

JULY 23, 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 July 23, 2025.

The following Board Members were present:

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

Councilman Rick Coleman Excused

Others present:

David Schmidt, Building Inspector/Code Enforcement Officer, Nick Irr, Wastewater Treatment Plant Operator, Jeffrey Newman, Dog Control Officer/Constable, Joseph Flagler, Dog Control Officer/Constable, JoAnn Harig, Real Property Appraisal Technician, Gina Guido-Redden, Tourism Chairwoman, Mary Zeller, Confidential Secretary, and 11 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. The Supervisor advised the audience that it was his great honor to introduce Ricci Hoffer, the Newfane American Past Post Commander 2023-2025, and Treasurer/Historian. Ricci began by introducing Stanley Johnson, Post Commander 2025-2026 and Pamela Rider, Past Post Commander 2019-2021 and Adjutant/Judge Advocate. He then offered the following: We, the members of Newfane American Legion Post 873 would like to present the Post Charter to the Town of Newfane for display and safe keeping. The Post has called the town hall and community center our home since its opening at this location. We feel there is no better place to display the charter of the only remaining veterans organization in the Town of Newfane. We hope it is displayed for a long time as its members do not wish to follow the path of Jacob Branker Post 547 and Samuel B. Kemp Post 108 of the Grand Army of the Republic and the Newfane Post 8438 of the Veterans of Foreign Wars. The charter was on display at several locations where the Post called home until the Post's building was finished in the spring of 1949. It stayed there until the sale of the building in January 1983 where it went missing at some point in time. This May, members of the Newfane Historical Society were going through and organizing a stack of stored documents in their collection at the Van Horn Mansion. In this stack was the main page of the Post's original charter. It was a little tattered and watermarked from its years of service and storage, so we had it framed with conservation in mind with acid free materials and UV blocking glass. Page 2 of the charter is still missing, but a photo of it listing the charter members of the post is hung on the wall in the hall outside. The first known meeting to begin forming an American Legion Post in Newfane occurred in December 1921. This Friday is the 100th Anniversary of the official creation of Newfane Post 873 of the Department of New York when this charter was signed by the National Commander of the American Legion on July 25th, 1925. Taps will be played at 5pm on Friday at the World War 1 National Monument in Washington DC in honor of the WW1 veterans that came together to form Newfane American Legion Post 873. Taps will also be played simultaneously by the Post here locally at the Newfane Veterans Memorial Park. The Post thanks the Town of Newfane and its residents for their support over the last 100 years. The Supervisor stated that on behalf of the Town of Newfane we are humbled and proud to display this Charter here in the Town Hall. He also stated that Ricci Hoffer, as Past Post Commander, we greatly appreciate and are thankful for your service and dedication for those who are no longer with us today. We will forever remember this date today as we celebrate your 100 year anniversary. The Supervisor thanked all the members of Newfane American Legion Post 873, not only from himself but also on behalf of the Town Board Members and all the residents of the Town of Newfane.

MINUTES 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

JULY 23, 2025

REGULAR MEETING cont.

APPROVE PREVIOUS MINUTES

TOWN BOARD REGULAR MEETING MINUTES OF JUNE 25, 2025

Supervisor Syracuse asked for a MOTION to approve the Town Board Regular Meeting Minutes held on June 25, 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 communication from Supervisor Syracuse to the Town Councilmembers as follows. 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 per hour along with the other Leaders. The Supervisor asked for a MOTION to hire Dianna Palazzo. 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

The Town Clerk read a request from resident Tanya Gow as follows. I am asking for a refund for Kayle Kress Summer Recreation 2025 Program. She is no longer able to attend. We paid cash on 5/27/2025. The Supervisor entertained a MOTION refund the Summer Recreation money to Tanya Gow. Moved 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 COMMITTEES AND DEPARTMENT HEADS

Nick Irr, Wastewater Treatment Plant Operator, indicated that they started up a preliminary trial with the move to the new building. We are working through some minor bugs but otherwise it is a big improvement, working as it should. Everything else is continuing as normal and compost is available. David Schmidt, Building Inspector/Code Enforcement Officer indicated that this month has been the busiest since he has been here due to the amount of Permits and Inspections. He is continuing to work on the Code revision proposals and asked if the Board Members had any questions for him. The Supervisor stated that he was aware of the various tasks he is working on such as the solar programs, Building Permits for our residents, Planning Board, making sure our residents requests are being taken of, and he greatly appreciates the hard work that David has put in and appreciates what he does. JoAnn Harig, Real Property Appraisal Technician, reported that we are about 60% complete in reviewing each and every parcel file along with updating inventory. NYS Sent out the Star Final Roll Corrections report and our star exemptions are updated. Again, it is not too early to renew senior, disability, or agricultural exemptions. We are still updating pictures on the North side of town. Jeffrey Newman, Dog Control Officer/Constable reported that they have been getting busy with dog complaints as is expected during this time of year. On the Constable side we helped out at the July 4th Fireworks, we participated at the Olcott Pirate Festival and we have been helping with complaints regarding property maintenance and unregistered vehicles. The Supervisor wanted to recognize not only the Constables but also Bill Davis. The Town put on a nice little event for our Seniors over the weekend. Bill was our driver for the Trolley, we had the President of the Golden Agers Senior group follow behind in a truck and, and our Constables following behind them so we could travel around Olcott and allow our senior to have a really nice day. We had a Constable on the Trolley as well, and the seniors raved about what a wonderful day they had. The Supervisor wanted to thank them for allowing that to happen for them. Gina Guido Redden, Tourism Chairwoman, shared that the Tourism Season has been wonderful so far here are a few highlights! In addition to all of the weekly events, July featured several special events! July 3rd fireworks and the July 4th Patriots' Parade. Pirates Festival – the festival drew crowds from everywhere even though there was some rain! The first outdoor movie night of 2025 at Carousel Park. Christmas in July Weekend – which was wildly popular. Janice Spagnola's balloon stage show at Carousel Park. Events still to come in July include Old Olcott Days, The National Band Organ Rally, Omnipresent National Puppet Theater at the Carousel Park, Outdoor movie #2 at the Park. We are having a record breaking year! Bye's reported record breaking days, 2 days in a row over Pirates' fest weekend! The Carousel Park, Ye Old Log Cabin and several businesses at the LKV reported record breaking days over July 3 and 4 – and then those records were broken again during Christmas in July! We have seen lines for Brownie's that stretched all of the way to the beach. Mariners and East Side Market have increased their standing supply orders by 2 and 3x the

volume from 2024. And the Olcott Lobster Company has doubled their order every week, 4 weeks in a row! The media attention gained by the Olcott Lobster Company and the re-opening of Byes, the fact that beach has not closed at all and our general outreach seems to be bringing people from further afield for day trips. The beach looks amazing! Thank you Pete! And the county let us know that environmental testing levels have been really, really great! Keeping the beach consistently open during the peak season has real impact! The rate of consumption of our visitors' guides is also up from last year we are going through approx. 35 - 40 % more guides in June and July than this time in 2024, and 2024 was up 25% from 2023! The committee that designs the guide will start 2026 advertisement sales in August: Target = ad sales fully fund the production of 30K guides – if sales exceed that, we will increase the number of guides produced! We have engaged a 3rd distribution route – so that a greater percentage of the guides leave the local area (following the throughway to the PA border and to the eastern edge of Central NY) – we currently send about 1/3 of the guides out for distribution. Just a reminder that ad buys come with social media posts that share the print ads across of all our platformed accounts. Our online event calendar (<https://olcott-newfane.com/calendar/>) hit 5,000 views in the first 2 weeks of July! As of the July 20, we have had 6,064 views – just about even with last year. But we are up considerably up April – June, this tells us that people are planning early and seeking information online. April views: 2,800 – 50% increase over 2024, May views: 3,800 – 70% increase over 2024, June views: 5,500 – 60% increase over 2024, July views: 6,064 - 10% increase over 2024

We track our social media reach – and it is impressive – here are YTD stats from accounts that we control and our tourists follow:

Page	Followers	Views	Reach
Newfane Olcott Tourism	12.4K	1.4M	259K
Lakeview Village Shoppes	10K	348K	117K
Olcott Beach Carousel Park	13.5K	658K	224K
Bye's Popcorn Stand	9.5K	1.5M	217K

Gina Guido Redden respectfully requested a MOTION from the Board to create media platforms for the Beach and the Marina. The Supervisor entertained a MOTION to allow Gina to create the platforms. Motion made by Councilman Robinson, second by Councilman Horanburg on the question. Hearing no questions, all were in favor, no one was opposed.

All present voted Aye.

Motion Carried

NEW BUSINESS

TOWN/SUPERVISOR/RESOLUTION #20 AUTHORIZE BIDS FOR OLCOTT HARBOR DRAINAGE & PARKING LOT CONTRACT No. 21-1

The Supervisor introduced RESOLUTION #20-2025, AUTHORIZE BIDS FOR OLCOTT HARBOR DRAINAGE & PARKING LOT CONTRACT NO. 25-1. WHEREAS, the Town of Newfane has authorized Wendel, the Town's Engineers, to complete the plans and specifications for the Olcott Harbor Drainage & Parking Lot Project, and WHEREAS, Wendel has completed the plans and specifications and obtained all necessary approvals, NOW THEREFORE BE IT RESOLVED, that the Newfane Town Board authorizes the Town Clerk to advertise for said bids as follows: Books Available: Monday, July 28, 2025, Open Bids: Thursday, August 21, 2025 at 2:00 PM. The Supervisor entertained a MOTION to approve the Resolution. Motion made by Councilwoman Neidlinger, second by Councilman Robinson on the question. The Supervisor asked if there were any questions or discussion needed on this Resolution. Hearing no questions, the Supervisor requested a roll call vote.

- Councilwoman Neidlinger: Aye
- Councilman Robinson: Aye
- Councilman Horanburg: Aye
- Councilman Coleman: Excused
- Supervisor Syracuse: Aye

Aye: 4 Nay: 0

Motion carried

TOWN/SUPERVISOR/RESOLUTION #21-2025 AUTHORIZING THE TOWN OF NEWFANE TO ESTABLISH A FEE SCHEDULE FOR SOLAR ENERGY PROJECTS

The Supervisor introduced RESOLUTION #21-2025 AUTHORIZING THE TOWN OF NEWFANE TO ESTABLISH A FEE SCHEDULE FOR SOLAR ENERGY PROJECTS. WHEREAS, the TOWN OF NEWFANE has passed a Local Law on March 24, 2021, adopting

zoning provisions creating a Solar Energy Local Law for the Town of Newfane, and, WHEREAS, it is necessary for the TOWN to establish a Fee Schedule applicable to each of the 4 tier solar systems set forth in said Local Law, to provide proper administration of said Local Law, NOW

THEREFORE, The TOWN hereby sets said Fee Schedule as Follows: Tier 1 and Tier 2 Systems: Tier 1 Building Permit fee: \$150.00 + 3rd party Electrical Inspection; Tier 2 Building Permit fee: \$200.00 up to 1,000 sqft : then \$0.20 a sqft above + 3rd party Electrical Inspection. Tier; 2 Site Plan application fee (over 1,000 sqft): \$2,000.00. Tier 3 and Tier 4 Systems: Site Plan application fee: \$1,000.00 (up to 5 acres within the fence line); \$2,000.00 (5 to 25 acres within the fence line); \$3,000.00 (over 25 acres within the fence line); *Special Exception permit application fee: \$2,000.00 (up to 5 acres within the fence line); \$2,000.00 per MW (5 to 25 acres within the fence line); \$2,500.00 per MW (over 25 acres within the fence line); *The applicant will also be required to place money in an escrow account with the Town based on an estimate provided by the Town’s consultant. This will be an estimated amount, and the account will need to be replenished as necessary. *Building Permit application fee: 3rd Party Inspections are required: \$10,000.00 (up to 5 acres within the fence line); \$10,000.00 per MW (5 to 25 acres within the fence line); \$12,000.00 per MW (over 25 acres within the fence line); *The applicant will also be required to place money in an escrow account with the Town based on an estimate provided by the Town’s consultant. This will cover consultant costs from approval of the construction plans through construction punch lists and sign-off on the project. This will be an estimated amount, and the account will need to be replenished as necessary. Yearly Special Exception Permit Fee: \$1500.00.

The Supervisor entertained a MOTION to approve the Resolution. Motion made by Councilwoman Neidlinger, second by Councilman Horanburg on the question. The Supervisor spoke to the residents explaining that there are many parties involved in the process of putting these projects together. Our Town personnel, our Planning Board Hearings, Our Town Attorney, Wendel Engineering as well as Drew Riley from Wendel whose has overseen many of these projects as and is our consultant. All of which costs money. The purpose of these fees is for these companies, by paying these fees, offsets the expenses we have incurred. The Supervisor asked if there were any questions or further discussion needed on this Resolution. Hearing no questions, the Supervisor requested a roll call vote.

- Councilwoman Neidlinger: Aye
 - Councilman Robinson: Aye
 - Councilman Horanburg: Aye
 - Councilman Coleman: Excused
 - Supervisor Syracuse: Aye
- Aye: 4 Nay: 0

Motion carried

TOWN/SUPERVISOR/WENDEL/REQUEST CHANGE ORDER ON TOWN OF NEWFANE WWTP UPGRADES PROJECT CONTRACT NO. 21-3G

The Supervisor put forth a MOTION to accept the Change Order to the WWTP Project . Motion made by Councilman Horanburg, second by Councilman Robinson on the question. He advised the Board that upon inspection of the work being performed at the Wastewater Treatment Plant they observed some piping that should be replaced that was not part of the project plan. After consulting with our Town Engineer and Municipal Solutions, they feel it is and can be used as part of the same project. The Supervisor stated that there is a contingency in the budget for these kind of things and I am asking for direction from the Town Board to sign this Change Order. The Supervisor asked if there were any questions or further discussion needed on this MOTION. Hearing no questions, the Supervisor requested a roll call vote.

- Councilwoman Neidlinger: Aye
 - Councilman Robinson: Aye
 - Councilman Horanburg: Aye
 - Councilman Coleman: Excused
 - Supervisor Syracuse: Aye
- Aye: 4 Nay: 0

Motion carried

TOWN/SUPERVISOR/MARINA/REVENUE TALLY

The Supervisor offered a Revenue Marina Tally for the months of April, May and June of this year. The gross revenue is about \$59,500.00. At this time in 2023 it was approximately \$53,000.00 and June of 2024 approximately \$51,700.00. We are looking good so far and typically July and August are some of our best months for the Town. This is a great tribute to all the workers we have at the Marina, they are doing a great job. Certainly one of the things that helped was our ability to obtain a \$50,000.00 grant from New York state that we wrote for the new fish cleaning station.

PAY BILLS

The Supervisor entertained a MOTION to approve the payment of claims totaling \$872,331.08, bills paid in July, 2025, Vouchers #38716-38977, as audited by the Supervisor and Department Heads which will be filed with the official record.

General Fund	\$174,050.77
Highway Fund	\$162,029.70
Water Fund	\$150,231.57
Sewer Fund	\$125,762.62
Lighting District	\$ 5,715.68
Fire Prevention District	\$ 70.98
Trust & Agency	\$ 85,254.46
Capital Projects	\$169,215.30

TOTAL APPROVED \$872,331.08

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

Hearing no questions, all were in favor, no one was opposed.

All present voted Aye.

Motion Carried

The Supervisor opened the floor for Public Comments.

David Hedley, Hedley Boatyard, and Steve Zillig, Zillig Marine, spoke to the Board with their concerns regarding the Town's boat dock fees. Mr. Hedley and Mr. Zillig stated that they feel that the Town should be raising their rates to a level that is in line with the rest of the marina's in our area so that private businesses have a fair chance of customers using their docks. They also spoke about their frustrations with the completed breakwater federal pier enhancements which doesn't appear to be calming the harbor as was promised.

Gina Guido Redden, West Bluff, Olcott, wanted to state for the record that the rents currently in place for the Lakeview Village Fair Shops are above market value. We did an index study and those rents were raised comparatively in accordance with the Newfane and Olcott region, and that the rules and regulations that we have in place are stricter than what other tenants normally need to follow. We have had tenants leave due to the requirements we have in place, and, in my opinion, I feel we have moved people out into the public sector.

Stephanie Wilson, Caledonia Street, stated that she has lived here for 66 years and that he is very proud and loves our Town. She has spoken with the Supervisor and David Schmidt several times regarding properties and lawn maintenance. There are properties that are unsightly, with lawns way past the 5-inch mark around her home and the property at the corner is obviously owned by a hoarder. She spoke with several firefighters regarding the hoarder property, and they stated that should there ever be a fire there they will not be able to get in. She advised the Board that she had a rat problem and believes it was caused by the conditions of these properties. Warnings are not working; these people believe they are being harassed. She would appreciate the Town taking stronger measures to get these property owners to clean their properties. Caladonia Street is beginning to look like a disaster.

Larry Dormer, Exchange Street, was wondering why, in Resolution #21-2025 Authorizing the Town of Newfane to Establish a Fee Schedule for Solar Energy Projects, the escrow account would need to be replenished. The Supervisor advised that in the event a project would drag on and overspend, perhaps on consulting fees, etc., the funds allotted would be diminished and would need to be replenished to protect the Town.

ANNOUNCEMENTS

Park After Dark, Tuesday, August 12, 2025

Next Work Session is Thursday, August 14, 2025 at 7:00 p.m.

Time Capsule Burial is Friday, August 22, 2025 at Town Hall 6:30 p.m.

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REGULAR MEETING cont.

Newfane Community Days: Saturday, August 23, 2025 3-10 p.m. Live Music and Food Trucks
Sunday, August 24, 2025 12-7 p.m. Kids Activities, Vendor Fair
Live Music and Food Trucks

Next month Board Meeting is Wednesday, August 27, 2025 at 7:00 p.m.

The Supervisor wished to speak a little about the AARP Certification that we have been working on with our Grant Writer. I'm swinging back to the afternoon the seniors spent a good portion of the day on the Trolley. About a month or so ago the Seniors came to me saying they were in need of help. They want to find ways to increase their membership, increase some of the things they do as far as day trips and venues, which spurred on looking. Not only looking at the Trolley but also looking at certain events throughout the Town. He gave them the Tourism Guide and encouraged them to look through and see if there was something they would be interested in doing. Since that time, they have come back to me with a number of things they would like to do which happened to be concurrently the time I was applying for this certification through the AARP Network of Age-Friendly States and Communities. I wanted to read this letter that came on July 21st. It reads: Dear Mr. Syracuse, Congratulations to the Town of Newfane, New York for becoming the 999th community to enroll in the AARP Network of Age-Friendly States and Communities. The AARP age-friendly network encourages states, counties, cities, towns and rural areas to prepare for the rapid aging of our nation's population. The network encourages elected officials and local leaders to focus on and strengthen the features and services that help to make communities livable for residents of all ages, from the cradle through retirement. Launched in April 2012, the AARP Network of Age-Friendly States and Communities is an organizational affiliate of the World Health Organization Global Network for Age-Friendly Cities and Communities, a program launched in 2006. Through the age-friendly program, AARP helps participating communities to become more livable and age-friendly by creating safer and more walkable streets, needed housing and transportation options, better access to key services, and opportunities for residents to participate in community activities.

The AARP Network of Age-Friendly States and Communities provides a structured process that guides change and serves as a catalyst to educate, encourage, promote and recognize improvements that benefit residents of all ages and life stages. Enrollment in the network provides member communities with the resources to become more age-friendly by tapping into national and global research, planning models and best practices. For additional information and support as you move through the age-friendly process, please visit AARP.org/AgeFriendly and/or contact Bill Armbruster, AARP Livable Communities Senior Advisor, by email at warmbruster@aarp.org or by telephone at 585-729-1850. Thank you for being among the nation's local leaders who have committed to improving their community for people of all ages. We look forward to working with you and welcome the Town of Newfane to the AARP Network of Age-Friendly States and Communities.

This is something that we are looking to marry into our senior group. It will also help us to identify some of the things that we recognize as some stress here in the Town. We would really love to see some senior housing and those kinds of things that we can leverage some of our grant writing and some of our expertise through the AARP and their affiliates to help us with that. He just wanted to make that comment and you can see a framed certificate that we will be posting in our Community Center so that our seniors will see as well.

Councilman Horanburg added that he wanted to thank Gina for her Tourism Report. The Olcott Fire Company puts a lot of time and energy bringing people into the Town as well as helping people in the Town during their times of need. One example is the Pirates Festival, which was a huge success even though we had a little rain on Saturday and Sunday. He wanted to thank the Town Board and the community for supporting this event. He also wanted to thank Jon Miller, Highway Superintendent, for all his help in getting the car events ready, and Supervisor Syracuse for all the help he gives us. The Fire Hall wouldn't be able to do this without the help of everyone. It's all the amazing volunteers that help us get to be who we are. Again, thank you to everyone, it's greatly appreciated.

Councilwoman Neidlinger wanted to thank the Olcott Fire Department for coming up with a solution for Bye's Popcorn parking, by opening up the Fire Hall Parking Lot to their customers. Councilman Horanburg replied that safety is always a priority with us and we were happy to help. She also wanted to remind people of the Wednesday evening concerts at the gazebo starting at 7:00 p.m.

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REGULAR MEETING cont.

The Supervisor wanted to mention all the rave over the Olcott Lobster Company that opened in Olcott. He thanked Ann McDonough for finding them.

Attorney Sansone said they are having great turnouts at the concerts in Olcott. Tourism has extended them through the month of September 2-4 p.m. on Sundays. August 31st is our 8th Jazz Festival, and he would like to thank the Fire Company again for helping with beverages, it is very helpful. The Lions Club helps, of course, the Town, and we are expecting the best festival we have ever had.

ADJOURN

The Supervisor entertained a MOTION to adjourn the meeting. Motion made 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

Meeting adjourned at 8:07 p.m.

Respectfully submitted,



Donna M. Lakes
Town Clerk

Next Regular Board Meeting August 28, 2024, 7:00 p.m.