

TOWN OF NEWFANE PLANNING BOARD MINUTES
JANUARY 28, 2025

Members Present:

William Clark, Presiding Daniel Whorley
Thomas Mays James Evarts
Eoin Walsh

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

Excused: Paul Conrad
 Peter Russell

Update on the Chestnut Road subdivision

The Major Subdivision request was withdrawn when the number of subdivided lots was reduced to 4 instead of 5. The Zoning Board authorized a variance related to setbacks from ponds on the property. As a 4 lot minor subdivision, the proposal was reviewed and approved by the Town subdivision committee.

Omni Nouryon/ Radial Power Solar Energy

Chairman Clark gave an update on the Omni (now Radial Power) solar project at the Nouryon site, Lockport-Olcott Road. The Planning Board authorized SEQR approval for each of the three parcels at its June 2022 meeting. Special Exception Use Permit approval is still required for the project. Radial Power will return to the Planning Board later to continue its Site Plan Review and approval of Special Exception Use permits.

Omni Dannebrock - Drake Settlement Road

The Planning Board issued a SEQR negative declaration at its January 2022 meeting. The Zoning Board of Appeals granted a variance permitting further project consideration after it was determined the site contained a greater percentage of prime farmland than permitted by the Town's solar law. The Planning Board will continue its Site Plan Review and consider approving a Special Exception Use permit when Omni (now Radial Power) presents its engineering and design plans for the site and the Host Community Agreement with the Town is in place. [*Chairman's post-meeting note:* Information was received on February 20, 2025 that Omni has transferred rights to develop solar energy at the Dannebrock property to Urban Green Energy International (UGEI)]

Other topics discussed:

Jackson and Main Street, Olcott – the Town has been notified of a proposal to demolish the former Slippery Sinker buildings and erect a motel or short term lodging.

The status of Bye's Popcorn was discussed. Negotiations regarding distribution of the estate continue. The authorization to continue the popcorn business as a non-conforming use expires if the business is not operated for one year. It is believed that timeframe would expire in early spring of 2025.

Work to erect/install cottage homes on Ridge Road behind Howell Motors has been suspended for several months. It is expected the developer will resume work and will meet with the Building Inspector about development revisions.

The Board discussed policies in the Town Zoning Ordinance regarding non-conforming uses.

A Motion to adjourn was made by Eoin Walsh, seconded by Thomas Mays all present voted Aye
Motion carried.

Respectfully submitted,

Mickie M. Kramp,
Planning Board, Secretary

Next Planning Board Meeting, February 25, 2025