

TOWN OF NEWFANE PLANNING BOARD MINUTES

NOVEMBER 26, 2024

MEMBERS PRESENT:

William Clark, Presiding	Daniel Whorley
Thomas Mays	James Evarts
Peter Russell	Paul Conrad

Attending: James Sansone, Town Attorney
David Schmidt, Building Inspector

Excused: Eoin Walsh

Subdivision on 5990 Chestnut Road, Newfane, New York.

Mr. Barry Muskat was present representing owner Joan Coulson and Tim Teter. Mr. Muskat had an updated Plot Plan for a Major Subdivision.

Attorney Sansone explained the differences between a major subdivision and a minor subdivision. A minor subdivision can be reviewed and approved by the three member Site Plan Committee, a major subdivision requires Niagara County Planning Board, SEQR and Newfane Planning Board approval with a Public Hearing. After further discussion, it was determined the Chestnut Road subdivision can be approved as a four lot minor subdivision.

Planning Board member Peter Russell asked about the time frame for selling a lot in the subdivision. Attorney Sansone research that question.

Mr. Muskat, representing Joan Coulson, withdrew the application for a Major subdivision at 5990 Chestnut Road and will file an application for Minor subdivision approval with the Building Inspector.

Mr. Clark noted the Building Inspector received updated plans for the Meadowbrook Apartments addition and renovations.

Mr. Clark asked if there were any questions or general discussion.

Mr. Larry Dormer expressed concerns about trespassing and activities at Meadowbrook.

A Motion was made by Paul Conrad seconded by Thomas Mays to adjourn the meeting at 8:05 p.m.

All members voted Aye.

Motion carried.

Next Planning Board Meeting, January 28, 2025.

Respectfully submitted:

Mickie M. Kramp

Planning Board Secretary