

# TOWN OF NEWFANE PLANNING BOARD MINUTES

MARCH 24, 2026

The following members were present:

Presiding: William Clark

Harvey Johnson	Thomas Mays
Daniel Whorley	James Evarts

Excused: Peter Russell  
Eoin Walsh

Attending: Corey Weber, Town Attorney  
David Schmidt, Building Inspector

Jennifer Dee / Dream Star Stables, LLC

---

Dream Star Stables was present for a Site Plan Review of their proposal to operate a summer season carriage ride business in Olcott.. Mr. Clark explained this is not a land use application and does not require a Planning Board permit - which is authorized by the Town Board and Town Clerk - but the town ordinance requires that the Planning Board perform a Site Plan Review for commercial activities. The Planning Board will provide recommendations to the Town Clerk and Town Board who act on this type of application.

The Dee's presented their proposal to the Board to provide horse and carriage rides on East Main, Ontario and adjacent streets. Their trailers and transport vehicles would be staged outside the village center. The horses are well-tempered and calm and their sanitation will be managed. A carriage operator and attendant will be available to manage the horses and patron safety. They propose loading of carriage patrons on Main and/or Ontario Streets near the Carousel Park.

Planning Board members asked the following questions:

Insurance	Fee for rides
Spare horses	Weekend and holidays schedules
Hours of operation	Compliance with traffic laws or rules of the road

The Planning Board approved the Site Plan, with a provision that the Dee's contact the Olcott Beach Carousel Park and the Olcott Beach Community Association to coordinate their activities with other attractions and events in the community.

Mr. Clark and Town Attorney Corey Weber will share this review and recommendations with the Town Board and Town Clerk.

Other Topics Discussed:

Status and site preparations for the Nouryon and Dannebock solar projects  
Fire damage and site concerns at Gordy Harper's

A Motion to adjourn was made Dan Whorley, seconded by Thomas Mays

All present voted Aye

Motion carried

Respectfully submitted,

Mickie M. Kramp, Secretary

Next Planning Board Meeting  
April 28, 2026