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716-778-6052

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## TOWN OF NEWFANE

2737 Main Street  
Newfane, New York 14108  
FAX 716-638-4261

JUSTICE COURT  
2896 Transit Road  
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14108

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HIGHWAY  
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6176 McKee Street  
Newfane, New York  
14108

TDD 1-800-662-1220

**February 12, 2026**

### **TOWN BOARD WORK SESSION**

The Town Board of the Town of Newfane, Niagara County, New York, met at the Town Hall, 2737 Main Street, Newfane, New York on February 12, 2026.

The following Board Members were present:

Supervisor: John Syracuse  
Councilwoman: Jessica Reinhardt  
Councilman: Peter Robinson  
Councilman: Robert Horanburg  
Absent: Councilman Paul Conrad

Others present: David Schmidt, Building Inspector/Code Enforcement Officer, Mary Zeller, Confidential Secretary and 2 residents.

#### CALL TO ORDER

The Supervisor called the meeting to order at 6:03 p.m.

#### THANK YOU HIGHWAY TEAM

The Supervisor read a communication received from Sherry LaJoie as follows: I just wanted to reach out hoping that you could share a message for the highway team. I just wanted to share how impressed I have been this year with all of their hard work on clearing the roads. I know that they may hear more complaints than compliments so I just wanted them to know. I drive 45 mins to work and I can see the difference in our roads. I brag about how much snow we don't get up North until this year. With all of the snow we have had, the roads are dry the next day. Steve and I enjoy walking at night and the sidewalks are clear too. Just wanted to give a shout out. I know they have worked long hours lately. Thank you!! Sherry and Steve LaJoie

The Supervisor stated that it is always an encouragement to hear about all the good things we try to do and it is appreciated.

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**TOWN BOARD WORK SESSION cont.**

SUPERVISOR/MILLER HOSE/ADD AUSTIN THOMAS TO ACTIVE ROSTER

The Supervisor read a letter from Miller Hose Company, Inc. requesting Austin Thomas be added to the Active Roster List and offered a MOTION to do so. Moved by Councilwoman Reinhardt, second by Councilman Horanburg on the question. Hearing no questions, all were in favor, no one was opposed.

All present voted Aye

Motion Carried

SUPERVISOR/SIGN UPDATE OF TOWN-WIDE GIS CONTRACT

The Supervisor entertained a MOTION to allow him to sign the update to the Contract for our Town-Wide GIS service. Moved by Councilman Horanburg, second by Councilwoman Reinhardt on the question. Hearing no questions, all were in favor, no one was opposed.

All present voted Aye

Motion Carried

SUPERVISOR/SIGN CUSTOMER SERVICE AGREEMENT WITH UNIFIRST CORP.

The Supervisor advised that this company has been providing services for our Highway Department, cleaning our rugs, rags, selling uniforms, etc. They did come in with the lowest bid, and he is entertaining a MOTION to sign the Agreement as we have been satisfied with them so far. Moved by Councilwoman Reinhardt, second by Councilman Horanburg on the question.

Hearing no questions, all were in favor, no one was opposed.

All present voted Aye

Motion Carried

SUPERVISOR/IN HOUSE ACCOUNTING SYSTEM

The Supervisor took some time to explain to the new Council Members how the program we use works and helps us to keep up to date on how we are doing staying in line with our Budget. He encouraged them to speak with our IT person to get access to that program. There is a bit of a lag depending on the posting of revenue and expenditures; however, it does provide a pretty good general idea of where we are at and how we are doing compared to our Budget. The Supervisor offered the Councilmembers to feel free to ask questions anytime if they need help, have questions or need assistance in navigating through the program.

SUPERVISOR/RESOLUTION 3-2026/AMENDMENT TO LEASE OF REAL PROPERTY

The Supervisor introduced Resolution 3-2026 as follows: WHEREAS, the Town of Newfane (the "Town") is the tenant under certain written lease with Eugene Mazzola dated December 28, 2006 (the "Lease") covering real property described in the lease as "real property on file at the Niagara County Tax Office designated by the following Tax I.D. Numbers 5.83-1-24; 5.83-1-29; 5.83-1-29.2; 5.83-1-21.1; 5.83-1-21.2; excepting therefrom a 25 x 61 foot parcel in the northeast corner of parcel 5.83-1-29.1 and a (2) story wood frame building known as 5966 Ontario Street, being a part of parcel #5.83-1-29.2, all as shown on a Tax Map on file in the Niagara County Real Property Tax Office" (the "Leased Premises"); and WHEREAS, the Lease covers the entirety of the parcel described therein and remains in full force and effect; WHEREAS, the Lease contains restrictions on assignment or transfer by the Lessor without the consent of the Town; WHEREAS, the Town has been advised that the current

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TOWN BOARD WORK SESSION cont.

owner of the Leased Premises is contemplating a conveyance of its fee interest in the Leased Premises to Daniel Dy, or such entity as Daniel Dy may designate (the “Proposed Purchaser”); and **WHEREAS**, the Town desires to consent to such conveyance, provided that the Lease continues in full force and effect following the transfer and remains binding upon the Proposed Purchaser as successor lessor; **NOW, THEREFORE, BE IT RESOLVED**, that the Town hereby consents, in principle, to the conveyance of the fee interest in the Leased Premises to the Proposed Purchaser, provided that the conveyance includes the entire Leased Premises and that the Lease remains in full force and effect following such conveyance; and **BE IT FURTHER RESOLVED**, that the Town hereby approves a limited amendment to the Lease as may be necessary in connection with such conveyance, solely for the purpose of: (a) permitting the conveyance of the Lessor’s fee interest notwithstanding the assignment restrictions in the Lease; (b) confirming the identity and name of the successor lessor following the conveyance; (c) updating notice and contact information to reflect the successor lessor; and (d) making such other ministerial or conforming changes as are reasonably necessary to give effect to the foregoing provided, however, that no economic terms, Lease term, use provisions, or other substantive rights or obligations of the Town shall be modified; and **BE IT FURTHER RESOLVED**, that the Town Supervisor is hereby authorized and directed to negotiate, execute, and deliver, on behalf of the Town, a Lease Amendment or Consent and Amendment to Lease consistent with the limitations set forth herein, together with any related documents reasonably necessary to effectuate this Resolution; and **BE IT FURTHER RESOLVED**, that except as expressly authorized herein, all rights of the Town under the Lease are hereby ratified and reserved, and nothing in this Resolution shall be deemed to approve any amendment or modification beyond the limited scope described above. The Supervisor entertained a **MOTION** to approve the Resolution. Moved by Councilman Horanburg, second by Councilwoman Reinhardt on the question. Hearing no questions, the Supervisor requested a roll call vote:

Supervisor Syracuse:	Aye
Councilwoman Reinhardt:	Aye
Councilman Robinson:	Aye
Councilman Horanburg:	Aye
Councilman Conrad:	Absent

Motion Carried

SUPERVISOR/RESOLUTION 4-2026 IN SUPPORT OF GREENWAY GRANT APPLICATION

The Supervisor entertained Resolution 4-2026 as follows: **WHEREAS**, the Town of Newfane recognizes the historical, cultural, and educational value of the Town of Newfane Historical Society and its contributions to preserving and promoting the history of the Town of Newfane; and **WHEREAS**, the Town of Newfane desires to support efforts that enhance historic preservation, community revitalization, and public access to historical resources; and **WHEREAS**, J. O’Connell and Associates serve as the Town’s Grant Writer and has the expertise to prepare and submit grant applications on behalf of the Town and affiliated organizations; and **WHEREAS**, J. O’Connell and Associates and the Town Board of the Town of Newfane propose to apply for a Greenway Grant on behalf of the Town of Newfane Historical Society for the purpose of constructing a Comfort Station and Marketing Kiosk on the Historical Society’s West Creek Road property, a project that aligns with the goals and objectives of the Town of Newfane; and **WHEREAS**, certain Greenway Grant programs require a local match as a condition of funding; and **WHEREAS**, the Town of Newfane is willing to demonstrate its support for the proposed project by

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**TOWN BOARD WORK SESSION cont.**

committing matching funds, contingent upon the award of the grant; NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Newfane hereby supports and authorizes J. O'Connell and Associates, as the Town's Grant Writer, to prepare and submit a Greenway Grant application on behalf of the Town of Newfane Historical Society; and BE IT FURTHER RESOLVED, that in the event the Greenway Grant is awarded, the Town of Newfane agrees to commit matching funds for the project in an amount not to exceed Sixty Thousand Dollars (\$60,000), subject to final review, availability of funds, and approval by the Town Board; and BE IT FURTHER RESOLVED, that this commitment of matching funds shall be contingent upon the acceptance of the grant award and the execution of any required agreements in a form acceptable to the Town of Newfane; and BE IT FURTHER RESOLVED, that the Town Supervisor is hereby authorized to execute any and all documents necessary to carry out the intent of this resolution. The Supervisor entertained a MOTION to approve the Resolution. Moved by Councilman Horanburg, second by Councilman Robinson on the question. Hearing no questions, the Supervisor requested a roll call vote:

Supervisor Syracuse:	Aye
Councilwoman Reinhardt:	Aye
Councilman Robinson:	Aye
Councilman Horanburg:	Aye
Councilman Conrad:	Absent

Motion Carried

SUPERVISOR/RESOLUTION 5-2026 AUTHORIZING SUBMISSION OF A DEC ZERO-EMISSION VEHICLE (ZEV) GRANT APPLICATION FOR ELECTRIC VEHICLE CHARGING STATIONS AT TOWN HALL

The Supervisor introduced Resolution 5-2026 as follows: WHEREAS, the Town of Newfane recognizes the increasing need for electric vehicle (EV) infrastructure to support residents, employees, and visitors as electric vehicle ownership continues to grow; and WHEREAS, the Town currently does not provide publicly accessible electric vehicle charging stations at Town Hall and seeks to establish this amenity for the benefit of the community; and WHEREAS, the installation of electric vehicle charging stations will advance the Town's sustainability goals and support its ongoing pursuit of Climate Smart Communities certification, strengthening the Town's competitiveness for future state and federal grant opportunities; and WHEREAS, the New York State Department of Environmental Conservation (DEC) offers funding through the Zero-Emission Vehicle (ZEV) Grant Program to assist municipalities with the installation of electric vehicle charging infrastructure; and WHEREAS, the Town has received a Scope of Work from PPR Energy Solutions for the installation of two (2) electric vehicle charging stations, providing a total of four (4) charging ports, to be located in the south lot of Town Hall; and WHEREAS, the total project cost is estimated at Forty-One Thousand Three Hundred Forty-Three Dollars (\$41,343.00); and WHEREAS, National Grid rebates are anticipated in the amount of Twenty-Three Thousand Dollars (\$23,000.00), reducing the remaining project balance to Eighteen Thousand One Hundred Forty-Three Dollars (\$18,143.00); and WHEREAS, the Town intends to seek DEC ZEV Grant funding in the amount of \$18,143.00 to cover the remaining project balance, with no local match anticipated and no net cost expected to the Town if funding is awarded; NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Newfane hereby authorizes J. O'Connell and Associates to prepare and submit a DEC Zero-Emission Vehicle (ZEV) Grant application on behalf of the Town for the installation of two (2) electric vehicle charging stations (four total charging ports) in the south lot of Town Hall; and BE IT FURTHER

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TOWN BOARD WORK SESSION cont.

RESOLVED, that the Town Board authorizes the Town Supervisor to execute any and all documents necessary to apply for, accept, and administer grant funding and associated rebates for this project; and BE IT FURTHER RESOLVED, that upon award of grant funding and receipt of anticipated utility rebates, the project is expected to result in no net cost to the Town of Newfane, and the Town commits to operating and maintaining the charging stations in accordance with program requirements. The Supervisor entertained a MOTION to approve the Resolution. Moved by Councilwoman Reinhardt, second by Councilman Robinson on the question. Hearing no questions, the Supervisor requested a roll call vote:

Supervisor Syracuse: Aye  
Councilwoman Reinhardt: Aye  
Councilman Robinson: Aye  
Councilman Horanburg: Aye  
Councilman Conrad: Absent

Motion Carried

The Supervisor asked if there were any further topics that they would like to discuss. Councilman Horanburg wished to address the condition of our building on McKee Street; the highway garage, water office, highway office and Justice Court. That building is in terrible shape. The roof leaks, the breakroom looks like it's going to fall apart, the siding is falling off, windows need to be replaced, etc. That facility was built many years ago when machinery was smaller. They are packing in their equipment as best they can and it just isn't working. Councilman Robinson agreed advising that he walked through the building as well and the infrastructure is absolutely in need of upgrading. The windows, carpeting, siding, surveillance cameras, bathrooms, pretty much everything needs attention. The Supervisor was in agreement. He advised that some of the capital projects that we have been working on for a long time are coming to an end. We can start evaluating options, put plans and options together, prioritize what the needs are, start looking at our inventory and see what we can dispose of. Perhaps begin putting a punch list together to see what we can start working with on immediate needs and see what kind of grants are out there. The Supervisor suggested we get our Engineer, Brian Sibiga, in for the next work session, have him do an evaluation, get his recommendations, and talk about what we can do to get off to a good start on that building. We can then get our Grant Writer to start looking at grants to see what we can apply for. All agreed this was a very good discussion and are happy with the plan moving forward.

ADJOURN

The Supervisor asked if there was anything anyone wanted to further discuss. All were good; the Supervisor entertained a MOTION to adjourn the Work Session Meeting. Moved by Councilwoman Reinhardt, second by Councilman Robinson on the question. Hearing no questions, all were in favor, no one was opposed.

All present voted Aye

Motion Carried

Meeting adjourned at 7:09 p.m.

Donna M. Lakes  
Town Clerk