



**TOWN OF NEWFANE
TOWN BOARD MEETING AGENDA
JULY 23, 2025 at 7:00PM**

PRAYER & PLEDGE

AMERICAN LEGION PRESENTATION OF ORIGINAL CHARTER

FILED WITH THE TOWN CLERK

- TOWN OF NEWFANE PLANNING BOARD MINUTES OF JUNE 24, 2025
- TOURISM BOARD MEETING MINUTES OF JULY 1, 2025
- TOWN CLERK'S MONTHLY REPORT TO THE SUPERVISOR FOR JUNE, 2025

APPROVE PREVIOUS MEETING MINUTES

- TOWN BOARD REGULAR MEETING MINUTES OF JUNE 25, 2025

COMMUNICATIONS AND PETITIONS

- REQUEST TO HIRE A LEADER FOR THE SUMMER RECREATION PROGRAM
- REFUND FOR SUMMER RECREATION PROGRAM

DEPARTMENT HEAD REPORTS

- HIGHWAY SUPERINTENDENT - JON MILLER
- WATER SUPERINTENDENT - JON MILLER
- WASTEWATER TREATMENT PLANT CHIEF PLANT OPERATOR - NICK IRR
- CODE ENFORCEMENT/BUILDING INSPECTOR - DAVID SCHMIDT
- ASSESSOR'S OFFICE - JOANN HARIG
- CONSTABLE/DCO - JEFFREY NEWMAN
- FACILITIES DIRECTOR - NICK GLOSSER
- TOURISM CHAIR - GINA GUIDO-REDDEN

NEW BUSINESS

- **Memo to hire New recreation leader.. Any Others?**
- RESOLUTION BIDDING - FROM WENDEL
- RESOLUTION
- REVIEW MARINA REVENUE YTD REPORT
- MOTION TO PAY BILLS

TOWN OF NEWFANE PLANNING BOARD MINUTES
JUNE 24, 2025

Presiding: William Clark

The following Members were present:

Paul Conrad	Thomas Mays
Eoin Walsh	Daniel Whorley
James Evarts	Peter Russell

Attending: James Sansone, Town Attorney
David Schmidt, Building Inspector
Joshua Rogers, Consultant, Wendel Engineering

Public Hearing 1 - Home Based Food Truck business application for 3030 Hess Road.

Gabe Szell has applied for a Special Exception Use Permit upon his premises known as 3030 Hess Road, Appleton, a Rural Residential (RR) District, to establish a home based business to sell food from a food truck upon the premises. Section 5-2 D-5 of the Newfane Zoning Ordinance permits a home based business in the (RR) District when a Special Exception Use permit is authorized by the Planning Board.

Mr. Clark explained how the Board interprets a home based business, and while the ordinance permits a home based business, there is no definition in the ordinance. Mr. Clark noted situations and conditions when the Board has both approved and denied home based business applications in the town.

Mr. Szell presented his proposal to sell kettle corn and soft drinks from a food truck he owns in his driveway. The truck will be 20-25 ft. off the road and the business hours would evenings, primarily between 5 pm - 8 pm.

Board member Peter Russell asked if traffic would pull-off and park off the road and if there was a turnaround for vehicles. Mr. Szell said that customers can pull in his driveway and there is room for parking and turning. Mr. Clark and other board members emphasized that parking on the road or shoulder could not be permitted.

It was suggested that since the business would be selling a corn product, that it might meet the definition as an agri-tourism business.

There were no public questions or comments.

A Motion to close the Hearing was made by Paul Conrad and seconded by Thomas Mays. All present voted Aye.

A Motion was made by Eoin Walsh and seconded by Daniel Whorley to allow Mr. Szell to sell from his food truck on his property with the following conditions and stipulations.

No parking or standing on the road or shoulder.

There must be a professionally designed sign clearly visible from the road on Mr. Szell's property, and another sign on the opposite side of the road (if permitted in the right-of-way and/or by the opposite side property owner) advising motorists to use the driveway and park off the road.

When not in operation, the food truck shall be removed well back away from the road.

The only lighting shall be that on the food truck and lighting should be directed on the owner's property not to neighboring properties.

Food sales are limited to kettle corn and soft drinks.

Business sign(s) can only be that displayed on the food truck, there shall be no freestanding business or advertising sign.

Business hours will be 5pm – 8pm. No restrictions were placed on the days of operation.

All present voted Aye. The Board was polled by Chairman Clark:

Daniel Whorley	Aye
James Evarts	Aye
Eoin Walsh	Aye
Paul Conrad	Aye
Thomas Mays	Aye
Peter Russell	Aye
Bill Clark	Aye

Motion carried.

Public Hearing 2 -- 1707 West Creek Road -- Animal Husbandry

Justin Janca and Jennifer Janca, residing at 1707 West Creek Road, Burt, New York have applied for a Special Exception Use Permit upon their premises, located in a Rural Residential (RR) District, to allow the raising of chickens pursuant to section 5-2 B-2 of the Newfane Zoning Ordinance, which allows animal husbandry in a Rural Residential (RR) District if a permit is approved by the Planning Board.

Mr. Clark went over the conditions and requirements the Board follows when reviewing an animal husbandry application and the procedures for considering and approving a special exception permit.

Justin and Jennifer Janca presented their proposal of raising chickens on their property for personal use; there is currently 1 turkey, 2 ducks and 18 chickens.

Judy Hugaboon, 1715 West Creek Road, asked if they were going to get more chickens? It was noted that when raising chickens the number is can vary over time.

Charles Hugaboon, 1715 West Creek Road asked that if they get the permit, does it extend to a new or succeeding property owner if they sell the property? Attorney Sansone said the permit remains in place when the property is sold.

Nick Smith, 1699 West Creek Road, the neighboring property owner, complained about the chickens coming onto his property and that it was also difficult to manage his dog when the chickens are not contained. The Janca's noted they started building a fence that partially separates the properties, but it does not contain the chickens. Board members asked about penning the chickens since the fence was not complete.

Mr. Clark noted that many residents in the town have chickens that free range on their property or that of their neighbors. Mr. Clark further said that while laws may apply, there is also a generally accepted expectation they cannot go on neighboring properties without permission. He also noted there is little problem with uncontained chickens on large lots or farmland, but a challenge exists in this case because the neighboring properties are small and separated by only a few feet.

A Motion was made by Paul Conrad and seconded by Thomas Mays to close the Public Hearing. All present voted Aye. Motion carried.

A Motion was made by Daniel Whorley, seconded by Paul Conrad to grant a conditional Special Exception Use permit with the following stipulations.

The permit holders have sixty (60) days to properly secure and confine the domestic fowl on their property.

The number of fowl on the property cannot exceed 25.

All present voted Aye. Motion carried.

The Board was polled by Chairman Clark:

David Whorley	Aye
James Evarts	Aye
Eoin Walsh	Aye
Paul Conrad	Aye
Thomas Mays	Aye
Peter Russell	Aye
Bill Clark	Aye

Motion carried.

Public Hearing 3 - Omni Newfane Drake Settlement, 5 Megawatt Solar Energy Project

A predecessor developer of Omni Newfane Drake Settlement and property owner, Patrick Dannebrock, located at 6260 Drake Settlement Road, Burt in the Town of Newfane had previously applied for a Special Exception Use permit, pursuant to the Solar Energy Local Law of the town to construct and operate a 5-megawatt solar energy project on the Dannebrock site. The Planning Board previously began the Site Plan Review and approved a negative SEQR declaration. More than a year has passed since these actions were taken, and ownership rights

to the project have since been transferred to a new developer, Omni Newfane Drake Settlement. The developer has now reapplied to obtain a Special Exception Use permit for the project and the Planning Board is resuming the Site Plan Review and conducting this public hearing as part of the Special Exception Use permit approval process.

Planning Board member Peter Russell recused himself as a voter on the decision since Mr. Russell owns the neighboring property and is in negotiations with the developer and Mr. Dannebrock regarding an easement for the solar project.

Sydney Rosensaft and Chris Mavity of UGE, USA, LOC, 417 Fifth Ave., Suite 9833, NY, NY were present with a presentation about the project and its status. The project is essentially the same as the proposal previously reviewed by the Board, but has slightly smaller area coverage and a redesign of some electrical components. They noted they are also working on the stormwater and drainage plans.

Daniel Whorley asked how long it will take to complete the project. Mr. Mavity said weather permitting they will start about November 1, 2025 to March 1, 2026, with 10 to 15 workers onsite.

Max Russell of Hess Road, Appleton asked who sends out the public notices of this meeting. Attorney Sansone said the Building Inspector gives him a list of residents that are 300 ft from the proposed development and he sends USPS letters to them.

Roxann Fitch, 2457 Transit Road, Newfane, a neighbor, said she is not happy with the project and does not want the electrical poles that access National Grid lines near her house and is afraid of related health issues.

Rita LaFountain, 2451 Transit Road, Newfane, stated she does not want the electrical poles near her house and is afraid of health issues.

Joshua Rogers of Wendel, the town consulting engineer, said he will talk with his associates about the electrical pole locations and if there is any health risk, and then advise the Board.

Max Russell, Hess Road, Appleton asked if the zoning setbacks target the electrical poles or the panels. It was noted there are setbacks for the project fence line and the panels have a setback from the fence, but the placement of the electrical access poles leading to the road are determined by National Grid.

Eoin Walsh asked how many poles and how far apart from each other. Attorney Sansone said 5 to 6 poles, 30 to 50 feet apart.

It was asked if the easement for the electrical poles could be moved further north on the neighboring farmland, away from the adjacent residences. The farm owner said that was not possible.

A Motion to close the Public Hearing was made by Eoin Walsh, seconded by Daniel Whorley.

All present voted Aye. Motion carried.

No action was taken by the Planning Board. The developer will continue working with the town's consultant, engineer and the Building Inspector to finalize project engineering and design plans, and evaluate the location and risk, if any, related to the utility access poles. The project must be reviewed by the Niagara County Planning Board and a future meeting of the Newfane Planning Board will be scheduled to complete the Site Plan Review and make a determination on the Special Exception Use application.

A Motion to adjourn the meeting was made by Paul Conrad and seconded by Eoin Walsh. All present voted Aye. Motion carried.

Respectfully submitted,

Mickie M . Kramp
Planning Board Secretary

Next meeting: July 22, 2025



Tourism Board Meeting

Tuesday, July 1, 2025 - 8:30am
Newfane Town Hall - Community Center

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
- Pete Robinson - Town Board Liaison
- Bill Clark - Town Historian
- John Syracuse - Town Supervisor
- Mary Zeller - Confidential Secretary to the Supervisor

c. Members of the Public – none

2. Budget

- a. Review Budget Report - Tourism - N/A no report available at time of meeting
- b. Review Budget Report - LKV - N/A no report available at time of meeting
- c. Fishing Expo expenses update: upon review with John, the expenses for the fishing expo will come from the marina budget, not tourism budget

3. Volunteer Hours Review

- a. 2025 Volunteer Commitments –we still have some opportunities to log your **2025 hours if you need them!** Initiatives that still need support include:
 - i. **Summer concert series Tourism Table – OPEN DATES: August 3rd, September 7th, 14th, and 28th.**
 - ii. **Visitor Guide ad sales and local guide distribution and content editing**
 - iii. **Press management and press releases**
 - iv. **Grant writing research and help – *target for new member***
 - v. **Caboose support**
 - vi. **Annual event logistics planning with Town Hall – to ensure Town Hall knows when maintenance workers should be scheduled – extensive understanding of seasonal crowd patterns needed for this**

4. Old Business

- a. Visitor Guide process improvements - creation and distribution
 - i. Discussion of options at town level so that the payments for the guide can be directly made to Town instead to printer (so that checks that are collected in summer can be deposited immediately)
 1. Gina will set meeting with John to discuss options with Jane, Barb & Karen
 - ii. Discussion of creating an RFP to seek quotes for 2027 Guide
 1. Print Shop has agreed to keep prices same this year – so we will start to process to seek quotes in early 2026
 2. Gina will work on RFP this year and we will continue to find companies to solicit RFPs from throughout this year
 - iii. Discussion of dividing up guidebook tasks among all members, not just subcommittee – will continue discussion at the next meeting
 1. Ideas of tasks that need to be done:
 - a. Edit list of possible new advertisers to solicit for ads
 - b. Create ad renewal forms with current ads & forms for new advertisers – Karen
 - c. Edit the advertising letter to send to all potential advertisers
 - d. Divide up & task list of potential advertisers to solicit
 - e. Collect new photos for book including cover – ask Rich Leader for photos we can use
 - f. Create Concert Listing page – Jim
 - g. Editing the directory listing – Kris – aligns with her website work

- h. Editing the calendar of events – Karen – (*send to Gina as soon as complete so that the online calendar of events can be online by end of year*)
- i. Collecting and saving digital ads – Karen – which aligns directly with her Social Media postings
- j. Collect checks from advertisers, track & deposit – Barb
- k. Identify pages we can cut if needed because they aren't geared to tourists (to bring the cost down)
- l. Gather list of printers to solicit for future RFP – Jane
- m. Create distribution list for when guides are printed – Cate & Janet
 - i. List to include every ad buyer and various other locations (NF Visitor Center, Caboose, Lighthouse, locations with high traffic) in the form of a list – assigning a starting quantity of 1 case and assigning a delivery task owner.
 - ii. The list can be printed, and placed with the cases, and each time a new case is taken, the owner can check it off and date the event. At the end of the season – that data can be entered in a spreadsheet so that we can see the quantity used by location – and trend that data over time.
- n. Create and maintain spreadsheet and trending tools to track all delivery data – Gina

5. New Business

- a. Thank you to Stella & Pete Wilson for fixing up the Caboose and organizing the repainting! It looks amazing!!

6. Lakeview Village Update – Karen Young – Shoppes (& Olcott in general) were very busy this past weekend – likely a big boost from Byes reopening as well as Olcott Lobster Company. Looking forward to another busy one with holiday

7. Adjourned at 9:30am

Account#	Account Description	Fee Description	Qty	Local Share
	Lakeview Village Fair	Monthly Rent	10	6,890.00
	Marriage License	Marriage License	3	52.50
		Sub-Total:		\$6,942.50
A1255	Clerks Fees	Photocopies	14	3.50
	Clerk's Fees	Birth Certified Copy	37	370.00
		Death Certified Copy	31	310.00
		Fax Fee	3	3.00
		Marriage Certified Copy	7	70.00
	Conservation	Conservation	9	13.28
		Sub-Total:		\$769.78
A2544	Dog Licensing	Female, Spayed	35	262.50
		Female, Unspayed	6	93.00
		Male, Neutered	33	247.50
		Male, Unneutered	13	201.50
		Replacement Tags	1	3.00
		Sub-Total:		\$807.50
A2590	Commercial/Industrial Building	Remodel/Repair/Addition	1	340.00
	Deck Permit	Total Fee	1	25.00
	Demolition Permit	Residential	2	100.00
	Fence	Residential	1	25.00
	Permits, Others	Building Permit	2	313.00
	Plannning Board	Major	1	150.00
	Reidental	Roofing	3	100.00
	Residential	Accessory Structures	4	195.00
		Additions, Porches, Remodling, Pole Barns	1	25.00
		Single Family	2	1,307.00
	Short Term Rental	Annual Renewal	11	550.00
	Sign Permit	Total Fee	1	50.00
	Zoning Board	Application Fee	1	150.00
		Sub-Total:		\$3,330.00

Total Local Shares Remitted: \$11,849.78

Amount paid to: N Y S Health Department _____ 67.50
 Amount paid to: NYS Ag. & Markets for spay/neuter program _____ 125.00
 Amount paid to: NYS Environmental Conservation _____ 226.72

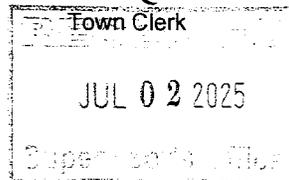
Total State, County & Local Revenues: \$12,269.00

Total Non-Local Revenues: \$419.22

To the Supervisor:

Pursuant to Section 27, Sub 1, of the Town Law, I hereby certify that the foregoing is a full and true statement of all fees and monies received by me, Mickie Kramp, Town Clerk, Town of Newfane during the period stated above, in connection with my office, excepting only such fees and monies, the application of which are otherwise provided for by law.

[Signature] 7/2/25 Donna M Lakes 7-2-2025
 Supervisor Date Town Clerk Date



JUNE 25, 2025

REGULAR BOARD MEETING

The Town Board of the Town of Newfane, Niagara County, New York, met at the Town Hall, 2737 Main Street, Newfane, New York, on June 25, 2025.

The following Board Members were present:

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

Others present: James Sansone, Town Attorney, David Schmidt, Building Inspector/Code Enforcement Officer, Nick Irr, Wastewater Treatment Plant Operator, JoAnn Harig, Real Property Appraisal Technician, Jeffrey Newman, Dog Control Officer/Constable, Ken Nerber, Assistant Dog Control Officer/Constable, Mary L. Zeller, Confidential Secretary, and 7 residents.

PRAYER & PLEDGE

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

MISCELLANEOUS FILED WITH THE TOWN CLERK

Town Clerk's monthly report to the Supervisor

MINUTES FILED WITH THE TOWN CLERK

Tourism Board Meeting Minutes of June 3, 2025
Town Board Work Session Meeting Minutes of May 15, 2025

APPROVE PREVIOUS MINUTES

Town Board Regular Meeting Minutes of May 28, 2025

Supervisor Syracuse entertained a MOTION to approve the Town Board Regular Meeting Minutes held on May 28, 2025. Moved 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

COMMUNICATIONS AND PETITIONS

TOWN/SUPERVISOR/REQUEST TO PROMOTE LIFEGUARD SAMANTHA CALL

The Town Clerk read a request from the Town Supervisor, John Syracuse, to the Town of Newfane Councilmembers as follows: Please accept this as my request to promote Lifeguard Samantha Call to Chief Lifeguard for 2025 at the hourly rate of \$21.00. The Supervisor entertained a MOTION to accept the recommendation. Moved by Councilman Robinson, 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/WATER/SEWER DEPARTMENT REFUND TO WIESLAW CAPITAL TRADING

The Town Clerk read a letter from Lori Daniels, Water/Sewer Department Clerk, to the Honorable Town Board as follows: The property at 1670 Lockport Olcott Road has paid \$55.00 for an extra level of service on their 2025 County Tax Bill. We are asking to refund \$32.06, the remaining portion of the \$55.00 extra service fee. The property sold in March of 2025, and they do not need a second trash cart. Per owner of the property, Katuria D'Amato, please make check payable to Wieslaw Capital Trading Solutions, LLC, 1670 Lockport Olcott Road, Burt, NY, 14028. Refund amount is \$36.02. Thank you for your consideration in this matter. The Supervisor entertained a MOTION to accept the recommendation. Moved by Councilman Coleman, 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/MARINA/REFUND DOCK FEE TO RALPH PALMER

The Town Clerk read a letter of request from Nicholas Glosser, Facilities Director, as follows: To the Newfane Town Board: Mr. Palmer came in on 6/3/2025 and paid for a dock for the season in the amount of \$1,273.00. On 6/16/2025 he called and informed us he broke his leg and would be in a cast for at least 6-8 weeks, and would like a refund. He did not even get to put his boat in. Please consider refunding him the full amount. Thank you, Nicholas Glosser. The Supervisor entertained a

JUNE 25, 2025

REGULAR BOARD MEETING cont.

MOTION to refund Mr. Palmer's Dock Fee. Moved 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

TOWN/MILLER HOSE CO./ADD EMILY CODY TO ROSTER

The Town Clerk read a request from Alexis Marvin, Secretary for the Miller Hose Co., Inc, as follows: Please add Emily Cody of 2817 Main Street, Newfane, NY, 14108, to the Miller Hose Co, Inc., administration roster effective immediately which would be effective June 2, 2025, the date of the communication. The Supervisor entertained a MOTION to add Emily Cody to the Miller Hose Co. Roster. Moved 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

TOWN/SUMMER RECREATION/REFUND TO PENNY LYMAN

The Town Clerk read a letter of request from Penny Lyman as follows: Dear Town of Newfane. I previously enrolled Alaya Sipe and Jackson Moody into the summer program, summer recreation program. They have since moved out of my home and it will no longer be needed as they won't be attending. I am requesting a full refund of \$150.00 each, total \$300.00. Paid by check #139. Thank you for your time and offering such a great program for the kids. Penny Lyman. The Supervisor entertained a MOTION to refund the enrollment fee to Penny Lyman. Moved 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

REPORTS OF COMMITTEES AND DEPARTMENT HEADS

The following department heads were in attendance and gave a report on their department. Nick Irr, Chief Wastewater Plant Operator, advised the Board the Plant is running well. Construction is in full force, they are looking to start up the new building in the middle of next month, so we are working hard getting ready for that. Compost is still available. David Schmidt, Building Inspector/Code Enforcement Officer, reported that it has already been a very busy month. He has already issued 16 Building Permits, several Variances with the Zoning Board and Planning Board was full as well. He and Rick met with the Committee, and he is working on updating the Town Ordinances for Zoning. Attorney Sansone wished to advise the Board that David has been working very hard on the Ordinances. He has already researched and drafted 11 proposed changes to the Code. The Committee reviewed them and accepted almost all of them. They were very detailed and very well thought through. It's a great start and Attorney Sansone thought it was important to advise the Board as well as the people. JoAnn Harig, Real Property Appraisal Technician, Grievance Day was Thursday May 29th. All Board of Assessment Review determinations have been submitted to the County. Final Roll is complete and located in Town hall for review, it is also available on our website. The final roll notice has been posted in the paper. We are now working in the 2026 database. We have started updating permits for next year. Also, if anyone has an exemption that needs to be renewed, they can do so now instead of waiting until after the first of the year, when the weather might not be so nice. We are about 50% complete in reviewing each and every parcel file. Once the files are updated and verified as correct, we will be sending out inventory notices for owners to verify that our records are accurate and correct. We are still updating pictures in the Olcott area. I will be out of town from July 13th to the 18th at an assessor's class. If anyone needs immediate attention. Mike Hartman will be available, and his number will be posted at the assessor's office. Pete Robinson, Town Councilman, offered the Tourism Report in the absence of Gina Guido-Redden. There isn't much new this month, it's all about keeping up with the rhythm of the season. They have been busy with staffing, stocking, and keeping the caboose in tip-top shape. Distributing visitor guides all over town; welcoming new businesses and helping them get settled, like Olcott Rentals, the new owners of Bye's, and the Olcott Lobster Company. Responding to tons of tourist questions (mostly about beach hours and beach access!) Hosting the welcome table at the Sunday concerts, and of course, keeping things running smoothly at the Lakeview Village Shoppes. Jeffrey Newman, Dog Control Officer/Constable, reported to the Board that they have been chasing out solicitors. Back in April we had PTM Solar Company harassing people in Olcott, we received numerous complaints. We attempted to track them down; however, we could not find them. We called the Company in Syracuse, and they stated they would not come back without filing for a

permit to do so. They were back out here on June 11th with a van and 25 people that they spread out on Coomer Road, Ewings Road, Condren Road, Hatter Road, they were down in Olcott and also on Main Street here in Town. We were able to catch three of them and issued tickets. On June 12th Fox Pest Control was soliciting without a permit. They received a first time warning. We called their offices, and they agreed they would not come back without a permit. On June 24th the three individuals from the solar company who were issued a ticket were to appear in Court. They were again soliciting in Olcott. After being chased out by a business owner in Olcott we again called PTM Corporate, and they said they would not come back without a proper Permit. With regard to the dogs, we are probably on track with the amount of calls we had last summer. The Supervisor thanked all the Department Heads for all their Reports, none of the Board Members had questions.

NEW BUSINESS

TOWN/SUPERVISOR/RESOLUTION #18-2025 APPLICATION FOR SMART GROWTH COMMUNITY PLANNING GRANT

The Supervisor entertained a MOTION to accept the following Resolution: WHEREAS, the Town of Newfane wishes to update its 1997 Comprehensive Plan to reflect the current and future needs of the community and WHEREAS, grant funding is available through the DOS's Smart Growth Community Planning Program, and WHEREAS, the town wishes to apply for grant funding to offset the costs associated with updating its Comprehensive Plan, and NOW THEREFORE BE IT RESOLVED, that the Town Board hereby authorizes J. O'Connell and Associates, Inc, the Towns grants consultants, to prepare and submit the grant application and all required documentation prior to the July 31st deadline.

Motion made by Councilwoman Neidlinger, second by Councilman Horanburg on the question.

Hearing no questions the Supervisor asked for 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 #19-2025 TOWN OF NEWFANE ADOPTS NEW YORK STATE CLIMATE SMART COMMUNITIES PLEDGE

The Supervisor entertained a MOTION to accept the following Resolution: WHEREAS, Climate change poses a real and increasing threat to our local and global environments and is primarily due to the burning of fossil fuels; and WHEREAS, the effects of climate change will endanger our infrastructure, economy and livelihoods; harm our farms, orchards, and ecological communities, including native fish and wildlife populations; spread invasive species and exotic diseases; reduce drinking water supplies and recreational opportunities; and pose health threats to our citizens; and WHEREAS, Our response to climate change provides us with an unprecedented opportunity to save money, and to build livable, energy-independent and secure communities, vibrant innovation economies, healthy and safe schools, and resilient infrastructures; and WHEREAS, The scale of greenhouse gas (GHG) emissions reductions required for climate stabilization will require sustained and substantial efforts; and WHEREAS, Even if emissions were dramatically reduced today, communities would still be required to adapt to the effects of climate change for decades to come, IT IS HEREBY RESOLVED that Town of Newfane, in order to reduce greenhouse gas emissions and adapt to a changing climate, hereby adopts the New York State Climate Smart Communities pledge, which comprises the following ten elements: 1. Build a climate-smart community. 2. Inventory emissions, set goals, and plan for climate action. 3. Decrease energy use. 4. Shift to clean, renewable energy. 5. Use climate-smart materials management. 6. Implement climate-smart land use. 7. Enhance community resilience to climate change. 8. Support a green innovation economy. 9. Inform and inspire the public. 10. Engage in an evolving process of climate action. Motion made by Councilman Coleman, second by Councilman Horanburg on the question. Hearing no questions, all were in favor, no one was opposed. All present voted Aye.

Motion Carried

PAY BILLS

The Supervisor entertained a MOTION to approve the payment of claims totaling \$570,116.23, bills paid in June, 2025, Vouchers #38519-38715, as audited by the Supervisor and Department Heads and as per Abstract Sheets dated 06/24/2025 which will be filed with the official record.

General Fund	\$ 138,713.71
Highway Fund	\$ 39,650.24
Water Fund	\$ 24,442.70
Sewer Fund	\$ 90,582.37
Lighting District	\$ 5,715.45
Fire Protection District ...	\$ 5,138.00
Trust & Agency	\$ 4,149.61
Capital Projects	<u>\$ 195,910.97</u>
TOTAL APPROVED	\$ 570,116.23

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

Motion Carried

PUBLIC COMMENTS

Jill MacKenzie, 5854 Ontario Street, Olcott, NY. Her concern is over the Short-Term Rentals. When she moved into her home in 2011 there were no Short-Term Rentals of the single family style around her. She believes a quarter of the homes on Ontario Street, Cooper Street and Franklin Street have now been turned into Short-Term Rentals. She no longer has neighbors. Neighbors have the spare key to your house in case you lock yourself out, they know you, your animals, your families and we know theirs. There were homes that were rented; however, they were not short term, they lived there until they moved. They were neighbors. When homes are being sold in her little community now, they are being bought for the purpose of Short-Term Rental property. She feels she is losing the community, the character of her community has changed. She asked to consider the character of the neighborhood and the community as a whole, moving forward with the Short-Term Rentals.

Rita LaFountain, 2451 Transit Road, Newfane, NY, told the Board that she attended the Planning Board Meeting which included the discussion of the Solar Project being constructed on Drake Settlement Road. She is extremely upset to find that they plan to use a lane from the property on Drake Settlement to Transit Road which runs right along the side of her property and will be placing telephone poles on it. These poles will be approximately 10 to 15 feet away from her garage and driveway. In her opinion it will look terrible and bring down the value of her property. The project is being done on property on Drake Settlement Road, she feels it should run through his property to Drake Settlement Road not along the side of her house. She won't see trees when she looks out her window she will be seeing telephone poles. The Supervisor asked Attorney Sansone to respond to Mrs. LaFountain as he is the Attorney for the Planning Board and is in a position to speak about the project. Attorney Sansone explained to Mrs. LaFountain that this project was started in 2021 and proceeded through 2022. There were Public Hearings, a total of 4 or five over the course of that time. Notices were sent to all property owners within 300 feet of the project, and he has the certified return receipts with her signature on them that she received notice. The project came to a standstill, there was a change of ownership, however, in 2022 the project was approved by the Planning Board. There were some modifications needed due to new regulations set forth by National Grid, however, it was not necessary to go through the entire project all over again as the Board had already seen all that documentation and approved it. Attorney Sansone expressed sincere concern on behalf of himself and the Town Board that she is so upset and will try to see if there is anything that can be done to assist her. He told Mrs. LaFountain that last night at the Planning

JUNE 25, 2025

REGULAR BOARD MEETING cont.

Board Meeting was the first time he heard the argument of her having any problem. He doesn't know what can be done but promises he will try.

Larry Dormer, 6072 Exchange Street, Newfane, NY, asked why the Planning Board Agendas are not put up on the Town's Website or the Town Calendar. The Zoning Board and Planning Board Agendas are not posted so you don't know if there is a monthly meeting or not. That information would be helpful so members of the community that are not notified can see what is going on.

Max Russell, Hess Road, Appleton, NY, stated he received all the Notices for the Planning Board Meetings because of the fields near the project. He realizes it might be confusing for a property owner on Transit Road where our fields are when the project site is listed as Drake Settlement Road. He realizes all the site plans have been reviewed and variances approved, however it's an odd property because the Drake Settlement property has about a 20 foot strip that extends to Transit Road. That is the concern here, those poles are going to be slapped on a 20 foot wide parcel, which is probably the most obstructive, aesthetically displeasing part of the project right next to the closest neighbor. The Supervisor stated just to button that up, the Town Attorney has said he will talk with the Planning Board and do everything he can to see if there is something that can be done to help this situation out.

ANNOUNCEMENTS FROM THE BOARD

Councilwoman Neidlinger offered an update regarding the Summer Recreation Program. Molly Sheldon who is heading up the program advised that all employees have taken the First Aid Course over at Miller Hose, they have completed and passed the Health Department Site Inspection, they have supplies ordered and arriving daily. We have 81 kids registered and they are working on getting bikes and helmets to provide activity in the outdoor circle. They will have 12 staff daily to monitor the activity groups. They will provide a weekly agenda of activities which Sue will provide to Mary so it can be placed on the website.

Supervisor announced the Town Fireworks on July 3rd at 10:00 p.m. in Olcott, the Town Hall will be closed Friday, July 4th, the next Work Session is Thursday, July 10, 2025 at 7:00 p.m. and the next Town Board Meeting is Wednesday, July 23, 2025 at 7:00 p.m. Lastly please mark your calendars for our 4TH Annual Community Days, kicking off on Friday, August 22nd with our Time Capsule Burial. We are thankful to J.D. Seiler of Red Leaf Milling who donated an approximate 20" x 24" granite stone for the cover of the marked area and Cliff Miller for engraving the stone. It will look sharp. On Saturday, August 23rd we will have live music and food vendors. On Sunday, August 24th we will have a fun run along with food trucks, vendors, live music, a dunk tank and other activities. Councilwoman Neidlinger announced Love Rising will be held on July 7th. For anyone in the community that is interested in finding out how to volunteer or find out the many Volunteer Organizations that help, this is a great way to get involved or obtain information.

Councilman Horanburg announced the Pirate's Festival will be held July 11th, 12th and 13th at Krull Park. We have several new events, on Sunday there will be a Firefighters Competition in the Park, the fire apparatus will be shown so people can check it out and learn more about what we do. We will have a "kids" section set up which will provide a water shooting apparatus where they can go around and try to shoot out fires. There are a lot of good bands on the schedule so come out and support the community. It is Olcott's largest fundraiser for the year.

Councilman Robinson announced that they had over 160 kids at the "Hooks For Harry" fishing derby this past weekend. Some of the children attended before and there were a lot of first timers as well whom we expect will be returning. There were prizes for the children and a Legacy Lifetime Fishing License was also awarded. This event is for a young boy named Harry who succumbed from Cancer. His parents were there and there was a lot of support from the community to put this together. Vic Thibault organizes this event to expose children to the fun of fishing as well as learning about conservation in general. The flower bed in Wright's Corners is coming along very nicely. Grand New Flag, the new business in Newfane, donated some flags to us which have been placed by the entranceway on Route 78 near 104, Good things are coming from the Ridgewood/Wrights Corners area. The Olcott Beach is looking good and a huge "Shout Out" to Pipiles Farms, a local farm here on Route 78 for their donation of flowers to the Sheriff's Department for the Officer and Mental Health Wellness Event as well as all the flowers at the Carousel Park.

ADJOURN

The Supervisor entertained a MOTION to adjourn. Motion made by Councilwoman Neidlinger,

JUNE 25, 2025

REGULAR BOARD MEETING cont.

second by Councilman Horanburg on the question. Hearing no questions, all were in favor, no one was opposed.

Motion Carried

Meeting adjourned at 8:03 p.m.

Respectfully submitted,

Donna M. Lakes
Town Clerk

Next Regular Town Board Meeting July 23rd, 2025, 7:00 p.m.

DRAFT

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TOWN OF NEWFANE

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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

To: Town of Newfane Town Councilmembers

From: John Syracuse, Town of Newfane Supervisor

Re: Summer Recreation Leader – Gianna Palazzo

Date: 7/23/2025

Please accept this as my recommendation to hire Gianna Palazzo as a Leader for the Summer Recreation Program that started on July 7, 2025. She was chosen by Molly Sheldon and Gabrielle Maybach, our Summer Recreation Directors, to fill a position when a leader position opened. She started on July 17, 2025 to meet the ratio of Leaders needed to Students. She will be paid at the rate of \$17.00 along with the other leaders.

Town Clerk

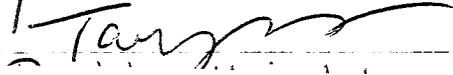
Date Page

Town of Newton,

6/27/2025

I am asking for a refund for Kaylee Kress, Summer Rec 2025 program. She is no longer able to attend. We paid cash on 5/27/25.

Tanya Gow



(...)

JUN 27 2025
Superior's Office