

MAY 27, 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 May 27, 2026.

The following Board Members were present:

Supervisor:	John Syracuse
Councilwoman:	Jessica Reinhardt Mary Zeller, Confidential Secretary to the Supervisor,
Councilman:	Paul Conrad
Councilman:	Peter Robinson
Absent:	Councilman Robert Horanburg

Others present: Cory J. Weber, Attorney for the Town, David Schmidt, Building Inspector/Code Enforcement Officer, Nick Irr, Chief Wastewater Treatment Plant Operator, JoAnn Harig, Assessor, Joseph Flagler, Assistant Dog Control Officer, Gina Guido-Redden, Tourism Committee, Mary Zeller, Confidential Secretary to the Supervisor, and 5 residents.

PRAYER & PLEDGE

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.

MINUTES FILED WITH THE TOWN CLERK

- Tourism Committee Meeting Minutes dated May 5, 2026
- Ditching Committee Meeting Minutes dated May 11, 2026
- Town Clerk Monthly Report to the Supervisor for April 2026

APPROVE PREVIOUS MINUTES

Town Clerk requested approval of the April 22, 2026 Town Board Meeting Minutes.

Supervisor Syracuse entertained a MOTION to approve the Minutes. 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

Town Clerk requested approval of the May 14, 2026 Town Board Public Hearing Meeting Minutes.

Supervisor Syracuse entertained a MOTION to approve the Minutes. Moved by Councilwoman Reinhardt, second by Councilman Conrad 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

The following department heads were in attendance and gave a report on their department. Nick Irr, Wastewater Treatment Plant Chief Operator, informed the Board that operations at the wastewater treatment and compost facilities continue to run efficiently with minimal issues. Compost remains available to residents. David Schmidt, Code Enforcement Officer, Building Inspector reported that Twenty-four permits issued during the month of May. No Planning Board applications were received; one Zoning Board application was received for an area variance. He was called to respond to two structure fires. He is continuing to work on business inspections and property maintenance enforcement activities. Progress is continuing on property maintenance compliance efforts. JoAnn Harig, Assessor, advised that the Board of Assessment and Review convened on May 26, 2026. No property owners appeared in person. Ten assessment grievances were filed, with four approved and six denied due to insufficient supporting documentation. The assessment roll process continues toward completion. Joseph Flagler, Assistant Dog Control Officer and Town Constable advised the Board that they attended the Memorial Day ceremony at the Corwin Cemetery and it was a really nice turnout. They are continuing ongoing dog licensing enforcement efforts in coordination with the Niagara County Department of Health. They received a donation of protective equipment through the United States Deputy Sheriff's Association grant program, and they responded to a dog attack incident with no injuries reported. Gina Redden, Tourism Committee Chairwoman reported that numerous beautification projects have been completed at Olcott Beach. There have been several infrastructure improvements at the boardwalk, including water service, sidewalk improvements, and safety railing installations. We are prepared for the opening of seasonal attractions, businesses, and recreational programming. We successfully completed the visitor guide printing request for proposals process, resulting in substantial cost savings. There was a minor electrical fire at Brownie's with repairs expected to be completed promptly and we are the proud recipient of the Niagara USA Chamber Spirit of Hospitality Tourism Award. The Supervisor announced that the Newfane-Olcott Beach Tourism Committee received the Spirit of Hospitality Tourism Award

from the Niagara USA Chamber. Citations were also received from Congressman Nick Langworthy, the Niagara County Legislature, and Assemblyman Angelo Morinello recognizing the committee's accomplishments.

NEW BUSINESS

TOWN/SUPERVISOR/RESOLUTION #25-2026 AUTHORIZING THE ISSUANCE OF A REQUEST FOR PROPOSALS FOR COMPREHENSIVE PLAN UPDATE SERVICES

The Supervisor brought forward the following: RESOLUTION #25-2026 OF THE TOWN BOARD, TOWN OF NEWFANE, NY RESOLUTION AUTHORIZING THE ISSUANCE OF A REQUEST FOR PROPOSALS FOR COMPREHENSIVE PLAN UPDATE SERVICES: WHEREAS, the Town of Newfane has received a New York State Department of State Smart Growth Community Planning Grant for the purpose of updating the Town's Comprehensive Plan; and WHEREAS, the Town's existing Comprehensive Plan is approximately 28 years old, and the Town seeks to update the Plan in order to reflect current community conditions, planning objectives, smart growth principles, housing needs, agricultural preservation goals, infrastructure concerns, waterfront and tourism considerations, environmental concerns, and future development priorities; and WHEREAS, pursuant to Town Law § 272-a and the requirements of the DOS grant contract, the Town seeks to retain a qualified planning consultant to assist the Town with preparation of an updated Comprehensive Plan in accordance with the requirements of the grant program and applicable state laws and regulations; and WHEREAS, the Town Board has reviewed the proposed Request for Proposals ("RFP") for Comprehensive Plan Update Consulting Services, which establishes a proposal submission deadline of June 11, 2026; and WHEREAS, the Town Board finds that the issuance of the RFP is in the best interests of the Town and is necessary to advance the goals of the Smart Growth Community Planning program; and NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Newfane hereby approves the issuance of the Request for Proposals for Comprehensive Plan Update Consulting Services substantially in the form presented to the Town Board; and be it further RESOLVED, that the Town Clerk is hereby authorized and directed to publish and distribute the Notice of Request for Proposals in the Town's official newspaper and to distribute the Request for Proposals by such other means as deemed appropriate; and be it further RESOLVED, that proposals shall be due on or before June 11, 2026, as specified in the Request for Proposals; and be it further RESOLVED, that the Town Supervisor and Town Clerk are authorized to take all further actions necessary and appropriate to implement this Resolution. The Supervisor entertained a MOTION to approve the Resolution. MOTION moved by Councilman Conrad, second by Councilwoman Reinhardt on the question. There were no questions from the board members, all were in favor, no one was opposed.

All present voted Aye.

Motion Carried

TOWN/SUPERVISOR/ RESOLUTION #26-2026 AUTHORIZING EXECUTION OF EPA ACCESS AGREEMENT FOR 5818 MAIN STREET

The Supervisor brought forward the following: RESOLUTION #26-2026 OF THE TOWN BOARD, TOWN OF NEWFANE, NY RESOLUTION AUTHORIZING EXECUTION OF EPA ACCESS AGREEMENT FOR 5818 MAIN STREET. WHEREAS, the United States Environmental Protection Agency ("EPA") is conducting investigation and sampling activities in connection with the Eighteen Mile Creek Superfund Site; and WHEREAS, EPA has requested permission to enter upon Town-owned property located at 5818 Main Street, Newfane, New York, identified as SBL No. 14.07-1-45, for purposes of conducting environmental investigation and sampling activities; and WHEREAS, the Town Board has reviewed the proposed Consent for Access to Property form provided by EPA and has determined that it is in the best interests of the Town to cooperate with the investigation and authorize execution of the agreement; NOW, THEREFORE, BE IT RESOLVED, that the Town Supervisor is hereby authorized and directed to execute the EPA Consent for Access to Property agreement for the property located at 5818 Main Street, Newfane, New York, and any related documents necessary to facilitate the investigation and sampling activities described therein; and BE IT FURTHER RESOLVED, that the Town Board authorizes the Supervisor and appropriate Town officials to coordinate with EPA regarding scheduling and access to the property. The Supervisor entertained a MOTION to approve the Resolution. MOTION made by Councilwoman Reinhardt, second by Councilman Conrad on the question. There were no questions from the board members, all were in favor, no one was opposed.

All present voted Aye.

Motion Carried

TOWN/SUPERVISOR/HISTORICAL SOCIETY/RESOLUTION #27-2026 AUTHORIZATION TO EXECUTE GRANT DISBURSEMENT AGREEMENT WITH THE RALPH C. WILSON, JR. FOUNDATION FOR SUPPORT OF UPGRADES TO THE WEST CREEK ROAD HISTORICAL COUNTRY VILLAGE AS A KEY COMMUNITY HUB

The Supervisor brought forward the following: RESOLUTION #27-2026 OF THE TOWN BOARD, TOWN OF NEWFANE, NY AUTHORIZATION TO EXECUTE GRANT DISBURSEMENT AGREEMENT WITH THE RALPH C. WILSON, JR. FOUNDATION FOR SUPPORT OF UPGRADES TO THE WEST CREEK ROAD

HISTORICAL COUNTRY VILLAGE AS A KEY COMMUNITY HUB. WHEREAS, the Town of Newfane has long envisioned the development and improvement of the West Creek Road Historical Grounds to preserve local heritage and enhance community resources; and WHEREAS, after many years of planning, the Town of Newfane has received a generous grant award from the Ralph C. Wilson, Jr. Foundation in the amount of one hundred twenty thousand dollars and zero cents (\$120,000.00) to fund the construction and subsequent completion of the Town of Newfane Historical Comfort Station and Marketing Kiosk; and WHEREAS, this project will provide vital public amenities, support regional tourism, and secure the historical grounds as a functional community landmark; and WHEREAS, the Ralph C. Wilson, Jr. Foundation requires the execution of a formal Grant Disbursement Agreement outlining the terms, conditions, and scheduling of the funding allocation; and WHEREAS, the Town Board finds that entering into this agreement is in the best interest of the citizens of the Town of Newfane to finalize this long-awaited historical destination; NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Newfane, Niagara County, New York, hereby gratefully accepts the grant funding from the Ralph C. Wilson, Jr. Foundation in the amount of \$120,000.00; and BE IT FURTHER RESOLVED, that the Town Supervisor is hereby authorized and directed to execute the Grant Disbursement Agreement with the Ralph C. Wilson, Jr. Foundation, along with any subsequent contract adjustments, reports, or vouchers necessary to facilitate the receipt of funds and successful completion of the construction project. Supervisor entertained a MOTION to approve the Resolution. MOTION made by Councilman Conrad, second by Councilman Robinson on the question. There were no questions from the board members, all were in favor, no one was opposed.

All present voted Aye.

Motion Carried

TOWN/SUPERVISOR/MARINA/RESOLUTION #28-2026 AUTHORIZATION TO PURCHASE REPLACEMENT SHED FOR TOWN MARINA

The Supervisor brought forward the following: RESOLUTION #28-2026 OF THE TOWN BOARD, TOWN OF NEWFANE, NY AUTHORIZATION TO PURCHASE REPLACEMENT SHED FOR TOWN MARINA. WHEREAS, the Town of Newfane Marina currently utilizes an on-site utility shed for storage and operations; and WHEREAS, the existing utility shed has fallen into a state of severe disrepair, becoming dilapidated and unfit for continued safe and secure municipal use; and WHEREAS, the Town Supervisor has identified the urgent need to replace the dilapidated structure to maintain proper municipal operations and safety standards at the Town Marina; and WHEREAS, pursuant to General Municipal Law § 104-b and the Town of Newfane Procurement Policy, the Town sought written price quotes from at least two vendors for the procurement and delivery of a new 12' x 16' replacement shed; and WHEREAS, a written quotation was received from Heritage Structures NY (Quote No. 661855), for a 12' x 16' Cape Cod Cottage shed, in the amount of six thousand two hundred forty-five dollars and zero cents (\$6,245.00); and WHEREAS, a written quotation was received from Sturdi-Built Sheds-Lockport, located at 6221 Fisk Rd., Lockport, NY 14094, dated May 14, 2026, for the procurement and delivery of a new 12' x 16' utility shed, in the amount of five thousand two hundred ninety-one dollars and twenty-five cents (\$5,291.25), which constitutes the lower of the two written quotations obtained; and WHEREAS, the foregoing written quotations were obtained and reviewed in compliance with General Municipal Law § 104-b and the Town of Newfane Procurement Policy; and WHEREAS, funds for this facility improvement project are fully available and will be utilized from the Marina Account; NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Newfane, Niagara County, New York, hereby approves the purchase of the 12' x 16' replacement utility shed from Sturdi-Built Sheds-Lockport as the lowest responsible quote for the total sum of \$5,291.25, in strict accordance with the quote dated May 14, 2026; and BE IT FURTHER RESOLVED, that the Town Supervisor is hereby authorized to execute any and all necessary contracts, purchase orders, or payment vouchers required to finalize this transaction from the Marina Account and facilitate the removal of the old structure and installation of the new replacement shed at the Town Marina. Supervisor entertained a MOTION to approve the Resolution. MOTION made by Councilman Conrad, second by Councilwoman Reinhardt on the question. There were no questions from the board members, all were in favor, no one was opposed.

All present voted Aye.

Motion Carried

TOWN/SUPERVISOR/MARINA/RESOLUTION #29-2026 RESOLUTION DECLARING A PUBLIC EMERGENCY AND AUTHORIZING EMERGENCY DOCK REPAIR

The Supervisor brought forward the following: RESOLUTION #29-2026 RESOLUTION DECLARING A PUBLIC EMERGENCY AND AUTHORIZING EMERGENCY DOCK REPAIR. WHEREAS, the Town of Newfane (the "Town") owns and operates the Newfane Marina that includes a floating dock system available for public use during the boating season; and WHEREAS, on Friday, May 8, 2026, Town personnel conducting routine inspection of the floating docks at the Town Marina identified a critical failure of the floating dock system, including sections of the floating dock that had come apart and were no longer anchored in place; and WHEREAS, the affected floating docks are in a dangerous condition and cannot be safely used by the public, and the condition affects the life, health, safety, and property of the inhabitants of the Town; and WHEREAS, the

busy boating season for the marina is approaching, and the Town’s ability to make the marina available for public use is critically time-sensitive; and WHEREAS, the Town’s engineer, Wendel, has evaluated the situation and has recommended that the failure of the floating dock system constitutes a public emergency within the meaning of General Municipal Law § 103(4), as the condition arose from an unforeseen occurrence and the condition affects the life, health, safety, and property of the inhabitants of the Town; and WHEREAS, Wendel has further determined that, absent an emergency declaration, it would take approximately eight (8) to twelve (12) weeks to complete construction documents and the competitive bidding process before a contractor could begin work, during which time the Town would potentially be unable to utilize the docks for the majority of the boating season, or would be placing members of the public in danger, jeopardizing the life, health, safety, and property of users and the Town in general; and WHEREAS, the Town has contacted Lower Niagara Works, LLC, which provides ongoing maintenance and repair services for the Town at the marina, and Lower Niagara Works, LLC has represented that it has the ability to be on site to perform the necessary repairs, including providing any parts required, shortly after authorization; and WHEREAS, General Municipal Law § 103(4) provides that competitive bidding requirements do not apply to purchases or work required by virtue of a public emergency arising out of an accident or other unforeseen occurrence or condition; and WHEREAS, the Town Board has carefully reviewed the facts presented herein and finds that the circumstances set forth above constitute a public emergency within the meaning of General Municipal Law § 103(4). NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Newfane hereby finds and declares that a public emergency exists with respect to the failed floating dock system at the Town Marina, arising from an unforeseen occurrence that affects the life, health, safety, and property of the inhabitants of the Town, within the meaning of General Municipal Law § 103(4); and BE IT FURTHER RESOLVED, that due to the emergency nature of the situation, and pursuant to General Municipal Law § 103(4), the Town is authorized to retain contractors and procure such equipment and materials as necessary to perform the emergency repair without competitive bidding; and BE IT FURTHER RESOLVED, that the Town Supervisor or his designee is hereby authorized and directed to engage Lower Niagara Works, LLC to perform the necessary emergency repairs to the floating dock system at the Town Marina, including procurement and installation of any required parts and materials, at a cost to the Town not to exceed \$69,250; and BE IT FURTHER RESOLVED, that the Town Supervisor or his designee are hereby authorized to execute any agreements, work orders, or other documents necessary to effectuate the emergency repairs authorized herein; and BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately upon adoption. Supervisor entertained a MOTION to approve the Resolution. MOTION made by Councilman Robinson, second by Councilman Conrad on the question. Hearing no questions from the Board, the Supervisor requested a roll call vote as follows:

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

Motion Carried

TOWN/SUPERVISOR/SEWER DISTRICT NO. 1 PROJECT/RESOLUTION #30-2026 INCREASE AND IMPROVEMENT OF FACILITIES OF CONSOLIDATED SEWER DISTRICT NO. 1

The Supervisor brought forward RESOLUTION #30-2026 OF THE TOWN BOARD, TOWN OF NEWFANE, NY INCREASE AND IMPROVEMENT OF FACILITIES OF CONSOLIDATED SEWER DISTRICT NO. 1, IN THE TOWN OF NEWFANE, IN THE COUNTY OF NIAGARA, NEW YORK, PURSUANT TO SECTION 202-b OF THE TOWN LAW (Resolution prepared by Hawkins Delafield & Wood LLP Robert P Smith, Partner) WHEREAS, the Town Board of the Town of Newfane (herein called the “Town”), in the County of Niagara, New York, on behalf of Consolidated Sewer District No. 1, in the Town (herein referred to as the “District”), has caused Wendel, engineers duly licensed by the State of New York (the “Engineer”) to prepare a map, plan and report for the increase and improvement of facilities of the District; and WHEREAS, the Town Board now proposes to proceed with the Phase I improvements, as described in the report prepared by the Engineer, dated August 2025 and revised January 2026, including upgrades and improvements to the Wastewater Treatment Plant, installation of a UV disinfection system and improvements to Pump Station 13, including relining of the Pump Station 13 discharge forcemain, and other ancillary or related work required in connection therewith; which map, plan and report have been filed with the Town Board; and WHEREAS, the maximum cost of such Phase I improvements is estimated to be \$3,690,532; and WHEREAS, grant funds are expected to be received in connection with the increase and improvement of facilities of the District, and any such grant funds received are authorized to be used to pay a part of the cost of such project, or to pay debt service related thereto; 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 May 14, 2026 at 5:45 P.M. (Prevailing Time) at the Town Hall Board Room, 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 May 14, 2026 at 5:45 P.M. (Prevailing Time) at the Town Hall Board Room, 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 WHEREAS, pursuant to applicable provisions of the State Environmental Quality Review Act (SEQRA), constituting Article 8 of the Environmental Conservation Law, and 6 N.Y.C.R.R., Regulations Part 617, the Town Board has given due consideration to the impact the proposed project described herein may have on the environment and has determined that said project is a Type II project for purposes of SEQRA and no further review is required; Now, therefore, it is hereby DETERMINED, that it is in the public interest to increase and improve the facilities of the District as hereinabove described, at the estimated maximum cost of \$3,690,532; and it is hereby ORDERED, that the facilities of the District shall be so increased and improved and that the Engineer heretofore retained by the Town Board shall prepare plans and specifications and make a careful estimate of the expense for 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 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 by the assessment, levy and collection of assessments upon the several lots and parcels of land within the District which the Town Board shall deem especially benefited by said facilities, so much upon and from each as shall be in just proportion to the amount of benefit which the improvement shall confer upon the same; 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. WHEREAS, in compliance with Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act-SEQR) of the Environmental Conservation Law, the Newfane Town Board has reviewed the Sewer System Improvements Project proposed in the Town of Newfane, and WHEREAS, the completion of these improvements are subject to the New York State Environmental Quality Review Act, SEQRA; and WHEREAS, the Town Board of the Town of Newfane has classified the action as a Type II action which are not subject to SEQR review; and WHEREAS, the Town of Newfane has determined that the proposed project, which is a Type II action based on Section 617.5 part c (2) replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes unless such action meets or exceeds any of the thresholds in section 617.4 of this Part. THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Newfane, after considering the action proposed herein, reviewing the criteria contained in Section 617.5 part c2 of the Rules and Regulations of the SEQRA Regulations for the Sewer System Improvements Project, determines that the action is a Type II action and is not subject to SEQR review; and NOW, THEREFORE, BE IT RESOLVED, that the Town of Newfane Board hereby determines that the proposed project is a Type II action and therefore is not anticipated to result in any significant adverse impact, and in accordance with SEQR, no SEQR determination of significant, EIS or findings statement is required. The Supervisor entertained a MOTION to approve the Resolution. MOTION made by Councilwoman Reinhardt, second by Councilman Conrad on the question. Hearing no questions from the Board, the Supervisor requested a roll call vote as follows:

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

Motion Carried

TOWN/SUPERVISOR/RESOLUTION #31-2026 BOND RESOLUTION FOR THE INCREASE AND IMPROVEMENT OF FACILITIES OF CONSOLIDATED SEWER DISTRICT NO. 1

The Supervisor brought forward RESOLUTION #31-2026 OF THE TOWN BOARD, TOWN OF NEWFANE, NY as follows: BOND RESOLUTION OF THE TOWN OF NEWFANE, NEW YORK, ADOPTED MAY 27, 2026, APPROPRIATING \$3,690,532 FOR THE INCREASE AND IMPROVEMENT OF FACILITIES OF CONSOLIDATED SEWER DISTRICT NO. 1, AND AUTHORIZING THE ISSUANCE OF \$3,690,532 BONDS OF SAID TOWN TO FINANCE SAID APPROPRIATION (Resolution prepared by Hawkins Delafield & Wood LLP Robert P Smith, Partner) WHEREAS, following preparation of a map, plan and report by Wendel, engineers duly licensed by the State of New York (the "Engineer") and an estimate of cost for the increase and improvement of facilities of Consolidated Sewer District No. 1 (the "District"), in the Town of Newfane (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 \$3,690,532 for the increase and improvement of facilities of the District, including upgrades and improvements to the Wastewater Treatment Plant, installation of a UV disinfection system and improvements to Pump Station 13, including relining of the Pump Station 13 discharge forcemain, and other ancillary or related work required in connection therewith, all as described in the report prepared by the Engineer, dated August 2025 and revised January 2026. The estimated maximum cost thereof, including preliminary costs and costs incidental thereto and the financing thereof, is \$3,690,532. The plan of financing includes the issuance of \$3,690,532 bonds of the Town to finance said appropriation and the levy and collection of assessments upon the several lots and parcels of land within the District which the Town Board shall deem especially benefited by said facilities, so much upon and from each as shall be in just proportion to the amount of benefit which the improvement shall confer upon the same. Grant funds are expected to be received in connection with the increase and improvement of facilities of the District, and any such grant funds received are authorized to be used to pay a part of the cost of such project. Section 2. Bonds of the Town are hereby authorized to be issued in the principal amount of \$3,690,532 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 bonds are authorized to be issued, within the limitations of Section 11.00 a. 4 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 of 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 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 of the Law 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 relative 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 entertained a MOTION to approve the Resolution. MOTION made by Councilman Robinson, second by Councilwoman Reinhardt on the question. Hearing no questions from the Board, the Supervisor requested a roll call vote as follows:

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

Motion Carried

The Supervisor requested a MOTION authorizing him to sign a Memorandum of Understanding with the Niagara County Department of Health to provide Health Director services for the Summer Recreation Program. MOTION made by Councilwoman Reinhardt, second by Councilman Robinson on the question. There were no questions from the board members, all were in favor, no one was opposed.

All present voted Aye.

Motion Carried

The Supervisor requested a MOTION authorizing him to sign the Contract for printing of the 2027 Visitor Guides. MOTION made by Councilman Conrad, second by Councilman Robinson on the question. Hearing no questions from the Board, the Supervisor requested a roll call vote as follows:

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

Motion Carried

The Supervisor requested a MOTION from the Board approving the 2026 Summer Recreation Program staffing recommendations. MOTION made by Councilwoman Reinhardt, second by Councilman Robinson on the question. There were no questions from the board members, all were in favor, no one was opposed.
All present voted Aye. Motion Carried

PAY BILLS

The Supervisor entertained a MOTION to approve the payment of claims totaling \$577,851.76, bills paid in May, 2026, Vouchers #41070-41315, as audited by the Supervisor and Department Heads and as per Abstract Sheets dated 05/26/2026 which will be filed with the official record.

General Fund	\$ 234,815.19
Highway Fund	\$ 65,892.66
Water Fund	\$ 34,571.72
Sewer Fund	\$ 132,550.20
Lighting District	\$ 6,561.74
Refuse District	\$ 76,661.97
Fire Prevention District	\$ 5,962.00
Trust & Agency	\$ 3,214.00
Capital Projects	\$ 17,622.28
TOTAL APPROVED	\$ 577,851.76

Motion made by Councilman Conrad, second by Councilman Robinson on the question. There were no questions, all were in favor, no one was opposed.
Motion Carried

PUBLIC COMMENTS

The Supervisor advised the audience of the protocol expected to be followed during the Public Comments Period and opened the floor. Kathy Duhow spoke about her issue of the condition with the ditch running along her property line. The Supervisor advised that her issue, along with a number of others, are being reviewed by the Ditching Committee. There have been discussions with the DEC regarding permitting requirements, we are gathering information to assist with future maintenance efforts and we remain aware and committed to addressing these concerns. We are actively working on it and you have not been forgotten.

ANNOUNCEMENTS/COMMENTS FROM THE BOARD

- Next Work Session is June 11, 2026 at 6:00 p.m.
- Town Hall will be closed June 19, 2026, Juneteenth observed
- Next Month Board Meeting, Wednesday, June 24, 2026 at 7:00 p.m.

TOWN BOARD COMMENTS

Councilman Robinson congratulated the Tourism Committee on receiving the Niagara U.S.A. Chamber Spirit of Hospitality Award. Recognized the many volunteers, Town employees, and community organizations whose efforts contribute to the Town's appearance and tourism success. He thanked all those involved in maintaining and beautifying various areas throughout the Town. He also commended all individuals involved in the Town's

MAY 27, 2026

REGULAR BOARD MEETING cont.

Memorial Day Observance and thanked Supervisor Syracuse for the remarks honoring veterans and those who made the ultimate sacrifice in service to the nation.
The Supervisor thanked Code Enforcement Officer David Schmidt for the work following the recent Brownie's fire incident and his coordination with various agencies and insurance.

ADJOURN

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

Motion Carried

Meeting adjourned at 7:36 p.m.

Respectfully submitted,

Donna M. Lakes
Town Clerk

SUPERVISOR
716-778-8531

TOWN CLERK
716-778-8822
FAX 716-638-4183

ASSESSOR
716-778-8827

TAX COLLECTOR
716-778-6052

BUILDING INSPECTOR
716-778-5947

WATER/SEWER
716-778-8132



TOWN OF NEWFANE

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

JUSTICE COURT
2896 Transit Road
Newfane, New York
14108
716-778-9292

HIGHWAY
716-778-8844

WATER/SEWER
MAINTENANCE
716-778-8587

6176 McKee Street
Newfane, New York
14108
TDD 1-800-662-1220

JUNE 11, 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 June 11, 2026.

The following Board Members were present:

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

Others present: Cory J. Weber, Attorney for the Town, David Schmidt, Building Inspector/Code Enforcement Officer, Jon Miller, Highway/Water Superintendent, Mary Zeller, Confidential Secretary to the Supervisor and 2 residents.

CALL TO ORDER

The Supervisor called the meeting to order at 6:23 p.m.

TOWN/SUPERVISOR/APPROVE RESOLUTION #32-2026 RESOLUTION TO AUTHORIZE A TEMPORARY LICENSE TO CROSS TOWN PROPERTY FOR EROSION-ABATEMENT WORK

The Supervisor brought forward RESOLUTION #32-2026 TO AUTHORIZE A TEMPORARY LICENSE TO CROSS TOWN PROPERTY FOR EROSION-ABATEMENT WORK as follows: WHEREAS, Mamie Winter is the owner of record of real property located at 1537 Crescent Heights, Olcott, New York (SBL 5.19-1-10) (the "Winter Property"), and she, together with her husband, Robert Winter (collectively, the "Licensees"), have requested permission to enter upon and cross certain real property owned by the Town of Newfane (SBL 5.19-1-11) (the "Town Property") in order to perform shoreline hardening and related work to abate erosion affecting their property; and WHEREAS, the Town Board, pursuant to Town Law §64, is vested with authority to manage, control, and regulate the use of real property owned by the Town; and

JUNE 11, 2026

TOWN BOARD WORK SESSION cont.

WHEREAS, the access requested is temporary in nature, and the Town Board has determined that the grant of a revocable license, rather than an easement or other conveyance of an interest in real property, is the appropriate instrument and is in the best interest of the Town; and WHEREAS, because the instrument authorized hereby is a revocable license and not a conveyance, lease, or other disposition of an interest in real property, this Resolution is not subject to a permissive referendum; and WHEREAS, the Town Board wishes to condition any such license upon the Licensees' provision of satisfactory proof of insurance, restoration of the Town Property, and indemnification of the Town; NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby authorizes the grant of a temporary, revocable license to Robert Winter and Mamie Winter, together with their contractors and agents, permitting entry upon and crossing of the Town Property solely for the purpose of performing hardening and related work reasonably necessary to abate erosion, subject to the conditions set forth below; and BE IT FURTHER RESOLVED, that the license shall be subject to the following conditions: (a) prior to any entry upon or commencement of work on the Town Property, the Licensees shall furnish the Town with a certificate of insurance naming the Town of Newfane as an additional insured, in coverage types and amounts acceptable to the Town; (b) the Licensees shall, at their sole expense, restore the Town Property to its condition existing prior to entry; (c) the Licensees shall indemnify, defend, and hold harmless the Town of Newfane, its officers, employees, and agents from and against any and all claims, damages, or liabilities arising out of or in connection with the licensed activities; (d) the license shall be revocable by the Town at will and shall confer no permanent or possessory interest in the Town Property; and (e) the access granted shall be limited to the scope, area, and duration reasonably necessary to perform the erosion-abatement work; and BE IT FURTHER RESOLVED, that the Town Supervisor is hereby authorized and directed to execute a temporary license agreement, together with any other documents reasonably necessary to effectuate the intent of this Resolution, each in a form approved by the Attorney for the Town. The Supervisor offered a MOTION to approve the Temporary License. Moved by Councilman Conrad, second by Councilwoman Reinhardt. The Supervisor asked if there were any questions. Hearing no questions, all were in favor, no one was opposed.

All present voted Aye

Motion Carried

TOWN/SUPERVISOR/HEALTH INSURANCE/UNIVERA SILVER OPTION

The Supervisor brought forward RESOLUTION #33-2026 OF THE TOWN BOARD, TOWN OF NEWFANE, NY AUTHORIZING THE SELECTION OF UNIVERA SILVER OPTION AS THE HEALTH INSURANCE CARRIER FOR NON-UNION FULL-TIME EMPLOYEES OF THE TOWN OF NEWFANE as follows: WHEREAS, the Town Board of the Town of Newfane continuously strives to maintain high-quality healthcare coverage for its workforce while exercising strict fiscal responsibility on behalf of the taxpayers; and WHEREAS, the Town of Newfane recently performed a comprehensive review and assessment of various healthcare insurance carriers and plan options with the Town's consultants at Gilroy, Kernan & Gilroy for its non-union full-time employees; and WHEREAS, a primary objective of this assessment was to achieve effective cost containment for the taxpayers of the Town of Newfane, while simultaneously providing a healthcare benefit that is fair, consistent, and competitive; and WHEREAS, offering a fair benefits package allows the Town of Newfane to maintain its strong, dedicated workforce and successfully attract highly qualified new employees when vacancies or

JUNE 11, 2026

TOWN BOARD WORK SESSION cont.

needs arise; and WHEREAS, during the thorough vetting process of carriers and plan designs, it was determined that remaining with the current Independent Health Plan would result in a projected 14.4% premium increase based on the current employee census; and WHEREAS, a comparative evaluation revealed that transitioning to the Univera Silver Option would result in a significantly lower projected increase of 4.7% based on the same employee census; and WHEREAS, by selecting the Univera Silver Option, the Town of Newfane will successfully mitigate the double-digit premium increases currently trending across the healthcare industry and secure a much lower-than-market rate adjustment; now, therefore, be it RESOLVED, that the Town Board of the Town of Newfane hereby approves and authorizes the selection of the Univera Silver Option as the official health insurance plan and carrier for all eligible non-union full-time employees of the Town of Newfane; and be it further RESOLVED, that the Town Deputy Supervisor is hereby authorized to execute any and all necessary contracts, agreements, and enrollment documentation required to implement this transition with Univera; and be it further RESOLVED, that this resolution shall take effect immediately, and the appropriate Town administrative staff are directed to initiate employee notifications and onboarding procedures to ensure a seamless transition of coverage.

The Supervisor made the following announcement. "Before the Board takes up Resolution #33-2026, I want to place something on the record. By way of background, I operate a private chiropractic practice. To the extent any Town employee covered under the Univera plan were to independently elect to seek treatment at my practice, the practice could receive payment from Univera for those services, in the ordinary course and on the same terms as it would from any other insurer. Through our Attorney for the Town, the Town has requested an advisory opinion from the Office of the State Comptroller as to whether those facts have any bearing under the General Municipal Law conflict-of-interest provisions, and we have not yet received a response. Pending that opinion, and out of an abundance of caution, I will not participate in the discussion or the vote on this Resolution, and I am directing that the Deputy Supervisor execute any contracts, agreements, and enrollment documents required under the Resolution. Nothing in this statement should be understood as an acknowledgement that any conflict or interest in the Agreement exists. I am stating these facts in the interest of full transparency and am taking this step solely as a precaution while we await the Comptroller's guidance. I would ask that the Clerk to record this statement in the minutes." The Supervisor turned the floor over to Deputy Supervisor/Councilman Peter Robinson who introduced RESOLUTION #33-2026 OF THE TOWN BOARD, TOWN OF NEWFANE, NY AUTHORIZING THE SELECTION OF UNIVERA SILVER OPTION AS THE HEALTH INSURANCE CARRIER FOR NON-UNION FULL-TIME EMPLOYEES OF THE TOWN OF NEWFANE. Deputy Supervisor Robinson requested a MOTION to approve the Resolution. Moved by Councilwoman Reinhardt, second by Councilman Conrad. All three Councilpersons were in favor (Supervisor Syracuse Abstained)

Motion Carried

TOWN/SUPERVISOR/HISTORICAL SOCIETY/RESOLUTION #34-2026/AUTHORIZING ELECTRICAL WORK AT THE WEST CREEK ROAD COMFORT STATION AND KIOSK

The Supervisor brought forward RESOLUTION #34-2026 OF THE TOWN BOARD, TOWN OF NEWFANE, NY AUTHORIZING ELECTRICAL WORK AT THE WEST CREEK ROAD HISTORICAL GROUNDS COMFORT STATION AND KIOSK as follows: WHEREAS, the

JUNE 11, 2026

TOWN BOARD WORK SESSION cont.

Town of Newfane Historical Society, Inc. (the "Society"), a New York not-for-profit corporation, owns the real property located at 2685 West Creek Road, Newfane, New York (Tax Map SBL No. 38.00-2-13; 38.00-2-14; and 38.00-2-52) and commonly known as the West Creek Road Historical Grounds (the "Premises"), and operates and maintains the Premises as a historic site for the benefit of the public; and WHEREAS, pursuant to New York Arts and Cultural Affairs Law Section 57.07(2), towns are authorized to provide financial assistance, support, and facility improvements to local historical societies to aid in the preservation and promotion of local history; and WHEREAS, the Town of Newfane (the "Town") desires to fund the construction of a comfort station and kiosk at the Premises, including general construction, electrical, and plumbing work (the "Project"), to serve members of the public visiting the Premises; and WHEREAS, the proposed electrical work for the Comfort Station and Kiosk is necessary for public safety, utility, and facility operations; and WHEREAS, the Town has solicited and received two written quotes to perform said electrical work in accordance with the Town of Newfane Procurement Policy: a quote from H.R. Johnson Electrical, Inc. (Estimate No. Q-4337, dated February 3, 2026, Option 1) in the amount of \$9,870.00, and a quote from Buzyniski Electric, Inc. (dated January 26, 2026) in the amount of \$15,100.00; and WHEREAS, the quote of H.R. Johnson Electrical, Inc. is the lowest responsible quote received for the work; and WHEREAS, the total cost of this electrical work falls below the monetary threshold requiring competitive bidding under New York General Municipal Law § 103, and the quotes were solicited in accordance with the Town of Newfane Procurement Policy; NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Newfane hereby accepts the quote of H.R. Johnson Electrical, Inc. (Estimate No. Q-4337, dated February 3, 2026, Option 1) to perform the required electrical work at the West Creek Road Historical Grounds Comfort Station and Kiosk; and BE IT FURTHER RESOLVED, that the Town Board authorizes the expenditure for this work in an amount not to exceed \$9,870.00, to be paid from the appropriate town budgetary account; and BE IT FURTHER RESOLVED, that the Town Supervisor is hereby authorized to execute any and all necessary contracts, agreements, or work orders with H.R. Johnson Electrical, Inc. for the work, in form approved by the Town Attorney; provided, however, that prior to the commencement of any work, the contractor shall furnish to the Town Clerk a certificate of insurance evidencing commercial general liability coverage and naming the Town of Newfane as an additional insured, and proof of workers' compensation and disability benefits coverage as required by law. The Supervisor requested a MOTION to approve the Resolution. Moved by Councilwoman Reinhardt, second by Councilman Conrad. Hearing no questions, the Supervisor requested a roll call vote:

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

Motion Carried

JUNE 11, 2026

TOWN BOARD WORK SESSION cont.

TOWN/SUPERVISOR/HISTORICAL SOCIETY/RESOLUTION #35-2026/AUTHORIZE PLUMBING WORK AT THE WEST CREEK ROAD COMFORT STATION AND KIOSK

The Supervisor brought forward RESOLUTION #35-2026 OF THE TOWN BOARD, TOWN OF NEWFANE, NY AUTHORIZING PLUMBING WORK AT THE WEST CREEK ROAD HISTORICAL GROUNDS COMFORT STATION AND KIOSK as follows: WHEREAS, the Town of Newfane Historical Society, Inc. (the "Society"), a New York not-for-profit corporation, owns the real property located at 2685 West Creek Road, Newfane, New York (Tax Map SBL No. 38.00-2-13; 38.00-2-14; and 38.00-2-52) and commonly known as the West Creek Road Historical Grounds (the "Premises"), and operates and maintains the Premises as a historic site for the benefit of the public; and WHEREAS, pursuant to New York Arts and Cultural Affairs Law Section 57.07(2), towns are authorized to provide financial assistance, support, and facility improvements to local historical societies to aid in the preservation and promotion of local history; and WHEREAS, the Town of Newfane (the "Town") desires to fund the construction of a comfort station and kiosk at the Premises, including general construction, electrical, and plumbing work (the "Project"), to serve members of the public visiting the Premises; and WHEREAS, the proposed plumbing work for the Comfort Station and Kiosk is necessary for public health, sanitation, and facility operations; and WHEREAS, the Town has received a written quote from Williams Plumbing, 7392 Hoffman Road, Appleton, New York 14008, dated April 6, 2026 (Estimate No. 1067), to perform said plumbing work in the amount of \$10,821.00; and WHEREAS, the total cost of this plumbing work falls below the monetary threshold requiring competitive bidding under New York General Municipal Law § 103, and the quote was solicited in accordance with the Town of Newfane Procurement Policy; and WHEREAS, in accordance with the Town of Newfane Procurement Policy, a good-faith effort was made to obtain a second quote for the work, including the solicitation of two additional plumbing contractors, each of which failed to respond, and written documentation of those solicitation attempts has been recorded on a Town Procurement Form; and WHEREAS, under Guideline 6 of the Town of Newfane Procurement Policy, the inability to obtain the required number of quotes following a documented good-faith effort shall not be a bar to the procurement; NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Newfane hereby accepts the quote of Williams Plumbing, 7392 Hoffman Road, Appleton, New York 14008, dated April 6, 2026 (Estimate No. 1067) to perform the required plumbing work at the West Creek Road Historical Grounds Comfort Station and Kiosk; and BE IT FURTHER RESOLVED, that the Town Board authorizes the expenditure for this work in an amount not to exceed \$10,821.00, to be paid from the appropriate town budgetary account; and BE IT FURTHER RESOLVED, that the Town Supervisor is hereby authorized to execute any and all necessary contracts, agreements, or work orders with Williams Plumbing for the work, in form approved by the Town Attorney; provided, however, that prior to the commencement of any work, the contractor shall furnish to the Town Clerk a certificate of insurance evidencing commercial general liability coverage and naming the Town of Newfane as an additional insured, and proof of workers' compensation and disability benefits coverage as required by law. The Supervisor requested a MOTION to approve the Resolution. Moved by Councilwoman Reinhardt, second by Councilman Conrad. Hearing no questions, the Supervisor requested a roll call vote:

Supervisor Syracuse: Aye

Councilwoman Reinhardt: Aye

JUNE 11, 2026

TOWN BOARD WORK SESSION cont.

Councilman Robinson: Aye
Councilman Conrad: Aye
Councilman Horanburg: Absent

Motion Carried

**TOWN/SUPERVISOR/HISTORICAL SOCIETY/RESOLUTION #36-2026/PROJECT
FUNDING AND PUBLIC USE AGREEMENT**

The Supervisor brought forward RESOLUTION #36-2026 OF THE TOWN BOARD, TOWN OF NEWFANE, NY AUTHORIZING AN AGREEMENT WITH THE TOWN OF NEWFANE HISTORICAL SOCIETY, INC. FOR THE WEST CREEK ROAD HISTORICAL GROUNDS COMFORT STATION AND KIOSK PROJECT as follows: WHEREAS, the Town of Newfane Historical Society, Inc. (the "Society"), a New York not-for-profit corporation, owns the real property located at 2685 West Creek Road, Newfane, New York (Tax Map SBL No. 38.00-2-13; 38.00-2-14; and 38.00-2-52) and commonly known as the West Creek Road Historical Grounds (the "Premises"), and operates and maintains the Premises as a historic site for the benefit of the public; and WHEREAS, pursuant to New York Arts and Cultural Affairs Law Section 57.07(2), the Town is authorized to contract with the trustees of a historical association for the support and maintenance of historic edifices situated within the Town for public use, under such terms and conditions as may be stated in such contract; and WHEREAS, the Town of Newfane (the "Town") desires to fund the construction of a comfort station and kiosk at the Premises, including general construction, electrical, and plumbing work (the "Project"), to serve members of the public visiting the Premises; and WHEREAS, a Project Funding and Public Use Agreement (the "Agreement") has been presented to the Town Board, under which the Town will fund the Project and, in consideration therefor, the Society will covenant to maintain the Premises and the Project improvements for public use for a term of ten (10) years, maintain the Project improvements in good repair at its sole cost, maintain liability insurance naming the Town as an additional insured, and grant the Town and its contractors access to the Premises to perform the Project; and WHEREAS, the Town Board has determined that the value of the consideration to be received by the Town under the Agreement is at least equal to the value of the funding to be provided by the Town, and that the Agreement serves the public purposes of preserving and promoting local history and providing facilities for the visiting public; NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Newfane hereby approves the Agreement in substantially the form presented to the Town Board; and BE IT FURTHER RESOLVED, that the Town Supervisor is hereby authorized to execute the Agreement on behalf of the Town, in final form approved by the Town Attorney, upon delivery by the Society of a certified resolution of its board of trustees authorizing the execution of the Agreement. The Supervisor offered a MOTION to approve the Resolution. Moved by Councilman Conrad, second by Councilwoman Reinhardt. The Supervisor asked if there were any questions. Hearing no questions, all were in favor, no one was opposed. All present voted Aye

Motion Carried

JUNE 11, 2026

TOWN BOARD WORK SESSION cont.

TOWN/SUPERVISOR/HIGHWAY/DITCHING/TEMPORARY DRAINAGE MAINTENANCE LICENSE AGREEMENT

The Supervisor brought forward the Temporary Drainage Maintenance License Agreement as follows: TEMPORARY DRAINAGE MAINTENANCE LICENSE AGREEMENT

SBL No. ____ THIS LICENSE AGREEMENT (this "Agreement"), made this ____ day of ____, 20 ____, by and between ____, residing at ____ (the "Owner" or "Licensor"), and the TOWN OF NEWFANE, a municipal corporation with offices at 2737 Main Street, Newfane, New York 14108 (the "Town" or "Licensee"). WITNESSETH: WHEREAS, the Owner is the owner of certain real property located in the Town of Newfane, County of Niagara, State of New York, identified by the tax map number set forth above and commonly known as ____ (the "Property"); and WHEREAS, the Town, through its Ditching Committee, inspects, maintains, repairs, and improves drainage ditches, drainage facilities, and related infrastructure throughout the Town in order to improve drainage and reduce flooding; and WHEREAS, the Town desires temporary access over a portion of the Property to perform such drainage work, and the Owner is willing to grant a temporary, non-recorded license for that purpose, without granting any permanent easement or other interest in real property; NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and of the mutual covenants set forth herein, the parties agree as follows: **1. Grant of License.** The Owner hereby grants to the Town, and to its agents, employees, contractors, and subcontractors, a personal, contractual license and permission to enter upon, over, through, and across that portion of the Property described below (the "License Area") for the purposes set forth in this Agreement, together with the right of ingress and egress over the License Area for such purposes. This license shall remain in effect during the Term and may be terminated only as expressly provided in Section 6. This Agreement grants a license only and does not grant, convey, or create any easement, lease, possessory interest, or other interest in or right to the Property or any part thereof. **2. License Area.** The License Area is described as follows: [INSERT DESCRIPTION OF LICENSE AREA OR ATTACH AS SCHEDULE A] **3. Term.** The term of this Agreement shall commence on ____, 20 ____, and, unless sooner terminated as provided herein, shall expire at 11:59 p.m. on ____, 20 ____ (the "Term"). Upon expiration of the Term, the license granted herein shall automatically terminate without the need for any further action, notice, release, or instrument by either party. This Agreement may be extended or renewed only by a written instrument signed by both parties. **4. Purpose and Scope of Work.** The license granted herein is for the purpose of allowing the Town access to the License Area for inspecting, maintaining, repairing, constructing, reconstructing, replacing, excavating, grading and regrading, widening or deepening, performing erosion control, mowing and managing vegetation, removing trees, brush, roots, sediment, debris, and obstructions, cleaning, clearing, and otherwise improving drainage ditches, drainage facilities, and related infrastructure, together with the right to bring upon the License Area such vehicles, machinery, tools, and equipment as are necessary to perform drainage ditch work and maintenance as determined by the Town. The Town shall exercise the rights granted herein in a reasonable manner so as to minimize unnecessary interference with the Owner's use and enjoyment of the Property. **5. Owner's Covenants.** The Owner covenants, acknowledges, and agrees that, during the Term: (a) No buildings, structures, fences, walls, landscaping features, obstructions, fill, plantings, or improvements of any kind shall be placed, erected, or maintained within the License

Area if the same would interfere with drainage flow or the Town's access rights under this Agreement; and b) The Town shall not be responsible for repairing, replacing, or reconstructing any private culverts, bridges, landscaping, fences, structures, or improvements unless expressly (agreed otherwise in writing. **6. Termination.** In consideration of the mutual covenants set forth herein, the Owner agrees that, except as expressly provided in this Agreement, the Owner shall not interfere with the Town's exercise of its rights hereunder during the Term. Notwithstanding the foregoing, the Town may terminate this Agreement at any time upon written notice to the Owner, and either party may terminate this Agreement upon a material breach by the other party that remains uncured thirty (30) days after written notice describing the breach. Upon expiration or earlier termination of this Agreement, the license granted herein shall immediately cease and terminate, and neither party shall have any further rights or obligations under this Agreement except those which expressly survive termination by their terms. **7. Restoration.** Following completion of any substantial excavation or other surface disturbance within the License Area caused by the Town's work, the Town shall reasonably restore the disturbed area to substantially the same surface condition that existed prior to commencement of the work, excluding the deepening, widening, regrading, or other intended alteration and improvement of the ditch, drainage facilities, and related infrastructure, and excluding any changes resulting from necessary grading, drainage improvements, natural settling, or ordinary wear and tear. **8. Municipal Liability; No Waiver.** The Town shall remain responsible for its own negligent acts and omissions, if any, to the extent provided by applicable law. Nothing contained in this Agreement shall be deemed to create any liability on the part of the Town that would not otherwise exist under applicable law, nor shall anything contained herein be deemed a waiver of any defense, immunity, limitation of liability, notice requirement, or other protection available to the Town, its officers, employees, agents, or contractors under federal, state, or local law. **9. Transfer of the Property.** The Owner acknowledges that the license granted herein is personal to the Town and does not run with the land or bind subsequent owners of the Property unless such subsequent owner expressly agrees in writing to be bound by this Agreement. In the event the Owner sells, conveys, or otherwise transfers the Property or any interest therein during the Term, the Owner shall (a) provide the Town with written notice of such transfer not less than thirty (30) days prior thereto, and (b) use reasonable efforts to advise the transferee of the existence of this Agreement and to obtain the transferee's written agreement to assume and be bound by this Agreement for the remainder of the Term. The parties acknowledge that, absent such written assumption by the transferee, this Agreement may terminate upon transfer of the Property. **10. Nature of License; Not to Be Recorded.** The parties expressly acknowledge and agree that this Agreement creates a license only; that the license is personal to the Town; that it does not constitute, and shall not be construed as, an easement, grant, conveyance, lease, or other interest in or encumbrance upon the Property; and that it does not run with the land. This Agreement is not intended to be, and shall not be, recorded in the Office of the Niagara County Clerk or in any other public office. The parties intend that this Agreement constitute a personal contractual license only and not an interest in real property, and this Agreement shall be interpreted and construed consistent with that intent. The Owner shall retain full ownership, possession, and use of the Property and the License Area, subject only to the temporary contractual rights granted to the Town hereunder. **11. Miscellaneous.** This Agreement constitutes the entire agreement between the parties with respect to its subject matter and supersedes all prior negotiations and understandings. This Agreement may be

JUNE 11, 2026

TOWN BOARD WORK SESSION cont.

amended only by a written instrument signed by both parties. This Agreement shall be governed by the laws of the State of New York. If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

Our Ditching Committee did a great job inspecting and targeting areas of priority to clean out the ditches. The Agreement was put together for the purpose of homeowner's allowing our crews to clear them out. There are many people who have been wanting this for some time, however, an Easement on their property allowing this is not in place. Moving forward, if an Easement can be obtained for the Town to do their job moving forward, the Agreement will not be necessary. The Supervisor offered a MOTION to approve the Temporary Drainage Maintenance License Agreement. Moved by Councilwoman Reinhardt, second by Councilman Robinson. The Supervisor asked if there were any questions. Hearing no questions, all were in favor, no one was opposed.

All present voted Aye

Motion Carried

TOWN/SUPERVISOR/HISTORICAL SOCIETY COMFORT STATION NOTICE OF PUBLICATION

The Supervisor advised the Board that he would like to publish the Notice to obtain Bids for the Historical Society Comfort Station. He put forth a MOTION to approve the Publication. Moved by Councilman Conrad, Second by Councilwoman Reinhardt. Hearing no questions, all were in favor, no one was opposed.

All present voted Aye

Motion Carried

TOWN/CLERK/APPROVE MINUTES OF MAY 14, 2026

The Supervisor brought forth a MOTION to approve the Town Board Regular Meeting Minutes of May 14, 2026. Moved by Councilwoman Reinhardt, Second by Councilman Robinson. Hearing no questions, all were in favor, no one was opposed.

All present voted Aye

Motion Carried

The Supervisor opened the floor for discussion. Councilwoman Reinhardt stated that over 100 children signed up for the Summer Recreation Program. The Inspector from the Health Department came through and gave us the go ahead to open up the program. We expanded the number of Field Trips and are hopeful to have a great program this year. Councilman Robinson advised that we have sand boxes that will be set in after the lake water recedes a bit which will be a great addition. Councilman Conrad advised that the new shed will be coming shortly to the Marina and the Supervisor advised that the dock farthest north at the Marina will be replaced shortly.

Upcoming Dates:

Early Voting 6/13/2026 to 6/23/2026 in the Community Center

Town Hall will be closed Friday 6/19/2026 for Juneteenth

Town Board Meeting Wednesday, 6/24/2026 at 7:00 p.m.

ADJOURN

The Supervisor asked if there was anything anyone wanted to further discuss. Everyone was all set. The Supervisor entertained a MOTION to adjourn the Work Session Meeting. Moved by

JUNE 11, 2026

TOWN BOARD WORK SESSION cont.

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

Meeting adjourned at 7:07 p.m.

Donna M. Lakes
Town Clerk

OBCA June Meeting – 6/16/26 – Minutes

6pm – Olcott Beach Church

Introductions – Jane Voelpel, Edna Wolff, Paul Hartigan, Joe Derda, Mark Dudkowski, Kris Teeter, Kelsey Teeter, Steve Young, Christine Kelemen, Sue Bochenski, Karen Young, Sue Szyjka, Ann Raskopf, Sandy Smalley, Brian Scott, Robert Winter, Kelly Hartman, Karen Evarts, Maggie Eaton, & Jay Hartman

Special Announcement – Kelly & Jay Hartman opening new restaurant – Olcott Steak & Tavern – on June 25th – at the old Covey's Cove location. Hours will be Wednesday to Friday 4pm-9pm, Saturday & Sunday 12pm-9pm – accepting reservations. Follow them on social media

Treasurer's Report – (via Jane) – checking: \$8644.77; Lighthouse savings: \$185.18

Olcott Events

- June 7 – Annual Duck Race
 - All tickets sold – \$5000 – only expense was \$500 prize – \$120 gift certificate package was donated
 - Gina Guido-Redden won Grand Prize & 43 Doorprizes were awarded
 - Thank you to Scott James for being duck!
- June 17 – Sweet Music & Tasty Treats – Goody's at the Beach
- June 20 – Mermaid Festival & Parade – 12pm-4pm; Parade at 1pm
 - Volunteers needed to decorate Edna's truck for OBCA float
- June 27 – Hooks for Harry Kids Fishing Derby – 8am-1pm
 - Boat Doctors donating many prizes and also lifetime fishing license
 - Looking to sell raffle tickets to purchase additional lifetime fishing license prizes for kids – \$5/ticket – \$500 prize
- July 3 – Fireworks over Lake Ontario
 - Motion made by Kris Teeter, Second by Maggie Eaton to donate \$1500 of Duck Race money to fireworks
- July 4 – Patriots Parade
 - Beads, Ice Cream, Flags, Carousel Ride will be given to participants
 - Edna will drive decorated truck in parade
- July 8 – Olcott Beach during the Gilded Age Presentation – Goody's at the Beach
- July 11 – Pirate Parade
 - Edna will be driving Pirate Ship float again
 - Beads are available – \$40/case of 36 dozen (mixed colors)
 - Joe Derda mentioned issue with parade floats getting back across Rt 18 at end of parade – need traffic control at end too
- July 15 – Free Movie night at Carousel Park – Rookie of the Year
 - NEED volunteers for that night – sell concessions, set up seating area, clean up at end of movie, move benches back at end
 - Need to purchase giveaway items – baseball cards?

- July 17-19 – Christmas in July Weekend in Olcott
 - Santa will be at Cabin and also at Carousel Park
 - Lockport Chalk Fest/WAHI Studios will be doing sidewalk art Friday, July 17
- July 25 & 26 – Old Olcott Days & COAA National Band Organ Rally
 - Will be feeding around 100 people in pavilion Saturday night – need volunteers for that night
- July 29 – Sweet Music & Tasty Treats – Goody's at the Beach w/Pete Robinson
- August 11 – Park After Dark Fundraiser for Carousel Park – 6pm-10pm
- August 19 – Toy Story Movie Night at Olcott Beach Carousel Park
 - NEED volunteers for that night – sell concessions, set up seating area, clean up at end of movie, move benches back at end
 - Need to purchase giveaways for that night
 - Need to pay license within 14 days of showing
- August 26 – Olcott Beach Trolley Presentation at Carousel Park by Gregory Gerstung at Tom Kelley Theatre
- September 6 – Olcott Beach Jazz Trail – 12pm-7pm

OBCA updates

1. Wm. G. Maynes Grant Projects Update

- Projects: flowers-completed, lights for Welcome to Olcott sign-ordered, America 250 banners-completed, interpretative display for lighthouse-ordered, flag poles for America 250 flags-completed
- We have 12 extra flag poles so we will need to purchase 12 flags

2. Thank you to Legislator Shawn Foti for securing Community Use Funds for us again this year! We will be receiving \$2500 total – \$1000 will go to OBCA events, \$1000 will go to Olcott Beach Jazz Trail, and \$500 will go to Santa at the Cabin

3. Additional Sponsorship Funds for Jazz Trail – Motion made by Kris Teeter, Second by Edna Wolff to donate additional \$1000 to Jazz Trail from OBCA

4. Decision made to CANCEL July 4th Car Cruise due to Gazebo concert & Holiday

5. Discussion of purchasing new DJ equipment for Saturday Nights

- Speakers are old & heavy and Microphone isn't working
- Subcommittee formed of Mark & Paul to research options and prices

6. America 250 events

- National Band Organ Rally during Old Olcott Days – July 25 & 26
- Joe Wiegand “Teddy Roosevelt” for Labor Day – September 7
 - Town tourism contributing \$3000

Other Updates

1. Olcott Beach Church

- Next BBQ is July 19th
- July 18th Friends of Church will host basket raffle
- Ice Cream Social at Goody's to benefit church - July 22 - 6pm-8pm
- Will sell hot dogs/food items at each cruise night

2. Visitor's Guides are available at Town Hall Community Room and Replica Lighthouse - if any business/group wants to hand them out, let Jane or Karen know

3. Robert Winter brought up welcoming the data center workers that are around town

4. Newfane Lions will be selling tickets for their Motorcycle Raffle at our Saturday Night Car Cruises

Next Meeting - Tuesday, July 21, 2026 at 6pm

Supervisor's Update - John Syracuse

Still struggling with Lake Levels. We have delayed the beach sand replenishment, we are weighing options to forgo replenishing this year vs. raking what we have there. Or some type of hybrid solution.

Unfortunately, we did not receive the NY Forward Grant. We are in the process of attempting other grants on water/sewer infrastructure, and LWRP projects as well. Dock repairs are being made, the Olcott Fire Boat Dock has been repaired and now we are going to start repairing one of the launch docks closest to the gas dock. A new storage shed shall be arriving shortly to replace the one that is in disrepair adjacent to the mgt. office within the Marina.

I am just awaiting a signature from our fireworks sponsor for this year. I have verbals and texts, but nothing formal...yet.

The Olcott Carriage Rides were cancelled on 6/13/26 as they could not get employees to help with the rides. Next scheduled carriage ride dates 7/3 and 7/4 noon to 3 and noon to 4 respectively.

Still looking for volunteers to serve on the Comprehensive Plan Steering Committee.



Tourism Board Meeting

July 7, 2026 - 8:30am

Newfane Town Hall Community Room

1. Attendance

a. Board Members

- ☒ Gina Guido-Redden - Chairperson
- ☒ Christine Kelemen
- ☒ Cate Banks Orr
- ☒ Barb Miller
- ☒ Jim Sansone
- ☒ Ann Schulze
- ☐ Janet Steggles
- ☒ Jane Voelpel
- ☒ Stella Wilson
- ☒ Kris DeGlopper Banks

☒ Quorum Met (at least 5 members)

b. Liaisons/Town Hall Representatives

- ☒ Karen Young - LKV Liaison
- ☒ Peter Robinson - Town Board Liaison
- ☐ John Syracuse - Supervisor

2. Budget

a. Review Budget Reports

i. Tourism

1. Rain out concert will be rescheduled so no change to budget
2. Discussion of taxes charged on Caboose property-we will research

ii. Lakeview Village Shoppes

1. Money remaining in repair budget
2. Issues with electrical at shoppes last week - adding electrical review to end of season inspections

iii. Approve the Year to Date Reports

1. Motion: Jane Voelpel
2. Second: Christine Kelemen

3. Old Business

- a. Allocation of funds – after the spending plan adjustments last month (postponing Step Out Buffalo, adding replacing butterfly mural and Teddy Roosevelt), we are left with \$4K (of \$30K)
 - i. Idea of Caboose fixing-up (removing bushes, replacing brick, etc) – will need to be discussed with Town officials (not on Tourism budget)
 - ii. Will discuss other options at future meeting
- b. 2027 Visitor Guide
 - i. Jane, Barb & Karen (Guide Committee) will meet and then discuss with CompuMail representatives this month to ensure file transfer and contact info is understood
 - ii. Ads are remaining same prices this year – Karen will create ad renewal forms for past advertisers
 - iii. Discussion with Pete about possible revenue generated from ads – Pete will discuss with John to ensure that those dollars still go to tourism – will update us on process to ensure that happens
 - iv. Ad Sales list review – everyone can sign up to sell ads (starting in August)

4. New Business

- a. Destination Niagara has distributed a link for online training available to all
 - i. Karen took training already – takes about 30 mins
 - ii. Gina will send link to tourist-facing email list
- b. Website updates – Kris – working with Aaron Dey on updating each section of the website to be current info and easy to navigate

5. Social Media Update – Karen Young

- i. There was quite a bit of activity on both the Tourism pages & Lakeview pages this week – some negative (beach and fireworks)
 - 1. Took a lot of extra managing of comments so not as many extra posts went up during holiday week
 - 2. Beach post was viewed 112,000 times; LKV Fireworks post was viewed 92,000
- ii. Erik has been doing great with the photos & videos!

6. Lakeview Village Update – Christine Kelemen

- a. Butterfly Mural painting will be starting this week
 - 1. Painting will be done on boards on boardwalk during open hours for extra experience for visitors

7. OBCA Update – Jane Voelpel

- a. OBCA facilitated Patriot Parade, have an upcoming Movie Night - July 15th, and National Band Organ Rally in park for Old Olcott Days

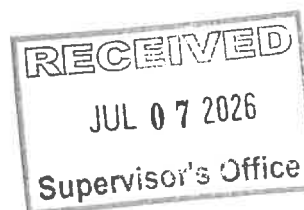
8. Town Hall Tourism-Related Updates – Pete Robinson

- a. Water & Highway Departments did a great job getting the beach back in working order and looking nice! New sandboxes installed
- b. Wrights Corners Flower Bed Display – Looks great!

7. Adjourned at 10:05am

Account#	Account Description	Fee Description	Qty	Local Share
	Donation	Donation	1	500.00
	Hometown Heroes	Banner	1	300.00
	Lakeview Village Fair	Monthly Rent	9	7,945.00
		Security Deposit	2	15.00
	Marriage License	Marriage License	6	105.00
	Summer Recreation	Summer Recreation	32	6,825.00
		Sub-Total:		\$15,690.00
A1255	Clerks Fees	Photocopies	16	4.00
	Clerk's Fees	Birth Certified Copy	15	150.00
		Death Certified Copy	45	450.00
		Fax Fee	1	1.00
		Genealogy Search	3	66.00
		Marriage Certified Copy	3	30.00
	Conservation	Conservation	11	15.76
		Sub-Total:		\$716.76
A2544	Dog Licensing	Female, Spayed	52	390.00
		Female, Unspayed	17	263.50
		Male, Neutered	50	375.00
		Male, Unneutered	12	186.00
		Replacement Tags	1	3.00
		Sub-Total:		\$1,217.50
A2590	Building Permits	Other Permits	1	50.00
	Cemetery Donations	Donations	1	100.00
	Deck Permit	Total Fee	1	37.00
	Demolition Permit	Residential	1	50.00
	Fence	Residential	5	115.00
	Permits, Others	Building Permit	1	225.00
	Residential	Accessory Structures	7	1,285.00
		Additions, Porches, Remodling, Pole Barns	7	420.00
		Renewal	1	50.00
		Roofing	6	175.00
		Single Family	1	1,885.00
	Short Term Rental	Annual Renewal	7	350.00
	Solar Installation	Roof Top	1	125.00
	Swimming Pools	Above Ground	1	30.00
		Sub-Total:		\$4,897.00

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Account#	Account Description	Fee Description	Qty	Local Share
			Total Local Shares Remitted:	\$22,521.26
Amount paid to:	N Y S Health Department			135.00
Amount paid to:	NYS Ag. & Markets for spay/neuter program			189.00
Amount paid to:	NYS Environmental Conservation			269.24
Total State, County & Local Revenues:		\$23,114.50	Total Non-Local Revenues:	\$593.24

To the Supervisor:

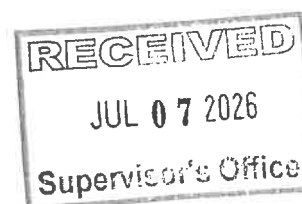
Pursuant to Section 27, Sub 1, of the Town Law, I hereby certify that the foregoing is a full and true statement of all fees and monies received by me, Mickie Kramp, Town Clerk, Town of Newfane during the period stated above, in connection with my office, excepting only such fees and monies, the application of which are otherwise provided for by law.

Supervisor

Date

Town Clerk

Date



COPY

SUPERVISOR
716-778-8531

TOWN CLERK
716-778-8822
FAX 716-638-4183

ASSESSOR
716-778-8827

TAX COLLECTOR
716-778-6052

BUILDING INSPECTOR
716-778-5947

WATER/SEWER
716-778-8132



TOWN OF NEWFANE

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

JUSTICE COURT
2896 Transit Road
Newfane, New York
14108

716-778-9292

HIGHWAY
716-778-8844

WATER/SEWER
MAINTENANCE
716-778-8587

6176 McKee Street
Newfane, New York
14108

TDD 1-800-662-1220

July 9, 2026

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. If you have any questions, please feel free to contact me here at the Town of Newfane.

Sincerely,

JoAnn Harig, Assessor
Town of Newfane
716-778-8827 ext. 103



MILLER HOSE COMPANY, INC.

Town of Newfane Clerk;

Miller Hose Fire Co. would like you to add the following person to our membership.

Dan Handrich

DOB:

Address:

Thank you for your time.

Sincerely;

Jeffrey A Brown

Secretary

Miller Hose Fire Co.

Newfane Fire Department
PO Box 99 • Newfane, NY 14108
(716) 778-8870 • (716) 778-9141
www.MillerHose.org

This institution is an equal opportunity provider and employer.