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TOWN OF NEWFANE

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RESOLUTION #60-2026

RESOLUTION ISSUING A NEGATIVE DECLARATION UNDER SEQRA AND ADOPTING A LOCAL LAW REPEALING AND REPLACING CHAPTER 238 OF THE CODE OF THE TOWN OF NEWFANE, ENTITLED “TRAILERS”

WHEREAS, the Town Board caused to be prepared and introduced a proposed local law to repeal and replace Chapter 238 of the Code of the Town of Newfane, entitled “Trailers”; and

WHEREAS, said proposed local law repeals Chapter 238 in its entirety and replaces it with a chapter governing the storage of unoccupied house trailers, the permitted occupancy of house trailers upon an owner’s own property and by a gratuitous guest, the licensing and regulation of house trailer camps, inspection, revocation of licenses, and penalties; and

WHEREAS, by Resolution No. 51-2026, the Town Board scheduled a public hearing on the proposed local law for August 13, 2026, at 5:45 p.m., and directed that notice be published as required by law; and

WHEREAS, a Notice of Public Hearing upon said proposed local law was published in the official newspaper of the Town of Newfane not less than five days prior to the date of the hearing, and a copy of said proposed local law was placed on file with the Town Clerk and was available for public inspection during regular business hours; and

WHEREAS, a public hearing upon said proposed local law was duly held before this Town Board on August 13, 2026, at 5:45 p.m. at the Town Hall, 2737 Main Street, Newfane, New York, at which all persons desiring to be heard were afforded an opportunity to be heard, and said hearing was thereafter closed; and

WHEREAS, no substantive amendment has been made to said proposed local law subsequent to the close of the public hearing thereon; and

WHEREAS, said proposed local law, in its final form, has been upon the desks of each member of this Town Board for the period required by Municipal Home Rule Law § 20(4); and

WHEREAS, the Town Board is the only agency with authority to approve the proposed local law and is therefore the lead agency for purposes of considering the action under the State Environmental Quality Review Act (“SEQRA”) and its implementing regulations, 6 NYCRR Part 617; and

WHEREAS, the Town Board has determined that the adoption of the proposed local law is classified as an Unlisted Action under 6 NYCRR Part 617; and

WHEREAS, a Short Environmental Assessment Form has been prepared with respect to said proposed local law pursuant to the direction of this Town Board contained in Resolution No. 51-2026, and this Town Board has reviewed the same together with the comment received at the public hearing; and

WHEREAS, the Town Board has considered the action and the criteria for determining significance set forth in 6 NYCRR section 617.7(c), and has determined the adoption of the proposed local law will not result in any significant adverse environmental impacts; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Newfane hereby declares itself lead agency for purposes of review of said proposed local law under SEQRA, and hereby classifies the adoption thereof as an Unlisted action; and

BE IT FURTHER RESOLVED, that based upon the Short EAF and the entire record before it, the Town Board hereby determines that the action will not have a significant adverse impact on the environment and adopts a Negative Declaration for the following reasons:

1. The proposed local law regulates the condition, storage, and occupancy of movable house trailers already present or hereafter brought upon premises.
2. The extension of permitted occupancy upon an owner’s own property from 30 days to 120 days in a calendar year involves no physical alteration of land and is conditioned upon the maintenance of sanitary conditions, including sewer connections, at all times, and upon registration with the Town. The proposed local law therefore presents no potential for the discharge of sewage or wastewater to the ground or to any watercourse.
3. House trailer camps remain subject to licensing, to site plan submission, and to the requirement that camps not connected to existing sanitary sewer systems and water supplies provide adequate water service, adequate sewers, and a sewage disposal system constructed in accordance with the Sanitary Code established by the Public Health Council of the State of New York.
4. To the extent the proposed local law has any effect upon the environment, that effect is beneficial, consisting of the abatement of trailers maintained in a state of disrepair,

of conditions attracting rodents or other pests, and of unsafe or unsanitary conditions upon the premises and upon adjacent properties.

- 4. The chapter makes no change in the use or intensity of use of any land, provides expressly that its requirements are in addition to the Zoning Ordinance.
- 5. The proposed local law affects no critical environmental area, no property listed on or eligible for listing on the State or National Register of Historic Places, no archaeologically sensitive area, no threatened or endangered species or its habitat, and no wetland, watercourse, or waterbody.

BE IT FURTHER RESOLVED, that the Town Board hereby adopts and enacts the proposed local law to repeal and replace Chapter 238 of the Code of the Town of Newfane, entitled “Trailers”; and

BE IT FURTHER RESOLVED, that the Town Clerk is hereby authorized and directed to assign the local law its appropriate consecutive number; file a certified copy of said local law, together with the required Local Law Filing form, with the New York State Secretary of State within 20 days after final adoption in accordance with Municipal Home Rule Law § 27; transmit a copy of said local law to the Town’s code publisher for codification in the Code of the Town of Newfane; and take such further action as may be necessary or appropriate to effectuate this resolution; and

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately, and the local law shall take effect upon filing with the New York State Secretary of State as provided in the local law and by Municipal Home Rule Law § 27.

By Order of the Town Board
Town of Newfane, Niagara County, New York
Adopted this ____ day of _____, 2026

Town Board Member	Vote	
_____ Supervisor John Syracuse	☐ Aye	☐ Nay
_____ Councilman Paul Conrad	☐ Aye	☐ Nay

Councilman Robert Horanburg

☐ Aye

☐ Nay

Councilwoman Jessica Reinhardt

☐ Aye

☐ Nay

Councilman Peter Robinson

☐ Aye

☐ Nay