes, No Nays, the subdivision was unanimously approved.

Hearing no further comments, John P. motioned to adjourn the meeting. John O. seconded the motion. Hearing All Ayes, No Nays, the meeting was adjourned at 7:42pm.

Respectfully Submitted,

Julie Brady, Recording Clerk