

SUPERVISOR  
716-778-8531

TOWN CLERK  
716-778-8822  
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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

**MARCH 12, 2026**

### **TOWN BOARD WORK SESSION**

The Town Board of the Town of Newfane, Niagara County, New York, met at the Town Hall, 2737 Main Street, Newfane, New York on March 12, 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, Nick Irr, Chief Wastewater Treatment Plant Operator, Jon Miller, Highway/Water Superintendent, Brian Sibiga, Wendel Engineering, Mary Zeller, Confidential Secretary to the Supervisor and 3 residents.

#### CALL TO ORDER

The Supervisor called the meeting to order at 6:20 p.m.

#### APPROVE MEETING MINUTES

The Supervisor requested a MOTION to approve the Work Session Meeting Minutes of February 12, 2026. Moved by Councilwoman Reinhardt, second by Councilman Conrad on the question. Hearing no questions, all were in favor, no one was opposed.

Motion Carried

#### UPDATE ON SEWER MAIN/HIGHWAY FACILITY IMPROVEMENTS

The Supervisor invited Brian Sibiga, Engineer to give the Board an update on the progress of the Sewer Line Main Break in Olcott. The Supervisor wanted to give a huge shoutout to our employees that initially spotted it, and also our Chief Operator, Nick Irr and his staff, and Brian Sibiga for helping us work together to get this fixed as quickly as possible. Nick and staff worked

**MARCH 12, 2026**

**TOWN BOARD WORK SESSION cont.**

through to the middle of the night, and all reported back to work at their early morning reported shift time. Greatly appreciated. Thanks to the DEC for being so quick to respond. They have been professional and certainly understanding as to what is going on. The landowner and family have been understanding and patient as well. Brian offered a very detailed lengthy explanation of the circumstances causing the break in the line. This included the material of the pipe, its age, the way requirements have changed, becoming stricter since that pipe was installed. Due to age of the pipe, it required a special fitting which needed to be ordered. They were able to install a bypass for the water until the part came in and the line was repaired. The Highway Department, working in conjunction with the Wastewater Treatment Plant, providing and hauling the stone necessary for the installation, along with helping with the installation of the new pipe, will certainly help offset some of the cost of the repair and make it more affordable. The new line will be installed with 2 spots where it could be possible for a bypass to be connected in the future should the need arise. They are also working on plans to put additional shoring and walls in front of that pump station.

The Supervisor also wanted to have discussion regarding the condition of the John B. Shaw building that houses our highway department, water and highway offices as well as the Justice Court. Brian explained there are 3 options that he examined. The first being new, the second being lifting the existing building which is not so simple and there are certain challenges associated with that and doesn't give you any more space, and the last being, what he called a new highway annex. Municipal Solutions, being our financial advisors, would really be the ones to guide us on the financial end. Brian explained the pros and cons between the three, spoke about a time frame, spoke about grants, spoke about the BANS and Bonds currently in place and when they will be paid which the financial advisors could better assist with and better guide you on decision making. Moving forward, the Supervisor will reach out to our grant writer to look for anything we may qualify for to assist us, put some hard numbers together, further talk about a plan and see what we can put together to get this project underway. The Supervisor once again wanted to thank Nick Irr and his crew for all the work they did. Nick, working with the DEC and having everything in order was appreciated by them. Brian advised that by Nick and Jon working together on the project to date, not utilizing outside assistance, has probably saved the Town \$100,000.00. He was impressed how closely our community works together.

**TOWN/SUPERVISOR/RESOLUTION 6-2026 LOCAL LAW ENACTING A TEMPORARY MORATORIUM ON BATTERY ENERGY STORAGE SYSTEM (BESS) FACILITIES**

The Supervisor entertained a MOTION to adopt RESOLUTION #6-2026 a RESOLUTION TO ADOPT LOCAL LAW NO. 1-2026 ENACTING A TEMPORARY MORATORIUM ON BATTERY ENERGY STORAGE SYSTEM (BESS) FACILITIES as follows: WHEREAS, the Town Board of the Town of Newfane is charged with protecting the public health, safety, and welfare of the residents of the Town; and WHEREAS, the Town Board finds that Battery Energy Storage System (BESS) facilities present emerging land use, fire safety, environmental, and emergency response considerations that continue to evolve at the state and national level; and WHEREAS, the Town Board previously adopted Local Law No. 1-2025 to impose a temporary moratorium on BESS facilities in order to allow the Town sufficient time to study and address such uses; and WHEREAS, at a joint fire board meeting held on January 13, 2026, the Town received input from the Olcott Fire Company, Wrights Corners Fire Company, and Miller Hose Fire Company, including concerns relating to emergency response capabilities, firefighter training,

**MARCH 12, 2026**

**TOWN BOARD WORK SESSION cont.**

equipment availability, and coordination with state agencies with respect to BESS facilities; and WHEREAS, the Town Board finds that there remain unresolved concerns regarding, among other things: fire suppression and emergency response protocols for BESS facilities; the availability, adequacy, and specialized training of local emergency responders; the availability of appropriate firefighting equipment and resources; coordination among state agencies with jurisdiction over BESS facilities; and the need to ensure that local land use regulations remain consistent with evolving state guidance and safety standards; and WHEREAS, the Town Board finds that BESS facilities present evolving land use and public safety considerations, and that a temporary moratorium on the acceptance, processing, consideration, or approval of any application, permit, site plan, special exception use permit, variance, building permit, or other approval relating to the construction, installation, or expansion of any BESS facility within the Town of Newfane is a reasonable and necessary land use planning tool to prevent the establishment of uses that may pose a risk to public safety while the Town continues to evaluate and, if necessary, amend its zoning and related regulations to address concerns related to BESS facilities; and WHEREAS, the Town Board has determined that the adoption of Local Law No. 1-2026, entitled “2026 Temporary Moratorium Law on Battery Energy Storage System (BESS) Facilities,” constitutes a Type II action under the State Environmental Quality Review Act (“SEQRA”) (6 NYCRR § 617.5), as a temporary moratorium enacted for planning purposes that does not authorize physical alteration of the environment; and WHEREAS, on January 29, 2026, the Town Board referred proposed Local Law No. 1-2026, entitled “2026 Temporary Moratorium Law on Battery Energy Storage System (BESS) Facilities,” to the Niagara County Planning Board in accordance with General Municipal Law § 239-M, and at its meeting held on February 23, 2026, the Niagara County Planning Board recommended approval of Local Law No. 1-2026; and WHEREAS, the Town Board caused a Notice of Public Hearing to be duly published in accordance with Municipal Home Rule Law § 20(5) regarding proposed Local Law No. 1-2026, entitled “2026 Temporary Moratorium Law on Battery Energy Storage System (BESS) Facilities”; and WHEREAS, the Town Board duly called and held a public hearing at Newfane Town Hall, 2737 Main Street, Newfane, New York 14108, on February 25, 2026, at 6:45 p.m., upon the question of the enactment of Local Law No. 1-2026, entitled “2026 Temporary Moratorium Law on Battery Energy Storage System (BESS) Facilities,” at which time all interested parties were given an opportunity to be heard; and now, therefore, be it RESOLVED, that the Town Board of the Town of Newfane hereby adopts Local Law No. 1-2026, entitled “2026 Temporary Moratorium Law on Battery Energy Storage System (BESS) Facilities,” a copy of which is attached hereto and made a part hereof; and be it further RESOLVED, that the Town Clerk is hereby directed to file the adopted local law with the New York State Department of State in accordance with law; and be it further RESOLVED, that this resolution shall take effect immediately. The Supervisor stated that the Public Hearing for adoption of this Local Law was held on February 25, 2026, there were no questions from anyone in the audience. Moved by Councilwoman Reinhardt, second by Councilman Conrad on the question. Hearing no questions, the Supervisor requested a roll call vote:

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

Motion Carried

**MARCH 12, 2026**

**TOWN BOARD WORK SESSION cont.**

TOWN/SUPERVISOR/RESOLUTION 7-2026 AUTHORIZING THE SUBMISSION OF FEDERAL COMMUNITY PROJECT FUNDING REQUESTS FOR HIGHWAY FACILITY IMPROVEMENTS

The Supervisor entertained a MOTION to adopt RESOLUTION #7-2026 AUTHORIZING THE SUBMISSION OF FEDERAL COMMUNITY PROJECT FUNDING REQUESTS FOR HIGHWAY FACILITY IMPROVEMENTS as follows: WHEREAS, the Town of Newfane Highway Department is responsible for maintaining local roads, drainage infrastructure, snow and ice operations, and other essential public works services for the community; and WHEREAS, the Town's existing highway garage facilities are aging and lack sufficient space to properly house and maintain large highway department equipment necessary for municipal operations; and WHEREAS, the Town proposes to construct a 60-foot by 100-foot by 16-foot pre-engineered highway building annex at the existing Highway Department campus to provide space for equipment storage, repair, and maintenance, incorporating energy-efficient design elements including rooftop solar infrastructure; and WHEREAS, the project will also include rehabilitation of the existing highway garage, including roof replacement, structural improvements, replacement of doors, windows, and siding, renovations to office space, construction of separate male and female locker room facilities, and a new employee break room; and WHEREAS, the total estimated cost of the project is One Million Five Hundred Thousand Dollars (\$1,500,000), and the Town of Newfane intends to request One Million Dollars (\$1,000,000) in federal Community Project Funding through the offices of Congresswoman Claudia Tenney, Senator Kirsten Gillibrand, and Senator Charles E. Schumer; and WHEREAS, the Town of Newfane will provide a local contribution of Five Hundred Thousand Dollars (\$500,000) through a combination of budget reserves and in-kind services, and the project may be completed in phases if necessary; NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Newfane hereby authorizes the submission of requests for Federal Community Project Funding Appropriations to support the construction of a new highway building annex and rehabilitation of the existing highway garage facility; and be it further RESOLVED, that the Town Board hereby authorizes J. O'Connell and Associates, the Town's grant consultants, to prepare and submit the funding requests and supporting documentation to the offices of Congresswoman Claudia Tenney, Senator Kirsten Gillibrand, and Senator Charles E. Schumer on behalf of the Town of Newfane; and be it further RESOLVED, that the Town of Newfane agrees to provide the required local contribution of \$500,000 and assume responsibility for any project costs not covered by federal funding; and be it further RESOLVED, that the Town Supervisor and/or other appropriate Town officials are hereby authorized to execute any documents necessary to carry out the intent of this resolution and accept the funding if awarded. Moved by Councilman Robinson, second by Councilwoman on the question. Hearing no questions, all were in favor, no one was opposed.

Motion Carried

TOWN/SUPERVISOR/MARINA/RESOLUTION 8-2026/ESTABLISHES 2026 MARINA PRICING

The Supervisor introduced RESOLUTION 8-2026 THE TOWN BOARD OF THE TOWN OF NEWFANE ESTABLISHES 2026 MARINA PRICING as follows: WHEREAS, the Town of Newfane is desirous of setting pricing for the 2026 Town of Newfane Marina, NOW THEREFORE BE ITRESOLVED, by their signatures below, the Town Board of the Town of

MARCH 12, 2026

TOWN BOARD WORK SESSION cont.

Newfane adopts the pricing schedule identified in Attachment A contained herein. (The Chart shown below is Attachment A)

<b>2026 MARINA PRICES</b>	
<b>**Prices are subject to change without notice**</b>	
The Town of Newfane Marina is fully equipped with full Restrooms, complete with showers: Laundry facilities: Fueling Dock: Pump-Out Station: and Boat Wash	
<b><u>LAUNCHING PRICES</u></b>	
Daily Launch	\$ 9.00
Senior Launch - over 62 & Veterans	\$ 5.00
Canoes, Rowboats, Jet Skis & Kayaks	\$ 5.00
3-Day Pass	\$ 20.00
<b><u>SEASON PASS PRICES</u></b>	
Senior Season Launch Pass - over 62 (boat must be registered in seniors name)	\$ 40.00
Town Resident Season Pass	\$ 65.00
Town Resident Additional Boat	\$ 25.00
Non-Resident Season Pass	\$ 90.00
Non-Resident Additional Boat	\$ 35.00
Canoes, Rowboats, Jet Skis & Kayaks Season Pass	\$ 45.00
Canoes, Rowboats, Jet Skis & Kayaks Additional Toy	\$ 20.00
<b><u>TRANSIENT PRICES</u></b>	
Per Foot - Overnight	\$ 1.85

<b><u>OTHER</u></b>	
Fish Cleaning (per fish)	\$ 2.00
Ice Cubes	\$ 3.00
Ice Blocks	\$ 3.50
Lost Key Charge	\$ 5.00
Pump-outs	\$ 10.00
Zip Lock Bags	\$ 0.25
Boat Wash (per token)	\$ 3.00
Permanent Dockage per foot	\$ 70.00

The Supervisor entertained MOTION to adopt the Resolution. Moved by Councilman Conrad, second by Councilwoman Reinhardt on the question. Hearing no questions, all were in favor, no one was opposed.

Motion Carried

**TOWN/SUPERVISOR/SIGN CONTRACT WITH SKYLIGHTERS FIREWORKS**

The Supervisor brought forth a Contract with Skylighters Fireworks and is requesting a MOTION from the Board for his approval to sign. Moved by Councilwoman Reinhardt, second by Councilman Conrad on the question. He indicated that this firm has been doing our fireworks for years and have done an amazing job. With this year being our 250<sup>th</sup> Anniversary Year as a Country, we'd like to make it big just like we did for our Town's Bicentennial Celebration. After hearing no questions, all were in favor, no one was opposed.

Motion Carried

**TOWN/SUPERVISOR/SIGN CONTRACT WITH COUNTY OF NIAGARA/SUMMER RECREATION PROGRAM**

With the work of Councilwoman Reinhardt and our Grant Writer, we were able to obtain a \$2,000.00 Grant from the Niagara County Youth Bureau to help offset some of the salaries for this years program. The Supervisor entertained a MOTION allowing him to sign the Contract. Moved by Councilman Conrad, second by Councilman Robinson on the question. Hearing no questions, all were in favor, no one was opposed.

Motion Carried

**MARCH 12, 2026**

**TOWN BOARD WORK SESSION cont.**

TOWN/SUPERVISOR/TOURISM/CREATIVE IMPACT GRANT APPROVAL

The Supervisor advised the Board that Karen Young, from our Tourism Committee, has worked every year for the past several years, putting a Grant Application together to obtain a Grant to help us provide attractions to incentivize and boost our tourism. The Supervisor requested a MOTION allowing him to sign the documents necessary to submit the Application. Moved by Councilman Conrad, second by Councilman Robinson on the question. Hearing no questions, all were in favor, no one was opposed.

Motion Carried

TOWN/SUPERVISOR/TOURISM/REQUEST FOR PROPOSAL (RFP) 2027 TOURISM GUIDES

The Supervisor advised the Board in keeping with quotes and bidding processes, we are looking to possibly change our vendor for our Tourism Guide Books. The Supervisor entertained a MOTION requesting approval for him to work with the Clerk as well as the Attorney for the Town to put forth a Request for Proposal to obtain bids from vendors, in accordance with New York State regulations, to obtain quotes for the publication of the 2027 Tourism Guide Books. Moved by Councilman Conrad, second by Councilwoman Reinhardt on the question. Hearing no questions, all were in favor, no one was opposed.

Motion Carried

TOWN/SUPERVISOR/FEBRUARY FINANCIALS

The Supervisor advised the Board that the funds we have in our T-bill investment accounts which includes the water/sewer account, the highway account and the general funds account, is doing well, certainly better than what we would be earning had the funds been sitting in a regular savings account.

TOWN/SUPERVISOR/NEWFANE GOLDEN AGERS/PHOTO BOOTH

The Supervisor advised the Board that by being recognized as an AARP Region, it is important for us to invest in our Senior Citizens as well as we invest in our youth and families. The Newfane Golden Agers will be putting on, with the help from the Newfane Lions Club, a "Spring Fling" on May 16<sup>th</sup> from 4:00 p.m. to 8:00 p.m. They would really like to have a photo booth there. He had been approached with a request to help the Newfane Golden Agers and is asking the Board for a MOTION giving him permission to give them \$500.00 to help them offset the costs of their Spring Fling. Moved by Councilman Robinson, second by Councilman Conrad on the question. Councilman Robinson spoke to the point that our Seniors have given so much to this community over the years, giving back with some help is the right thing to do. The Board agreed. Hearing no questions, all were in favor, no one was opposed.

Motion Carried

TOWN/SUPERVISOR/PURCHASE COMMERCIAL FLOOR CLEANING MACHINE

The Supervisor advised the Board that he had been looking into a floor cleaning machine for the Community Center, as well as the floors inside the main Town Hall. It's labor intensive trying to keep all these floors clean and has seen some of the equipment used by the churches and businesses which will cover more area, do a better job than hand mopping, and cut the labor time greatly. He, of course, would get a few quotes for the best product and price and is asking for a

**MARCH 12, 2026**

**TOWN BOARD WORK SESSION cont.**

MOTION to move forward with a maximum purchase price of \$4,999.00. Moved by Councilman Conrad, second by Councilwoman Reinhardt on the question. Hearing no questions, all were in favor, no one was opposed.

Motion Carried

TOWN/SUPERVISOR/RESOLUTION 9-2026 THE TOWN BOARD OF THE TOWN OF NEWFANE NAMES TOWN SUPERVISOR AS RESPONSIBLE LOCAL OFFICIAL (RLO) EQUITABLE BUSINESS OPPORTUNITIES (EBO) USER The Supervisor introduced and requested a MOTION to approve the following Resolution. Moved by Councilman Robinson, second by Councilman Reinhardt on the question. RESOLUTION #9-2026 THE TOWN BOARD OF THE TOWN OF NEWFANE NAMES TOWN SUPERVISOR AS RESPONSIBLE LOCAL OFFICIAL (RLO)/ EQUITABLE BUSINESS OPPORTUNITES (EBO) SYSTEM USER WHEREAS, the information in the Responsible Local Official (RLO)/Equitable Business Opportunities (EBO) System of the New York State DOT needs to be updated, NOW THERFORE BE IT RESOLVED, by their signatures below, the Town Board of the Town of Newfane names Town of Newfane Supervisor, John Syracuse as the official Responsible Local Official (RLO)/Equitable Business Opportunities (EBO) System User. The Supervisor advised the Board that he was contacted by Joanna Seefeldt, Clerk for the Highway Department, that our previous Supervisor, the late and great Tim Horanburg, is named on this file. This is a protocol that needs to be changed if we are applying for grants, etc., they need to update their records, and this is the easiest way to accomplish this. He asked the Board if there were any questions or comments. Hearing none, all were in favor, no one was opposed.

Motion Carried

COMMENTS FROM THE BOARD AND PUBLIC

Councilwoman Reinhardt advised that she will be speaking to the Newfane Lions Club regarding Youth Initiatives. Our newly formed, informal youth group, will work together to put a plan in place to expand our youth footprint in the area.

Councilman Conrad expressed his displeasure in seeing the homes that have turned their properties into junkyards. The Building Inspector advised that he is working on that.

Larry Dormer, Exchange Street, expressed his support for the 3<sup>rd</sup> option for the highway garage.

ADJOURN

The Supervisor entertained a MOTION to adjourn the Work Session Meeting. Moved by Councilman Conrad, second by Councilman Robinson on the question. Hearing no questions, all were in favor, no one was opposed.

All present voted Aye

Motion Carried

Meeting adjourned at 8:01 p.m.

Respectfully submitted



Donna M. Lakes  
Town Clerk