

Town of Newfane Planning Board

Tentative Agenda

August 26, 2025

1. Public Hearing – Special Exception Use Permit  
Hedley Boatyard, David Hedley, 1544 Cooper St.  
Short Term Rental Establishment
2. Public Hearing -- Special Exception Use Permit  
Joshua Harkleroad, 1911 Phillips Road  
Installation of auxiliary housing on premises -- 12 foot by 30 foot  
structure/residence for mother in law residence
3. Public Hearing -- Special Exception Use Permit, Lindsey Hetrick, 2760 Brown Road  
Operation of a home based bakery business
4. Special Exception Use Permit -- Continuing Site Plan Review  
Omni Drake Settlement Solar, LLC, developer of a 5 megawatt solar energy project,  
on property owned by Patrick Dannebrock, 6260 Drake Settlement Road
5. Discussion and Site Plan Review amendments – County Cottage Development, Eric  
Percy, south side of Ridge Road east of Route 78