

TOWN OF NEWFANE PLANNING BOARD MINUTES
July 22, 2025

Presiding: William Clark

The following members were present:

Paul Conrad Thomas Mays
Eoin Walsh Peter Russell
James Evarts

Excused: Daniel Whorley

Attending: James Sansone, Town Attorney
 David Schmidt, Building Inspector
 Joshua Rogers, Consultant, Wendel Engineering

UGE Omni Newfane Drake Settlement Solar Application
Site Plan Review and Special Exception Use

Planning Board member Peter Russell recused himself as a voter on decisions related to USG Omni Drake Settlement because he owns the adjoining property and is in negotiations with USG and the property owner, Mr. Dannebrock, regarding an easement for the project.

Sydney Rosensaft and Chris Mavity of UGE, USA, LOC, 417 Fifth Avenue, Suite 9833, were present with a presentation of updates on the project.

The project size and scope remains the same as that presented at earlier meetings, as are the number and placement of the solar panels and electrical transfer units. The location, width, and base material for the access road that will accommodate construction, maintenance and emergency vehicles remains as proposed and there are no changes to landscaping and natural buffers.

The power poles and lines along the access lane leading to the National Grid lines on Transit Road will be shifted from the south side of the access lane to its north side. .

Larry Dormer, Exchange Street, Newfane, asked how far apart the power poles are placed.

Matt Russell, Hess Road, Appleton asked if the position of the power poles must comply with local setback requirements of the Towns zoning ordinance. It was noted that the power poles are a public utility managed by National Grid and are not subject to setback requirements. He also asked if the pole placements and other site work would impact local

drainage; it was noted that a drainage plan was being prepared and it must ensure that drainage and runoff do not negatively impact neighboring properties.

Joshua Rogers, Consultant, Wendel Engineering explained that Wendel Engineering will review plan revisions and final proposals submitted by UGE,USA,LOC.

Roxann Fitch, 2457 Transit Road, Newfane, asked for clarification and details about placement of the power poles near neighboring properties. Mr. Mavity reviewed the diagrams and photos showing the proposed pole locations on the north side of the adjacent access lane to Transit Road. Ms. Fitch remains opposed to placement of the poles near their properties and stated she thought the power lines should be routed north through the Dannebrock property to Drake Settlement Road.

Ms. Fitch also asked about risk of chemical contamination and possible disruption of buried hazardous materials on the proposed solar site that was formerly a landscape nursery. It was noted that the State Environmental Quality Review (SEQR) previously approved for the project did not identify the presence of hazardous materials or a contamination threat. Omni USG and Wendel Engineering reviews of the site have not identified hazardous material content or threats.

No action taken by Planning Board.

A Motion to adjourn the meeting was made by Paul Conrad, seconded by James Evert. All present voted Aye. Motion carried.

Respectfully submitted,

Mickie M. Kramp
Planning Board Secretary

Next meeting: August 26, 2025, 7:00 p.m.