

Town of Oakfield Planning Board

Draft Meeting Minutes – October 28, 2025

Location: Town of Oakfield Community & Government Center

Time: Meeting called to order at 6:35 p.m.

Attendance

Present:

Karen Morris, Greg Houseknecht, Samantha Stefaniak, and Steve Kruppenbacher

Also Present:

Michael Dilcher and Mark Mikolajczyk

Meeting Called to Order

Chairperson **Greg Houseknecht** called the meeting to order at **6:35 p.m.**

Approval of Previous Minutes

The Planning Board reviewed the minutes from the **October 15, 2025** meeting. Approval was deferred to the next scheduled meeting to allow additional time for review.

New Business

Fox Run Landing Subdivision Proposal – Continued Discussion

The Board continued its review of the proposed **Fox Run Landing Subdivision**, a 21-lot residential development presented at the prior meeting. Discussion focused on the scale of the subdivision, infrastructure capacity, and general suitability for the area.

Key Points Discussed:

- **Lot Size and Density:**
The Board discussed whether the proposed number of homes was appropriate for the site. Lots are approximately one acre each, consistent with zoning requirements, and provide ample space for a house plus more.
- **Affordability:**
Members questioned market demand and affordability. Concerns were raised about

potential impacts if the homes do not sell promptly.

- *Mr. Dilcher* noted that he has sold a previous spec home he built and that there has been steady interest in similar properties.
- The issue was raised of property tax burdens, noting that other developments have seen residents relocate within a year due to increased assessments.

- **Best Use of Land:**

- The issue was raised that community members have questioned the number of proposed homes and how this would impact surrounding properties and the community at large.
- Also observed that the land's best uses are either agricultural or residential.
- Discussion ensued that this proposal would fit the land's best use as it would be promoting the residential use of the property.
- *Mr. Mikolajczyk* reported he will forward photographs of **flooding concerns** in the area to the Town Engineer for review.
- *Mr. Dilcher* explained that the low area behind the field remains wet due to an uncleared drainage ditch. The ditch will be cleaned and an appropriate water drainage system created as part of site preparation (as mentioned in previous meeting as well).

- **Utility Capacity:**

Mr. Mikolajczyk asked whether **National Grid** had been consulted to determine if the existing electrical transmission lines could support 21 new homes, and who would bear any required upgrade costs.

Mr. Dilcher stated that National Grid will not review the matter until the subdivision receives town approval and is formally entered into their system as a legitimate project.

- **Recreation Requirement:**

The Planning Board discussed whether the project warranted a playground or recreation area under subdivision requirements. Members agreed that the large lot sizes provided sufficient open space and that a dedicated playground was **not necessary** at this stage.

- **Environmental Assessment:**

Ms. Stefaniak asked for clarification regarding the term "**sprawl**" referenced in Part 2 of the Full Environmental Assessment Form. Members noted the form does not define the term explicitly and may require further clarification in later phases, though a subdevelopment appears to be in the best interest since it is clustered housing.

Motion

Chairperson **Greg Houseknecht** called for a motion to determine whether the proposed **Fox Run Landing Subdivision** should be advanced to the **Genesee County Planning Board** for review, as presented.

Motion:

Made by **Steve Kruppenbacher**, seconded by **Samantha Stefaniak**, to forward the Dilcher Subdivision Proposal to the Genesee County Planning Board for consideration.

Vote: Approved unanimously (4–0).

The Board noted that the **public hearing** will occur after the County's review, which is scheduled for **November 13, 2025**. Results from the County Planning Board are expected to follow prior to the public hearing.

The Board anticipates holding a Planning Board **public hearing** on **Monday, December 8, 2025**, with proper public notice to be published at least ten (10) days in advance.

The next regular Planning Board meeting is scheduled for **Tuesday, November 25, 2025**, at 6:30 p.m.

A motion to adjourn was made by **Karen Morris** and seconded by **Steve Kruppenbacher**.
Meeting adjourned at 7:26 p.m.

Respectfully submitted,
Samantha Stefaniak