

Town Of Newfane Planning Board Minutes

January 23, 2024

Attending:

William Clark, Presiding

Paul Conrad

Peter Russell

Oliver Kneeland

Eoin Walsh

Thomas Mays

Daniel Whorley

James Sansone, Attorney

David Schmidt, Building Inspector

Joshua Roger's, Wendel Engineering

Susan Neidlinger, Councilwoman

Thomas Tedesco, Lockport-Union Sun & Journal

The Public Hearing was opened to review five Special Exceptions Use Permit applications for Short Term Rental Housing.

1. Lynn W. and Marguerite S. Durkhee, 1542 Harrison Street Olcott, NY 14126

Board members reviewed the application and the Building Inspector report. Adequate parking, is available and no concerns were identified.

A Motion was made by Eoin Walsh, seconded by Tom Mays to approved the Special Exception Use Permit to operate a Short-Term Rental Establishment.

All present voted Aye

Motion carried.

2. Bruce and Lisa Erick, 1800 West Creek Road, Burt, NY 14028

Board members reviewed the application and the Building Inspector report. No concerns were identified.

A Motion was made by Paul Conrad, seconded by Eoin Walsh to approve the Special Exception Use Permit to operate a Short-Term Rental Establishment.

All present voted Aye

Motion carried.

3. Michael Ritenour, 1652 Lockport-Olcott Road, Burt, NY 14028

Board members reviewed the application and the Building Inspector report. No concerns were identified.

A Motion was made by Paul Conrad, seconded by Daniel Whorley to approve the Special Exception Use Permit to operate a Short-Term Rental Establishment.

All present voted Aye

Motion carried.

4. Joshua James, 6179 East Lake Road, Burt, NY 14028

Board members reviewed the application and the Building Inspector report. A neighbor asked about how the Town handles noise complaints but was not opposed to granting a permit.

A Motion was made by Peter Russell, seconded by Thomas Mays to approve the Special Exception Use Permit to operate a Short Term Rental Establishment.

All present voted Aye

Motion carried.

5. Joshua James, 6177 East Lake Road, Burt, NY 14028

Board members reviewed the application and the Building Inspector report.

A Motion was made by Paul Conrad, seconded by Daniel Whorley to approve the Special Exception Use Permit to operate a Short-Term Rental Establishment.

All present voted Aye

Motion carried

A motion was made by Eoin Walsh, seconded by Thomas Mays to adjourn the Public Hearings at 8:00 pm.

All present voted Aye.

Motion carried.

Chairman Clark opened the regular Planning Board Meeting, by introducing Wielslaw Walawender who presented his preliminary plan to develop an agrivoltaic farm operation, Wells All Natural Farms. No action was taken by the Planning Board, Mr. Walawender would have to appear before the Planning Board for a Site Plan Review since the proposal includes ponds, buildings and solar energy. Drawings with dimensions and specifications are needed and engineering review where appropriate may be required.

A Motion to adjourn the meeting was made by Paul Conrad, seconded by Eoin Walsh.

All present voted Aye

Motion carried.

Meeting adjourned at 8:45 p.m.

Next regular meeting, February 27, 2024

Respectfully submitted,

Mickie M. Kramp, Secretary