

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

Town Clerk's Portion of Agenda for March 25, 2026, Town Board Meeting

PRAYER & PLEDGE

FILED IN CLERK'S OFFICE

- TOURISM MEETING MARCH 3, 2026
- TOWN CLERK'S MONTHLY REPORT TO THE SUPERVISOR FOR FEBRUARY, 2026
- NOTIFICATION TO MUNICIPALITY/LICENSE RENEWAL/MICROBUSINESS (WITH RETAIL AUTHORIZATION)
- 30 DAY ADVANCE NOTICE FOR LIQUOR LICENSE APPLICATION OLCOTT TAVERN & STEAK HOUSE

APPROVE MINUTES

- MINUTES OF THE FEBRUARY 25, 2026 PUBLIC HEARING/TOWN BOARD MEETING.
- MINUTES OF MARCH 12, 2026 TOWN BOARD WORK SESSION

COMMUNICATIONS AND PETITIONS

- MOBILE HOME PARK LICENSE APPROVAL FOR NEWFANE COUNTRY ESTATES SOUTH
- REQUEST TO HIRE CHRIS NICHOLAS FOR SUMMER HELP AT THE WWTP



Tourism Board Meeting

March 3, 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 – Lakeview Liaison
- Peter Robinson – Town Board Liaison
- John Syracuse – Town Supervisor

2. Budget

a. Review Budget Reports – Tourism & LKV

- i. Approve the Year to Date Report
 - 1. Motion: Janet Steggles
 - 2. Second: Barb Miller

3. Volunteer Hours Review

- 2026 Volunteer Commitments: please review chart provided by Gina
- Barb Miller will be organizing the Caboose opening/closing volunteers
- Jane Voelpel will be organizing the Concert series volunteers

4. Old Business

- a. Step Out Buffalo Project Update – subcommittee still needs to meet and will report back to the board
- b. Guide Distribution List – Updated with more information, and stored on the drive under “Tourism/Visitor Guide Distribution List.”
 - i. List includes estimates for number of cases each location will need over the course of the year
 - ii. Should end up with very few cases remaining with the new plan

- c. 2026 Visitor Guide Update - Jane
 - i. Discussion of the delay of printing this year - number of factors and process changes on our end and printers end led to delay
 - ii. Should be delivered this week as per Print Shop email - most to Town Hall and some to Lighthouse
- d. Fishing Expo feedback to date includes new materials needed:
 - i. new rack card for the Marina & Fishermen's park - to remove pricing and include dock reservation instructions - Marina/town designs & pays for these
 - ii. something to promote Hooks for Harry
 - iii. new photos for the display board - Joe Derda & Nick Glosser volunteered to take them, and then we can have them printed
 - iv. Requesting additional table to place display on to be more visible
 - v. Printed tablecloth/runner that says Olcott Beach with website
 - vi. Next year's dates are February 25-28, 2027
- e. Visitor Guide Printing RFP
 - i. We have written the bid specifications with updated dates and sent that to the Town Hall for approval
 - ii. We need to schedule a meeting with John to ensure we understand the bid selection process & timeline
 - iii. RFP will need to be posted publicly in paper and online - Town Hall will take care of this
 - iv. We created a list of printers to solicit
 - 1. Vote to approve list of printers and RFP specs
 - a. Motion: Janet Steggles
 - b. Second: Christine Kelemen

5. New Business

- a. Rack Card and Decal Replenishment needed after the Expo
 - i. Lakeview Village Shoppes (last time we ordered was 2024) - \$200
 - ii. OBNY Decals (last time we ordered was 2024) - 500
 - 1. Vote to approve \$700 to order LKV rack cards & OBNY decals
 - a. Motion: Jane Voelpel
 - b. Second: Janet Steggles
 - iii. Marina - Marina budget covers these
 - iv. Ye Olde Log Cabin - Cabin budget covers these

6. **Social Media Update** - Karen Young - We had quite a few more views this month on our page because of the Concert Schedule post from the beginning of the month and the Polar Bear pool posts at the end of the month. You can also see that we have over 100,000 more views this month compared to February 2025!

February Social Media Report

- 12,516 followers
- 39 ad posts for February
- (34 ad posts scheduled for March)
- 9 non-ad posts for February
- 334,754 views; 2,791 interactions (last February we had 208,368 views; 1,963 interactions)

Most popular posts:

1. Concert Schedule - 81,184
2. Polar Bear Pool Pic - 66,248
3. Polar Bear Pool Reel - 55,297
4. Polar Bear Pool Pic Month away - 22,013
5. Fishing Expo Rocks - 11,215

7. **Adjourned at 9:45am**



RE: Notification of microbusiness (with retail authorization) application

License Type: License Renewal

Previous DBA:

License Number (if applicable): OCM-MICR-24-000115

Applicant Name: Jeanette M. Miller

Phone Number:

Email Address:

Dear Municipal Clerk/NYC Community Board:

This serves as notification that I (name) Jeanette M. Miller

of (dba) The Eclectic Farmstead

intend to, or have, file(d) an application for licensure with the Office of Cannabis Management

to open a(n):

- retail dispensary premises (new or additional)
- registered organization with dispensing (or ROD)
- microbusiness

in (county name) Niagara County. This business, once the license is approved, shall be located

at:

Address Line 1: 5770 McKee Raod

Address Line 2: 5716 McKee Road

City: Newfane

Zip code: 14108

The mailing address is (if different from business location):

Address Line 1: Same as above

Address Line 2: s/a

City/Town/Village: s/a

State: NY Zip code: 14108

(As applicable, name of business if different from above) has not retained the legal services of (attorney or representative) _____

Name: N/A

Address Line 1: N/A

Address Line 2: N/A

City/Town/Village: N/A

State: Zip code: _____

Telephone with area code: _____

If the municipality or community board would like to express an opinion to the Cannabis Control Board, they must respond to this notification within 30 days by emailing an opinion to municipalities@ocm.ny.gov. This expressed opinion must be on official municipality or community board letterhead.

If the municipality or community board would like to request a one-time 30 day extension for the municipality or community board to provide their opinion, or if the municipality or community board has any comments, concerns, or questions, they must reach out to the Office at municipalities@ocm.ny.gov with "Notification to Municipalities Municipality Opinion 30 Day Extension Request – [Insert municipality or community board name here]" in the subject line. Municipalities or community boards should be sure to provide proof of the date of receipt of the Notification to Municipalities that they wish to request an extension of time for submitting a municipality opinion. Any request that does not include such information will be rejected as incomplete.

Signed *Jeanette Miller*

Today's date: 3/11/2026

Print Jeanette Miller

Sworn to before me on this 12 day of March 2026

Robin R. Bower

ROBIN R. BOWER
Notary Public, State of New York
No. 01BO021421
Qualified in Niagara County
Commission Expires 02/23/28

FILED
IN THE OFFICE
OF THE TOWN CLERK

MAR 12 2026

TOWN OF NEWFANE, N.Y.

Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

1. Date Notice Sent: 03/18/2026

1a. Delivered by: MAIL FILED IN THE OFFICE OF THE TOWN CLERK

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License: MAR 23 2026
For premises outside the City of New York:

New Application Removal Class Change

For premises in the City of New York: (counties of Kings, New York, Bronx, Queens and Richmond):

New Application New Application and Temporary Retail Permit Temporary Retail Permit Removal
 Class Change Method of Operation Corporate Change Renewal Alteration

TOWN OF NEWFANE, N.Y.

For New and Temporary Retail Permit applicants, answer each question below using all information known to date
For Renewal applicants, answer all questions
For Alteration applicants, attach a complete written description and diagrams depicting the proposed alteration(s)
For Corporate Change applicants, attach a list of the current and proposed corporate principals
For Removal applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation
For Class Change applicants, attach a statement detailing your current license type and your proposed license type
For Method of Operation Change applicants, although not required, if you choose to submit, attach an explanation detailing those changes
Please include all documents as noted above. Failure to do so may result in disapproval of the application.

This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:

3. Name of Municipality or Community Board: NEWFANE TOWN CLERK

Applicant/Licensee Information:

4. Licensee License ID (if applicable): Pending Expiration Date (if applicable): ---

5. Applicant or Licensee Name: BLUEFIN RESTAURANTS LLC

6. Trade Name (if any): OLCOTT TAVERN & STEAK HOUSE

7. Street Address of Establishment: 5855 MAIN STREET

8. City, Town or Village: OLCOTT, NY Zip Code: 14126

9. Business Telephone Number of applicant/ licensee: _____

10. Business E-mail of Applicant/Licensee: BLUEFINRESTAURANTSLLC@GMAIL.COM

11. Type(s) of alcohol sold or to be sold: Beer & cider Wine, Beer & Cider Liquor, Wine, Beer & Cider

12. Extent of Food Service: Full Food menu; full kitchen run by a chef/cook Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment: RESTAURANT

Seasonal Establishment Juke Box Disc Jockey Recorded Music Karaoke

14. Method of Operation: (check all that apply) Live Music (give details i.e., rock bands, acoustic, jazz, etc.): _____

Patron Dancing Employee Dancing Exotic Dancing Topless Entertainment

Video/Arcade Games Third Party Promoters Security Personnel

Other (specify): _____

15. Licensed Outdoor Area: (check all that apply) None Patio or Deck Rooftop Garden/Grounds Freestanding Covered Structure
 Sidewalk Cafe Other (specify): _____

16. List the floor(s) of the building that the establishment is located on:

17. List the room number(s) the establishment is located in within the building, if appropriate:

18. Is the premises located within 500 feet of three or more on-premises liquor establishments? Yes No

19. Will the license holder or a manager be physically present within the establishment during all hours of operation? Yes No

20. If this is a transfer application (an existing licensed business is being purchased) provide the name and ID number of the licensee:

21. Does the applicant or licensee own the building in which the establishment is located? Yes (if YES, SKIP 23-26) No

Owner of the Building in Which the Licensed Establishment is Located

22. Building Owner's Full Name:

23. Building Owner's Street Address:

24. City, Town or Village: State: Zip Code:

25. Business Telephone Number of Building Owner:

Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice

26. Representative/Attorney's Full Name:

27. Representative/Attorney's Street Address:

28. City, Town or Village: State: Zip Code:

29. Business Telephone Number of Representative/Attorney:

30. Business E-mail Address of Representative/Attorney:

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under Penalty of Perjury - that the representations made in this form are true.

31. Printed Principal Name: Title:

Principal Signature:

Date:

FEBRUARY 25, 2026

PUBLIC HEARING

The Town Board of the Town of Newfane, Niagara County, New York, met at the Town Hall, 2737 Main Street, Newfane, New York, on February 25, 2026.

The following Board Members were present:

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

Others present: Cory Weber, Attorney for the Town, David Schmidt, Building Inspector/Code Enforcement Officer, Nick Irr, Chief Wastewater Plant Operator, JoAnn Harig, Assessor, Jeffrey Newman, Chief Dog Control Officer/Constable, Joseph Flagler, Assistant Dog Control Officer/Constable, Mary Zeller, Confidential Secretary to the Supervisor, and 3 residents.

The Supervisor opened the Public Hearing at 6:50 p.m. by welcoming everyone and introducing the purpose of the public hearing was to consider the adoption of a Resolution to adopt a proposed Local Law enacting a Temporary Moratorium on Battery Energy Storage System (BESS) Facilities. The Supervisor read the Notice of Public Hearing which was published in the Union Sun & Journal on February 13, 2026, as evidenced by the Affidavit of Publication provided by the Town Clerk as follows: PLEASE TAKE NOTICE that the Town Board of the Town of Newfane will hold a public hearing on February 25, 2026, at 6:45 p.m., at the Town Hall, 2737 Main Street, Newfane, New York, to hear and consider a proposed local law entitled: "2026 Temporary Moratorium Law on Battery Energy Storage System (BESS) Facilities." The proposed local law would enact 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 Battery Energy Storage System (BESS) facility within the Town of Newfane, in order to allow the Town Board additional time to evaluate land use, public safety, emergency response, and regulatory considerations associated with such facilities. All parties of interest and citizens will be heard at the public hearing to be held as aforesaid. BY ORDER OF THE TOWN BOARD, TOWN OF NEWFANE

The Supervisor opened the floor and invited anyone wishing to speak to come forward to the lectern. We ask that you simply state your name and address for the record please. No one came forward. The Supervisor again asked if anyone was wishing to speak regarding the proposed Resolution and Local Law. There was no one.

The Supervisor Closed the Public Hearing at 6:53 P.M.

FEBRUARY 25, 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 February 25, 2026.

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PRAYER & PLEDGE

The Supervisor called the meeting to order at 7:05 p.m. A prayer was read by the Town Clerk and the Pledge to the flag was given. The Supervisor asked everyone to remain standing for a moment in recognition of the passing of Reverend Jesse Jackson. He and Pete Robinson had been talking about Reverend Jackson and offered Pete to say a few words. This is a loss of a pioneer who stood with Dr. Martin Luther King, a Civil Rights Movement Activist, and the strides he made in giving

FEBRUARY 25, 2026

REGULAR BOARD MEETING cont.

everyone a fair chance. I hope we will celebrate that and honor the sacrifices he made toward that cause. The Supervisor thanked everyone and turned it over to the Town Clerk

FILED WITH THE TOWN CLERK

Tourism Committee Meeting Minutes of February 3, 2026

Town Clerk Monthly Report to the Supervisor for January, 2026

APPROVE PREVIOUS MINUTES

The Town Clerk requested the Town Board to consider the approval of the January 28, 2026 Town Board Meeting. The Supervisor asked for a MOTION to approve the Minutes of the January 28, 2026, Town Board Meeting. 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

COMMUNICATIONS AND PETITIONS

TOWN/JUSTICE COURT/2025 ANNUAL AUDIT OF RECORDS

The Town Clerk read a letter to the Town Board regarding the Justice Court Audit which was conducted by Councilman Peter Robinson and Councilman Robert Horanburg as follows: Supervisor Syracuse and Town Board Members. On February 12, 2026, we reviewed the 2025 Financial Records of Judge Bruce Barnes and Judge Scott Boudeman of the Town of Newfane Justice Court. During this audit we found all records to be orderly and correct. All deposits and anything dispersed were made in a timely and efficient manner. All records were complete, neat and orderly. The Town Clerk requested approval of the Audit and approval to send the required documentation to the NYS Unified Court System, Director of Internal Audit Services. The Supervisor entertained a MOTION to approve the Audit and to send the required documentation as requested. Motion moved by Councilwoman Reinhardt, second by Councilman Robinson on the question. Hearing no questions, all were in favor, no one was opposed.

All present voted Aye.

Motion Carried

TOWN/WATER/SEWER/ REFUND WATER OVERPAYMENT 6157 GODFREY ROAD

The Town Clerk read a communication from Cailynn Feeley, Water Clerk as follows: The property at 6167 Godfrey Rd. was mistakenly finalized on paper due to miscommunication of the property address that had been sold. A final bill was issued for the property and was paid by S.A.W. Commission Cutters Realty. The Water Department is requesting the Town of Newfane refund S.A.W. Commission Cutters in the amount of \$91.80 for the payment that was made to the finalized account. The correct account that has been finalized is 6157 Godfrey Rd. Please make check payable to: S.A.W. Commission Cutters in the amount of \$91.80. The Supervisor entertained a MOTION to refund the payment in the amount of \$91.80 to S.A.W. Commission Cutters for the water bill. Motion made by Councilwoman Reinhardt, second by Councilman Robinson on the question. Hearing no questions, all were in favor, no one was opposed.

All present voted Aye.

Motion Carried

TOWN/WWTP/REQUEST SEIB WWTP PLANT OPERATION CERTIFICATION

The Town Clerk read a request from Nicholas A. Irr, Chief Operator of the Wastewater Treatment Plant as follows: I hereby request permission to send Jason Seib to the New York Rural Water Association Technical Training Workshop in Verona, NY, May 18th – 20th. Total cost is not to exceed \$1,700.00. This training provides credits required to maintain his Wastewater Treatment Plant Operator Certification. Thank you. The supervisor entertained a MOTION to approve the request. Motion 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/CLERK/2026 MOBILE HOME PARK LICENSES

The Town Clerk presented the required paperwork to the Board for the four (4) following Mobile Home Parks. Newfane Country Estates, Parkerwood Properties, Donald and Judith Braun and Susan Wolcott that, is needed to issue the Mobile Home Park License for 2026. All being in order she requested approval to issue those four (4) Licenses. The Supervisor entertained a MOTION to issue the 2026 Licenses. Motion 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

REPORTS OF COMMITTEES AND DEPARTMENT HEADS

Chief Wastewater Treatment Plant Operator, Nick Irr, advised that the plant is doing well. There is compost available. The new equipment is running well, very thankful for that and the contractors are slowly coming back. Code Enforcement Officer/Building Inspector, David Schmidt, advised the Board that he issued 5 permits and believes the terrible weather conditions have had a lot to do with that. He had one Planning Board Application for this month, there was nothing for Zoning Board. He prepared the Annual Report for 2025 to the State that needs to be completed and submitted that. He has met with Cory Weber, Attorney for the Town, regarding clarifying some of the ordinances in place that we are working on. We had one fire in Town unfortunately, as you all are aware of. He received a few calls from residents regarding the solar solicitors going door to door which he took care of. Shari, the new Part-time Clerk that was recently hired, is doing very well. With her assistance he has been able to get through a lot of older Permits that needed to be taken care of, and she is definitely helping him get things a bit more organized. He has spoken with some of the owners of vacant houses and is hoping that as soon as the weather breaks, they will start taking care of getting things done. He is presently working on a checklist with Wendel for the Solar Project Permits that should be coming soon. Lastly, he will be out of Town from March 9th through the 11th for his yearly educational conference in Henrietta, NY. JoAnn Harig, Assessor reported the following February 2026 town updates. Taxable Status date of March 1st is quickly approaching. Because the 1st falls on a Sunday, we will be accepting exemptions up until Monday, March 2nd. Low-income senior, Low-income disability, Veteran’s exemptions and Agricultural exemptions. In coordination with David, Shari in our office has been reviewing and updating building permits.

Legislative Update: On February 13, Governor Hochul signed two bills into law that directly impact real property tax exemptions. The first (S.8782/A.9458) establishes a real property tax exemption for widows and widowers of police officers killed in the line of duty. The second (S.8803/A.9448) relates to the veterans 100% service-connected disability exemption. A couple of key points: The local option has been removed. The exemption is now mandatory statewide. The effective date of the legislation is October 1, 2026. The exemption will be applicable to the 2027 assessment roll for eligible recipients. The qualification requirements remain unchanged.

Chief Dog Control Officer/Constable Jeffrey Newman reported that in early February they assisted the NCSPCA with removing all kinds of animals on Dale Road. The NCSPCA helps us when in need so we do our best to help them when they need our assistance. We received a call from the Post Office regarding a carrier that was blocked in on a porch by a loose dog on Grace Avenue, we responded to find the owner of the dog already grabbed it and it was safely in the house. When we are out on patrol we stop at the various sports programs at the schools and we also were out looking for the solicitors. If people call and we can locate them they will receive a ticket.

NEW BUSINESS

-None-

PAY BILLS

The Supervisor entertained a MOTION to approve the payment of claims totaling \$856,500.44, bills paid in February, 2026, Vouchers #40406-40623, as audited by the Supervisor and Department Heads and as per Abstract Sheets dated 02/25/2026 which will be filed with the official record.

General Fund	\$ 229,102.05
Highway Fund	\$ 252,467.44
Water Fund	\$ 160,079.83
Sewer Fund	\$ 95,824.45
Lighting District	\$ 9,195.73
Refuse District	\$ 71,110.57
Fire Prevention District	\$ 9,306.88
Trust & Agency	\$ 6,154.89
Capital Projects	\$ <u>23,258.60</u>

FEBRUARY 25, 2026

REGULAR BOARD MEETING cont.

TOTAL APPROVED \$ 856,500.44

Motion moved by Councilwoman Reinhardt, second by Councilman Robinson. All were in favor, no one was opposed.

Motion Carried

PUBLIC COMMENTS

-None-

ANNOUNCEMENTS/COMMENTS FROM THE BOARD

- Next Work Session is Thursday, March 12, 2026 @ 6:00 p.m.
- Next Town Board Meeting is Wednesday, March 25, 2026 @ 7:00 p.m.

7:20 P.M. The Supervisor entertained a MOTION to enter into Executive Session to hold discussions related to proposed pending or current litigation. Moved by Councilman Robinson, second by Councilman Reinhardt. All were in favor, no one was opposed.

Motion Carried

7:42 p.m. The Supervisor declared the Executive Session Closed. No action was taken.

7:43 p.m. The Supervisor re-opened the Regular Town Board Meeting

ADJOURN

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

Motion carried

Meeting adjourned at 7:44 p.m.

Respectfully submitted,

Donna M. Lakes
Town Clerk

FEBRUARY 25, 2026

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The Supervisor opened the floor and invited anyone wishing to speak to come forward to the lectern. We ask that you simply state your name and address for the record please. No one came forward. The Supervisor again asked if anyone was wishing to speak regarding the proposed Resolution and Local Law. There was no one.

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FEBRUARY 25, 2026

REGULAR BOARD MEETING cont.

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All present voted Aye.

Motion Carried

COMMUNICATIONS AND PETITIONS

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All present voted Aye.

Motion Carried

TOWN/WATER/SEWER/ REFUND WATER OVERPAYMENT 6157 GODFREY ROAD

The Town Clerk read a communication from Cailynn Feeley, Water Clerk as follows: The property at 6167 Godfrey Rd. was mistakenly finalized on paper due to miscommunication of the property address that had been sold. A final bill was issued for the property and was paid by S.A.W. Commission Cutters Realty. The Water Department is requesting the Town of Newfane refund S.A.W. Commission Cutters in the amount of \$91.80 for the payment that was made to the finalized account. The correct account that has been finalized is 6157 Godfrey Rd. Please make check payable to: S.A.W. Commission Cutters in the amount of \$91.80. The Supervisor entertained a MOTION to refund the payment in the amount of \$91.80 to S.A.W. Commission Cutters for the water bill. Motion made by Councilwoman Reinhardt, second by Councilman Robinson on the question. Hearing no questions, all were in favor, no one was opposed.

All present voted Aye.

Motion Carried

TOWN/WWTP/REQUEST SEIB WWTP PLANT OPERATION CERTIFICATION

The Town Clerk read a request from Nicholas A. Irr, Chief Operator of the Wastewater Treatment Plant as follows: I hereby request permission to send Jason Seib to the New York Rural Water Association Technical Training Workshop in Verona, NY, May 18th – 20th. Total cost is not to exceed \$1,700.00. This training provides credits required to maintain his Wastewater Treatment Plant Operator Certification. Thank you. The supervisor entertained a MOTION to approve the request. Motion 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/CLERK/2026 MOBILE HOME PARK LICENSES

The Town Clerk presented the required paperwork to the Board for the four (4) following Mobile Home Parks. Newfane Country Estates, Parkerwood Properties, Donald and Judith Braun and Susan Wolcott that, is needed to issue the Mobile Home Park License for 2026. All being in order she requested approval to issue those four (4) Licenses. The Supervisor entertained a MOTION to issue the 2026 Licenses. Motion 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

REPORTS OF COMMITTEES AND DEPARTMENT HEADS

Chief Wastewater Treatment Plant Operator, Nick Irr, advised that the plant is doing well. There is compost available. The new equipment is running well, very thankful for that and the contractors are slowly coming back. Code Enforcement Officer/Building Inspector, David Schmidt, advised the Board that he issued 5 permits and believes the terrible weather conditions have had a lot to do with that. He had one Planning Board Application for this month, there was nothing for Zoning Board. He prepared the Annual Report for 2025 to the State that needs to be completed and submitted that. He has met with Cory Weber, Attorney for the Town, regarding clarifying some of the ordinances in place that we are working on. We had one fire in Town unfortunately, as you all are aware of. He received a few calls from residents regarding the solar solicitors going door to door which he took care of. Shari, the new Part-time Clerk that was recently hired, is doing very well. With her assistance he has been able to get through a lot of older Permits that needed to be taken care of, and she is definitely helping him get things a bit more organized. He has spoken with some of the owners of vacant houses and is hoping that as soon as the weather breaks, they will start taking care of getting things done. He is presently working on a checklist with Wendel for the Solar Project Permits that should be coming soon. Lastly, he will be out of Town from March 9th through the 11th for his yearly educational conference in Henrietta, NY. JoAnn Harig, Assessor reported the following February 2026 town updates. Taxable Status date of March 1st is quickly approaching. Because the 1st falls on a Sunday, we will be accepting exemptions up until Monday, March 2nd. Low-income senior, Low-income disability, Veteran’s exemptions and Agricultural exemptions. In coordination with David, Shari in our office has been reviewing and updating building permits. Legislative Update: On February 13, Governor Hochul signed two bills into law that directly impact real property tax exemptions. The first (S.8782/A.9458) establishes a real property tax exemption for widows and widowers of police officers killed in the line of duty. The second (S.8803/A.9448) relates to the veterans 100% service-connected disability exemption. A couple of key points: The local option has been removed. The exemption is now mandatory statewide. The effective date of the legislation is October 1, 2026. The exemption will be applicable to the 2027 assessment roll for eligible recipients. The qualification requirements remain unchanged. Chief Dog Control Officer/Constable Jeffrey Newman reported that in early February they assisted the NCSPCA with removing all kinds of animals on Dale Road. The NCSPCA helps us when in need so we do our best to help them when they need our assistance. We received a call from the Post Office regarding a carrier that was blocked in on a porch by a loose dog on Grace Avenue, we responded to find the owner of the dog already grabbed it and it was safely in the house. When we are out on patrol we stop at the various sports programs at the schools and we also were out looking for the solicitors. If people call and we can locate them they will receive a ticket.

NEW BUSINESS

-None-

PAY BILLS

The Supervisor entertained a MOTION to approve the payment of claims totaling \$856,500.44, bills paid in February, 2026, Vouchers #40406-40623, as audited by the Supervisor and Department Heads and as per Abstract Sheets dated 02/25/2026 which will be filed with the official record.

General Fund	\$ 229,102.05
Highway Fund	\$ 252,467.44
Water Fund	\$ 160,079.83
Sewer Fund	\$ 95,824.45
Lighting District	\$ 9,195.73
Refuse District	\$ 71,110.57
Fire Prevention District	\$ 9,306.88
Trust & Agency	\$ 6,154.89
Capital Projects	\$ <u>23,258.60</u>

FEBRUARY 25, 2026

REGULAR BOARD MEETING cont.

TOTAL APPROVED \$ 856,500.44

Motion moved by Councilwoman Reinhardt, second by Councilman Robinson. All were in favor, no one was opposed.

Motion Carried

PUBLIC COMMENTS

-None-

ANNOUNCEMENTS/COMMENTS FROM THE BOARD

- Next Work Session is Thursday, March 12, 2026 @ 6:00 p.m.
- Next Town Board Meeting is Wednesday, March 25, 2026 @ 7:00 p.m.

7:20 P.M. The Supervisor entertained a MOTION to enter into Executive Session to hold discussions related to proposed pending or current litigation. Moved by Councilman Robinson, second by Councilman Reinhardt. All were in favor, no one was opposed.

Motion Carried

7:42 p.m. The Supervisor declared the Executive Session Closed. No action was taken.

7:43 p.m. The Supervisor re-opened the Regular Town Board Meeting

ADJOURN

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

Motion carried

Meeting adjourned at 7:44 p.m.

Respectfully submitted,

Donna M. Lakes
Town Clerk

SUPERVISOR
716-778-8531

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

ASSESSOR
716-778-8827

TAX COLLECTOR
716-778-6052

BUILDING INSPECTOR
716-778-5947

WATER/SEWER
716-778-8132



TOWN OF NEWFANE

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

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

HIGHWAY
716-778-8844

WATER/SEWER
MAINTENANCE
716-778-8587

6176 McKee Street
Newfane, New York
14108

TDD 1-800-662-1220

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 IT RESOLVED, 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)

2026 MARINA PRICES	
Prices are subject to change without notice	
The Town of Newfane Marina is fully equipped with full Restrooms, complete with showers: Laundry facilities: Fueling Dock: Pump-Out Station: and Boat Wash	
<u>LAUNCHING PRICES</u>	
Daily Launch	\$ 9.00
Senior Launch - over 62 & Veterans	\$ 5.00
Canoes, Rowboats, Jet Skis & Kayaks	\$ 5.00
3-Day Pass	\$ 20.00
<u>SEASON PASS PRICES</u>	
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
<u>TRANSIENT PRICES</u>	
Per Foot - Overnight	\$ 1.85

<u>OTHER</u>	
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 250th 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 16th 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 THEREFORE 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 3rd 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



TOWN OF NEWFANE
2737 Main Street
Newfane, New York 14108
716-778-8822

MOBILE HOME APPLICATION or MOBILE HOME PARK LICENSE

1. Newfane Country Estates South
Name of Applicant
 2. ~~10023~~ PO Box 2449 Blairsville GA 30514
Address of Applicant
 3. Jack Wilent 2751 Silver St Granville OH 43023
If a Partnership, please include name and address of partners. If a Corporation, please include name and addresses of principal officers.
 4. 10023 Ketchum Newfane NY 14108
Location to be occupied under license.
 5. Owner of premises to be occupied Newfane Country Estates South
 6. Number of mobile homes to be placed on the property: 23
Number of mobile homes allowed on property: 23
 7. No
Will mobile home be for the use of the applicant personally?
 8. No
If not, will the mobile home(s) be rented or site(s) be used for tourist trailers?
 9. Public Newfane
What is the source of the water supply?
 10. Public Newfane
Please describe the sanitary facilities.
 11. Yes - Don't have yet
Are the water and sanitary facilities on the property approved by the Department of Health? If so, please furnish a copy of the most recent Health Permit.
- DATED: 12/30/25 Colleen Cornard
Signature of Applicant

FOR TOWN CLERK'S use only: Date Application and Fee Received: _____

Date of Town Board Approval: _____ License No: _____

Niagara County Department of Health

PERMIT

To Operate a
Mobile Home Park

This is to certify that
NEWFANE COUNTRY ESTATES SOUTH

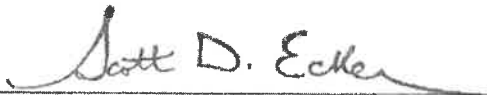
the operator of
NEWFANE COUNTRY ESTATES SOUTH LLC

at
**6023 KETCHUM AVENUE
NEWFANE, NY 14108**

Located in the *TOWN* of *NEWFANE* in *NIAGARA* County
is granted permission to operate said establishment in compliance with the provisions
of **Part 17 of the State Sanitary Code** and
under the following conditions:

- (1) This permit is granted subject to any and all applicable State, Local and Municipal Laws, Ordinances, Codes, Rules and Regulations.
- (2) ALL MOBILE HOMES MANUFACTURED AND SOLD AFTER JANUARY 15, 1974, MUST BE TIED DOWN, UNDER REGULATIONS PROMULGATED BY THE STATE BUILDING CODE COUNCIL, PURSUANT TO ARTICLE 19-AA OF THE EXECUTIVE LAW.
- (3) REPLACEMENT MOBILE HOMES MUST ADHERE TO THE LATEST EDITION OF REGULATORY REQUIREMENTS, PRIOR TO REOCCUPYING THE LOT. ALSO, THE DEPARTMENT SHALL BE NOTIFIED, IN WRITING, OF YOUR INTENTION TO REOCCUPY AN EXISTING LOT, FOURTEEN (14) DAYS PRIOR TO THE PLACEMENT OF THE UNIT OR IMPROVEMENT OF THE LOT FOR OCCUPANCY.
- (4) A CERTIFICATE OF OCCUPANCY (C of O) MUST BE ISSUED BY THE LOCAL BUILDING INSPECTOR AFTER THE SETUP OF A NEW OR REPLACEMENT HOME. A COPY OF THIS C of O MUST BE SUPPLIED TO THIS DEPARTMENT WITHIN 30 DAYS OF ISSUANCE.

Effective Date February 01, 2026
Permit is NON-TRANSFERABLE



Scott D Ecker
Permit Issuing Official

This permit expires on **January 31, 2027** and may be revoked or suspended for cause.

THIS PERMIT SHOULD BE POSTED CONSPICUOUSLY

Facility Code 31-3522

Permit Number 31-3522

Operation ID 285302



TOWN OF NEWFANE
2737 MAIN STREET
NEWFANE, NY, 14108

Fire/Safety Inspection - Mobile Home Parks

Inspection Date: 3/23/2026 Result: Pass
Expires one year from date printed

Inspector: David Schmidt

Inspection Location: 6023 Ketchum Ave

Contact: Newfane Country Estates South

FIRE/SAFETY INSPECTION:

NO SIGNIFICANT VIOLATIONS WERE FOUND THAT REQUIRED ATTENTION AT THE TIME OF INSPECTION. THE PURPOSE OF THIS INSPECTION IS TO ELIMINATE ANY VIOLATION/S OF THE NYS FIRE CODE PREVENTION AND BUILDING CODE TITLE 9 NYCRR, AND PLACING THE PREMISES AND IT'S OCCUPANTS IN A MORE FIRE SAFE CONDITION. KEEP THIS NOTICE FOR YOUR RECORDS.

Building Inspector:

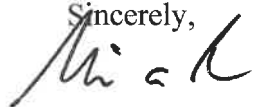


Town Hall
2737 Main Street
Newfane, New York 14108
March 18, 2026

Re: Summer Help for Wastewater Treatment Plant

Honorable Supervisor and Town Board Members:

I hereby request the Town of Newfane hire Chris Nicholas to work Summer Help at the Wastewater Treatment Plant. Job duties will consist of building and grounds maintenance at the WWTP, Pumping Stations and Compost plant. Pay to start at \$20.00 per hour, beginning on May 4, 2025, and ending in September. Thank you.

Sincerely,

Nicholas Irr
Chief Operator