

AUGUST 27, 2025

REGULAR 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 August 27, 2025.

The following Board Members were present:

Supervisor: John Syracuse
Councilwoman: Susan Neidlinger
Councilman: Peter Robinson
Councilman: Robert Horanburg
Councilman: Rick Coleman

Others present:

James J. Sansone, Town Attorney, David Schmidt, Building Inspector/Code Enforcement Officer, Nick Irr, Wastewater Treatment Plant Operator, Joseph Flagler, Dog Control Officer/Constable, JoAnn Harig, Real Property Appraisal Technician, Gina Guido-Redden, Tourism Chairwoman, Mary Zeller, Confidential Secretary, and 10 residents.

PRAYER & PLEDGE

The Supervisor called the meeting to order at 7:00 p.m. A prayer was read by the Town Clerk and the Pledge to the Flag was given.

FILED WITH THE TOWN CLERK

Town Clerk Monthly Report to the Supervisor for July, 2025
Town of Newfane Planning Board Minutes for June 24, 2025

APPROVE PREVIOUS MINUTES

Town Board Regular Meeting Minutes of July 23, 2025

Supervisor Syracuse asked for a MOTION to approve the Town Board Regular Meeting Minutes held on July 23, 2025. Moved by Councilman Horanburg, second by Councilman Robinson, on the question. Hearing no questions, all were in favor, no one was opposed.

All present voted Aye.

Motion Carried

COMMUNICATIONS AND PETITIONS

The Town Clerk read a request from Michael and Hanni Klinger who own property on Tachi Drive in the Town of Newfane to obtain a House Trailer License. They provided all the information necessary according to the Town Ordinance. The Building Inspector/Code Enforcement Officer has visited the property and reviewed the paperwork as well as the Town Attorney having reviewed the paperwork finding all to be in order. The Supervisor entertained a MOTION to approve the Town Clerk to issue the House Trailer License. Motion made by Councilman Horanburg, second by Councilman Coleman on the question. Hearing no questions, all were in favor, no one was opposed.

All present voted Aye.

Motion Carried

The Town Clerk advised the Board that she has all the new Leases that were prepared for the tenants at the Lakeview Village Fair Shops that were up for renewal. The Supervisor's signature is required on the Leases to move them forward. She asked the Board to direct the Supervisor to sign the Leases. Motion made by Councilman Horanburg, second by Councilwoman Neidlinger on the question. Hearing no questions, all were in favor, no one was opposed.

All present voted Aye.

Motion Carried

REPORTS OF DEPARTMENT HEADS AND COMMITTEES

Nick Irr, Wastewater Treatment Plant Operator, indicated that the plant is running well and compost is available. The contractors are working on the air piping and the underground piping. We had a little issue with the new equipment, however, that is now all cleared up and everything is running well. The Supervisor thanked Nick and also Clark Dunkelberger on the nice job they are doing with the compost and the great review received by the DEC. David Schmidt, Building Inspector/Code Enforcement Officer indicated that as of this date he has issued 112 permits which is higher than last year at this time. He is still working on getting the office organized, and working on the many inspections he needs to complete. Since the last meeting he has been called out by the Niagara County Sheriff's Office and he is continuing to work on the ordinances to submit to the Board for review.

JoAnn Harig, Real Property Appraisal Technician, reported that We are about 68% complete in reviewing each and every parcel file. This week we start physically reviewing inventory and updating pictures of the Mobile Home Parks. We are starting with Ridgeview Cook on the south side and working our way north. We will be calling the MHP managers and letting them know that we will be on property on Fridays. And we are keeping up with Davids building permits. Joseph Flagler, Assistant Dog Control Officer/Constable reported that since the last meeting we assisted the SPCA with a case on East Avenue and the landlord is now working on cleaning up that property. Our dog complaints have been steady and we attended the Law Enforcement Day at the Carousel Park. We did a little public speaking at the Church on Ewings Road and also spent some time at the Newfane Community Days should we have been needed for anything. They plan to attend the Jazz Festival being held in Olcott to assist as needed.

NEW BUSINESS

TOWN/SUPERVISOR/RESOLUTION #22-2025 AWARD OF CONTRACT OLCOTT HARBOR DRAINAGE & PARKING LOT – BEACH STREET CONTRACT NO. 25-1

The Supervisor introduced RESOLUTION #22-2025 AWARD OF CONTRACT OLCOTT HARBOR DRAINAGE & PARKING LOT – BEACH STREET CONTRACT NO. 25-1

WHEREAS, the Town of Newfane had authorized Wendel, the Town’s Engineers, to complete the contract documents for Olcott Harbor Drainage & Parking Lot project, and WHEREAS, bids on the above referenced project were opened on August 21, 2025, at 2 PM in accordance with the Notice to Bidders previously authorized, now therefore be it RESOLVED, that the Newfane Town Board authorizes award of Contract No. 25-1 to Allegany Construction Corp. in the amount of \$395,550.00 contingent upon the Town Attorney’s review of the Contractor’s Bonds and Insurances. The Supervisor entertained a MOTION to approve the Resolution. Motion made by Councilman Robinson, second by Councilman Coleman on the question. Hearing no questions, the Supervisor requested a roll call vote.

- Councilwoman Neidlinger: Aye
 - Councilman Robinson: Aye
 - Councilman Horanburg: Aye
 - Councilman Coleman: Aye
 - Supervisor Syracuse: Aye
- Aye: 5 Nay: 0

Motion carried

TOWN/SUPERVISOR/RESOLUTION RESOLUTION #23-2025 RESOLUTION OF THE TOWN BOARD OF THE TOWN OF NEWFANE DECLARING AN EMERGENCY AND AUTHORIZING EMERGENCY EXPENDITURES FOR MARINA DOCK REPAIR AND RELOCATION OF MECHANICAL AND ELECTRICAL COMPONENTS

The Supervisor introduced RESOLUTION #23-2025 RESOLUTION OF THE TOWN BOARD OF THE TOWN OF NEWFANE DECLARING AN EMERGENCY AND AUTHORIZING EMERGENCY EXPENDITURES FOR MARINA DOCK REPAIR AND RELOCATION OF MECHANICAL AND ELECTRICAL COMPONENTS WHEREAS, pursuant to New York State Town Law and General Municipal Law, the Town of Newfane is required to follow competitive bidding and procurement procedures for the acquisition of goods and services, except in cases of emergency; and WHEREAS, due to unforeseen conditions, the Town of Newfane docks have suffered damage requiring immediate repair to protect public safety, safeguard municipal property, and prevent further deterioration; and WHEREAS, the Town Board has further determined that in order to complete the dock repair and replacement, it is necessary to relocate associated mechanical and electrical components; and WHEREAS, time is of the essence in addressing these conditions, and the delay occasioned by compliance with normal procurement procedures would pose a threat to public property, safety, and welfare; and WHEREAS, under New York State General Municipal Law §103(4), in the case of a public emergency arising out of an accident or other unforeseen occurrence, or condition whereby circumstances affecting public buildings, public property, or the life, health, safety, or property of the inhabitants require immediate action which cannot await competitive bidding, a municipality may award contracts without competitive bidding to address such emergency; NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Newfane hereby declares that an emergency exists with respect to the Town dock requiring immediate repair; and BE IT FURTHER RESOLVED, that the Town Supervisor is authorized to take all necessary steps to contract for emergency dock repairs and for the relocation of mechanical and electrical components associated therewith; and BE IT FURTHER RESOLVED, that the cost of such emergency work shall not exceed One Hundred Fifty Thousand Dollars (\$150,000.00); and

BE IT FURTHER RESOLVED, that the Town Board directs that documentation of such emergency and the contracts entered into pursuant hereto be maintained in accordance with applicable law, and that a record of this resolution be filed with the Town Clerk.

The Supervisor entertained a MOTION to approve the Resolution. Motion made by Councilman Coleman, second by Councilman Horanburg on the question. Hearing no questions, the Supervisor requested a roll call vote.

Councilwoman Neidlinger: Aye
Councilman Robinson: Aye
Councilman Horanburg: Aye
Councilman Coleman: Aye
Supervisor Syracuse: Aye
Aye: 5 Nay: 0

Motion carried

TOWN/SUPERVISOR/ASSESSOR/RESOLUTION #24-2025 TOWN BOARD OF THE TOWN OF NEWFANE APPOINTS JOANN HARIG AS ASSESSOR

The Supervisor introduced RESOLUTION #24-2025_TOWN BOARD OF THE TOWN OF NEWFANE APPOINTS JOANN HARIG AS ASSESSOR WHEREAS, JoAnn Harig has met the required New York State qualifications to become an Assessor as per Niagara County Civil Service, and WHEREAS, the Town Board of the Town of Newfane is desirous of maintaining the office of full-time Assessor, now therefore be it RESOLVED, by their signatures below, the Town Board of the Town of Newfane approves the appointment of JoAnn Harig as the Town’s Assessor. The Supervisor entertained a MOTION to approve the Resolution. Motion made by Councilwoman Neidlinger, second by Councilman Robinson on the question. The Supervisor stated that it has been extremely energizing seeing JoAnn work as hard and diligently as she has while obtaining her training. The Supervisor indicated that he is really excited having her here and as part of the team. Her dedication and organizational skills have been well received and appreciated. In addition to the recommendation by Civil Service we also have the recommendation of our current Assessor, Michael Hartman, a highly experienced long time Assessor, who has assisted several Towns in the Niagara County Region.

Hearing no questions, the Supervisor requested a roll call vote.

Councilwoman Neidlinger: Aye
Councilman Robinson: Aye
Councilman Horanburg: Aye
Councilman Coleman: Aye
Supervisor Syracuse: Aye
Aye: 5 Nay: 0

Motion carried

TOWN/SUPERVISOR/RESOLUTION #25-2025 AUTHORIZING THE SUPERVISOR OF THE TOWN OF NEWFANE TO EXECUTE AN ESTIMATE FOR GENERATOR SERVICE AND MAINTENANCE WITH MOLEY INDUSTRIES

The Supervisor introduced RESOLUTION #25-2025 AUTHORIZING THE SUPERVISOR OF THE TOWN OF NEWFANE TO EXECUTE AN ESTIMATE FOR GENERATOR SERVICE AND MAINTENANCE WITH MOLEY INDUSTRIES WHEREAS, the Town of Newfane maintains a service and maintenance contract with Moley Industries, 5202 Commerce Drive, Lockport, New York 14094, for the maintenance of the Town Hall generator; and WHEREAS, the Town has received an estimate dated August 19, 2025, in the amount of \$11,440.50 from Moley Industries for necessary service and maintenance to ensure continued and reliable operation of said generator; and WHEREAS, the Town Board of the Town of Newfane has reviewed said estimate and finds it to be in the best interest of the Town to proceed with the recommended service and maintenance; NOW, THEREFORE, BE IT RESOLVED, that the Supervisor of the Town of Newfane be, and hereby is, authorized and directed to execute the estimate from Moley Industries dated August 19, 2025, for the service and maintenance of the Town Hall generator, pursuant to the Town’s existing maintenance contract. Supervisor entertained a MOTION to approve the Resolution. Motion made by Councilman Coleman, second by Councilwoman Neidlinger on the question.

Hearing no questions, the Supervisor requested a roll call vote.

Councilwoman Neidlinger: Aye
Councilman Robinson: Aye
Councilman Horanburg: Aye
Councilman Coleman: Aye
Supervisor Syracuse: Aye
Aye: 5 Nay: 0

Motion carried

TOWN/SUPERVISOR/RESOLUTION #26-2025 ESTABLISHING A DEDICATED ACCOUNT FOR THE REPAIR AND MAINTENANCE OF LAKE ONTARIO REDI PROJECTS

The Supervisor introduced RESOLUTION #26-2025 ESTABLISHING A DEDICATED ACCOUNT FOR THE REPAIR AND MAINTENANCE OF LAKE ONTARIO REDI PROJECTS WHEREAS, the Town of Newfane has completed multiple infrastructure projects under the Lake Ontario Resiliency and Economic Development Initiative (REDI), including the Outer Harbor Breakwater, Federal Pier, and Inner Harbor Stabilization, with the West Berm Beach Enhancements project nearing completion; and WHEREAS, the Town Board recognizes the importance of maintaining and protecting these significant shoreline resiliency and economic development investments to ensure their continued functionality and benefit to the Town and its residents; and WHEREAS, the Town Board desires to set aside dedicated funds for the repair and maintenance of said REDI projects to provide long-term protection of these assets; and WHEREAS, sufficient funds are available within an existing capital account of the Town of Newfane held at M&T Bank; NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Newfane hereby authorizes and directs the establishment of a separate, dedicated bank account at M&T Bank in the amount of One Hundred Thousand Dollars (\$100,000.00) for the repair and maintenance of the REDI projects described above; and BE IT FURTHER RESOLVED, that said funds shall be reallocated from the existing capital account of the Town of Newfane currently held at M&T Bank; and BE IT FURTHER RESOLVED, that expenditures from this account shall be made solely for the repair and maintenance of the aforementioned REDI projects and shall be subject to prior approval by resolution of the Town Board. Supervisor entertained a MOTION to approve the Resolution. Motion made by Councilman Horanburg, second by Councilman Robinson on the question.

Hearing no questions, the Supervisor requested a roll call vote.

Councilwoman Neidlinger: Aye
Councilman Robinson: Aye
Councilman Horanburg: Aye
Councilman Coleman: Aye
Supervisor Syracuse: Aye
Aye: 5 Nay: 0

Motion carried

TOWN/SUPERVISOR/BUILDING INSPECTOR/RESOLUTION #27-2025 ACCEPTANCE OF FLY CAR FROM THE OLCOTT FIRE COMPANY, INC. FOR USE BY THE CODE ENFORCEMENT OFFICER/BUILDING INSPECTOR

The Supervisor introduced RESOLUTION #27-2025 ACCEPTANCE OF FLY CAR FROM THE OLCOTT FIRE COMPANY, INC. FOR USE BY THE CODE ENFORCEMENT OFFICER/BUILDING INSPECTOR WHEREAS, the Olcott Fire Company, Inc. has generously offered to convey to the Town of Newfane a Fly Car for the nominal consideration of One Dollar (\$1.00); and WHEREAS, the Town Board of the Town of Newfane recognizes with sincere appreciation and thanksgiving the generosity of the Olcott Fire Company, Inc. in making this contribution for the benefit of the Town; and WHEREAS, the Town Board finds it to be in the best interests of the Town that said vehicle be accepted and utilized by the Code Enforcement Officer/Building Inspector in the performance of the duties required by those offices; and WHEREAS, the Town Board further finds that the use of said vehicle will mitigate departmental costs by reducing mileage reimbursement otherwise payable to the Code Enforcement Officer/Building Inspector; NOW, THEREFORE, BE IT RESOLVED, that the Town of Newfane does hereby accept, for the sum of One Dollar (\$1.00), the Fly Car by the Olcott Fire Company, Inc.; and BE IT FURTHER RESOLVED, that the Town of Newfane shall ensure that the vehicle is properly insured, registered, and licensed, at all times; and BE IT FURTHER RESOLVED, that all maintenance and repair costs of said vehicle shall be subject to approval of the Town Board, and that it shall be the duty of the Code Enforcement Officer/Building Inspector to ensure that proper care, maintenance, and repairs are brought to the attention of the Town Board in a timely manner; and BE IT FURTHER RESOLVED, that the Town of Newfane hereby expresses its sincere gratitude and appreciation to the Olcott Fire Company, Inc. for this generosity in support of the Town and its residents.

Supervisor entertained a MOTION to approve the Resolution. Motion made by Councilman Robinson, second by Councilman Coleman on the question. The Supervisor expressed his appreciation and gratitude to the Olcott Fire Company for signing this car over to us for \$1.00. It will save us tremendously on mileage reimbursement to the Office of Building Inspector/Code

Enforcement.

Hearing no questions, the Supervisor requested a roll call vote.

Councilwoman Neidlinger: Aye
Councilman Robinson: Aye
Councilman Horanburg: Aye
Councilman Coleman: Aye
Supervisor Syracuse: Aye
Aye: 5 Nay: 0

Motion carried

TOWN/SUPERVISOR/DONATION/USA CHAMBER

The Supervisor asked for a MOTION allowing him to give a donation in the amount of Two Hundred Fifty (\$250.00) Dollars to the Niagara USA Chamber in support of the 250th Birthday Celebration of the United States of America being held in 2026. Niagara County in Conjunction with the Niagara USA 250 Committee, sent out letters to all the municipalities asking for their support in helping them with this celebration. Motion moved by Councilwoman Neidlinger, second by Councilman Horanburg on the question. Hearing no questions, all were in favor, no one was opposed.

All present voted Aye.

Motion Carried

TOWN/SUPERVISOR/CEMETERY COMMITTEE

The Supervisor advised that New York State allows for municipalities to appoint a committee of volunteers to take charge of cemeteries that have been turned over to them. We have several individuals who have been working on cleaning up and maintaining the West Main Street cemetery in Olcott, the Hess Road Cemetery and the Weisner Cemetery. They have been doing an incredible job, and they look amazing. It's a night and day difference from two years ago. He wanted to recognize all the hard work that has been put in by these individuals and form an actual committee. The Supervisor entertained a MOTION to appoint Jessica Baker, Melissa Schaeffer, Mindi Schaeffer, Kenneth George and James Wendler as members of the Town of Newfane Cemetery Committee. Motion moved by Councilwoman Coleman second by Councilwoman Neidlinger on the question. Hearing no questions, all were in favor, no one was opposed.

All present voted Aye.

Motion Carried

TOWN/SUPERVISOR/MARINA

The Supervisor presented the Board with the Town Marina Revenue Report for the month of July.

PAY BILLS

The Supervisor entertained a MOTION to approve the payment of claims totaling \$1,383,612.05, bills paid in August, 2025, Vouchers #38989-39261, as audited by the Supervisor and Department Heads which will be filed with the official record.

General Fund	\$178,914.56
Highway Fund	\$529,831.11
Water Fund	\$161,705.91
Sewer Fund	\$ 95,381.92
Lighting District	\$ 6,180.75
Refuse District	\$147,455.35
Fire Prevention District	\$ 195.00
Trust & Agency	\$ 6,360.59
Capital Projects	\$257,586.86

TOTAL APPROVED \$1,383,612.05

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

AUGUST 27, 2025

REGULAR MEETING cont.

All present voted Aye.

Motion Carried

The Supervisor opened the floor for Public Comments.
No individuals offered to speak.

ANNOUNCEMENTS

Town Hall will be closed Labor Day, Monday, September 1, 2025
Next Work Session is set for Thursday, September 11, 2025 at 7:00 p.m.
NY Forward Public Meeting is Wednesday, September 17, 2025 at 6³⁰ p.m.
Next monthly Town Board Meeting is Wednesday, September 24, 2025 at 7:00 p.m.

Supervisor Syracuse announced that the Community Days was very successful and thanked Bill Davis and Larry Dormer for all their help throughout the weekend.

Attorney Sansone wanted to remind the people about the Olcott Beach Jazz Trail coming up this weekend in Olcott Beach. He also wanted to thank the Town for all the help that was provided getting ready for this great event. Olcott looks great.

Supervised that we have buried our Time Capsule right here at the northeast corner of our Town Hall Building. He thanked John Seiler of Red Leaf Milling for donating the granite stone and Cliff Miller for doing the engraving, it's greatly appreciated.z

ADJOURN

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

All present voted Aye.

Motion Carried

Meeting adjourned at 7:29 p.m.

Respectfully submitted,



Donna M. Lakes
Town Clerk

Next Regular Board Meeting September 24, 2025, 7:00 p.m.