

JULY 22, 2026

PUBLIC HEARING

The Town Board of the Town of Newfane, Niagara County, New York, met at the Town Hall, 2737 Main Street, Newfane, New York, on July 22, 2026.

The following Board Members were present:

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

Others present: Cory Weber, Attorney for the Town, David Schmidt, Building Inspector/Code Enforcement Officer, Nick Irr, Chief Wastewater Plant Operator, JoAnn Harig, Assessor, Kenneth Nerber, Assistant Dog Control Officer, Nick Glosser, Facilities Director, Gina Redden, Tourism Committee Chairwoman, Mary Zeller, Confidential Secretary to the Supervisor, and 11 residents.

The Supervisor opened the Public Hearing at 6:48 p.m. He acknowledged to the Board that the Town Clerk has provided them with the Affidavit of Publication from the Union Sun & Journal along with the Publication that appeared in the newspaper on July 7, 2026. He welcomed everyone and announced that the purpose of the Public Hearing is in relation to the increase and improvement of facilities of the Town of Newfane Consolidated Water District, consisting of (i) the replacement of approximately 2,600 linear feet of waterline along West Lake Road, including installation of new fire hydrants and transfer of existing services, and (ii) the installation of approximately 700 linear feet of high-density polyethylene (HDPE) lining inside the existing waterline along Ewings Road, including new isolation valves; all of the foregoing to include engineering and other ancillary or related work in connection therewith; at the aggregate estimated maximum cost of \$1,400,000, including preliminary costs and costs incidental thereto.

The Supervisor opened the floor and invited anyone wishing to speak to come forward to the lectern. He ask that you please simply state your name and address for the record. No one came forward. The Supervisor again asked if anyone was wishing to speak regarding the proposed Resolution and Local Law. Larry Dormer, Exchange Street, asked where is District 1 located in the Town of Newfane? The Supervisor responded it is the entire Town Sewer District. The Supervisor asked again for one last time if anyone else would like to speak. There was no one.

The Supervisor Closed the Public Hearing at 6:50 P.M.

Respectfully submitted,

Donna M. Lakes
Town Clerk

JULY 22, 2026

REGULAR BOARD MEETING

The Town Board of the Town of Newfane, Niagara County, New York, met at the Town Hall, 2737 Main Street, Newfane, New York, on July 22, 2026.

The following Board Members were present:

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

Others present: Cory Weber, Attorney for the Town, David Schmidt, Building Inspector/Code Enforcement Officer, Nick Irr, Chief Wastewater Plant Operator, JoAnn Harig, Assessor, Kenneth Nerber, Assistant Dog Control Officer, Nick Glosser, Facilities Director, Gina Redden, Tourism Committee Chairwoman, Mary Zeller, Confidential Secretary to the Supervisor, and 11 residents.

PRAYER & PLEDGE

The Supervisor called the meeting to order at 7:00 p.m. A prayer was read by the Town Clerk and the Pledge to the flag was given. The Supervisor introduced a young man named Luke Fisher to the audience and advised that he and the Town Board would like to honor Luke for having been named the 2026 Student of the Year Lutheran Junior Honor Association out of Holy Ghost in Niagara Falls. An astute honor that he should be very proud to have received. We are excited to have this young man moving up in our community. He will be a freshman in the Newfane Central High School this upcoming year, and I am sure the district is looking forward to having him. The Supervisor called Luke and his family to come forward so the Board could present Luke with a Recognition Award. Luke and his family were very appreciative.

APPROVE PREVIOUS MINUTES

The Town Clerk requested the Town Board to consider the approval of the May 27, 2026, Town Board Meeting Minutes. The Supervisor asked for a MOTION to approve the Minutes. Moved by Councilman Horanburg, second by Councilman Conrad on the question. Hearing no questions, all were in favor, no one was opposed.

All present voted Aye.

Motion Carried

The Town Clerk requested the Town Board to consider the approval of the June 11, 2026, Town Board Work Session Minutes, as well as the June 24, 2026, Town Board Meeting Minutes. The Supervisor asked for a MOTION to approve the Minutes. Moved by Councilman Robinson, second by Councilman Conrad on the question. Hearing no questions, all were in favor, no one was opposed.

All present voted Aye.

Motion Carried

FILED WITH THE TOWN CLERK

- OBCA JUNE 16, 2026 MEETING MINUTES
- TOURISM BOARD MEETING MINUTES OF JULY 7, 2026
- TOWN CLERK'S REPORT TO THE SUPERVISOR FOR JUNE 2026
- AUDITOR'S REPORT OF FINANCIAL STATEMENTS FOR CALENDAR YEAR 2025 CAN BE REVIEWED BY CONTACTING THE TOWN CLERK

COMMUNICATIONS AND PETITIONS

TOWN/ASSESSOR/REQUEST TO ATTEND NYS FARM APPRAISAL TRAINING

The Town Clerk read a letter of request from Assessor JoAnn Harig as follows: To the Honorable Town Board of Newfane and Supervisor Syracuse. I am respectfully requesting the approval to attend the New York State Farm Appraisal training, September 14- September 18, 2026 in Auburn NY. This is the last state required training that all Assessors must take to receive the New York State's Assessment Certification. Thank you in advance for your consideration with this matter. Sincerely, JoAnn Harig, Assessor. The Supervisor entertained a MOTION to approve the request. Motion moved by Councilman Horanburg, second by Councilman Robinson on the question. Hearing no questions, all were in favor, no one was opposed.

All present voted Aye.

Motion Carried

TOWN/SUPERVISOR/MILLER HOSE FIRE COMPANY/ADD HANDRICH TO ROSTER

The Town Clerk read a letter to the Town Board from Miller Hose Company, Inc. requesting that Dan Handrich be approved and added as an active member to their company. The Supervisor entertained a MOTION to approve the request. Motion moved by Councilman Conrad, second by Councilman Robinson on the question. Hearing no questions, all were in favor, no one was opposed.

All present voted Aye.

Motion Carried

REPORTS OF COMMITTEES AND DEPARTMENT HEADS

Chief Wastewater Treatment Plant Operator, Nick Irr, advised that the plant is running well. The general contractor for the project is still waiting on parts before they assemble, and the electrical contractor is testing the program and working thru the bugs. Compost is available and we had a contractor scheduled to come next week to pick up a larger amount of compost. JoAnn Harig, Assessor, NYS Sent out the Star Final Roll Corrections Report and our Star Exemptions for the September 2026 school bill is updated. Niagara County had requested a copy of our database back up of the 2027 and 2026 years for the school tax bills, she will be running that report up on Friday. We are still updating pictures on the North side of town. Next week she will be taking pictures on Lockport-Olcott Rd from 18 to Wilson-Burt. Ken Nerber, Assistant Dog Control Officer/Constable reported that the Constables provided security for the Fireworks Display/Celebration in Olcott as well as providing security for the Pirate's Festival. We had a dog incident with a resident walking their dog in the Mobile Home Park in Wright's Corners where another dog got under a fence. The dogs were able to be separated with no serious injuries. The matter is now with the Court.

Interagency Assistance – we are receiving a key from the Niagara County SPCA for after hours access so any dogs found at large can be taken directly to their facility. The Constables continue to receive calls regarding deer, cats, coyotes, etc., and we advise we are not animal control and that we only handle situations with dogs. Any complaints on parking, ATV's, off road vehicles, operating either in the park or on the roadways must go through the Sheriff's Department or through the Supervisor's Office. The Constables have been maintaining part time hours at the Town Hall to assist our residents with any dog related issues. Code Enforcement Officer/Building Inspector, David Schmidt, advised the Board that for the month of July he issued 15 building permits which total 127 permits issued so far this year. This is 40 more than last year at this time. Last month we did not have any Planning Board Applications or Zoning Board Applications. He was called out once for a commercial building that was full of smoke. He shut it down for a couple hours, it was clear, and allowed them to re-open. Nick Glosser, Facilities Director, advised that July was a pretty good month with boat traffic and we were very busy for the fireworks celebration, there were a lot of people down there. The Kids Derby went well; there were 155 participants. New launch ramps are being put in and new sheds will be coming in soon. Overall, everything seems to be moving along pretty good. Gina Redden, Tourism Chair, reported that the Tourism activity remained exceptionally strong throughout July and continues to build on the momentum established earlier in the season. In addition to our regular weekly programming - including Friday evening live music and wine tastings, Saturday Car Shows, and the Sunday Gazebo Concert Series - we welcomed thousands of visitors to a diverse calendar of special events, new attractions, and enhanced visitor experiences. **Event Highlights** The July 4th holiday weekend was one of our busiest of the season and included: July 3rd Fireworks, July 4th Patriots' Parade, Free patriotic parfaits at the Carousel Park (thank you Milk for Health!), Three consecutive days of Gazebo concerts (July 3–5), Extended Beach hours with fireworks viewing from the shoreline and Extended operating hours by many businesses and attractions, including Lakeview Village Shoppes, the Carousel Park, Brownie's and Bye's. Additional July highlights included: Pirates Festival, The first Outdoor Movie Night of the season at the Carousel Park, Christmas in July Weekend, which proved extremely popular, Janice Spagnola's Balloon Stage Show and performances by the Omnipresent National Puppet Theater, Three special event days at the Carousel Park hosted by Milk for Health and the Dairy Farmers Association, Old Olcott Days, National Band Organ Rally, Van Horn Mansion Parlor Presentations, "Olcott During the Gilded Age" at Goody's at the Beach, Carriage rides provided by Dream Star Stables, Slow Spokes cycling group adding Olcott as a regular destination and Open Air Bike Night. Visitors also benefited from several infrastructure and amenity improvements. Opening the full length of the beach frontage and adding sandboxes significantly enhanced the waterfront experience. **Thank you to the Highway Department, Water Department and Pete Robinson for helping make these improvements possible.** The misting tent at Lakeview Village Shoppes was also well received during the recent heat wave – thank you to the shop keepers for funding and installing it! The Mermaid Festival introduced live children's entertainment this year, and the

opening of the Olcott Tavern & Steak House helped strengthen our restaurant offerings after the community lost both Northern Pier and Covey's Cove over the winter. **Feedback from Tourism-Facing Businesses:** Business owners continue to report a very successful season with strong visitor traffic, excellent customer feedback, and continued growth in tourism. **Carousel Park:** The Carousel Park reports another exceptionally busy season. **Three travel blogs have featured the park this year (that we are aware of), and Discover Niagara highlighted it in a weekend travel promotion.** July 3rd, the Mermaid Parade and Pirates Festival were the busiest days of the season. **Bye's:** Following the loss of the historic custom popcorn popper in a fire, Bye's successfully transitioned to a faster production system that had previously been used only during peak periods. Combined with additional staffing, these improvements have significantly reduced customer wait times while maintaining the same high customer volume. New management continues to embrace the challenge, and July 3rd was the busiest day of the season so far. **Brownie's:** Brownie's again reported **July 3rd as its busiest day of the year**, serving a steady flow of both residents and visitors throughout the holiday weekend. Visitors came from across Western New York, Pennsylvania, Ohio and Ontario, while many local families continue to make Olcott part of their annual July 4th tradition. Staff consistently heard positive comments about the shops, waterfront and the beauty of the community. **Extended hours until 11:00 p.m. on July 3rd were very successful, and new evening hours on Tuesdays and Thursdays during soccer season have also been well received.** Brownie's plans to continue adjusting operating hours around major community events. **The Boho Siren:** The Mermaid Festival was the largest and most successful to date. Visitors from around the world continue to compliment the welcoming and inclusive atmosphere of the boardwalk. The misting tent proved extremely popular, although the temporary structure is not well suited to lakefront winds. The business is evaluating a more permanent, wind-resistant solution, such as a pergola constructed from upcycled canoes near the existing water connection. **Dragonfly Espresso-O:** Dragonfly reports total sales are **30% higher than 2025**, while July 4th weekend sales doubled compared to last year. Morning business remains particularly strong, with visitors arriving from Canada, Europe, the Middle East, many southern and Midwestern states, as well as increasing numbers of first-time visitors from throughout Western New York. Comments received consistently describe Olcott as *extremely clean, friendly, welcoming, and "a little gem in our own backyard."* **Gift Box:** The Gift Box experienced **heavy traffic throughout July 3rd, with many first-time visitors** asking about fireworks viewing locations. Although rain slowed activity somewhat on July 4th, participation in the Patriots' Parade, concert attendance and shopping remained strong. *One recurring concern continues to be restroom capacity during major events. The existing boardwalk facilities are often overwhelmed on busy weekends, and many visitors are unaware of the additional facilities on Ontario Street. A permanent restroom facility near the Gazebo would be the ideal long-term solution. Until then, additional portable restrooms—similar to those provided during the Jazz Trail—could help alleviate congestion during peak weekends.* **Chenez Popcorn:** Sales are **11% above last year**, driven by both increased transaction volume and higher average purchases, indicating that visitors are not only coming to Olcott, but spending more while they are here. July 3rd was the strongest sales day since opening on the boardwalk, with business increasing dramatically after 5:00 p.m. Customers have traveled from throughout the United States and internationally, including California and Africa, with many weekend visitors from the Rochester area. The business reports hearing no complaints from tourists. The most common question remains, *"Where can we get something to eat?"* Visitors continue to compliment the boardwalk, describing it as charming, walkable and one of their favorite places to enjoy Lake Ontario. **Olcott Rentals:** Olcott Rentals reports **operating at full capacity throughout the year**, prioritizing repeat customers while reserving long-term rentals for the off-season. Several exterior improvement projects are underway, including renovations to the office, Harbor property and the Castle. **Vacation Rentals, General:** Overall vacation property **occupancy YTD** remains approximately **97%**, well above both regional and state averages. *Because of the temporary influx of out-of-state tradespeople associated with the Data Center project, many returning visitors have experienced difficulty finding lodging during festival weekends and fishing season. We have been helping visitors locate available accommodations while emphasizing that this is expected to be a temporary situation.* **Tourism Metrics** Marketing performance continues to show measurable growth. Printed Visitors' Guide distribution during June and July is approximately **20% ahead of 2025**, while online guide views have increased **25%**. The online event calendar has generated **21,000 unique visitors** this year, a **6% increase** over 2025. Monthly views include: **July: 6,500, June: 5,000, May: 4,800 (50% increase over 2025), April: 1,600 (40% decrease**, likely reflecting later vacation planning) Our social media platforms also continue to grow. The Marina Harbor Cam averages **3,850 monthly views**, with an average viewing time of **19 minutes**. Approximately **60% of viewers are unique visitors**, most currently originating from Niagara County, suggesting additional growth potential as

awareness increases. The channel now has **200 subscribers. 2027 Marketing Underway.** Planning for the 2027 Visitors' Guide begins in August with advertisement sales. Advertising fully funds the production and professional distribution of **30,000 full-color Visitors' Guides**, making this one of the Board's highest annual priorities. Distribution is accomplished through two professional distribution companies covering three routes extending throughout Western New York, the Southern Tier, Central New York and along the Thruway corridor to the Pennsylvania border. Advertising rates remain: Quarter Page — \$300, Half Page — \$400, Full Page — \$600. As always, **all free public events are included in both the printed and online event calendars, regardless of advertising purchases, and every tourism-facing business is listed on our website whether or not they advertise.**

NEW BUSINESS

TOWN/SUPERVISOR/RESOLUTION #44-2026 SUPPORT THE NEW YORK ASSOCIATION OF TOWNS BILL OF RIGHTS

The Supervisor brought forward RESOLUTION #44 -2026 OF THE TOWN BOARD, TOWN OF NEWFANE, NY, A RESOLUTION IN SUPPORT OF THE NEW YORK ASSOCIATION OF TOWNS BILL OF RIGHTS as follows: WHEREAS, town government provides services essential to the vitality of New York State, including but not limited to maintaining and repairing roads, protecting neighborhoods and businesses, guiding economic development, and serving as the first line of defense, communication, and safety for residents every day of the year; and WHEREAS, the 933 towns of New York State are home to more than 9.1 million New Yorkers and are diverse in population, geography, and demographics, such that decisions affecting daily life are best made at the local level by the government that best understands each community's character, challenges, and needs; and WHEREAS, the towns of New York are partners in shaping the State's future and a true partnership between the State and its local governments will propel the New York State forward to the benefit of all New Yorkers; and WHEREAS, the New York Association of Towns has adopted a *Bill of Rights* articulating the core principles that should govern the relationship between the State and its towns; and WHEREAS, the Town of Newfane shares and affirms those principles, namely: 1. Protection and defense of municipal home rule recognizing that towns, as the level of government closest to the people are best positioned to balance competing interests and make decisions that shape daily life; 2. Local control of land use and zoning, free from statewide zoning rules that override the voice of resident taxpayers and the officials they elect; 3. Freedom from unfunded mandates, so that local taxpayers are not made to bear the cost of orders imposed by State and federal authorities without the resources to carry them out; 4. Modernized transparency, accessibility, and engagement, including reform of outdated public-notice requirements that consume scarce municipal dollars on print notices often missed by the public; and 4. A meaningful voice in State decisions affecting the hometowns that towns govern, so that town government is treated as a true partner rather than an afterthought or a hurdle to clear: NOW, THEREFORE BE IT RESOLVED, that the Town Board of the Town of Newfane, hereby endorses and adopts the New York Association of Towns Bill of Rights and affirms its commitment to the principles set forth therein; and be it further RESOLVED, that the Town Board calls upon the Governor and the New York State Legislature to respect and uphold these principles in the enactment of legislation and the administration of State programs affecting towns; and be it further RESOLVED, that the Town Clerk is hereby directed to transmit certified copies of this resolution to the Governor of the State of New York, the Temporary President of the Senate, the Speaker of the Assembly, the State Senator(s) and Member(s) of the Assembly representing the Town of Newfane, and the New York Association of Towns. The Supervisor entertained a MOTION to approve the Resolution. Moved by Councilman Conrad, second by Councilman Horanburg. The Supervisor stated the importance of supporting this Resolution for local government and home rule and read a letter that was left in the Time Capsule by Supervisor, John McNally, in the year 1976 addressed to the current Supervisor. One of the wishes included in his letter was "It is my hope that the town will prosper and retain its old fashioned values of morality, fair play, and especially, the survival of local government and home rule". The Supervisor told the Board he is happy to see that with all the dramatic changes in government we have continued to implement the protection and defense of municipal home rule. The Supervisor requested a MOTION to approve the Resolution. Moved by Councilman Conrad, second by Councilman Horanburg on the question, Hearing no questions, all were in favor, no one was opposed.

Motion Carried

TOWN/SUPERVISOR/RESOLUTION #45-2026 ABOLISH THE POSITION OF TYPIST AND CREATE SENIOR ACCOUNT CLERK POSITION

The Supervisor brought forth RESOLUTION #45 -2026 OF THE TOWN BOARD, TOWN OF NEWFANE, COUNTY OF NIAGARA, NY, A RESOLUTION ABOLISHING THE POSITION OF TYPIST AND CREATING THE POSITION OF SENIOR ACCOUNT CLERK as follows: WHEREAS, the Town Board of the Town of Newfane is responsible for establishing positions necessary for the efficient administration of Town government; and WHEREAS, the Town Board has conducted a review of the current duties and responsibilities assigned to the position presently identified as Typist within the Town's Administrative Office; and WHEREAS, that review has determined that the duties performed have evolved significantly over time and no longer reflect the responsibilities traditionally associated with the Civil Service title of Typist; and WHEREAS, the position presently performs extensive payroll administration, accounting support, financial recordkeeping, reconciliation of financial records, maintenance of payroll and personnel records, preparation of reports, coordination with benefit providers and governmental agencies, and other detailed fiscal and administrative responsibilities requiring a substantially higher level of accounting knowledge, judgment, and responsibility; and WHEREAS, the Town Board has determined that the Civil Service title of Senior Account Clerk more accurately reflects the current duties, responsibilities, and qualifications required to perform this work; and WHEREAS, the Town Board finds that abolishing the Typist position and establishing a Senior Account Clerk position will better serve the operational and administrative needs of the Town while ensuring that the position is appropriately classified under applicable Civil Service Law. NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Newfane hereby abolishes the position of Typist effective July 22, 2026. BE IT FURTHER RESOLVED, that the Town Board hereby creates one (1) position of Senior Account Clerk, subject to classification and approval by the Niagara County Civil Service Department and in accordance with the New York State Civil Service Law and applicable rules. BE IT FURTHER RESOLVED, that the Town Supervisor is authorized and directed to notify the Niagara County Civil Service Department of this action and to submit any job descriptions, duty statements, or other documentation necessary to facilitate the classification and establishment of the position. BE IT FURTHER RESOLVED, that the Town Clerk is directed to amend the Town's position roster and organizational records to reflect these changes upon approval by the Niagara County Civil Service Department. BE IT FINALLY RESOLVED, that this Resolution shall take effect immediately upon its adoption, with implementation of the newly created position subject to all applicable Civil Service requirements. The Supervisor advised the Board that the individual in the Typist position performs many other duties outside of and in addition to what a "Typist" would do. He spoke with Civil Service and it was agreed that the Senior Account Clerk is the title more in line with her duties. Cory Weber, Attorney for the Town, stated for the record that to clarify, rather than the elimination of a position and creating a new one, the technical way this is being handled is actually reclassification of an existing position over a new one. It makes a distinction with just how the position is filled. The Supervisor requested a MOTION to approve the Resolution. Moved by Councilman Horanburg, second by Councilman Robinson on the question, Hearing no questions, all were in favor, no one was opposed.

Motion Carried

TOWN/SUPERVISOR/RESOLUTION #46-2026 INCREASE AND IMPROVEMENT OF FACILITIES OF WATER DISTRICT NO. 1

The Supervisor brought forward RESOLUTION #46-2026 INCREASE AND IMPROVEMENT OF FACILITIES OF WATER DISTRICT NO. 1 IN THE TOWN OF NEWFANE, IN THE COUNTY OF NIAGARA, NEW YORK, PURSUANT TO SECTION 202-b OF THE TOWN LAW as follows: WHEREAS, the Town Board of the Town of Newfane (herein called the "Town"), in the County of Niagara, New York, on behalf of the Town of Newfane Consolidated Water District (herein referred to as the "District"), has caused Wendel, a firm of engineers duly licensed by the State of New York (the "Engineer"), to prepare a map, plan and report (the "Report"), which report is on file in the office of the Town Clerk, for the increase and improvement of facilities of the District, consisting of consisting of (i) the replacement of approximately 2,600 linear feet of waterline along West Lake Road, including installation of new fire hydrants and transfer of existing services, and (ii) the installation of approximately 700 linear feet of high-density polyethylene (HDPE) lining inside the existing waterline along Ewings Road, including new isolation valves; all of the foregoing to include engineering and other ancillary or related work in connection therewith, as further described in the Report (the "Project"); and WHEREAS, the Engineer has estimated that the cost of such increase and improvement of facilities shall be \$1,400,000 and said map, plan and report have been filed with the Town Board; and WHEREAS, the Town expects that all or part of the cost of the project may be

financed through the State of New York Environmental Facilities Corporation pursuant to the Water Infrastructure Improvement Act (WIIA), and/or any other source of funding; and such grants and/or other funds are hereby authorized to be applied toward the cost of said Project or redemption of the Town’s bonds or notes issued therefor, or to be budgeted as an offset to the taxes to be collected for the payment of the principal of and interest on said bonds or notes; and WHEREAS, the Town Board adopted an Order describing in general terms the proposed increase and improvement of such facilities, specifying the estimated cost thereof, and stating the Town Board would meet to hear all persons interested in said increase and improvement of facilities on July 22, 2026 at 6:45 P.M. (Prevailing Time) at the Town Hall, 2737 Main Street, Newfane, New York; and WHEREAS, a Notice of such public hearing was duly published and posted pursuant to the provisions of Article 12 of the Town Law; and WHEREAS, such public hearing was duly held by the Town Board on July 22, 2026 at 6:45 P.M. (Prevailing Time) at the Town Hall, 2737 Main Street, Newfane, New York, with considerable discussion on the matter having been had and all persons desiring to be heard having been heard, including those in favor of and those in opposition to said increase and improvement of such facilities; and Now, therefore, be it DETERMINED, that it is in the public interest to increase and improve the facilities of the District as hereinabove described, at the estimated total cost of \$1,400,000; and it is hereby ORDERED, that the facilities of the District shall be so increased and improved and that the Engineer shall prepare plans and specifications and make a careful estimate of the expense of said increase and improvement of such facilities and, with the assistance of the Town Attorney, shall prepare a proposed contract for such increase and improvement of facilities of the District, which plans and specifications, estimate and proposed contract shall be presented to the Town Board as soon as possible; and it is hereby FURTHER ORDERED, that the expense of said increase and improvement of facilities shall be financed by the issuance of \$1,400,000 bonds of the Town, and the cost of said increase and improvement of facilities, including payment of principal of and interest on said bonds, shall be paid from charges collected through water metering or other means and/or the assessment, levy and collection of assessments upon the several lots and parcels of land within the District; and it is hereby FURTHER ORDERED, that the Town Clerk record, or cause to be recorded, a certified copy of this Resolution and Order After Public Hearing in the office of the Clerk of Niagara County within ten (10) days after adoption thereof. The Supervisor requested a MOTION to adopt the Resolution. Offered by Councilman Conrad, Second by Councilman Robinson.

The Supervisor requested a roll call vote as follows:

Councilman Robinson	AYE
Councilman Horanburg	AYE
Councilman Conrad	AYE
Supervisor Syracuse	AYE
Councilwoman Reinhardt:	ABSENT

Motion Carried

TOWN/SUPERVISOR/RESOLUTION #47-2026 INCREASE AND IMPROVEMENT OF FACILITIES OF THE TOWN OF NEWFANE CONSOLIDATED WATER DISTRICT

The Supervisor brought forward RESOLUTION #47 -2026 OF THE TOWN BOARD, TOWN OF NEWFANE, NY, BOND RESOLUTION OF THE TOWN OF NEWFANE, NEW YORK, ADOPTED JULY 22, 2026, APPROPRIATING \$1,400,000 FOR THE INCREASE AND IMPROVEMENT OF FACILITIES OF THE TOWN OF NEWFANE CONSOLIDATED WATER DISTRICT, AND AUTHORIZING THE ISSUANCE OF BONDS OF SAID TOWN IN THE PRINCIPAL AMOUNT OF \$1,400,000 TO FINANCE SAID APPROPRIATION as follows:

WHEREAS, following preparation of a map, plan and report and an estimate of cost for the increase and improvement of facilities of the Town of Newfane Consolidated Water District (herein referred to as the “District”), in the Town of Newfane (herein called the “Town”), in the County of Niagara, New York, and after a public hearing duly called and held, the Town Board of the Town determined that it is in the public interest to increase and improve the facilities of the District, and ordered that such facilities be so increased and improved; Now, therefore, be it

RESOLVED BY THE TOWN BOARD OF THE TOWN OF NEWFANE, IN THE COUNTY OF NIAGARA, NEW YORK (by the favorable vote of not less than two-thirds of all the members of said Board) AS FOLLOWS: Section 1. The Town hereby appropriates the amount of \$1,400,000 for the increase and improvement of facilities of the District, consisting of (i) the replacement of approximately 2,600 linear feet along West Lake Road, including new fire hydrants and transfer of existing services and (ii) the installation of approximately 700 linear feet of high-density polyethylene (HDPE) inside the existing waterline along Ewings Road, including new isolation valves; all of the foregoing to include engineering and other ancillary or related work in connection therewith. The

estimated total cost thereof, including preliminary costs and costs incidental thereto and the financing thereof, is \$1,400,000. The plan of financing includes the issuance of \$1,400,000 bonds of the Town to finance said appropriation, the collection of charges from water metering or other means and/or the assessment, levy and collection of assessments upon the several lots and parcels of land within the District. The Town expects that all or part of the cost of the project may be financed through the State of New York Environmental Facilities Corporation pursuant to the Water Infrastructure Improvement Act (WIIA), or any other source of funding. Any such grant and/or other funds are hereby authorized to be applied toward the cost of said Project or redemption of the Town's bonds or notes issued therefor, or to be budgeted as an offset to the taxes to be collected for the payment of the principal of and interest on said bonds or notes. Section 2. Bonds of the Town are hereby authorized to be issued in the principal amount of \$1,400,000 pursuant to the provisions of the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (herein called the "Law"), to finance said appropriation. Section 3. The following additional matters are hereby determined and stated: (a) The period of probable usefulness of the object or purpose for which said \$1,400,000 Bonds are authorized to be issued, within the limitations of Section 11.00 a. 1 of the Law, is forty (40) years. (b) The proceeds of the bonds herein authorized and any bond anticipation notes issued in anticipation of said bonds may be applied to reimburse the Town for expenditures made after the effective date of this resolution. The foregoing statement of intent with respect to reimbursement is made in conformity with Treasury Regulation Section 1.150-2 of the United States Treasury Department. (c) The proposed maturity of the serial bonds authorized by this resolution will exceed five (5) years. Section 4. Each of the bonds authorized by this resolution and any bond anticipation notes issued in anticipation of said bonds shall contain the recital of validity prescribed by Section 52.00 of the Law and said bonds and any notes issued in anticipation said bonds shall be general obligations of the Town, payable as to both principal and interest by a general tax upon all the taxable real property within the Town. The faith and credit of the Town are hereby irrevocably pledged to the punctual payment of the principal of and interest on said bonds and any notes issued in anticipation of the sale of said bonds, and provision shall be made annually in the budget of the Town by appropriation for (a) the amortization and redemption of the bonds and any notes issued in anticipation thereof to mature in such year and (b) the payment of interest to be due and payable in such year. Section 5. Subject to the provisions of this resolution and of the Law and pursuant to the provisions of Section 21.00 relative to the authorization of the issuance of bonds with substantially level or declining annual debt service, Section 30.00 relative to the authorization of the issuance of bond anticipation notes and Section 50.00 and Sections 56.00 to 60.00 and 168.00 of the Law, the powers and duties of the Town Board relative to authorizing bond anticipation notes and prescribing the terms, form and contents and as to the sale and issuance of the bonds herein authorized, and the renewals of said bond anticipation notes, and as to executing contracts for credit enhancements and providing for substantially level or declining annual debt service, are hereby delegated to the Supervisor, the chief fiscal officer of the Town. Section 6. The validity of the bonds authorized by this resolution, and of any notes issued in anticipation of said bonds, may be contested only if:

(a) such obligations are authorized for an object or purpose for which the Town is not authorized to expend money, or (b) the provisions of law which should be complied with at the date of the publication of such resolution, or a summary thereof, are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or (c) such obligations are authorized in violation of the provisions of the constitution. Section 7. This resolution shall take effect immediately and the Town Clerk is hereby authorized and directed to publish the foregoing bond resolution, in summary, in a newspaper that has been designated as the official newspaper of the Town for such publication, together with the Town Clerk's statutory notice in the form prescribed by Section 81.00 of the Local Finance Law of the State of New York. The Supervisor requested a MOTION to adopt the Resolution. Offered by Councilman Horanburg, Second by Councilman Conrad.

The Supervisor requested a roll call vote as follows:

Councilman Robinson	AYE
Councilman Horanburg	AYE
Councilman Conrad	AYE
Supervisor Syracuse	AYE
Councilwoman Reinhardt:	ABSENT

Motion Carried

TOWN/SUPERVISOR/EASEMENT/FISH PARK PATHWAY TO BURT DAM

The Supervisor brought forward RESOLUTION #48-2026 OF THE TOWN BOARD OF THE TOWN OF NEWFANE, NEW YORK. RESOLUTION AUTHORIZING THE ACQUISITION OF

A PERMANENT EASEMENT OVER THE PATHWAY LEADING TO THE BURT DAM FISHING AREA as follows: WHEREAS, the Town of Newfane owns, operates, and maintains Fishermen's Park, which includes a Town-owned parking area and provides the public's principal access to the Burt Dam Fishing Area along Eighteen Mile Creek; and WHEREAS the Burt Dam Fishing Area is a significant public recreational and fishing resource within the Town of Newfane; and WHEREAS, for many years, the public has accessed the Burt Dam Fishing Area by means of an existing pathway running from the Town-owned parking area at Fishermen's Park along the eastern shore of Eighteen Mile Creek toward the Burt Dam Fishing Area; and WHEREAS, a portion of said existing pathway crosses property owned by Susan Collins, f/k/a Susan Fedkiw, located along Eighteen Mile Creek near the Burt Dam and identified on the Niagara County tax maps as SBL No. 25.00-2-39; and WHEREAS, the Town Board has determined that it is necessary, desirable, and in the public interest to acquire a permanent easement over the portion of said property where the existing pathway is located, so as to preserve access from Fishermen's Park and the Town-owned parking area to the Burt Dam Fishing Area; and WHEREAS, the property owner, Susan Collins f/k/a Susan Fedkiw, agreed to grant, and has executed, a Public Access Easement Agreement, conveying a permanent easement to the Town over the portion of her property where the existing pathway is located for the sum of Two Thousand and 00/100 Dollars (\$2,000.00), which easement agreement is now presented to the Town Board for approval and authorization of the Supervisor's execution on behalf of the Town; and WHEREAS, the Town arranged for a survey of the existing pathway, which survey and legal description have been completed by Wendel Engineering and are incorporated into the Public Access Easement Agreement; and WHEREAS, the proposed Public Access Easement Agreement allows the Town of Newfane, its officers, employees, agents, contractors, representatives, invitees, and members of the public to use the existing pathway for access to and from the Burt Dam Fishing Area, together with such maintenance, inspection, repair, emergency access, access-assistance, and related municipal purposes as set forth in the Public Access Easement Agreement; and WHEREAS, the proposed action consists of the Town's acquisition, acceptance, and recording of a permanent access easement over the existing pathway crossing a portion of the property owned by Susan Collins, f/k/a Susan Fedkiw, identified as SBL No. 25.00-2-39, for the purpose of preserving access from Fishermen's Park and the Town-owned parking area to the Burt Dam Fishing Area; and WHEREAS, the Town Board has reviewed the proposed action under the State Environmental Quality Review Act and Chapter 110 of the Code of the Town of Newfane, and has determined that the proposed action is an Unlisted action under SEQRA; and WHEREAS, the Town Board has reviewed the Short Environmental Assessment Form prepared for the proposed action, together with the facts and circumstances before the Board, and has considered the criteria for determining significance under 6 NYCRR 617.7; and WHEREAS, the Town Board finds that the proposed action will not result in any significant adverse environmental impacts because the action is limited to acquiring and recording easement rights over an existing, historically used pathway; will not involve any further or new physical disturbance, construction, expansion, grading, excavation, filling, paving, or alteration; will not alter existing traffic, parking, noise, or neighborhood conditions; and will preserve continued public recreational access to the Burt Dam Fishing Area; NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Newfane hereby declares itself lead agency for purposes of SEQRA review of the proposed action; and be it further RESOLVED, that the Town Board hereby classifies the proposed action as an Unlisted action under SEQRA; and be it further RESOLVED, that the Town Board hereby issues a negative declaration, finding that the proposed action will not result in any significant adverse environmental impacts and that no environmental impact statement is required; and be it further RESOLVED, that the Town Board hereby authorizes and approves the acquisition of a permanent access easement from Susan Collins, f/k/a Susan Fedkiw, over that portion of her property identified as SBL No. 25.00-2-39, where the existing pathway leading from Fishermen's Park and the Town-owned parking area to the Burt Dam Fishing Area is located; and be it further RESOLVED, that the permanent easement shall be limited to the pathway area shown on the survey and legal description prepared for the Town and incorporated into the final Public Access Easement Agreement, together with such reasonable rights of access, use, maintenance, repair, inspection, emergency access, access-assistance, and related municipal purposes set forth in the Public Access Easement Agreement; and be it further RESOLVED, that the Town Board hereby finds and determines that the acquisition of said permanent easement serves a valid public and municipal purpose by preserving access to the Burt Dam Fishing Area and supporting the continued operation, maintenance, and public use of Fishermen's Park and related recreational resources; and be it further RESOLVED, that the Town Board hereby approves the Public Access Easement Agreement executed by Susan Collins, f/k/a Susan Fedkiw, as Grantor, which agreement has been reviewed and approved as to form and content by the Attorney for the

Town; and be it further RESOLVED, that the Supervisor is hereby authorized and directed, in the name and on behalf of the Town of Newfane, to execute the Public Access Easement Agreement and any and all other documents necessary or appropriate to complete the acquisition and closing; and be it further RESOLVED, that the Town Board authorizes payment to the property owner, Susan Collins, f/k/a Susan Fedkiw, in the amount of Two Thousand and 00/100 Dollars (\$2,000.00) as consideration for the grant of the permanent access easement; and be it further RESOLVED, that upon execution and delivery of the permanent easement agreement, the Supervisor, Attorney for the Town, Town Clerk, and such other Town officers and employees as may be necessary are hereby authorized and directed to cause the easement to be recorded in the Niagara County Clerk's Office and to take all further actions necessary to effectuate the intent of this Resolution; and be it further RESOLVED, that the Town Board authorizes payment of all reasonable and necessary survey, title, closing, filing, and recording costs associated with the Public Access Easement Agreement; and be it further RESOLVED, that this Resolution shall take effect immediately. The Supervisor requested a MOTION to adopt the Resolution. Offered by Councilman Conrad, Second by Councilman Robinson. The Supervisor requested a roll call vote as follows:

Councilman Robinson	AYE
Councilman Horanburg	AYE
Councilman Conrad	AYE
Supervisor Syracuse	AYE
Councilwoman Reinhardt:	ABSENT

Motion Carried

TOWN/SUPERVISOR/MARINA/WATERFRONT REVITALIZATION PROGRAM

The Supervisor brought forward RESOLUTION #49-2026 OF THE TOWN BOARD OF THE TOWN OF NEWFANE, NEW YORK. RESOLUTION AUTHORIZING SUBMISSION OF AN APPLICATION TO THE NEW YORK STATE DEPARTMENT OF STATE ENVIRONMENTAL PROTECTION FUND LOCAL WATERFRONT REVITALIZATION PROGRAM, FOR THE TOWN OF NEWFANE MARINA TOWN MARINA PLANNING AND DESIGN STUDY as follows: WHEREAS, the Town of Newfane has identified the need to prepare a comprehensive planning and design study for improvements to the Town Marina, including dock replacement and enhancements, accessibility improvements, kayak launches, jet ski dockage, lighting improvements, and a market analysis to support future waterfront investments; and WHEREAS, the proposed Town Marina Planning and Design Study will implement priority recommendations identified in the Town's adopted Local Waterfront Revitalization Program (LWRP) and further refined in the pending LWRP Amendment, positioning the Town to pursue future implementation funding for marina improvements; and WHEREAS, the New York State Department of State has made available funding through the Environmental Protection Fund Local Waterfront Revitalization Program; and WHEREAS, the total estimated cost of the project is One Hundred Thousand Dollars (\$100,000), of which the Town intends to request Eighty-Five Thousand Dollars (\$85,000) in State assistance, with the Town providing the required local match of Fifteen Thousand Dollars (\$15,000) (15%) through available Town budget reserve funds; and WHEREAS, the Town wishes to authorize J. O'Connell & Associates to prepare and submit the grant application and all supporting documentation on behalf of the Town; NOW, THEREFORE, BE IT RESOLVED THAT: 1. The Town Board hereby authorizes the submission of an application to the New York State Department of State Environmental Protection Fund Local Waterfront Revitalization Program for the Town Marina Planning and Design Study. 2. J. O'Connell & Associates is hereby authorized to prepare and submit the grant application and all supporting materials necessary to seek funding for the project. 3. The Town agrees to provide the required local share of \$15,000 (15% of the total eligible project cost) through available Town budget reserve funds if the grant is awarded. 4. The Town Supervisor is hereby authorized to execute all grant agreements, certifications, assurances, reimbursement requests, and any other documents necessary to accept and administer the grant, if awarded. The Town Supervisor and all appropriate Town officials are hereby authorized to take any and all actions necessary to carry out the intent of this resolution. The Supervisor requested a MOTION to approve the Resolution. Moved by Councilman Horanburg, second by Councilman Conrad on the question, Hearing no questions, all were in favor, no one was opposed.

Motion Carried

TOWN/SUPERVISOR/APPLICATION/NYS DEPARTMENT OF ENVIRONMENTAL PROTECTION FUND WATERFRONT REVITALIZATION PROGRAM/OLCOTT BEACH AND HOTEL PIER FEASIBILITY STUDY

The Supervisor brought forward RESOLUTION #50-2026 OF THE TOWN BOARD OF THE TOWN OF NEWFANE, NEW YORK RESOLUTION AUTHORIZING SUBMISSION OF AN APPLICATION TO THE NEW YORK STATE DEPARTMENT OF STATE ENVIRONMENTAL PROTECTION FUND LOCAL WATERFRONT REVITALIZATION PROGRAM, FOR THE OLCOTT BEACH OLCOTT BEACH RESILIENCY AND HOTEL PIER FEASIBILITY STUDY as follows: WHEREAS, the Town of Newfane has identified the need to evaluate shoreline protection alternatives, improve public waterfront access, address water quality concerns, and assess the future of the deteriorated historic Hotel Pier at Olcott Beach through the proposed Olcott Beach Resiliency and Hotel Pier Feasibility Study; and WHEREAS, the proposed project will implement priority recommendations identified in the Town's adopted Local Waterfront Revitalization Program (LWRP) and further refined in the pending LWRP Amendment, positioning the Town to pursue future implementation funding for critical waterfront improvements; and WHEREAS, the New York State Department of State has made available funding through the Environmental Protection Fund Local Waterfront Revitalization Program; and WHEREAS, the total estimated cost of the project is Two Hundred Fifty Thousand Dollars (\$250,000), of which the Town intends to request Two Hundred Twelve Thousand Five Hundred Dollars (\$212,500) in State assistance, with the Town providing the required local match of Thirty-Seven Thousand Five Hundred Dollars (\$37,500) (15%) through available Town budget reserve funds; and WHEREAS, the Town wishes to authorize J. O'Connell & Associates to prepare and submit the grant application and all supporting documentation on behalf of the Town; NOW, THEREFORE, BE IT RESOLVED THAT: 1. The Town Board hereby authorizes the submission of an application to the New York State Department of State Environmental Protection Fund Local Waterfront Revitalization Program for the Olcott Beach Resiliency and Hotel Pier Feasibility Study. 2. J. O'Connell & Associates is hereby authorized to prepare and submit the grant application and all supporting materials necessary to seek funding for the project. 3. The Town agrees to provide the required local share of \$37,500 (15% of the total eligible project cost) through available Town budget reserve funds if the grant is awarded. 4. The Town Supervisor is hereby authorized to execute all grant agreements, certifications, assurances, reimbursement requests, and any other documents necessary to accept and administer the grant, if awarded. 5. The Town Supervisor and all appropriate Town officials are hereby authorized to take any and all actions necessary to carry out the intent of this resolution. The Supervisor requested a MOTION to approve the Resolution. Moved by Councilman Robinson, second by Councilman Conrad on the question, Hearing no questions, all were in favor, no one was opposed.

Motion Carried

TOWN/SUPERVISOR/PROPOSED LOCAL LAWS AMENDING THE TOWN OF NEWFANE
The Supervisor brought forward RESOLUTION #51-2026 OF THE TOWN BOARD, TOWN OF NEWFANE, NY. RESOLUTION CALLING FOR A PUBLIC HEARING ON PROPOSED LOCAL LAWS AMENDING THE CODE OF THE TOWN OF NEWFANE as follows:

WHEREAS, the Town Board has caused to be prepared, and has introduced, the following proposed local laws to modernize and clarify provisions of the Code of the Town of Newfane:

1. Proposed Local Law No. ___ of 2026, a local law to repeal and replace Chapter 162, entitled "Noise";
2. Proposed Local Law No. ___ of 2026, a local law to repeal and replace Article I of Chapter 168, entitled "Lighting Nuisances";
3. Proposed Local Law No. ___ of 2026, a local law to repeal and replace Article I of Chapter 184, entitled "Brush, Grass, and Weeds";
4. Proposed Local Law No. ___ of 2026, a local law to repeal and replace Article III of Chapter 184, entitled "Use of Trucks, Trailers, and Shipping Containers for Storage";
5. Proposed Local Law No. ___ of 2026, a local law to repeal and replace Chapter 238, entitled "Trailers";
6. Proposed Local Law No. ___ of 2026, a local law to repeal and replace Chapter 249, entitled "Vehicles, Off-Road"; and
7. Proposed Local Law No. ___ of 2026, a local law to enact a new Chapter 103, entitled "Domestic Animals and Livestock"; and

WHEREAS, the Municipal Home Rule Law requires that a public hearing be held before the adoption of a local law, upon notice published as provided by law; and

WHEREAS, the Town Board finds it appropriate to hold a public hearing on all of the foregoing proposed local laws; NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Newfane shall hold a public hearing on the proposed local laws described above on August 13, 2026, at 5:45 p.m., at the Town Hall, 2737 Main Street, Newfane, New York, at which time and place all persons interested shall be given an opportunity to be heard; and BE IT FURTHER RESOLVED that the Town Clerk is hereby directed to cause a Notice of Public Hearing to be published in the official newspaper of the Town not less than five days before the date of the hearing, and to post the same on the Town’s sign board and website; and BE IT FURTHER RESOLVED that copies of each proposed local law shall be placed on file with the Town Clerk and shall be available for public inspection during regular business hours; and BE IT FURTHER RESOLVED that the Town Board shall complete its review under the State Environmental Quality Review Act with respect to each proposed local law prior to taking final action thereon, and the Building Inspector is directed to prepare the appropriate Environmental Assessment Forms for the Board’s consideration. The Supervisor requested a MOTION to approve the Resolution. Moved by Councilman Conrad, second by Councilman Robinson on the question, Hearing no questions, the Supervisor requested a roll call vote as follows:

Councilman Robinson AYE
Councilman Horanburg AYE
Councilman Conrad AYE
Supervisor Syracuse AYE
Councilwoman Reinhardt: ABSENT

Motion Carried

TOWN/SUPERVISOR/MUNICIPAL SOLUTIONS AGREEMENT/WEST LAKE ROAD/EWINGS ROAD IMPROVEMENTS

The Supervisor brought forward an Agreement between the Town and Municipal Solutions that requires the signature of the Town Supervisor. He explained to the Board that we have been utilizing the Services of Municipal Solutions Financial Advisors for many years and have helped us with a lot of our Grants. They are very responsive and do a wonderful job for us. The Supervisor requested a MOTION allowing him to sign the Agreement. Moved by Councilman Horanburg, second by Councilman Robinson on the question. Hearing no questions, all were in favor, no one was opposed.

Motion Carried

PAY BILLS

The Supervisor entertained a MOTION to approve the payment of claims totaling \$644,845.33, bills paid in July, 2026, Vouchers #40624-41774, as audited by the Supervisor and Department Heads and as per Abstract Sheets dated 07/21/2026 which will be filed with the official record.

General Fund \$ 146,040.27
Highway Fund \$ 79,474.60
Water Fund \$ 151,660.36
Sewer Fund \$ 50,512.83
Lighting District \$ 6,435.55
Refuse District \$ 81,268.98
Trust & Agency \$ 28,265.42
Capital Projects \$ 101,187.32
TOTAL APPROVED \$ 644,845.33

Motion moved by Councilman Horanburg, second by Councilman Conrad. All were in favor, no one was opposed.

Motion Carried

JULY 22, 2026

REGULAR BOARD MEETING cont.

PUBLIC COMMENTS

-None-

ANNOUNCEMENTS/COMMENTS FROM THE BOARD

Park After Dark is Tuesday, August 11, from 6PM to 10PM

Public Hearing Regarding Local Law Updates is Thursday, August 13, 2026 at 5:45 PM

Work Session Meeting is Thursday August 13, 2026 at 6:00 PM

5th Annual Newfane Community Day is Saturday, August 22, 12 to 7 PM

Next Town Board Meeting is Wednesday, August 26, 2026 @ 7:00 p.m.

Councilman Horanburg wanted to thank Gina Redden for all her hard work with the Tourism. He knows how much time and effort goes into these volunteer projects and it's a lot of work and she is doing a great job. He also wanted to thank Annie Callaghan for housing all the Pirates for the Pirates Festival. It came down to crunch time, and he had no where to put them. Annie came through for them and that was huge. Thank you. He also wanted to thank the Olcott Fire Company for always being there for our local Town activities like the Mermaid Parade, the Pirate's Festival, the Fireworks, providing traffic control, first aid and marine and fire rescue for all of these events. If we didn't have them we would not be able to hold these events. Grateful to have them.

ADJOURN

The Supervisor entertained a MOTION to adjourn. Moved by Councilman Conrad, second by Councilman Robinson. All were in favor, no one was opposed.

Motion carried

Meeting adjourned at 7:54 p.m.

Respectfully submitted,

Donna M. Lakes
Town Clerk