

JUNE 24, 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 June 25, 2025.

The following Board Members were present:

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

Others present: James Sansone, Attorney, Jon Miller Highway/Water Superintendent, Nick Irr, Chief Wastewater Treatment Plant Operator, JoAnn Harig, Assessor David Schmidt, Building Inspector/Code Enforcement Officer, Ken Nerber, Assistant Dog Control Officer/Constable, Mary L. Zeller, Confidential Secretary, 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.

MISCELLANEOUS FILED WITH THE TOWN CLERK

Town Clerk's monthly report to the Supervisor

MINUTES FILED WITH THE TOWN CLERK

Zoning Board Meeting Minutes of April 21, 2026
Planning Board Meeting Minutes of April 28, 2026
Zoning Board Meeting Minutes of May 19, 2026
Board of Assessment and Review Minutes of May 26, 2026
Tourism Board Meeting Minutes of June 2, 2026

COMMUNICATIONS AND PETITIONS

The Town Clerk read a request from Jon Miller, Highway Superintendent, as follows: Dear Board Members. I am respectfully requesting to have my CHIPs State Aid revenue account 002-1000-3501 and my Item I expense account 002-5110-04 amended to reflect the increase in CHIPs funds that I will be receiving in the amount of \$22,927. Account 002-1000-3501 will be amended from \$393,333 to \$416,260. And account 002-5110-04 will be amended from \$625,000 to \$647,927. Thank you for your attention. Sincerely, Jon Miller Highway Superintendent. The Supervisor entertained a MOTION to approve the request. Moved by Councilman Conrad, second by Councilwoman Reinhardt on the question. Hearing no questions, all were in favor, no one was opposed.

All present voted Aye.

Motion Carried

The Town Clerk read a request from Cailynn Feeley, Water/Sewer Dept. Clerk as follows: To The Honorable Town Board. The following property has paid for 5 refuse units on their 2026 county tax bill. We are asking permission to refund \$644.15, the price for 5 garbage units. This property is now being contracted separately through Modern, so they will no longer have garbage collection through the Town of Newfane. Effective 6/1/2026, the Town Assessor has removed the 5 garbage units from this parcel permanently. A copy of the paid 2026 tax bill is attached. Service Address: 6520 Ridge Road, Lockport, NY 14094. Thank you for your consideration in this matter. Sincerely, Cailynn Feeley, Water/Sewer Dept. Clerk. The Supervisor entertained a MOTION to refund those dollars. 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

The Town Clerk read a request from the Town Supervisor as follows: Please accept this as my recommendation to make William Davis a Year-round, Part-Time Employee. Thank you for your consideration. The Supervisor advised the Board that Bill was hired as a Seasonal Part-Time Employee several years ago. It has evolved into more than that, as we have been relying on Bill throughout the entire year. He is a great worker and has become a dependable, valuable asset. The Supervisor entertained a MOTION to change William Davis's position to a Year-round Part-Time

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REGULAR BOARD MEETING cont.

Employee. 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

REPORTS OF COMMITTEES AND DEPARTMENT HEADS

The following department heads were in attendance and gave a report on their department.

Jon Miller, Highway/Water Superintendent advised the Board that they have surfaced Phillips Road and Drake Settlement Roads. We are working on drainage, picking up brush and the rest of the usual stuff that comes up on a daily basis. On the Water side, we are working on new water and sewer taps and finishing up our landscaping from last year that we were never able to finish. We had one service leak, and we now have a leak on the Ewings Road Bridge. We did put a valve in on the south side to isolate it so it's not leaking, but we have to get it repaired. Hopefully we can do this while the road is closed and get it resolved before they open the road back up. This is something that we can't do ourselves, so we definitely have to have a contractor. Nick Irr, Chief Wastewater Plant Operator, advised the Board that they are still waiting on some parts but hopes to have them next month and the programmers will still work with us. We have had a couple of heavy rains and heavy flows in April and May and we've commented on the fact that the improvements have really helped with discharge and taking all that water out correctly. We have a surplus of compost and are hoping a contractor who expressed interest in taking a good part of it will come through. JoAnn Harig, Assessor advised the final star letters have come out. The State sent 5 letters this year to people that either didn't verify their income or were questionable on their ability to have Star. If someone received a letter, they need to call the number that's on the letter. At this point, our final roll has been turned in so we are now in the 2027 tax roll year here. David Schmidt, Building Inspector/Code Enforcement Officer, reported that for the month of June, he issued 25 permits. We did not receive any Planning Board Applications or Zoning Board Applications. He has had a few people questioning about different projects, but nothing in writing has come in yet. I did get called out once for a kitchen fire and I am continuing to work on property maintenance issues. He has also been conducting a good number of building inspections as well as business inspections. Kenneth Nerber, Assistant Dog Control Officer/Assistant Constable, reported that they had seven dog calls. One involved a town resident walking down Charlotteville Road and was attacked by a dog. He sustained minor scratches. The owner of the dog cooperated. This is a reminder to make sure all dogs are leashed at all times. If they aren't they should let Dog Control know and they will take care of it. He's also working with the SPCA for 2 stray dogs and still trying to locate the owners. They were called out for Fox Pest Control going door to door without a permit. We gave them a warning as they were never given a warning by us before. Their company is now on notice and they will be ticketed the next time we see them. We have participated in two town events by request and we keep getting calls regarding cats, deer, coyotes, etc. We do not deal with those animals that would be a call to the Department of Environmental Conservation. Standing in for our Tourism Committee Chair, Gina Redden,, we have Councilman Pete Robinson who stated the season's off to a healthy start, even with the cold weather. He spoke about the social media platforms, the website, and the online calendar traffic that's up. He spoke about lodging and occupancy rates, guide distribution rates, and stated that Gina is pretty thorough. Looking forward to a busy and hopefully hot and dry July with July 3rd fireworks coming up and the outdoor concerts. July 4th, the Patriots Parade, the outdoor concerts, Saturday night car shows, Pirates Festival, and Bloom Stage Show at the Carousel Park. Also, the first outdoor movie night at the Carousel Park, Christmas weekend in July, Old Olcott days and the National Band Organ Rally, which is one of his favorites.

Councilman Paul Conrad gave an update at the Marina as follows. We did order a shed. Jon Miller has been down there and cleaned out a spot for us to put the new one in. Once we do that, we will move all the stuff out of the old shed and Jon will remove it. We cleaned up a lot of debris down there, and one dock has been repaired. The man who will be fixing the launch dock is supposed to start this week. The Supervisor advised that he will be getting a new fabricated part because there were still some loose fittings on one of the fasteners. And the pole seems to be a little wobbly, so he's going to get to that this weekend. Regarding the launch dock, he's run into a little bit of a hardship with an employee and there won't be a way for him to really get the skirting in that he's required to do under the DEC permit and then have to pull it off for the 4th of July. We've given him a little bit of leeway. We've given him until approximately July 13th to get into the water. We figured with all the excitement over July 4th, we didn't want to have him get in the water, get out of the water, interrupt boats being put in on the 1st, the 2nd, the 3rd, etc. He's done repairs on this dock in our marina before he does a good job. The Supervisor indicated that Rick Coleman, our Ditching Coordinator, is unable to be here this evening. He has a number of things in the hopper. We had a meeting yesterday briefly about some of the concerns out there, and we did have a homeowner speak to us at our last meeting. Those concerns are being addressed, things are progressing, and he

is hopeful to move forward a little quicker. The Supervisor thanked all the Department Heads their Reports, none of the Board Members had questions.

NEW BUSINESS

The Supervisor indicated that Councilman Robinson wished to make an announcement on behalf of the Town Board. Councilman Robinson stated that the Town Board understands that we are all in a time when finances can be tight, especially where families and children are concerned. With that understanding, and being our Country's 250th year celebration, the Board got together and came up with a donation in the amount of Five Hundred (\$500.00) Dollars to put toward our upcoming, July 3rd, fireworks display. This 250th year celebration comes once in a lifetime, our hope is that all our residents will enjoy, with their families and friends, an amazing celebration. The monies will be turned over to our Town Clerk and will be applied towards the payment of the fireworks display.

TOWN/SUPERVISOR/APPROVE TEMPORARY LIQUOR LICENSE/BLUEFIN RESTAURANTS LLC, DBA OLCOTT TAVERN AND STEAKHOUSE

The Supervisor stated that he is grateful that a new business has selected the Town of Newfane, Olcott Beach, as an area to invest in. What he has before him is a Municipal Notification for a Temporary Liquor License and is requesting a MOTION allowing him to approve a Temporary License for Bluefin Restaurants, LLC, DBA Olcott Tavern and Steakhouse and further note that this municipality, the Town of Newfane, has no objection to this being done and it is in support of these events taking place. Moved by Councilman Robinson, second by Councilwoman Reinhardt, on the question. Hearing no questions, all were in favor, no one was opposed.

All present voted Aye.

Motion Carried

TOWN/SUPERVISOR/RESOLUTION #37-2026/DESIGNATE A COMPETENT AUTHORITY TO CERTIFY DISABILITY AND LINE-OF-DUTY DETERMINATIONS UNDER THE TOWN OF NEWFANE LENGTH OF SERVICE AWARD PROGRAM (LOSAP)

The Supervisor entertained a MOTION to approve the following Resolution: WHEREAS, the Town of Newfane (the "Town") is the Sponsor of the Town of Newfane Length of Service Award Program (the "Plan" or "LOSAP"), a defined benefit length of service award program established under Article 11-A of the General Municipal Law for the volunteer firefighters of the Olcott Fire Company and the Miller Hose Fire Company; and WHEREAS, the Plan provides that an active volunteer firefighter who is totally and temporarily disabled, or partially and permanently disabled, as certified by the workers' compensation board or other competent authority approved by the Sponsor, and whose disability occurs during the course of service while actively engaged in providing line of duty services as defined in Subdivision One of Section 5 of the Volunteer Firefighters' Benefit Law, shall receive five points for each full month of such disability; and WHEREAS, the Town as Sponsor wishes to designate a competent authority and procedure to make the medical determinations the Plan requires, in order to provide a consistent, independent, and orderly process for evaluating disability claims under the Plan; and WHEREAS, Section 205-cc of the General Municipal Law establishes an enhanced cancer disability benefit for eligible volunteer firefighters and, in awarding that benefit, applies a statutory presumption that a covered cancer was incurred as a result of the firefighter's service; and WHEREAS, where a participant has been awarded enhanced cancer disability benefits under General Municipal Law Section 205-cc, a statutory presumption of service-related causation has already been applied by the program administering that benefit, and the Town wishes to provide a consistent and orderly process that gives appropriate effect to that presumption without requiring duplicative re-adjudication of causation; and NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Newfane, as Sponsor of the Town of Newfane Length of Service Award Program, hereby designates and approves Occustar as a competent authority under the Plan, authorized to examine Plan participants and to determine (i) the participant's disability status and (ii) whether the disability occurred during the course of service while the participant was actively engaged in providing line of duty services as defined in Subdivision One of Section 5 of the Volunteer Firefighters' Benefit Law; and BE IT FURTHER RESOLVED, that, in lieu of or in addition to a determination by the designated competent authority, the Town may, in its sole discretion, accept as a sufficient basis for the disability and line of duty determinations any one or any combination of the following: a determination of the Workers' Compensation Board; the

determination of the participant’s treating physician; or a determination granting the participant benefits under Section 205-cc of the General Municipal Law, in light of, as to such an award, the statutory presumption of service-related causation applied in awarding that benefit; and BE IT FURTHER RESOLVED, that the certifications, determinations, and supporting documentation addressed herein shall be recorded in the participant’s Plan file; and BE IT FURTHER RESOLVED, that nothing in this resolution shall limit a participant’s right to obtain a determination from the Workers’ Compensation Board; and BE IT FURTHER RESOLVED, that this designation shall remain in effect until amended or rescinded by the Town Board, and the Supervisor and the Plan Administrator are authorized to take such steps as are necessary to implement this resolution, including notifying the Plan’s administrative service provider of this designation. Motion made by Councilman Conrad, second by Councilwoman Reinhardt on the question. Hearing no questions the Supervisor asked for a Roll Call Vote:

Councilwoman Reinhardt: Aye
Councilman Robinson: Aye
Councilman Horanburg: Aye
Councilman Conrad: Aye
Supervisor Syracuse: Aye
Aye: 5 Nay: 0

Motion Carried

TOWN/HISTORICAL SOCIETY/REVISED PROJECT FUNDING AND PUBLIC USE AGREEMENT/COMFORT STATION AND KIOSK PROJECT

The Supervisor entertained a MOTION to approve the following: RESOLUTION #38-2026 OF THE TOWN BOARD, TOWN OF NEWFANE, NY RESOLUTION TO AUTHORIZE EXECUTION OF THE REVISED PROJECT FUNDING AND PUBLIC USE AGREEMENT WITH THE TOWN OF NEWFANE HISTORICAL SOCIETY, INC. FOR THE COMFORT STATION AND KIOSK PROJECT AT COUNTRY VILLAGE. WHEREAS, by Resolution #36-2026, adopted June 11, 2026, the Town Board approved a Project Funding and Public Use Agreement (the “Agreement”) with the Town of Newfane Historical Society, Inc. (the “Society”), providing for the Town to fund the construction of a comfort station and kiosk at the Society’s real property 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), for use by the visiting public, in substantially the form then presented to the Town Board, and authorized the Town Supervisor to execute the Agreement in final form approved by the Town Attorney; and WHEREAS, that approval was made pursuant to Section 57.07(2) of the New York Arts and Cultural Affairs Law, which authorizes the Town 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, following adoption of that resolution, the Society requested certain revisions to the Agreement, and the Agreement has been revised in final form to, among other things, (i) identify the Premises by the name “Country Village”; (ii) provide that the aggregate funding to be provided by the Town for the Project shall not exceed \$120,000.00; and (iii) require the Society to maintain commercial general liability insurance naming the Town of Newfane as an additional insured from the commencement of construction of the Project through the end of the ten (10) year public use covenant term; and WHEREAS, the Town Board has reviewed the Agreement as so revised, a copy of which has been presented to the Town Board, and wishes to confirm its approval of the Agreement in such final form; and WHEREAS, the Town Board reaffirms its determination 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 and confirms the Project Funding and Public Use Agreement, as revised in final form and presented to the Town Board; and BE IT FURTHER RESOLVED, that the Town Supervisor is hereby authorized to execute the Agreement, as so revised, on behalf of the Town, upon delivery by the Society of a copy of the resolution of its board of trustees authorizing the execution of the Agreement. Motion made by Councilman Conrad, second by Councilwoman Reinhardt on the question. Hearing no questions the Supervisor asked for a Roll Call Vote:

Councilwoman Reinhardt: Aye
Councilman Robinson: Aye
Councilman Horanburg: Aye
Councilman Conrad: Aye
Supervisor Syracuse: Aye
Aye: 5 Nay: 0

Motion Carried

TOWN/SUPERVISOR/RESOLUTION #39-2026 SEQR DETERMINATION FOR WATERLINE REPLACEMENT PROJECT ON WEST LAKE ROAD AND EWINGS ROAD

The Supervisor entertained a MOTION to approve the following: RESOLUTION #39-2026 OF THE TOWN BOARD, TOWN OF NEWFANE, NY, RESOLUTION FOR SEQR DETERMINATION FOR WATERLINE REPLACEMENT PROJECT ON WEST LAKE ROAD AND EWINGS ROAD. WHEREAS, in compliance with Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act-SEQRA) of the Environmental Conservation Law, the Town Board of the Town of Newfane has reviewed the Waterline Replacement Project proposed in the Town of Newfane Water System, which includes the replacement in kind of approximately 2,600 linear feet of waterline on West Lake Road and 700 linear waterline on Ewings Road, 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 this Part, will not have a significant impact on the environment or are otherwise precluded from environmental review under Environmental Conservation Law, article 8. NOW, 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 Waterline Replacement Project, determines that the action is a Type II action and is not subject to SEQR review; and BE IT FURTHER RESOLVED, that the Town Board of the Town of Newfane hereby authorized and directs the Town Supervisor to sign required documentation indicating that the proposed action is a Type II action. Motion made by Councilwoman Reinhardt, second by Councilman Horanburg on the question. Hearing no questions the Supervisor asked for a Roll Call Vote:

Councilwoman Reinhardt: Aye
Councilman Robinson: Aye
Councilman Horanburg: Aye
Councilman Conrad: Aye
Supervisor Syracuse: Aye
Aye: 5 Nay: 0

Motion Carried

TOWN/SUPERVISOR/RESOLUTION #40-2026 ORDER CALLING FOR A PUBLIC HEARING FOR INCREASE AND IMPROVEMENT OF FACILITIES OF WATER DISTRICT NO. 1

The Supervisor entertained a MOTION to approve RESOLUTION #40-2026 OF THE TOWN BOARD, TOWN OF NEWFANE, NY, ORDER CALLING FOR A PUBLIC HEARING FOR 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 TO BE HELD ON JULY 22, 2026 AT 6:45 P.M. Motion made by Councilman Horanburg, second by Councilman Conrad on the question. Hearing no questions the Supervisor asked for a Roll Call Vote:

Councilwoman Reinhardt: Aye
Councilman Robinson: Aye
Councilman Horanburg: Aye
Councilman Conrad: Aye
Supervisor Syracuse: Aye
Aye: 5 Nay: 0

Motion Carried

TOWN/SUPERVISOR/PARKSIDE FIRE AND SECURITY (PFS) ANNUAL FIRE INSPECTION AND MONITORING AGREEMENT

The Supervisor entertained a MOTION to approve and authorize the Supervisor to sign the Annual Fire Inspection and Monitoring Agreement with Parkside Fire and Security (PFS). This is something that we need to do annually and the Supervisor thanked Councilman Horanburg for the recommendation of this Company. This is the Company that the Olcott Fire Company uses, and they are less expensive than the Company we had previously used. 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

PAY BILLS

The Supervisor entertained a MOTION to approve the payment of claims totaling \$730,141.95, bills paid in June, 2026, Vouchers #41316-41526, as audited by the Supervisor and Department Heads and as per Abstract Sheets dated 06/24/2026 which will be filed with the official record.

General Fund	\$ 90,027.90
Highway Fund	\$ 204,314.46
Water Fund	\$ 21,838.93
Sewer Fund	\$ 73,668.62
Lighting District	\$ 6,541.59
Refuse District	\$ 77,062.34
Fire Protection District ...	\$ 657.56
Trust & Agency	\$ 3,194.01
Capital Projects	\$ 252,836.54
TOTAL APPROVED	\$ 730,141.95

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

Motion Carried

PUBLIC COMMENTS

Kelly Hartman came forward representing the Olcott Tavern and Steak House. She advised the Board that her husband is an avid fisherman and they have been coming to the Town of Newfane/Olcott for many years. They absolutely love it here, She stated that she said to her husband last year ..”Ya know what? Newfane/Olcott residents need a Steak House. They are looking forward to having there business her and wanted to thank everyone for being so welcoming and hospitable toward them. The Supervisor and Board Members are excited and pleased to have them. They with Kelly and her husband Jay, the very best of luck.

Attorney Jim Sansone wanted to remind everyone that the Jazz Festival is taking place in Olcott on September 6th down by the Gazebo and the Village Shops. There will be amazing jazz groups performing and he is hoping you will come out and enjoy the great entertainment.

ANNOUNCEMENTS FROM THE BOARD

Councilwoman Reinhardt advised that the summer recreation counselors and directors, are really excited about the summer program. We have a great group of kids that are coming. She also wanted to mention that she and Councilman Pete Robinson went to a four-hour meeting with the school district on Monday. The school superintendent invited us to come along and just kind of be a bridge between the town and the school district and keep our community engagement. Being outsiders, it was great to listen to what life is really like working in a school. It was a really great meeting.

Councilman Robinson wanted to give a shout out to Jon Miller who took care of some business on streets for us that were dealing with flooding issues. Thank you. Listening to the people asking for help, not only did you, you came up with a plan to win. Those people got back to me and were so excited and thankful. He was also there for us when we needed help at the beach with the flooding which was almost a disaster. He and his crew have been great trying to shore things up and they also parked a vehicle there that we can throw in all the beach wood making the area look so much nicer. Again, thank you so much to you and your crew for all the hard work and trying to make things happen. Next up, farmers market. We're going to be having a farmers market coming in July over by the church. I know that it's advertised, but still, come on out and celebrate our local farmers.

Councilman Horanburg announced July 10th, 11th and 12th Olcott Fire Company will be conducting their annual Pirate’s Festival Celebration. This is our biggest fundraising event and it allows up to provide new gear, PPE, and other needed equipment for our firepersons, which is very expensive.

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REGULAR BOARD MEETING cont.

We definitely are very appreciative of the support from our community. He believes it is either the 19th or 20th year of the Pirate's Festival that our Town has overwhelmingly supported them, so thank you, we wouldn't be this great Town if it weren't for the support of the community.

Pete Robinson advised the Business Association is installing a brand new flag, from Grand New Flag, in Wrights Corners today. Thank you to Buzyniski Electric and all the people out there making our entranceway into our Town beautiful.

TOWN HALL WILL BE CLOSED FRIDAY, JULY 3, 2026

FIREWORKS OVER THE LAKE FRIDAY, JULY 3, 2026 10:00 P.M.

SUMMER RECREATION STARTS MONDAY JULY 6 AND ENDS AUGUST 7

NEXT WORK SESSION IS THURSDAY, JULY 9TH AT 6:00 P.M.

NEXT MONTH BOARD MEETING WEDNESDA, JULY 22ND AT 7:00 PM

PUBLIC HEARING SCHEDULED FOR WEDNESDAY JULY 22ND AT 6:45 PM

ADJOURN

The Supervisor entertained a MOTION to adjourn. Motion made by Councilman Horanburg, second by Councilman Conrad on the question. Hearing no questions, all were in favor, no one was opposed.

Motion Carried

Meeting adjourned at 7:44 p.m.

Respectfully submitted,

Donna M. Lakes
Town Clerk

Next Regular Town Board Meeting July 22, 2026, 7:00 p.m.