

TOWN OF NEWFANE PLANNING BOARD MINUTES
NOVEMBER 25, 2025

The following members were present:

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| Presiding | William Clark |
| Paul Conrad | Peter Russell |
| Eoin Walsh | Thomas Mays |
| Daniel Whorley | |

Attending: James Sansone, Town Attorney
Andrew Reilly, Consultant, Wendel
David Schmidt, Building Inspector
Cory Weber, Incoming Town Attorney

Excused: James Evarts

Site Plan Review - Construct a residential and short term rental units at 5780 West Main Street, Olcott

Charles and Paula Dahlke were present representing the property owner, Laure Marsh. The Dahlke's explained the proposal to demolish current structures at this site and construct a building that would include a ground-floor permanent residence and three short-term rental units. The site is zoned Marine Business and the Attorney explained that the Zoning Ordinance does not permit a first floor permanent residence in the Marine Business zone. The proposal, as presented, would therefore require a hearing and approved Variance by the Zoning Board of Appeals. Chairman Clark explained that the restriction on street level permanent residences in the Marine Business zone is intended to protect and preserve the business character of the area and prioritize business uses.

A number of options and alternatives were discussed to modify the proposal so it would meet provisions of the zoning ordinance. One is to place the permanent residential unit on the second floor and the short-term rental units at street level. Consultant Andrew Reilly suggested classifying the proposal as a motel, which is a permitted use in the Marine Business zone, and it could include a ground floor office, reception area or accessory use for a caretaker or owner-occupied dwelling.

No action was taken by the Planning Board and it was recommended the developers work with the Building Inspector to consider modifications that would comply with the ordinance.

Continuing Site Plan Review/Special Exception Use
UGE Omni - Drake Settlement Solar Energy Facility (Dannebrock)

Chris Mavity, UGE/Omni and Lindsey Haubenreich, Phillips Lytle, LLP, were present with updated plans for electrical access and pole placements at the site. The routing and placement of power lines and poles to transfer solar production to existing National Grid lines along the public-right-of-way will now be routed north to Drake-Settlement Road instead of using the south property lane to Transit Road. There are no changes to the location and design of the solar panels and electrical controls, although some additional tree removal may be necessary. There were questions and discussion by Planning Board members and the public about easements, tree clearing and a public hearing.

No action was taken by the Planning Board. It was determined that the proposed revisions would be presented to the Niagara County Planning Board at their December meeting and the Newfane Planning Board would schedule a public hearing and final review of the Site Plan at its January 27 meeting.

Chairman Clark announced there is a Planning Workshop in Hartland on December 6, 2025.

A Motion to adjourn was made by Paul Conrad, seconded by Peter Russell.

Respectfully submitted:

Mickie M. Kramp, Secretary

Next meeting: January 27, 2026.