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WORK SESSION

May 15, 2025
7pm

Present: John Syracuse, Rick Coleman, Sue Neidlinger

Excused: Robert Horanburg, Pete Robinson

Others in attendance: David Schmidt Building Inspector, Town Attorney Jim Sansone, and 4 community members.

A Moment of silence was given for the passing of Gary Cammarata, a lifelong resident of Olcott and very instrumental in the Olcott Carousel Park.

The Meeting was called to order at 7:01pm.

The Supervisor asked for a motion to approve the minutes of the February 13, 2025 Work Session.

- Rick Coleman made the motion
- Sue Neidlinger seconded
- Motion to approve the minutes passed.

Next on the agenda is Resolution #13-2025, a RESOLUTION SPONSORING THE JAZZ TRAIL FESTIVAL CALLED OLCOTT BEACH JAZZ TRAIL.

- Sue Neidlinger made the motion to accept this resolution
- Rick Coleman seconded
- Motion to approve Resolution #13-2025 passed.

The supervisor asked everyone if they reviewed the new Lakeview Village Shoppe Lease (LVS). There were some changes made on page 11, to clarify who is signing the lease. This was run by the attorney and clarification was needed.

- Rick Coleman made the motion
- Sue Neidlinger seconded
- Motion to approve the updated LVS Lease passed

The Supervisor then brought to the table the updated Town of Newfane Marina policy. After review, a motion was made by to accept this policy

- Sue Neidlinger made the motion.

- Rick Coleman seconded it.
- Motion to accept the updated Marina Policy passed.

A memo from Supervisor Syracuse was presented to the Board, for the hiring of the part-time Director of the Summer Recreation Molly Sheldon at \$15,000 and the part-time Deputy Director Gabrielle Maybach at \$12,000. Both ladies are teachers from the Newfane School and are very interested in running the Town Summer Rec program this year. And they are commended on the wonderful job they have already been doing!

- Rick Coleman made the motion
- Sue Neidlinger seconded
- Motion to hire these Directors for 2025 Summer Rec passed.

A Procurement Policy has been updated with the help of Jim Sansone. The last update was 2018. After reviewing, the Supervisor asked for a motion from the floor.

- Sue Neidlinger made the motion.
- Rick Coleman seconded
- Motion to accept the updated Policy passed.

The Town Clerk's Monthly Report for April was presented and reviewed. Everyone felt comfortable with it and had no questions.

There were two updated Leases that were presented to the Board for use at the Marina. The first one is the Town of Newfane Marina 2025 Personal Watercraft Lease. And the second one is the Town of Newfane Marina 2025 Boat Dock Lease. Both of these needed updating and clarification. These will be used in the upcoming 2025 to 2026 season. Fees were raised to \$70/foot; up from \$67/foot for Boat Docks.

- A motion was made to accept the 2025 Personal Watercraft Lease
 - Rick Coleman made the motion
 - Sue Neidlinger seconded
 - Motion to accept the Marina 2025 Personal Watercraft Lease passed.
- Finding out that the other marinas in the area are charging a bit more, we are taking steps to update our fees and get them in line with the other area marinas. The new Fish Cleaning Station and the fact that we are one of the only Marinas is to sell gas, are both in our favor.
 - Sue Neidlinger made the motion to accept this Lease
 - Rick Coleman seconded
 - Motion to accept the Marina 2025 Boat Dock Lease passed

As mentioned in the past, the Supervisor has been in contact with a company called VEREGY. This company was founded in 2019 and it offers infrastructure upgrades, energy management, and energy efficiency solutions to various areas including mechanical, plumbing, lighting, solar, battery storage in

customized building control systems. He continues to be interested in working with VEREGY and is asking approval to enter into a Feasibility Evaluation with this company. This has no cost attached to it. They will come to the Town of Newfane, and they will go through all the Town buildings and look at electrical efficiency and let us know where we stand. Rick states it's a very eye-opening exercise and it will show us our energy use around the Town. They will also look into our solar array panel that is currently on the roof of the Town Hall.

- Sue Neidlinger made the motion for the supervisor to sign the feasibility evaluation
- Rick Coleman seconded
- The motion passed to enter into a Feasibility Evaluation with VEREGY.

The Supervisor then asked the Board to review the new Town and Marina Employee Pre-Operation checklist that he presented. This all has to do with General Safety for all Town employees. He would like this posted throughout the Town as safety comes first. It also explains the use and maintenance of equipment.

- Sue Neidlinger made the motion to accept this pre-operation checklist
- Rick Coleman seconded
- Motion passed to accept this Employee Pre-Operation checklist.

Next presented was the Newfane Dog Lease Agreement, from at 2600 William Street Owner LLC, that explains a 3-year lease. The Recovery Center of Niagara agrees to use the land as described for the Town of Newfane Dog Park, with the Town taking on the responsibilities for insurance purposes. This agreement ends May 1, 2028. The Town rental fee is \$1.00/yr. The Supervisor mentioned that Joel Basch, of the Recovery Center, wants to be part of the groundbreaking.

- Rick Coleman made the motion to accept this agreement
- Sue Neidlinger seconded.
- The motion passed to sign the Newfane Dog Lease Agreement.
 - Sue mentioned she also has received a grant for dog waste receptacles.

A Marina Sales 2024 Report on the revenue was presented and reviewed. The Board was happy with the numbers they saw.

The Supervisor asked for approval to hire Summer employees for the Lakeview Village Shoppes for the 2025 season. He presented two individuals for hire: Emma Niver who is returning from last year and Maisie Jones, both at \$15.50, starting on May 15, 2025. They will both be given Town shirts for wearing while working.

- Rick Coleman made the motion to accept the two individuals.
- Sue Neidlinger seconded.
- Motion to hire passed.

Supervisor Syracuse asked the Board for permission to open a new M&T bank account specific for Summer Rec program. We want to keep these funds separate.

- Sue Neidlinger made motion
- Rick Coleman seconded
- Motion passed to open a new M&T account.

New business:

- Apple Blossom Festival is this Sunday. The Time Capsule will be on display and they are still gathering info from School and want to include 2024-2025 Students.
- The Supervisor and Building Inspector mentioned that a Town Code Review is underway. There are several different issues that have been brought to our attention, such as lighting, noise, animal issues, specifically chickens and zoning issues. David is not sure how to answer some things, as they are not spelled out too clearly.

- David did mention that New York State is going through the Zoning Laws, town to town and let us know if they need to be updated or not. David is getting quotes to update General Codes.
- The Town Attorney mentioned the Zoning issues as well. Different Zoning is currently assigned throughout the Town.
- We also need to work with Wendel for updating these codes ~ getting guidelines and advice. Jim will reach out to Drew Reilly from Wendel.
- A discussion on animals took place as different codes need to be established, especially with "free range animals."
- David has compared area towns and has written some ideas up. The Supervisor is calling a meeting to start discussing these codes. They want to put a committee together with representatives from the Zoning and Planning Boards.
- Currently the Building Inspector acts on "Voluntary Compliance" when he writes a ticket
- It was noted that Wilson spent 30K to update the codes, per the States recommendation.)
- Rick Coleman will take the lead on putting a committee together. An open discussion regarding members that should include representation from Agricultural, Residential, etc.
- A Legal Notice for the 5/28/25 Public Meeting on the CDBG Grant. This will be our second Public Hearing as required under the grant guidelines. As a Town we want to be proactive with any public comments that may arise.
- The Town received information on a new activity that is being promoted in the area, Blaster Ball. Discussion took place and Sue will reach out for more information.

The Supervisor asked for a motion to adjourn.

- Rick Coleman made a motion to adjourn.
- Sue Neidlinger seconded.
- All were in favor and motion passed.

Meeting adjourned at 8:00pm

Respectively submitted

Mary Zeller
Confidential Secretary