

Account#	Account Description	Fee Description	Qty	Local Share
		Mobile Home Court Lic	1	100.00
	Amusements License	Amusements License	1	1.00
	Hometown Heroes	Banner	1	300.00
	Lakeview Village Fair	Monthly Rent	7	5,670.00
		Security Deposit	3	45.00
	Marriage License	Marriage License	3	52.50
	Summer Recreation	Summer Recreation	19	4,175.00
		Sub-Total:		\$10,343.50
A1255	Clerks Fees	Photocopies	33	8.25
	Clerk's Fees	Birth Certified Copy	26	260.00
		Death Certified Copy	24	240.00
		Fax Fee	1	1.00
		Marriage Certified Copy	2	20.00
	Conservation	Conservation	9	18.50
		Sub-Total:		\$547.75
A2544	Dog Licensing	Female, Spayed	38	285.00
		Female, Unspayed	8	124.00
		Male, Neutered	29	217.50
		Male, Unneutered	13	201.50
		Purebred Licenses	1	49.00
		Sub-Total:		\$877.00
A2590	Cemetery Donations	Donations	1	100.00
	Commercial/Industrial Buildings	Roofing	1	200.00
	Fence	Residential	4	100.00
	Generator	Total Fee	1	50.00
	Manufactured Homes	Double Wide	5	250.00
		Single Wide	1	50.00
	Residential	Accessory Structures	3	237.00
		Additions, Porches, Remodling, Pole	4	410.00
		Barns		
		Renewal	1	50.00
		Roofing	5	125.00
		Single Family	1	1,345.00
	Short Term Rental	Annual Renewal	4	200.00
		Sub-Total:		\$3,117.00

Account#	Account Description	Fee Description	Qty	Local Share
Total Local Shares Remitted:				\$14,885.25
Amount paid to:	N Y S Health Department			67.50
Amount paid to:	NYS Ag. & Markets for spay/neuter program			151.00
Amount paid to:	NYS Environmental Conservation			316.50
Total State, County & Local Revenues:				\$15,420.25
		Total Non-Local Revenues:		\$535.00

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



TOWN OF NEWFANE ZONING BOARD OF APPEALS

2737 MAIN STREET NEWFANE, NY 14108

April 21, 2026

MEMBERS PRESENT: Chairman Troy Barnes, Jeremy Irwin, Charles Maynard, Marcy Ferington, Geoff Harding

MEMBERS ABSENT: Tyler Finley, Bill Koller

OTHERS PRESENT: David Schmidt, Cory Weber Attorney for the Town, Robin Bower and 16 Residents

The meeting was called to order at 7:00 p.m.

Troy opened the meeting and introduced the board as well as Cory Weber, our building inspector, David Schmidt, our secretary and our town deputy clerk, Robin Bower.

For the record, all parties that live within 300' of these variances were contacted.

Troy read the variances.

Please take notice that the zoning board of the town of Newfane will meet on April 21st, 2026 at 7 P.m. at the Town Hall, 2737 Main Street, Newfane, New York, to hear and consider the following application.

Michael Anderson, Abstract Architecture PC, on behalf of property owner Timothy Craig has applied for an area variance under the new things zoning provisions upon premises known as 1531 Jackson Street, tax map number 528-1-48, which is located in an area business district to construct additions to an existing single family dwelling, which additions will result in a rear yard setback of approximately 13.6 feet, where a minimum rear yard setback of 25 feet is required in the Marina Business District under Section 270-6.3 of the Newfane Town Code. All parties of interest and citizens will be heard at the public hearing to be held as for set.

Michael Anderson was not in attendance. A motion was made to table for next meeting? Motion to table. Chuck made the motion. Marcy second the motion. Any questions? All those in favor? All were in favor. Motion is carried. Variance tabled for next meeting.

Troy read the second variance.

Please take notice that the zoning board of the Town of Newfane will meet on April 21st, 2026 at 7 P.m. at the Town Hall, 2737 Main Street, Newfane, New York, to hear and consider the following application.

Adam Seibert has applied for a use variance under the new thing zoning provisions upon premises known as a lot on Charlotteville Road, tax map number 39.00-1-39.1 to construct and operate a self-storage facility consisting of approximately 90 units upon the above premises, which is located in the community facility district, where such use is not permitted. All parties of interest and citizens will be heard at the

public hearing to be held as for said. Troy asked if you'd like to stand up, tell us a little about your proposed projects.

Adam S. is here regarding a parcel Charlotteville Road near Transit Road and the Health Care Center. My partner Jerry and I are proposing to develop approximately 2 acres of the larger 8-acre parcel into a clean professionally maintained storage facility. The remaining land would remain open for future compatible uses or buffering. The site of use is low traffic, low noise and low impact compared with many commercial developments. There will be no manufacturing, no late-night activity, and limited daily traffic. The site will be designed for proper drainage, attractive appearance, controlled lighting, security measures, and landscaping to fit the area. Being respectful to neighboring properties and nearby community uses. This project can provide a needed local service for residents, small businesses, and people needing secure storage for household goods, seasonal items, boats, or equipment. The goal is to improve the property, invest in the town, and work with the board on any reasonable conditions or concerns.

Troy asked if anyone on the board have any questions?

Chuck asked that you acquired this on February 18th? Adam said that's correct. Chuck asked if that was through an auction? Adam said no, that was the prior owner.

Jeremey asked how far back would you be starting construction as far back your setback from the road? It's roughly 120 feet Adam stated. Jeremey asked are you looking to do storage units or outdoor storage of boats and also RV storage? Adam replied yes, both if possible. Adam stated he will work with engineers to make sure everything is correct and making sure we comply with the town. So, would your goal be to develop most of the property at, obviously not all at once, but future use would be to use? Yeah, if the town needs it, you know, I know that the other facilities, storage facilities in the area are, they're on waiting lists. So, it just seems like there's more of a demand.

Marcy said, you mentioned that there would be lighting. What kind of lighting? How long will the lighting be on? Adam said it would be motion detection. Marcy asked if there would there be a gate? Adam answered, yes. Do you have an office? Adam said there's no plan for an office right now. Marcy asked if there would be like a key card or something that people can get in and out? Adam responded, yes that's correct.

Troy asked if anyone in the public have any comments or questions? In fact, before you start, if you just stand up and state your name and address for the record.,

Robin McFarlane 6252 Charlotteville Rd. Robin stated that the property would butt up to hers in the back behind Chuck's. You want to build behind Chuck's house, so I'm going to visually see this all the time. Adam stated, there's a lot of trees and things, so we're going to try and keep it pretty, you know, secluded as far as keep as much brush as we can. Robin stated, I don't see how I'm NOT going to see it.

She also asked about the lighting and the drainage is a big question. We did touch on that, but I'm already a swamp there and it's only going to get worse. She also commented on motion detection lights and will the whole facility will be fenced in? Adam replied yes. Robin asked if they were building a single layer single layer. Adam replied yes.

Robin said you may want to develop the rest of that property later. With what? Adam said that's probably not going to happen. Robin said that's just it, probably, but if you get the variance, you can and I don't want anything else back there. She stated she did not move to the country for that. She has been here for forty-three years. There will be added traffic right next to my house, and Chuck's house. People will have key cards to access the storage units. They're not all the best kind of people, putting things in the units. They could very well be on my property. So, there's security issues.

Rick Jolly who lives at 6260 Charlotteville next to Robin. He wanted to say he understands you're going to have motion detection lights, and there is wildlife out there and people keep pushing them out. The deer will go by that detector and the lights are going to be flashing left and right and once you get your foot in the door, 2 acres, 3 acres, 4 acres, the next thing you know is you change the zoning and it's not residential no more.

Jeremey stated that it is not zoned residential right now.

Mary Ann Jolly 6260 Charlotteville Rd, we have 13 acres and so we go back. We're used night and day. Having flashing lights back there is going to be an issue for us. Traffic, it's going to be night time. It's always 24-7 for the storage units. You're not going to be able to stop them unless you turn off your gate. Another issue I have is with the element of we have so many storage units already in the area. I really don't care that they have a waiting list. They can always go to Lockport, Wright's Corners. There's so many around. The only one that has a waiting list that I know of is Eagle storage. The next thing I had was in regards to the R1 versus CF zoning that you have on this property. This property was obtained by the hospital, during the Claire Hare stage, and she purchased the property. At that point, it changed from being residential to CF, only because it became part of a hospital. It was never used. And here we have now several flips took place that I can see that we have here. We have the treasurer from Niagara County who put himself as the seller of the property on September the 18th with a trustee deed, and he shows the buyer being Niagara County, then within a week of that, we have no money shown on there, so I would gather it went with the value of 23K, which I think was what it was back in the day. Then we have September the 25th, we have this seller being Niagara County, then it goes to a Nicholas Curtis quit claim deed, and it's showing \$23,800. That was on September the 25th. Another place showed it September 30th. I don't know why there's a difference there. Then we have February 4th with Nicholas Curtis. I'm actually curious as to what the relationship with Nicholas Curtis and the treasurer

with Niagara County, because within a week, he's handling all things, and I don't know whether with the quit claim deed that's giving him, because it's going from trustee capacity to him being at least not held responsible maybe for things on title. So maybe it was a quit claim for him to look for a buyer. Why haven't they switched it to an R1 zoning? Because it's no longer part of the hospital. So no longer should be a CF. That's the issue I'm having with it. But not only are you asking for a variance for it being a CF, community facility district, but now that since it's no longer part of the hospital, it's no longer a community facility. It's actually a residential one, or I guess RR if you wanted to go that way, but I don't think so. I think R1 was where you'd go. So, then it would even be harder for you to get a change of use variance or whatever. He wants a variance on a CF. It shouldn't even be CF. It should be residential, it's close to schools. I am concerned about a criminal element. People possibly stolen stuff being stored there. That's something that I'm concerned with. Oh yeah, yeah. Really bad conspiracy theories, making drugs in there. But we do have an issue with the zoning in the first place. Since we are a residential one area, and that property was a residential one before the hospital purchased it. And that's the only reason why it became a CF, because the hospital needed a variance because it actually fell into the code, hospitals, churches, some other recreational things. Yours is actually more, in my capacity, very commercial, almost industrial. This is going to a totally different level, and it's going to impact our property values. It's going to impact our traffic. There's a lot of concern. I believe you're creating what they call a self-created hardship in this case. You ought to have known when you purchased the property that what you were planning to put on it was not going to be acceptable for the zoning, that it is CF, let alone the R1. I do believe the issue you have created yourself a hardship. You're already starting to take trees down, make up a driveway, we passed you as you were digging up a driveway in there acting like this is a done deal.

Jason Jackson who lives at 6261 Charlottesville Road, across the street from the property. As my neighbors have stated, I have the same concerns that they do with the lighting and everything. My other concern is the property value. What does that do to our property values when we go to sell? I've been in my house for the last 20 years. The lighting is a main concern. I have two small children they play with these children next door. They ride their bikes up and down the road, it is a 35 mile an hour zone. The nursing home is near and we have cars coming and going all day long. A lot of them, 50, 60 mile an hour in a 35 mile an hour zone. I'm worried about that. I was also talking to a friend of mine today, and I'll ask you guys the same question. He said to me, have you ever used a storage facility? And I'm going to ask you, the board, have any of you ever used a storage facility? Most likely not. And there's a reason for that, it draws undesirable people, people who are evicted every other week out of their departments, need a place to store their stuff.

Sandy Croisdale who lives at 6251 Charlottesville Road. I have met this gentleman. My husband and I have been there since 1972. A lot has changed in Newfane I know Mr. Capell who owned that property. He had all of that acreage. It was wonderful.

He was out there at least twice a week, and it was it was positively wonderful. Well, anyhow, in my estimation, this is a residential area. We all are in agreement, we do not think this is appropriate for that land.

William Gross, 6231 Charlotteville Road, directly across from the Nursing home employee parking lot. We are worried about the increase in traffic. We don't have kids anymore in the area, but I worry about our neighbors' kids with the employees going in and out of that parking lot. The speed zone is 35 miles an hour. People are going 60 in front of my house, which is the last house before the stop sign. We will see an increase traffic, whether it's during the day or at night. People will use that facility 24 hours a day, if that's available. The building will look industrial, and we're not in an industrial area. We understand that the nursing home is there, but the nursing home has been there for over 50 years.

Mrs. Gross who also lives across the street with Bill Gross. I just would like to add that I'm in agreement with everyone here, and it's my understanding that there has to be a burden of proof. I don't see any of those arguments indicated here, so I don't understand the process of this effort if an approval is provided and understanding why.

Don Tubo who lives on Transit Road 2755. I've seen this before. I live next to a mess. You granted the church to have buy that property, they stripped the property and now we have nothing but junk. The whole place. The Town raised my taxes. You didn't take care of the mess. I'd go to the town and complain about the speeding up and down Transit Road and it continues. I call and the town says "Oh, we're working on it. We're working on it". Nothing has been worked on. Now you got the owner, the church that's not building there. Now there's no trees. The Church property I always used to hunt on and I have been all over the property and there's deer, there's all kinds. So, no matter what tree you put there, they're eating it, other than a pine tree. That back property is nothing but a water hole. There's no way to drain it. When they build on that property, they got to build it up. The water from that property is going back and forth, east to west from their property. I know what it's like. I've lived there 30 some years now. That used to be the old snowmobile trail back in the day. I drove four-wheelers down there, and there were ruts knee deep back there. There are no set plans here. There's no reason to grant them a variance for anything. The variance the church received they didn't build, and now look at what we got, a mess. If they start to build then they quit. What do we have then? Stripped out property and nothing but a mess again. Besides we already have 3 storage facilities in town here, and one in Wrights Corners. I don't think we need any more. Let's get something useful in town. Thank you.

I'm Lisa Randolph. I live at 2747 Transit Road. I've lived in that house for 27 years and we built our house on that property for the reason that we had all that woods back

there. It's beautiful back there. We have moved from Lockport to Newfane because it's a rural, natural community, small community. I don't want a storage unit in my backyard. I don't want to see lights in my backyard. I don't want to see people that I don't know walking around back there, and I don't know what they're doing.

My backyard is already swampy and I'm going to have even more water in my yard if that facility goes in. There's a lot of natural habitats back there. There's a lot of wildlife back there. I have my deck, I have my porch, I look out there, I enjoy seeing what I'm seeing. I don't want to be looking at lights and listening to garage doors and traffic going in and out and crime. No, thank you.

My name is Allison Pearson Smith. I live at 6241 Charlotteville Road, directly across from where you're putting in the driveway for your facility. I have three kids who play in the area. They play with other kids down the street. I want to kind of have everybody else in the sense that I'm concerned about safety, I'm concerned about increased traffic that's not our community people. You're bringing outsiders into the area that don't know that it is a residential area. There are children, there are schools. There are kids that walk up and down Charlotteville Road because there is not a sidewalk. and they have to walk to and from school or to and from town activities. So, I am concerned from a safety standpoint. I'm also concerned from the standpoint of how this hardship was created if you knew that this was zoned as a community facility zoning. Seems like it should be residential. When we purchased our house about three years ago, we moved there because it was a residential area and we liked it that it was kind of seemed rural, but we were still within the town limits. If you knew that it was not zoned for what you wanted to build there, why purchase the property? There has to be other commercial property available elsewhere, maybe Lockport, where you would get where you would get more people who need it. I know you said that there is the need in our community, but if some of these facilities within a 10-to-15-minute drive from us have units that are available to rent, how does that make sense that there's a demand for the service. Would like to see how that's been proven, that there is a hardship in our community, is there even a need for this. How does this financially benefit our community? If our property values go down, that decreases tax revenue for Newfane. If there is increased police presence due to monitoring the area, that's tax dollars that are allocated elsewhere right now, they're going to be allocated to that patrolling. All of the things that have been said with the lights, and we live directly across the street, we hear a lot of noise There's traffic in and out of the nursing home. With the increase of traffic, it going to negatively impact not only my life, but my children's life. The property could be used for something that would benefit not only the current generation, but generations to come. Granting this is going to set a precedence for this kind of project in the future. But I don't know if the argument has been made is going to positively impact our community.

Mrs. Jolly asked if we can get a copy of the minutes so we can make sure that all of our items, our concerns were recorded properly and addressed. Would there be a

copy of the actual application posted? Robin stated that the minutes are posted on the Newfane website. Mrs. Jolley asked if the application is posted, or is it just copies here, or it's also on the website? Robin Bower said it's the variance itself.

Cory said the application is not on the website, just the variance.

Allison asked if Adam if this business would create jobs? Adam said we could.

There would be mowing and snowplowing. Allison remarked, that is only 2.

Troy asked that questions either directed to the board or comment. Does anyone else have a comment or question?

Larry Dormer from Exchange Street, if you're not going to have an office, how are people supposed to contact you and get an application?

Adam replied anyone can go online and phone calls.

Larry asked, there'll be no personal contract, no background checks, things of that sort?

Adam replied that they don't do back ground checks.

Mrs. Jolley asked if the applicants live in the area? If they were going to get this variance, would they be around to address issues that might come up in the neighborhood? Where do they live?

Jason Jackson asked where? Adam said Niagara Falls OK, because I had you listed in here.

Troy asked for any other comments?

Board, any questions or comments?

Chuck asked if Adam owns any other facilities currently like this, or is this going to be your first one? Adam replied this is the first one.

Marcy asked when you bought the property, you bought it to put the storage facility on?

Adam said based on the facility zoning, I thought that it would be possible to do put the storage facility on it.

Marcy asked if Adam look into it before you started?

Adam said he looked into it.

Robin saw that property posted for sale and it clearly stated what the zoning was. And what the zoning meant, it meant doctor, school, hospital, church.

Troy stated even if it wasn't posted, it's their responsibility.

Robin said that's right. But it was posted when he purchased it. It was right on there.

Any other questions?

Chuck made a motion to poll the board. Jeremey second the motion.

Troy all those in favor? Aye. Those against? Non one against. Tyler and Bill were absent. Motion carried.

Chuck stated as many of the neighbors have pointed out, and this board as well, one

of the key measures is how the hardship was created, why it exists and Since you recently purchased this, it wasn't something that you've had for a period of time. I don't see anything other than self-created hardship. I do share their concerns of the impact to their neighborhood. Some of their concerns, and this is for them, is this is your property if it fits within the zoning that you're allowed. You can still build there. You can build doctor's offices in the church or whatever. So those swamp issues, that's still going to exist. That'll be the planning board, as Troy pointed out. It's this hardship and whether it was self-created. I think it was self-created and therefore I'm in the vote to deny the request for the variance.

Marcy will also deny the request for the variance. I think the zoning. I do believe it's residential area more so than industrial or business. The self-inflicted hardship I don't think you really proved that. I think maybe you should have looked at the zoning before you purchased it.

Jeremy denies the variance as well. The self-created hardship is the biggest thing. and I don't feel like you met it. Come to us before you buy a property or go to the owner to do that to make sure because nobody wants you to buy a property you can't do anything with.

Geoff denies the variance as well because of the hardship issue.

Troy will also vote to deny; I don't think it matches the character of the neighborhood. It is not just the self-created hardship; I don't think it really through lack of reasonable return. Like Jeremy said, this could easily revert back to a residential use. The price you listed here seems like a very reasonable residential lot. Your variance request is denied.

Jeremy made a motion to adjourn. Marcy second the motion. All in favor. Aye
Bill and Tyler were absent. Meeting adjourned at 7:36 p.m.

Respectfully submitted.

A handwritten signature in dark ink, appearing to read "Robin R. Bower". The signature is fluid and cursive, with the first name "Robin" and last name "Bower" clearly distinguishable.

Robin R. Bower
Zoning Board Secretary

TOWN OF NEWFANE PLANNING BOARD MINUTES

APRIL 28, 2026

The following members were present:

Presiding: William Clark

Harvey Johnson	Thomas Mays
Daniel Whorley	James Evarts
Peter Russell	Eoin Walsh

Attending: Corey Weber, Town Attorney
David Schmidt, Building Inspector

Public Hearing/ Laura Marsh

Laura Marsh has applied for a site plan review and a Special Exception Use Permit upon premises known as 5780 West Main Street, Olcott, New York (SBL #14.07-1-35), to construct a multi-unit dwelling to serve as a permanent residence that includes short-term rental units. The property is located in the Marina Business (MB) District.

Charles and Paula Dahlke were present representing the property owner, Laura Marsh. Mr. Dahlke explained the new site plan includes four (4) short term rental units with parking and two bedrooms per unit. There will also be a ground floor single family residence with 1 1/2 baths and parking. The permanent and short term units will each have their own entrance. The town ordinance does not permit a ground floor permanent residence in the Marine Business zone, but they have been granted a variance for the permanent residence by the Zoning Board of Appeals.

Questions asked:

Mr. Larry Dormer, asked about fire walls.

Mr. Max Russell, asked how many people in each unit and is each unit separate with its own entrance.

A Motion was made by Eoin Walsh, seconded by Thomas Mays to close the public hearing. All Present voted Aye. Motion carried.

A Motion was made by Thomas Mays, seconded by Daniel Whorley to conditionally approve the Site Plan and Special Use permit. The applicant will need to submit a final plan to the Building Inspector that identifies the space and the maximum number of people to be housed in each short-term housing unit. The Site Plan and Special Use Permit will become final when approved by Building Inspector, pending the final drawings.

The Planning Board considered applicable requirements for review under the State Environmental Quality Review Act (SEQRA) and determined that the project is an unlisted action.

A roll call vote was taken as follows:

Peter Russell: Voted: Aye.

Tom Mays: Voted: Aye.

Eoin Walsh: Voted: Aye.

Jim Evarts: Voted: Aye.

Harvey Johnson: Voted: Aye.

Bill Clark: Voted: Aye.

Motion carried.

Public Hearing/Joe Connelly – Short-Term Housing

Please take notice that the Planning Board of the Town of Newfane will meet on April 28, 2026, at 7:00 pm at the Town Hall, 2737 Main Street, Newfane, New York to hear and consider the following application:

Joe Connelly has applied for a Special Exception Use Permit for a short term rental establishment pursuant to Chapter 191 of the Town Code, upon premises known as 6369 East Lake Road, Burt, New York (Tax Map No. 6.18-1-12), located in an Agricultural/Residential (AR) District. The application proposes the use of an existing single-family dwelling as a short-term rental establishment, with a maximum occupancy of eight (8) persons containing three (3) bedrooms and two (2) bathrooms, to be rented through online platforms such as Airbnb and VRBO.

Mr. Connelly was present with his proposal for a short-term rental at 6369 E. Lake Road, Burt, NY. Mr. Connelly has owned and lived at the property for 8 years. Questions asked from the board included: Cameras on property, screening of renters, property manager and how many cars.

Comments were made by members of the public present at the hearing.

Barry Minbidle, 6377 East Lake Rd., Noted he is not opposed to the permit, but asked about safety issues at the road entry and if the property has an easement to the lake.

Mr. Larry Illig, 6375 East Lake Rd. noted he has property that abuts this site and asked how it will be maintained.

A Motion to close the Public Hearing was made by Dan Whorley, seconded by Tom Mays
All present voted Aye. Motion carried.

A letter was received by the Planning Board, from Chris & Rita Schulte and Rob & Heather Winch. They expressed concern about property oversight & maintenance, guest accountability & screening, plus safety and the shared access Road. All these concerns were addressed by the Planning Board and Mr. Clark

The Planning Board reviewed compliance with the State Environmental Quality Review Act (SEQRA) and determined that it qualifies as an unlisted action.

A Motion was made by Eoin Walsh, seconded by Dan Whorley to approve a Special Exception Use Permit for Mr. Connelly's Short Term Housing application

All present voted Aye. Motion carried.

Omni Newfane Drake Settlement Solar, LLC Decommissioning Plan

A Motion was made by Eoin Walsh, seconded by Harvey Johnson, to approve the amended Omni Newfane Drake Settlement Solar, LLC Decommissioning Plan and revised cost estimate dated March 16, 2026.

Planning Board Member, Peter Russell, recused himself as a voter.

All present voted Aye. Motion carried.

A Motion to adjourn was made by Eoin Walsh, seconded by Dan Whorley to adjourn the Planning Board Meeting.

All present voted Aye. Motion carried.

Next Planning Board Meeting:
May 26, 2026

Respectfully submitted:

Mickie M. Kramp

TOWN OF NEWFANE ZONING BOARD OF APPEALS

2737 MAIN STREET NEWFANE, NY 14108

May 19, 2026

MEMBERS PRESENT: Chairman Troy Barnes, Jeremy Irwin, Charles Maynard, Marcy Ferington, Geoff Harding, Tyler Finley

MEMBERS ABSENT: Bill Koller

OTHERS PRESENT: David Schmidt, Cory Weber Attorney for the Town, Robin Bower, Timothy Creig and Larry Dormer

The meeting was called to order at 7:00 p.m.

Please take notice that the zoning board of the town meeting will meet on May 19th, 2026 at 7 P.m. at Town Hall, 2737 Main Street, Newfane, New York, to hear and consider the following application. Michael Anderson, abstract architecture PC on behalf of property owner Timothy Creig has applied for an area variance under the Newfane zoning provisions on premises known as 1531 Jackson Street, tax map number 5.81-1-48, which is located in a Marina\Business district to construct additions to an existing single-family dwelling. Each addition will result in a rear yard setback of approximately 13.6 feet, where a minimum rear yard setback 25 feet is required in the business district under section 270-6.3 of the Newfane Town Code. All parties of interest and citizens will be heard at the public hearing to be held as for said.

Troy introduced the board Charles Maynard, Marcy Ferington, Troy Barnes, Tyler Finley, Jeremy Irwin, and Geoff Harding. Also, here we have our Town Attorney, Cory Weber, our building inspector, Dave Schmidt, and our secretary, Robin Bower.

Timothy Creig introduced himself and explained his project. He and his girlfriend recently purchased a house in Olcott on Jackson Street. It's a small house. They want to add on to it. The additions are going to be 12' x 18' and the other one is 10' x 12'. Troy asked if the board had any questions.

Troy asked Tim how did you come up with your plan? Tim was explaining that they wanted to have a yard but with the space to work with and everything else, this is the plan they came up with.

Chuck asked Tim if he was just adding to both sides of the existing home, or the center also? Tim explained the centerpiece is the existing home.

Marcy asked Tim if he could give us a little description of the neighborhood? Tim said that most of the houses around him are, similar size and not much of a back yard. The homes are close together and they are similar. The house will be updated as well as some of the others in the neighborhood.

Troy asked if Tim's request goes along with the character of the neighborhood? Tyler stated that some people have gone up in renovating and some have gone out. Tim is worried about the structure going up to a second floor.

Tyler asked how old the structure is. Tim said it was the 1930's.

Chuck mentioned that Tim's lot seems a little wider than the typical lot in the area. Tim said yes, our one yard we have a decent size yard for down there. The other side is the driveway.

Troy asked for any comment or questions from the public.

Larry Dormer said that he see's nothing wrong with it. Any improvement at all is good in that area of Olcott.

Troy asked if the addition to the north, does it kind of line up with your neighboring home?

Tim said that at least half of it would.

Tyler asked parking would be in the same spot, right?

Time said yes. They had a fence there prior, however there was not enough room so they pushed the fence back so they could have more parking.

Jeremey asked if Tim could fit two cars comfortably.

Tim said yes, he could.

Tyler asked if one of the additions is where there is a shed currently.

Tim said yes.

So, it's not really, we're just upgrading.

Tim said that we plan on doing stuff inside to the main part there, but the addition part will be the two rooms.

Marcy asked that is the side yard going to be 12' x 7'?

Tim explained on both sides, actually. It'll be 12' x 7' the north and south side.

Marcy commented that it would only be 5'-3" from the side to the addition.

Chuck said in a Marine District code is 0 setbacks on the sides.

Marcy understood and all the board needed to do is worry about the back of the property.

David reminded the board that there was a page included in their paperwork regarding area variance in a Marine District.

Troy asked for any other questions?

Jeremy made a motion to poll the board. Marcy second that motion. All in favor. Aye
No one opposed. Bill Koller was absent, motion carried.

Chuck will approve the variance request. I think this conforms with the neighborhood, our guest mentioned that any improvements in Olcott are much appreciated and needed at this point. I don't see any impact. I was mostly concerned about behind you, but expensive homes not moving any closer and you have answered all the questions.

Marcy will also approve the variance. The houses are very close together down there. Considering that you are staying with the existing line of the house, I don't see any issues.

Tyler will also grant the variance also, just based on the makeup of that neighborhood, and it is going to be similar to what a lot of other people have done already.

Tyler will also grant the variance based on all of the similar information that was already stated by other board members

Goeff will also grant the variance based on the information said from the board members..

Troy will grant the variance based on everything else my board members said, and will not exceed your existing non-conformity, your variance is granted.

Variance granted.

Bill Koller was absent.

Tyler made a motion to adjourn the meeting. Chuck second the motion all were in favor? No one was opposed.

Motion carried.

Meeting adjourned at 7:15 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Robin R. Bower". The signature is fluid and cursive, with the first name "Robin" and last name "Bower" clearly distinguishable.

Robin R. Bower

May 26, 2026

Board of Assessment Review Meeting

The Town of Newfane, County of Niagara, New York Board of Assessment Review, met at Town Hall 2737 Main St Newfane NY on the 4th Tuesday of the Month of May from 4 pm to 8 pm May 26, 2026

The following board members were in attendance;

Michael Klock

Jeffrey Hill

Katheryn Kozakowski

Other present:

Jo Ann Harig, Town of Newfane Assessor

5 PM Call to order by Jeffery Hill

We are recording the process. Presented to the Board of Assessment Review are the following Assessment Grievances (RP525's)

6027 Ketchum Ave SBL 38.08-2-61

6023 Ketchum Ave SBL 38.08-2-62

1643 Lockport St. SBL 14.08-1-53

2329 Lockport-Olcott Rd SBL 26.00-1-52

3929 Lockport-Olcott Rd SBL 81.02-2-24

3113 Lockport-Olcott Rd SBL 53.09-1-11

Please review them and make your determinations.

Board of Assessment Review determinations are as follows;

6027 Ketchum Ave SBL 38.08-2-61

Denied proof presented inadequate

6023 Ketchum Ave SBL 38.08-2-62

Denied proof presented inadequate

1643 Lockport St. SBL 14.08-1-53

Denied proof presented inadequate

2329 Lockport-Olcott Rd SBL 26.00-1-52

Denied proof presented inadequate

3929 Lockport-Olcott Rd SBL 81.02-2-24

Denied proof presented inadequate

3113 Lockport-Olcott Rd SBL 53.09-1-11

Denied proof presented insufficient

8 pm Jeff Hill entertained a motion to adjourn.

Motion Carried

Motion made Mike Klock, second Katheryn Kozakowski

Meeting adjourned at 8pm.

Respectfully submitted,



JoAnn Harig

Town of Newfane Assessor



Tourism Board Meeting

June 2, 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 Report – Tourism

- i. Town Board voted to add Teddy Roosevelt reenactor to our budget instead of a general town budget line. This was not budgeted for in our initial spending plan. As a result, the Tourism budget has been reduced by \$3,000 from the originally planned funding available for 2026 activities (\$30,000).
- ii. Step Out Buffalo Project Update
 1. We have received the two (2) additional comparative marketing quotes requested by the Town. However, before the project can move forward, we still need a formal quote from Step Out Buffalo and a service contract outlining the scope of work and terms of service for the Town Board to review & approve at a work session meeting
 2. Given the delayed start and shortened campaign season and the reduced amount of money in the budget due to Teddy Roosevelt, decision was made to postpone the Step Out Buffalo project until 2027 and will start the planning process in January to have the campaign start in March/April.

i. Motion to table: 1st: Jim Sansone 2nd: Cate Orr

- iii. Reallocation of all remaining funds from budget - \$6534 (as a result of postponing Step Out Buffalo)
 - 1. Decision made to touch up 2 murals at Gazebo
 - a. Gina has reached out to get quote from Craig Thomas for Beatles mural touch up
 - b. Christine Kelemen will paint new Monarch Butterfly mural
 - c. Both murals will include Olcott Beach, NY USA so that marketing is shown in all pics on social media
 - 2. Prepay Social Media for 2027
 - b. Review Budget Report – Lakeview Village Shoppes
 - i. Brownies fire repair is new unexpected expense
 - ii. Continuing to save money on utilities
 - c. Approve the Year to Date Reports
 - 1. Motion: Barb Miller
 - 2. Second: Cate Orr
- 3. Old Business
 - a. 2026 Visitor Guide Distribution Update
 - i. Everything going well, many places needing extra cases
 - ii. Campground in Ransomville requested case - new this year
 - b. Guide Printing Service Selection – Lowest bid was accepted - Compumail
 - i. Guide team will work with new company to get set up
 - ii. Prices will remain same for ads
 - iii. Any additional funds will go toward Step Out Buffalo contract (the main marketing objective will be to push everything in guidebook)
- 4. Social Media Update - Karen Young
 - a. Erik Schneider has started taking photos & videos for us
 - 12,864 followers
 - 64 posts in May
 - 38 ad posts for February
 - 26 non-ad posts for May
 - 295,659 views (up 182% from April)
 - Most popular posts:
 - 1. Concert Schedule - 63,800
 - 2. Bye's Popcorn opening soon - 19,400
 - 3. Pickleball courts - 17,200
 - 4. Karen Evarts Tourism Award - 16,900
 - 5. Hiller's opening - 16,300

5. Lakeview Village Update – Karen Young
 - a. Shoppes open 7 days a week now - spread the word
 - b. 1st Friday Concert was busy
 - c. Mermaid Day is June 20 - 12pm-4pm - Parade at 1pm
 - d. Many shopowners painted their buildings this year so everything looks great
6. OBCA Update – Jane Voelpel
 - a. Super Sunday Car Cruise had 55 cars - good considering weather
 - b. William G Maynes Grant split flowers with town for Lakeview Village Shoppes
 - c. Created Lighthouse magnet for America 250 to hand out at events
7. General Comments
 - a. Possible bands for 2027 Concerts:
 - i. “North of Normal” “Double Barrell” “Shooktown Rounders”
8. Adjourned at 10am

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 8, 2026

Town Board of Newfane
Newfane, NY 14108

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

SUPERVISOR
778-8531

TOWN CLERK
778-8822

ASSESSOR
778-8827

TAX COLLECTOR
778-6052

BUILDING INSPECTOR
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WATER/SEWER
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Newfane, New York 14108

 TDD 1-800-662-1220

June 24, 2026

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 Rd.
Lockport, NY 14094

Mailing Address:
Bart Adams
16 Faahs Dr.
Orchard Park, NY 14127

Thank you for your consideration in this matter.

Sincerely,

Cailynn Feeley
Water/Sewer Dept.
Clerk

SUPERVISOR
716-778-8531

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716-778-8822
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ASSESSOR
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14108

TDD 1-800-662-1220

To: Town of Newfane Councilmembers

From Supervisor John Syracuse

Re: Part-Time Employee

Date: 5/28/2026

Please accept this as my recommendation to make William Davis a year-round Part-Time Employee.

Thank you for your consideration