

**OCTOBER 22, 2025**

**PUBLIC HEARING**

The Town Board of the Town of Newfane, Niagara County, New York, met at the Town Hall, 2737 Main Street, Newfane, New York, on October 22, 2025.

The following Board Members were present:

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

Others present:

James J. Sansone, Town Attorney, Jon Miller, Highway Superintendent/Water Superintendent, David Schmidt, Building Inspector/Code Enforcement Officer, Nick Irr, WWTP Chief Operator, JoAnn Harig, Assessor, Jeffrey Newman, Chief Dog Control Officer/Constable, Joseph Flagler, Dog Control Officer/Constable, Mary Zeller, Confidential Secretary to the Supervisor, Cory J. Weber, Esq., Outside Council and 3 residents.

**CALL TO OPEN THE PUBLIC HEARING**

The Supervisor called the Public Hearing to order at 6:30 p.m. The Town Clerk presented to the Board the Notice of Public Hearings along with the Affidavit of Publication from the Union Sun and Journal, evidencing publication on October 10, 2025, along with the Affidavit of Posting for the record. The Supervisor read the Notice of Public Hearings as follows: **NOTICE OF PUBLIC HEARINGS OF TOWN BOARD, TOWN OF NEWFANE FOR LOCAL LAW # 3, TO OVER-RIDE THE TAX LEVY LIMIT ESTABLISHED PURSUANT TO GENERAL MUNICIPAL LAW 3-c, COMMENCING JANUARY 1, 2026, TO PRESENT AND REVIEW THE BUDGET FOR THE FISCAL YEAR COMMENCING JANUARY 1, 2026, TO PRESENT THE SALARIES OF CERTAIN PUBLIC OFFICIALS FOR THE 2026 BUDGET, AND TO REVIEW AMOUNTS TO BE RAISED BY TAXATION OF SPECIAL DISTRICTS. NOTICE IS HEREBY GIVEN, that, pursuant to Municipal Home Rule Law of the State of New York, and General Municipal law of the State of New York, the Town Board of the Town of Newfane, will hold four (4) separate public hearings at the Town of Newfane Town Hall, 2737 Main Street, Newfane, NY, on the 22nd day of October, 2025, at public hearings commencing at 6:30 P.M., as follows: 1. To consider the adoption of Local Law # 3, to over-ride the tax levy limit established in General Municipal Law Section 3-c commencing January 1, 2026. 2. To hear any person in favor of or against the preliminary budget for the fiscal year commencing January 1, 2026. 3. Pursuant to § 108 of the Town Law, the proposed 2026 salaries of the following public officials, as follows: Council Members (4) \$7,532.00 each, Town Supervisor \$51,656.00, Town Clerk \$ 49,374.00, Receiver of Taxes \$ 10,656.00, Town Highway Superintendent \$85,000.00, Town Justices (2) \$27,016.00. 4. To review the amounts to be raised by taxation in Special Districts, as follows: Newfane Water District \$ 351,664.00, Newfane Sewer District \$ 901,562.00, Newfane Light District \$ 85,000.00, Newfane Refuse District \$ 909,130.00, Newfane Fire District \$ 1,047,604.00. The texts of the proposed Local Law and 2026 Budget are on file in the Town Clerk's Office, where they may be examined during regular business hours. ALL PARTIES IN INTEREST AND CITIZENS WILL BE HEARD AT THE PUBLIC HEARINGS TO BE HELD AS AFORESAID. BY ORDER OF THE TOWN BOARD OF THE TOWN OF NEWFANE.**

The Supervisor stated that the first item of the Public Hearing, to consider the adoption of Local Law #3, is now open. The Supervisor asked if there were any interested people present who wished to come forward and speak, the floor is open. No one came forward. The Supervisor again asked if there were any interested people present who wished to come forward and speak to the consideration of the adoption of Local Law # 3, to over-ride the tax levy limit established in General Municipal Law Section 3-c commencing January 1, 2026. No one came forward. The Supervisor acknowledged that no one came forward and declared the Public Hearing to be closed.

The Supervisor announced that the second item of the Public Hearings, to hear any person in favor of or against the preliminary budget for the fiscal year commencing January 1, 2026, is open. The Supervisor asked if there were any interested people present who wished to come forward and speak, the floor is open. No one came forward. The Supervisor again asked if anyone wished to come forward and speak in favor of or against the preliminary budget for the fiscal year commencing January 1, 2026. No one came forward. The Supervisor acknowledged that no one came forward and declared the Public Hearing to be closed.

OCTOBER 22, 2025

PUBLIC HEARING cont.

The Supervisor announced the third item of the Public Hearings. Pursuant to §108 of the Town Law, the proposed 2026 salaries of the following public officials, as follows: Council Members (4) \$7,532.00 each, Town Supervisor \$51,656.00, Town Clerk \$49,374.00, Receiver of Taxes \$10,656.00, Town Highway Superintendent \$85,000.00, Town Justices (2) \$27,016.00. The Supervisor offered any interested person or people present who wished to come forward and speak, the floor is open. No one came forward. The Supervisor again asked if anyone wished to come forward and speak. No one came forward. The Supervisor acknowledged that no one came forward and declared the Public Hearing to be closed.

The Supervisor announced the fourth item of the Public Hearings which is to review the amounts to be raised by taxation in Special Districts, as follows:  
Newfane Water District \$ 351,664.00, Newfane Sewer District \$ 901,562.00, Newfane Light District \$ 85,000.00 , Newfane Refuse District \$ 909,130.00 , Newfane Fire District \$ 1,047,604.00. The Supervisor asked if there was anyone that wished to speak regarding the amounts to be raised by taxation in Special Districts. The Supervisor again asked if anyone wished to come forward and speak. No one came forward. The Supervisor acknowledged that no one came forward and declared the Public Hearing to be closed.

The Public Hearings were closed at 6:38 p.m.

OCTOBER 22, 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 October 22, 2025.

The following Board Members were present:

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

Others present:

James J. Sansone, Town Attorney, Jon Miller, Highway Superintendent/Water Superintendent, David Schmidt, Building Inspector/Code Enforcement Officer, Nick Irr, WWTP Chief Operator, JoAnn Harig, Assessor, Jeffrey Newman, Chief Dog Control Officer/Constable, Joseph Flagler, Dog Control Officer/Constable, Mary Zeller, Confidential Secretary to the Supervisor, Cory J. Weber, Esq., Outside Council and 5 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.

**APPROVE PREVIOUS MINUTES**

The Town Clerk requested approval of the September 24, 2025, Town Board Meeting Minutes as presented. The Supervisor noticed that the "Draft" Minutes had Mary Zeller listed as being in attendance. He requested an amendment to the "Draft" Minutes removing Mary Zeller as being present. The Supervisor entertained a MOTION to remove Mary Zeller as being in attendance at the September Town Board Meeting. Moved by Councilwoman Neidlinger, second by Councilman Coleman on the question. All were in favor, no one was opposed. The Supervisor entertained a MOTION to approve the September 24, 2025, Town Board Meeting Minutes as amended. Moved by Councilman Horanburg, second by Councilman Robinson on the question. Hearing no questions, all were in favor, no one was opposed. Motion carried

**FILED WITH TOWN CLERK**

Town Clerk Monthly Report To The Supervisor For September 2025  
Town Of Newfane Zoning Board Minutes For September 16, 2025  
Town Of Newfane Planning Board Minutes For September 23, 2025  
Tourism Board Meeting Minutes For October 7, 2025

**COMMUNICATIONS AND PETITIONS**

None

**REPORTS OF DEPARTMENT HEADS AND COMMITTEES**

Jon Miller, Highway Superintendent/Water Superintendent, reported that on the Highway, they are cleaning off road ditches, and he stated that today they finished mowing all the off-road ditches. He has been working on installing driveways and yard pipes, he believes he has approximately 6 on the waiting list and hopes to get to them before the weather turns. They have started getting the trucks ready for winter and would like to accomplish one last pothole patching next week. On the water side we are doing a lot of winterization and seasonal meters being pulled with water being shutoff. We did have one service leak on Old Coomer Road that needed to be repaired, and new services installed on some new builds and we will be doing a round of lead and copper samplings this upcoming week. We have half of what we need already done and hope to finish in November and be in full compliance. Nick Irr, Chief Operator of the WWTP, the plant is up and running well, the construction substantial completion was this month. We are more or less there as it effects our process, however, there are miscellaneous minor things that are still being worked on that need fine tuning. There is still plenty of compost available. David Schmidt, Building Inspector/Code Enforcement Officer, stated as of this date he issued 150 Permits which is 45 Permits more in comparison to the total number issued for all of last year. Included in that number is a lot of inspections, he has been out and about quite a bit. The Meadowbrooke Project will be starting shortly, he sees some construction equipment has arrived. With the colder weather coming the calls have begun to slow down a bit. JoAnn Harig, Assessor, I attended the New York State training for the new cloud-based Real Property database system for Assessor's. With the new system the State will be automatically pulling data and reports, which makes Assessor's jobs a little easier. The long-term goal is that Assessors offices will eventually be "paperless". It looks like we will be converting over to the new database system in 2026 April/May time period. Agricultural exemption renewals have gone out, and I have a number of them returned already. I purposely sent them out early because a large number of the Agricultural lands have outdated Soil Group Work sheets. *Soil Group Work Sheets are only valid for 10 years.* There are a few situations where a new Soil Group Worksheet must be completed. These include Selling/Transferring the property to a new owner; Splitting the parcel, or selling off a portion; and Inheriting a property or any change of ownership. Senior and Disability Renewals will be going out in November. Mid November, Niagara County will be pulling for print the 2025 final Roll for the January 2026 property tax bills. Jeffrey Newman, Chief Dog Control Officer/Constable, stated that last week Ken Nerber and Joseph Flagler participated in the Newfane School Homecoming Bonfire by providing security. Prior to that that were in Olcott patrolling and stumbled across some solicitors going door to door selling solar power. They were shown on their way, no permits were issued by the Town for door-to-door solicitation. He and Ken Nerber/Town Constable, attended the Trunk or Treat event at the Niagara County SPCA. The Supervisor thanked the men for going out and representing the Town of Newfane at this event. The Town has a great relationship with them. They certainly help us by relieving some of the burden that would fall upon us.

**NEW BUSINESS****TOWN/SUPERVISOR/AGREEMENT WITH RUPP PFALZGRAF LLC.**

The Supervisor brought forward RESOLUTION #35-2025, TOWN OF NEWFANE RESOLUTION SUPPORTING THE ENGAGEMENT AGREEMENT OF OCTOBER 14, 2025, WITH RUPP PFALZGRAF LLC, REGARDING THE BURT DAM ACCESS DISPUTE. WHEREAS, for many years residents and visitors alike have enjoyed safe and convenient access to the Burt Dam fishing area by way of a long-established path along 18-Mile Creek; and WHEREAS, this area has provided a valuable recreational resource for anglers and outdoor enthusiasts, contributing to the Town's character and economy; and WHEREAS, a portion of property along this traditional access path has recently been posted with "No Trespassing" signs, restricting public use and creating uncertainty regarding continued access to the Burt Dam area; and WHEREAS, the Town of Newfane is hopeful that this matter can be resolved promptly and amicably through discussion and cooperation with the affected property owner; and WHEREAS, in order to protect the long-standing public access to this important natural and recreational resource, it is necessary for the Town to secure appropriate legal counsel to evaluate and, if required, pursue all lawful remedies; NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Newfane hereby approves and supports the Engagement Agreement dated October 14, 2025, with the law firm of Rupp Pfalzgraf LLC, for legal services related to the Burt Dam access dispute; and BE IT FURTHER RESOLVED, that said firm is authorized to explore all legal avenues, including, but not limited to the potential litigation of easement rights or, if necessary, the initiation of eminent

domain proceedings, to ensure that public fishing access at Burt Dam remains open and unobstructed; and BE IT FURTHER RESOLVED, that the Supervisor is hereby authorized to execute any documents necessary to effectuate this engagement on behalf of the Town. The Supervisor put forth a MOTION to approve the Resolution. Moved by Councilwoman Neidlinger, second by Councilman Robinson on the question. Hearing no questions, all were in favor, no one was opposed.

Motion Carried

**TOWN/SUPERVISOR/LOCAL LAW NO. 3 TO OVER-RIDE TAX LEVY LIMIT 2026**

The Supervisor brought forward RESOLUTION #36 -2025 RESOLUTION BY THE TOWN OF NEWFANE FOR THE ADOPTION OF LOCAL LAW NO. 3, TO OVER-RIDE TAX LEVY LIMIT ESTABLISHED IN GENERAL MUNICIPAL LAW SECTION 3-C, FOR THE FISCAL YEAR COMMENCING JANUARY 1, 2026. WHEREAS, The Town Board of the Town of Newfane held a Public Hearing on October 22, 2025 at 6:30 pm, concerning the Adoption of Local Law No. 3, as set forth above, in the Town of Newfane Board Room, and NOW THEREFORE, be it RESOLVED, that the Town Board of the Town of Newfane, by their signatures below, approve and adopt proposed Local Law No. 3 to over-ride tax levy limit established in General Municipal Law Section 3-c, for the fiscal year commencing January 1, 2026. The Supervisor put forth a MOTION to approve the Resolution. Moved by Councilman Horanburg, second by Councilwoman Neidlinger. 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

**PAY BILLS**

The Supervisor entertained a MOTION to approve the payment of claims totaling \$765,970.70 paid in October, 2024, Vouchers #39459 – 39706, as audited by the Supervisor and Department Heads and as per Abstract Sheets dated 10/22/2025 which will be filed with the official record.

General Fund .....	\$ 158,822.49
Highway Fund .....	\$ 35,972.54
Water Fund .....	\$ 228,999.80
Sewer Fund .....	\$ 57,507.63
Lighting District .....	\$ 6,512.02
Refuse District .....	\$ 75,181.48
Fire Prevention District .....	\$ 283.00
Trust & Agency .....	\$ 64,068.81
Capital Projects .....	\$ <u>138,622.93</u>
TOTAL	\$ 765,970.70

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

Motion carried

**PUBLIC COMMENTS**

None

**ANNOUNCEMENTS FROM THE BOARD**

HARPER'S DOG PARK Ribbon Cutting Ceremony, Saturday, October 25th @ 10 a.m.

OCTOBER 22, 2025

REGULAR BOARD MEETING cont.

Halloween Trick & Treating Friday 10/31/2025 4pm-7pm

Town Hall is closed VETERAN'S DAY, TUESDAY, NOVEMBER 11, 2025

Next WORK SESSION is THURSDAY, NOVEMBER 13, 2025 @ 6PM

Next Month BOARD MEETING: TUESDAY, NOVEMBER 25, 2025 @ 6PM

Lions Club Halloween Party at First Baptist Church October 31, 2025 4PM – 7 PM

Methodist Church will have their drive thru Chicken-n-Biscuit's Dinner November 4<sup>th</sup>

Peanut Butter & Jelly Drive is underway, your help is appreciated, there is a drop off at Town Hall

Coming soon you may see a little red barn food pantry. Please help us with keeping it stocked so

we may help our neighbors in need.

The Supervisor called up the two young ladies who attended the Board Meeting as part of their fulfillment in the Government Participation class. The Board Members were happy to see them there and were happy to sign their paperwork for them.

The Supervisor entertained a MOTION to enter into Executive Session relative to pending or proposed litigation. Motion moved by Councilwoman Neidlinger, second by Councilman Robinson on the question. All were in favor by signifying Aye, no one was opposed. Executive session called at 7:22 p.m.

Executive Session concluded at 7:53 p.m., no action was taken. Regular Meeting was called back to order.

**ADJOURN**

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

Motion carried

Meeting adjourned at 7:54 p.m.

Respectfully submitted,

Donna M. Lakes  
Town Clerk

Next Regular Town Board Meeting November 25th, 2025 at 6:00 p.m.

SUPERVISOR  
716-778-8531

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

ASSESSOR  
716-778-8827

TAX COLLECTOR  
716-778-6052

BUILDING INSPECTOR  
716-778-5947

WATER/SEWER  
716-778-8132



## TOWN OF NEWFANE

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

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

HIGHWAY  
716-778-8844

WATER/SEWER  
MAINTENANCE  
716-778-8587

6176 McKee Street  
Newfane, New York  
14108  
TDD I-800-662-1220

**November 13, 2025**

### **TOWN BOARD WORK SESSION**

The Town Board of the Town of Newfane, Niagara County, New York, met at the Town Hall, 2737 Main Street, Newfane, New York, on November 13, 2025.

The following Board Members were present:

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

Others present: James J. Sansone Town Attorney, David Schmidt, Building Inspector/Code Enforcement Officer, Mary Zeller, Confidential Secretary to the Supervisor, Cory J. Weber, Esq., Outside Council, and 3 residents.

#### CALL TO ORDER

The Supervisor called the meeting to order at 7:00 p.m. The Supervisor requested a moment of silence for Daniel Horanburg, an individual and resident who was dedicated to the Town of Newfane. Dan offered his services to assist us with many projects over the years. He will be missed.

#### SUPERVISOR/PRESENTATION OF CITATION/JAMIE PIATKOWSKI

The Supervisor advised that the Town of Newfane would like to recognize Jamie Piatkowski, who is also being recognized by the American Red Cross with the American Red Cross Real Heroes Award at Salvatore's Italian Gardens, for his participation in saving the life of an individual who was choking. The Supervisor read the Citation as follows: **WHEREAS**, the Town of Newfane wishes to recognize individuals who embody courage, compassion, and the highest ideals of service to others: and **WHEREAS**, on March 20, 2025, while serving in his capacity as an employee of the Starpoint Central School District, **Mr. Jamie Piatkowski** responded without hesitation when an individual was in a life-threatening emergency due to choking; and **WHEREAS**, Mr. Piatkowski, despite the urgency and pressure of the moment, performed the

Heimlich Maneuver with calm skill, and determination, resulting in the saving of a human life; and **WHEREAS**, his actions reflect the very best of humanity: decisiveness, courage, and the instinct to protect and serve others before oneself; and **WHEREAS**; the American Red Cross has formally recognized Mr. Piatkowski’s life-saving actions and will honor him as a Real Hero at their **Real Heros Celebration** on November 14, 2025 at Salvatore’s Italian Gardens; and **WHEREAS**, the American Red Cross affirms that *“extraordinary action on behalf of a neighbor, a co-worker, or even a stranger can change another person’s destiny, and at the same time, our own,”* and that *“the selfless actions of others provide help and hope in the most critical moments,”* a spirit fully embodied by Mr. Piatkowski; **NOW, THERFORE, BE IT RESOLVED**, that the **Town Board of Newfane** hereby extends its highest commendation and deepest appreciation to **Jamie Piatkowski** for his heroic measure and selfless service to another in their moment of greatest need; and **BE IT FURTHER DECLARED**, that **November 14, 2025** shall be recognized as **“Jamie Piatkowski Day” in the Town of Newfane**, in honor of his exemplary character, his courage under pressure, and the life he saved.

The Supervisor offered Jamie to speak a little about his experience. Jamie stated that he observed a student walking with his lunch tray to a table to sit down and eat. Apparently, the chicken was a “little dry” and the student began choking. The student immediately sought help from one of the lunch ladies who screamed for me to come over. The student was still breathing, but obviously not well enough, it was clear he was about to go down. Jamie began to perform the Heimlich maneuver. It didn’t work on the first attempt, and he was getting scared. He readjusted, performed the maneuver again, and while he couldn’t visibly see anything pop out, his breathing was restoring, and the crisis was averted. Jamie called for help, and everyone came. Administrators, nurses, staff, all came immediately. While Jamie had everything under control, he was grateful for the immediate response from everyone. The Supervisor congratulated Jamie. Everyone was very proud and thanked him wholeheartedly for acting without hesitation resulting in a student going home that day.

APPROVE MEETING MINUTES OF OCTOBER 9, 2025, TOWN WORK SESSION MEETING

The Supervisor requested a MOTION to approve the Meeting Minutes of the October 9, 2025, Town Board Work Session. 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

TOWN/SUPERVISOR/RESOLUTION #37-2025 /UPDATE WATER RATES

The Supervisor introduced Resolution #37-2025 Updates to Town of Newfane Water Rates as follows: **WHEREAS**, The Town of Newfane Water Fund purchases water for our residents from Niagara County Water District at a rate of \$1.10 per 1,000 gallons and **WHEREAS**, the Town of Newfane proposes changes to the rates as per the January 1, 2026, Budget. **THEREFORE BE IT RESOLVED**, the following rate adjustments be made effective for the January 1, 2026 budget cycle: 0-8,000 gallons \$27.00 minimum charge. All over minimum \$2.55 per 1,000 gallons. Irrigation: All water usage \$1.95 per 1,000 gallons plus a \$20.00 meter fee for ¾ to 1 inch and \$50.00 meter fee for 1 ½ to 3 inch. Seasonal Shut-offs will be \$50.00. The Supervisor entertained a MOTION to approve the updates to the Town Water Rates. Moved by Councilwoman

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TOWN BOARD WORK SESSION cont.

Neidlinger, second by Councilman Robinson on the question. There were no questions, a roll call vote was taken as follows:

Councilwoman Neidlinger: Aye  
Councilman Robinson: Aye  
Councilman Horanburg: Aye  
Supervisor Syracuse: Aye  
Councilman Coleman: Absent  
Aye 4      Nay 1

Motion Carried

TOWN/SUPERVISOR/RESOLUTION #38 – 2025 ADOPT TOWN BUDGET FOR 2026

The Supervisor brought forward Resolution #38 – 2025 Resolution of the Town Board of the Town of Newfane to Adopt the 2026 Annual Budget. Moved by Councilman Robinson, Second by Councilman Neidlinger on the question. The Supervisor stated there were no comments made at the Public Hearing held for the Budget. He feels that is a tribute to this Town Board putting a lot of time and effort in meeting with all the department heads and coming up with a reasonable product. Councilman Robinson commented that the Budget that is put forth clearly shows the detail and effort that everyone put into this and wanted to thank everyone for their time and energy. There were no further comments, the Supervisor requested a roll call vote as follows:

Councilwoman Neidlinger: Aye  
Councilman Robinson: Aye  
Councilman Horanburg: Aye  
Supervisor Syracuse: Aye  
Councilman Coleman: Absent  
Aye 4      Nay 1

Motion Carried

TOWN/SUPERVISOR/RESOLUTION #39 – 2025 AUTHORIZING THE COMMENCEMENT OF THE SEQR REVIEW PROCESS FOR AMENDMENT OF THE CURRENT LWRP, AND TO HOLD A PUBLIC HEARING ON THE ACCEPTANCE AND ADOPTION OF SAID AMENDMENT

The Supervisor entertained a MOTION to move forward Resolution #39 as follows:

RESOLUTION AUTHORIZING THE COMMENCEMENT OF THE SEQR REVIEW PROCESS FOR AMENDMENT OF THE CURRENT LWRP, AND TO HOLD A PUBLIC HEARING ON THE ACCEPTANCE AND ADOPTION OF SAID AMENDMENT. WHEREAS, the Town Board of the Town of Newfane adopted a Local Waterfront Revitalization Program (LWRP) on March 26, 1997; and WHEREAS, conditions and land use along the Town's waterfront area have changed since the adoption of this program, warranting the need to update the LWRP to better address existing conditions and reflect the Town's current vision for this area; and WHEREAS, the Town of Newfane retained Wendel to prepare an amendment to the Town's existing LWRP; and WHEREAS, Wendel, working with the Town of Newfane Waterfront Advisory Committee (WAC), completed a draft amendment to the LWRP in accordance with the guidelines of the New York State Department of State and the requirements of New York State Executive Law 42; and WHEREAS, the draft amendment has been reviewed by the New York State Department of State and found to be acceptable for review by other approval agencies and the public; and WHEREAS, in accordance with Part 617 of the

implementing regulations pertaining to Article 8 (State Environmental Quality Review Act – SEQRA) of the Environmental Conservation Law, the Town Board would like to conduct a coordinated environmental review of the draft LWRP amendment, NOW, THEREFORE BE IT RESOLVED, that the Newfane Town Board commence the SEQR review process for this action by circulating a lead agency notification letter, a copy of the SEQR Full Environmental Assessment Form, and a link to the draft LWRP document to all involved agencies. BE IT FURTHER RESOLVED, that the Town Board authorizes Wendel to initiate the coordinated review process, as well as the required § 239-m County Referral, and conduct the required mailings. BE IT FINALLY RESOLVED, that the Newfane Town Board, pursuant to the statutes and the provisions of the Municipal Home Rule Law, hereby sets a Public Hearing for discussion regarding the acceptance and adoption of the LWRP amendment, and that such hearing shall take place at the Newfane Town Hall at 5:45 pm on November 25, 2025. Moved by Councilman Horanburg, second by Councilwoman Neidlinger on the question. There were no questions or comments, the Supervisor requested a roll call vote as follows:

Councilwoman Neidlinger: Aye  
Councilman Robinson: Aye  
Councilman Horanburg: Aye  
Supervisor Syracuse: Aye  
Councilman Coleman: Absent  
Aye 4      Nay 1

Motion Carried

TOWN/SUPERVISOR/MILLER HOSE FIRE HALL/SCHEDULE PUBLIC HEARING

The Supervisor requested a MOTION to schedule a Public Hearing on November 25, 2025, at 5:30 p.m., for authorizing the Execution of the Section 147 (f) IRS Code Approval and Written Agreement and Chief Elected Official’s Approval for the Miller Hose Fire Company. Moved by Councilman Horanburg, second by Councilman Robinson on the question. Hearing no questions, all were in favor, no one was opposed.

Motion Carried

TOWN/SUPERVISOR/LWRP SEQR REVIEW AMENDMENT/SCHEDULE PUBLIC HEARING

The Supervisor requested a MOTION to schedule a Public Hearing on November 25, 2025, at 5:45 p.m., to review the LWRP SEQR Amendment. Moved by Councilwoman Neidlinger, second by Councilman Horanburg on the question. Hearing no questions, all were in favor, no one was opposed.

Motion Carried

TOWN/SUPERVISOR/OLCOTT HARBOR DRAINAGE AND PARKING LOT IMPROVEMENTS REDI PROJECT

The Supervisor spoke about the Olcott Harbor Drainage and Parking Lot Improvements REDI Project which is the beach on the west side of the Harbor. This has been an ongoing project which we have made adjustments to in the past. If you have taken a drive or a walk down there you can see all the improvements that have been done. It is really looking very nice. This is just codifying the Agreements and updates that we have made to that plan and directing the Town Supervisor to sign the Agreement. The Supervisor requested a MOTON from the Board allowing directing him

November 13, 2025

**TOWN BOARD WORK SESSION cont.**

to sign the Agreement. Moved by Councilman Horanburg, second by Councilman Robinson on the question. Hearing no questions the Supervisor requested a roll call vote as follows:

Councilwoman Neidlinger: Aye  
Councilman Robinson: Aye  
Councilman Horanburg: Aye  
Supervisor Syracuse: Aye  
Councilman Coleman: Absent  
Aye 4      Nay 1

Motion Carried

TOWN/SUPERVISOR/TOWN COPY MACHINE LEASE

The Supervisor advised the Board that the current Lease for the copy machines expires December 31, 2025. He provided a chart of comparisons from 5 vendors with CFBT coming in with the lowest quote of \$4,586.40 per year under a five year lease agreement. The Supervisor requested a MOTION from the Board allowing him to sign the Agreement. Moved by Councilwoman Neidlinger, second by Councilman Horanburg on the question. Hearing no questions, all were in favor, no one was opposed.

Motion Carried

TOWN/SUPERVISOR/2026 HOLIDAY SCHEDULE

The Supervisor offered the Board the 2026 Holiday Schedule that he put together while it was on his mind. While we are still in November, the next month will be busy and I thought it best to present at this time. The Supervisor requested a MOTION to approve the 2026 Town Holiday Schedule. 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

The Supervisor offered a MOTION to enter into Executive Session to discuss a matter of Litigation. Moved by Councilwoman Neidlinger, second by Councilman Horanburg on the question. There were no questions, all were in favor.

All present voted Aye

Motion Carried

Session commenced at 7:31 p.m.

The Supervisor closed the Executive Session at 7:46 p.m. No action was taken.

The Supervisor offered the following:

**REMINDERS:**

- Miller Hose Fire Truck Finance Public Hearing set for 11/25/25 at 5:30 pm
- LWRP Commencement of SEQR Review Public Hearing set for 11/25/25 at 5:45pm
- Board Meeting Tuesday 11/25/2025 at 6pm
- Town Hall CLOSED for Thanksgiving Holiday 11/27 & 11/28
- Light-Up Newfane Holiday Parade Friday 12/5/25 at 6pm
- Work Session Thursday 12/11/2025 6pm
- December Board Meeting Tuesday 12/30/2025 @ 6pm

**November 13, 2025**

**TOWN BOARD WORK SESSION cont.**

ADJOURN

The Supervisor entertained a MOTION to adjourn the Work Session Meeting. 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

Meeting adjourned at 7:49 p.m.

Respectfully submitted

Donna M. Lakes  
Town Clerk

Account#	Account Description	Fee Description	Qty	Local Share
	Boat Dock Balance	Boat Dock Balance	2	4,350.00
	Boat Dock Deposit	Boat Dock Deposit	19	3,900.00
	Fireworks	Fireworks	1	101.50
	Lakeview Village Fair	Monthly Rent	5	2,880.00
	Marriage License	Marriage License	4	70.00
	Tourism Guides	Tourism Guides	27	12,300.00
		<b>Sub-Total:</b>		<b>\$23,601.50</b>
A1255	Clerks Fees	Photocopies	2	0.50
	Clerk's Fees	Birth Certified Copy	31	310.00
		Death Certified Copy	45	450.00
		Fax Fee	6	6.00
		Marriage Certified Copy	3	30.00
	Conservation	Conservation	18	109.57
		<b>Sub-Total:</b>		<b>\$906.07</b>
A2544	Dog Licensing	Exempt Dogs	1	0.00
		Female, Spayed	31	232.50
		Female, Unspayed	8	124.00
		Male, Neutered	27	202.50
		Male, Unneutered	6	93.00
		<b>Sub-Total:</b>		<b>\$652.00</b>
A2590	Building Permits	Other Permits	1	335.00
	Commercial/Industrial Building	Remodel/Repair/Addition	1	50.00
	Deck Permit	Total Fee	1	25.00
	Generator	Total Fee	1	50.00
	Permits, Others	Building Permit	1	50.00
	Reidential	Roofing	2	90.00
	Residential	Accessory Structures	1	85.00
		Additions, Porches, Remodling, Pole Barns	3	1,125.00
		Renewal	1	50.00
		Single Family	3	2,207.00
	Short Term Rental	Annual Renewal	1	50.00
		<b>Sub-Total:</b>		<b>\$4,117.00</b>

*[Handwritten Signature]*  
11/5/25

**RECEIVED**  
NOV 04 2025  
Supervisor's Office

Account#	Account Description	Fee Description	Qty	Local Share
<b>Total Local Shares Remitted:</b>				<b>\$29,276.57</b>
Amount paid to:	N Y S Health Department			90.00
Amount paid to:	NYS Ag. & Markets for spay/neuter program			100.00
Amount paid to:	NYS Environmental Conservation			3,853.43
<b>Total State, County &amp; Local Revenues:</b>		<b>\$33,320.00</b>	<b>Total Non-Local Revenues:</b>	
			<b>\$4,043.43</b>	

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.

\_\_\_\_\_  
Supervisor

\_\_\_\_\_  
Date

*Donna M. Lopus*

\_\_\_\_\_  
Town Clerk

*11-4-2025*  
\_\_\_\_\_  
Date

**TOWN OF NEWFANE ZONING BOARD OF APPEALS**

2737 MAIN STREET NEWFANE, NY 14108

November 18, 2025

**MEMBERS PRESENT:** Acting Chairman Tyler Finley, Jeremy Irwin, Charles Maynard, Marcy Ferington, Geoff Harding, Bill Koller

Absent: Troy Barnes

**OTHERS PRESENT:** David Schmidt, James Sansone, Robin Bower and 9 residents

The meeting was called to order at 7:00 p.m.

A motion was made by Jeremy Irwin to appoint Tyler as Acting Chairman as Troy was absent from the meeting. All in favor and no one was opposed

Tyler read aloud the variance and those contacted within the 300' radius of said property.

**RICHARD H. WERTH, JR.**, 1144 Covenant Cove Lane, Bath Springs TN 38311, has applied for an Area Variance under the Newfane Zoning Ordinance, upon premises known as 6618 Swigert Road, Appleton, (Town of Newfane), NY 14008, to build a house (single family dwelling) upon the above premises, which is located in an Agricultural-Residential District, (A-R District), and consists of a lot area of 29,835 feet, and a lot depth of 117 feet. Said house to be set back 20 feet from Swigert Road, all of which is in violation of said Zoning Ordinance, which requires a lot area minimum of 80,000 square feet, a lot depth minimum of 400 feet and a front setback minimum of 75 feet, in an A-R District.

Rick Werth introduced himself and explained his intent. He has owned the property for approximately 25 years. He and his wife moved to Tennessee and built a home. They decided they would like to move back and be able to take care of his parents and mother n law whom are elderly. By building the smaller home it would be easier on Rick and his wife to take care of the smaller home, as Rick suffers from chronic back issues. They miss living near their families.

Tyler asked for questions from the board?

Charles asked how did Rick acquired the property? Rick stated he purchased the property. Marcy asked for clarification from Rick. She read that on his drawing there is a home and a pole barn. Rick explained that he changed his plan after the paperwork was submitted that he just wants to have a 2car garage. Rick also commented that there were many homes on Swigert Road that were very close to the road and essentially does not affect the character of the neighborhood. Charles made mention to the fact that the drawing shows that the property would eventually be split and show another home there in the future. Rick clarified that the home would be his son's, as he would also build there. Charles asked if he planned on splitting it off and selling it. Rick said no. Charles also asked if this would be a fulltime residence. Rick said yes, they would sell

the home in Tennessee. Marcy asked what the frontage was? It is 510' frontage. Jeremy asked where he planned on putting the driveway and where would the driveway be? Rick would put the driveway on the west side. Chuck mentioned he noticed markers on the property when he went by. Rick explained he did that for the board to have a visual of his proposal. Tyler asked that since the barn would not be going up would the home set different on the property? Rick said it would be more of a rectangle. Tyler asked for any other questions from the board. Bill asked if it would be septic or sewer? Rick said it has to be septic there and it would be on the large side of the property. The tank would be near the home and then the leach field. Jim asked if he has contacted the Health Department regarding the septic. Rick said he has not because he was waiting for the outcome of this meeting. Jermei noticed high voltage wires from the railroad, what is the set back from the wires. Rick said they are farther back behind a fence. Jeremy stated that because of the changes Rick has made, the board needs to know what now will be the setbacks. What would the frontage be now? Rick explained to the middle of the ditch it was 40'. He also measured 42' from his stakes, and then in the back it measures 20' from fence. Rick wants to be able to maintain an acre.

Tyler asked for questions from the audience. Curtis Horanburg, 2061 Phillips Road. Curtis mentioned that Rick has to have a set back for his septic and was wondering if there was enough room. He also wanted to know how far off his sister's property would the house be. Rick replied that the building has to be 30' from the building to the property line. The driveway would be right up to the property line. Curtis also asked if this would be Rick's permanent home. Rick replies with a yes. Carol Horanburg 6542 Swigert Road. She expressed her concerns that if the home is a single-family home is one thing, but there's a lot of hunting in the area and she does not want the home to be a hunting camp and Rick still live in Tennessee, or he rents it out then she has a problem because it is really close to her land. She herself approached the building inspector some time ago and wanted to put an in-law house on her land and the building inspector told her we do not do that anymore. She then asked if she could split her property and they told her no, but she has 2.5 acres. She has no problem with Luke or Rick and she likes the quiet neighborhood and would like to keep it that way. Rick reiterated that this would be his primary home. Adam Luzak approach and expressed his feelings about living in the country in the area of Swigert Road and Phillips. He is a Veteran living back in his family home and is raising his family there too. He loves the country life and he respects Rick but doesn't see how the house can be built on that sliver of a property. He does not want Phillips Road to turn into a Ewings Road or a Fuller Road with more homes going up and losing all of the AG land. He respects all land and he fears that the local landowners that have been here for years pass and the family sells off the land, and all that will be is driveways after driveways and the AG properties will be gone. He also wanted to say that when his father passed, he tried to have a home put up for his mom to live on his property and he was told no, there is no room. Adam said he has more room on his property to build a house than the small area Rick would like to build on. Sandy Luzak handed a map to the board so they could follow along with what she had to say. She explained that she spoke with a building inspector in the past and she wanted to split her land to build on it and the inspector said he didn't think the county would allow the septic system in that area because it was small, however the area is bigger than the area Rick would like to build on. She also was concerned that in 30 or so years Rick wanted to sell the property it would not sell because it has no land and it would affect the value of the houses around them. It was never suggested to her to have a board meeting regarding her situation. She also spoke about most of

the property around the area is generational and it is very important to her. She had a concern about the septic system. She was worried that if the property became saturated and the water started moving to other areas, people would have sewage water on their property.

Tyler asked for any other questions from the board or the audience.

Marcy was referring to the GIS map and it shows that Rick owns 55 acres. Rick agreed. Marcy asked what the plan was for the 55 acres? Rick stated that his son would be building a home on the property as well. Charles was curious if Rick thought about building further into the lot. Rick said he did consider building there, however when he and his wife are "gone" there will be two homes on top of each other. Rick didn't want to burden Luke with that. Charles wanted to comment on some of the statements that were made during the meeting. He stated that even if the Variance was approved tonight, the county may not pass the septic system. The Zoning board has no control over the County. Charles also said he wasn't sure why Sandy and Carol were not given the opportunity to be heard at a Zoning Board meeting but again, it has nothing to do with the Zoning Board.

Marcy made a motion to poll the board. All those were in favor. No one was opposed.

Geoff voted to approve variance.

Jeremy denies the variance. He doesn't like the set backs and doesn't believe it meets the five criteria. It is self-inflicted and Rick wasn't forced to build there he chose to and he has a lot of acreage that he could build on.

Marcy grants the variance because the remainder of the 55 acres will remain there and she understands as the older we get, we do not want to have to take care of a lot of property.

Charles denies the variance based on too many concerns and the impact on the neighborhood as well as it is self-created hardship because he owns a lot of acreage and he chose to build on the small plot of land.

Bill votes to deny the variance. If he builds this house and the Railroad comes back, he probably wouldn't want to live there anymore. He doesn't feel that the set backs are sustainable.

Tyler denies the variance. The lot is very large and there are other options available.

Troy Barnes- absent

Variance denied.

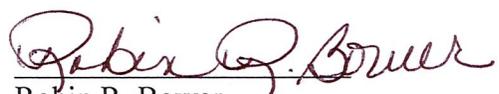
Rick asked the board if they would be ok with him putting 2 houses on that property. Tyler suggested he talk to the building inspector and get a plan together.

Tyler asked if there were any other questions. Sandy asked who owned the property that the railroad tracks are on. Jeremy replied that Somerset still owns the railroad bed. Curtis asked if the Railroad was going to be running again. Some of the board members commented that they

were not sure and that the only way the railroad would run again is if the company themselves would pay to install the tracks and such.

Marcy made a motion to adjourn, Bill second that motion. All were in favor.

Meeting adjourned at 7:pm  
Respectfully submitted.

  
Robin R. Bower  
Zoning Board Secretary



## Tourism Board Meeting

Thursday, November 06, 2025 - 8:30am

Newfane Town Hall

### 1. Attendance

#### a. Board Members

- Gina Guido-Redden - Chairperson
- Christine Kelemen
- Cate Banks Orr
- Barb Miller
- Jim Sansone
- Ann Schulze
- Janet Steggles
- Jane Voelpel
- Stella Wilson
- Kris DeGlopper Banks
  
- Quorum Met (at least 5 members)

#### b. Liaisons/Town Hall Representatives

- Karen Young - Lakeview Liaison
- Peter Robinson - Town Board Liaison
- Bill Clark - Town Historian
- John Syracuse - Town Supervisor
- Mary Zeller - Confidential Secretary to the Supervisor

#### c. Members of the Public - Tom Szulist & Mike Sanford - Singer Farms Naturals

### 2. Budget

#### a. Review Budget Report – Tourism

- i. Prepaid ¼ of the social media invoice for 2026 with remaining balance (\$500)
- ii. 2026 Spending Plans – will review, discuss, & vote to accept in December
- iii. Approve the Year to Date Report
  1. Motion: Cate Orr
  2. Second: Barb Miller

**b. Review Budget Report – LKV**

- i. Remaining funds to be used for repair work being done in Nov & Dec
- ii. Approve the Year to Date Report
  1. Motion: Cate Orr
  2. Second: Barb Miller

**3. Volunteer Hours Review**

- a. 2025 Volunteer Commitments – please review total hours for year and email Gina with any updates to hours - it's important to have record of these for future grant opportunities

**4. Old Business**

**a. Visitor Guide Sales Update**

- i. Sales went really well this year - thank you to everyone that helped sell ads! - only had 4 previous advertisers not renew, but gained 11 new advertisers this year - Total sales were up so our Jan invoice should be less
- ii. Will be sending all the files to the Print Shop very soon - still compiling the remaining files and updates to Calendar of Events
- iii. Idea to list in book our contact info for new advertisers interested next year
- iv. Idea to possibly look into additional revenue source - advertising online - will discuss further at future meeting

**5. New Business**

**a. Review of New Application Scoring Tool for LKV Shops vacancies (Appendix A)**

- i. New scoring tool will be used if ideal business is not found after the targeted solicitation and multiple applications are submitted. Targeted solicitation will still be used first in order to build a complementary mix of retailers based on tourist need/interest that also reduces risk of turnover or excessive management overhead
- ii. Tool will balance business stability, operational fit, and brand alignment - all topics already considered in evaluating new tenants
- iii. Each item on tool will be assigned a numerical value in order to get a total score for each applicant
- iv. Tool has already been reviewed and discussed by current shopowners
- v. Approve the Evaluation / Scoring Tool
  1. Motion: Janet Steggles
  2. Second: Stella Wilson

- b. Destination Niagara Fall Meeting update - Karen Young & Stella Wilson attended
  - i. Looking for story ideas to pitch to travel writers on topics like America 250, nostalgia, skillcations, agritourism, budget friendly trips - idea to compile list of story ideas from our area and send over the list
  - ii. They will be releasing a new online ambassador training program for everyone to take to be proficient in tourism offerings in the county
  - iii. City of Niagara Falls requires all Short-term rentals to attend a tourism orientation program before approving rental - discussion of how we could implement something similar in order to give STRs knowledge of our local tourism initiatives - maybe a mixer/meet & greet?
  - iv. Looking for volunteers for the International Inbound Tourism Association Summit - February 8-11, 2026 at Seneca Niagara Resort & Casino
- c. Fishing Expo - February 19-22, 2026 – sign-ups will be next meeting

**6. Social Media Update - Karen Young**

- i. Harper's Dog Park post was very popular
- ii. Looking to 2026 - many of the ads are no changes from last year so will be much less setup work in January

**7. Lakeview Village Update – Karen Young**

- i. Holiday Shopping Pop-Up - Sunday, December 7th 12pm-4pm (same day at Santa at the Cabin)

**8. OBCA Update – Jane Voelpel, Karen Young, Stella Wilson**

- i. Completed our Wm. G. Maynes Grant projects - flowers around town, new lighting on the facade on Main St (thank you to Eoin Walsh & Paul Hartigan for installing), new map at entrance at Krull Park (thank you to Gloria Privitera for installing), new bench & garbage can at bathroom by east pier (thank you to Bill Davis for installing), and new dog poop bag dispenser at Ye Old Log Cabin (thank you to Bill Davis for installing)

**9. Public Comments**

- i. Tom Szulist - interested in having a sign on the main routes to indicate to visitors where they are - Ann suggested calling DOT. Discussed the produce growing program they started (tomatoes & purple potatoes) to offer to the community at low cost and to donate to food pantries. Discussed opportunities to distribute rack cards for their business. Offered praise for the Visitor Guide and indicated that visitors find them from the book.

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

**APPENDIX A - LKV Application Scoring Tool**

**Business Stability** – Focus: Likelihood the tenant can sustain operations and pay rent reliably

<b>Metric</b>	<b>Description</b>	<b>Why It Matters</b>
<b>Business History / Years in Operation</b>	Established track record vs. startup	Longer operation history = lower risk
<b>Existing Locations / Performance</b>	If multi-site, assess how other stores perform	Gauges operational competence
<b>Legal &amp; Compliance History</b>	History of legal disputes, evictions, code violations, or enforcement actions with prior landlords, property managers, or municipalities	Protects property reputation and legal exposure

**Operational Fit** – Focus: How well the concept fits our tenant mix, market demographics, and traffic patterns

<b>Metric</b>	<b>Description</b>	<b>Why It Matters</b>
<b>Brand Reputation / Community Perception</b>	Local following, online reviews, or social engagement	High goodwill adds draw to the site
<b>Target Customer Overlap</b>	Alignment with the property's core shopper profile	Ensures synergy among retailers
<b>Unique Value Proposition</b>	Distinct product/service, local niche, or experiential factor	Differentiation drives traffic and brand value
<b>Complementarity with Existing Tenants</b>	Adds diversity or strengthens anchor categories	Builds a balanced retail ecosystem
<b>Market Demand / Category Saturation</b>	Is there unmet demand for this retail type locally?	Avoids cannibalizing existing tenants or neighbors that might take issue

**Brand Ambassador & Lease Fit – Focus: Tenant’s alignment with the boardwalk cooperative strategy**

Metric	Description	Why It Matters
<b>Lease Term</b>	Willingness to sign multi-year lease	Longer commitments demonstrate commitment and reduce turnover
<b>Tenant Improvement Contribution</b>	Willingness/ability to invest in buildout	Indicates commitment and confidence
<b>Operating Hours &amp; Maintenance Commitment</b>	Willingness to comply with facility lease terms	Reduces overhead associated to lease enforcement actions and reduces turnover
<b>Marketing Collaboration Willingness</b>	Willingness to work with other tenants to sustain and grown cooperative events and initiatives	Supports group visibility and increases sustainability and draw of the facility
<b>Traffic Generation Potential</b>	Ability to draw customers or complement anchors	Boosts collective footfall

**Scoring Strategy – Focus: Weigh categories based priorities**

Category	Weight
<b>Business Stability</b>	10% <i>(if no immediate disqualifiers)</i>
<b>Operational Fit</b>	25%
<b>Brand Ambassador &amp; Lease Fit</b>	25%
<b>Additional Tourism Board Input</b>	20% <i>(includes manageability of startup investment - manpower and town funding required)</i>
<b>Additional Input from Current Tenants</b>	20% <i>(includes anything not considered in Operational Fit and Brand Ambassador and Lease Fit)</i>

## Town of Newfare Officials

Thank you for remembering  
my 85th birthday, at the  
Newfare Golden Ages, annual  
Birthday Party.

I, over 90 years  
received a gift bag. In it  
was a metal and wooden  
Bicentennial Coin, a brownie,  
cookies, and many snack-  
size candy bars - enough  
to fill my two candy  
dishes, which were empty  
except for some hard candies  
and a chocolate "Lindt".

A gift card to the \$ Store.

A note pad with instructions -

Always Smile

Go for a walk

Eat Candy.

I, posted them on my  
apartment door.

Now will add

Always Thankful

My sincere thanks!

God Bless

Love, Esther Myers 96

November 6, 2025

To Whom It Concerns;

Please accept the following letter as notification to make the following changes to the active roster of Miller Hose Fire Company, Inc.

We are adding to active membership Mark McCabe of \_\_\_\_\_, Newfane NY 14108.  
Thank you for your attention to this matter.

Sincerely,



Alexis M Marvin

Secretary

Miller Hose Fire Co. Inc.

SUPERVISOR  
716-778-8531

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

ASSESSOR  
716-778-8827

TAX COLLECTOR  
716-778-6052

BUILDING INSPECTOR  
716-778-5947

WATER/SEWER  
716-778-8132



## TOWN OF NEWFANE

2737 Main Street  
Newfane, New York 14108

FAX 716-638-4261

JUSTICE COURT  
2896 Transit Road  
Newfane, New York  
14108

716-778-9292

HIGHWAY  
716-778-8844

WATER/SEWER  
MAINTENANCE  
716-778-8587

6176 McKee Street  
Newfane, New York  
14108

TDD 1-800-662-1220

November 25, 2025

To The Honorable Town Board,

The Water Department is requesting a refund in the amount of \$51.00 for the estate of Thomas Nelson, as a result of the technical assistance they were able to provide to complete the compliance letter to the estate's attorney.

Please make check payable to the attorney, Patrick Balkin, in the amount of \$51.00.

Thank you,  
Lori Daniels  
Water/Sewer Dept.  
Clerk

Terri L. Iannucci  
Receiver of Taxes and Assesments  
3216 Hess Rd., Appleton, NY 14008

November 7, 2025

To The Honorable Town Board:

I would like to request your acceptance of rehiring Jennifer Harris, NY, as my deputy tax collector. Jennifer has proven to be a valuable asset to this office. If accepted, her wages would increase 3% over last year.

I would also like to request petty cash in the amount of \$ 100.00 to help with the upstart of operations for the 2026 tax year.

The following is a listing of collection hours for the 2026 tax season:

January 2 - 30 9am to 4pm Monday - Friday

February 2 - 27 1pm to 4pm Tuesday-Wednesday-Thursday

March 2 - 30 1pm to 4pm Tuesday-Wednesday-Thursday

March 31 9am to 4 pm

Thank you for your considerations.

Sincerely,  


Terri L. Iannucci, Receiver of Taxes