



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

### **TOWN OF NEWFANE TOWN BOARD WORK SESSION SEPTEMBER 11, 2025**

#### **Town Board Members Present:**

John Syracuse, Councilwoman Sue Neidlinger, Councilman Pete Robinson, Councilman Richard Coleman

#### **Excused Member:**

Councilman Robert Horanburg

#### **Others present:**

Jim Sansone - Town Attorney, David Schmidt – Building Inspector/CEO, and one resident.

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

The Town Supervisor asked all to rise for a moment of silence for the remembrance of all the 9/11 victims and for Charlie Kirk, who was assassinated on 9/10/25.

Supervisor Syracuse asked for the Minutes from July 10, 2025, Work Session to be approved.

- Councilman Rick Coleman made motion to approve these minutes.
- Councilman Pete Robinson seconded.
- All were in favor and Motion passed.

#### **The Supervisor presented RESO 28-2025 RESOLUTION ESTABLISHING THE STANDARD WORK DAY FOR EMPLOYEE TITLES**

- This is needed per the Office of the State Comptroller for each Municipality to have a Standard Work Day established for all job titles.
- Sue Neidlinger made the motion to accept RESO #28-2025.
- Rick Coleman seconded it.

- A Roll Call vote was taken:
  - Councilwoman Sue Neidlinger - AYE
  - Councilman Pete Robinson - AYE
  - Councilman Rick Coleman - AYE
  - Supervisor John Syracuse - AYE
- Motion Passed for Resolution #28-2025

The Supervisor then presented RESO 29-2025 RESOLUTION OF THE TOWN BOARD OF THE TOWN OF NEWFANE, NEW YORK, AMENDING THE 2024-2025 SNOW & ICE CONTRACT WITH THE STATE OF NEW YORK

- Councilman Pete Robison made the motion to accept RESO # 29-2025
- Councilwoman Sue Neidlinger seconded
  - The Supervisor explained that this was needed because of the heavier snow we had, and that the State requires an amended resolution based of the higher cost of expenses we used.
- A Roll Call vote was taken:
  - Councilwoman Sue Neidlinger - AYE
  - Councilman Pete Robinson - AYE
  - Councilman Rick Coleman - AYE
  - Supervisor John Syracuse - AYE
- Motion Passed for Resolution #29-2025

The Supervisor received a Letter of Request from Rodney Peters, owner of the Open-Air Bar. He is requesting the closing of a portion of Maple Avenue and the use of the Town Hall Parking lot for next year on July 10, 2026, from 3-10pm, for their annual Bike Night. The Supervisor has checked with Miller Hose Fire Co. and they will be taking care of closing Maple Ave. A copy of this request is attached.

- Sue Neidlinger made a Motion to accept this request.
- Pete Robinson seconded.
- No discussion and the Motion passed.

There has been an Ad hoc Committee & Membership put together for the NY Forward grant that is open for Town submissions. They rely on consensus and input from the community for information.

1. Gina Guido-Redden
2. Bill Clark
3. Jane Voelpel
4. Jessica Reinhardt
5. Michael Kearns
6. Melinda Bowers

There is a Public Hearing for NY Forward on Wednesday, 9/17/25, 6:30pm in the Town Board room.

- Rick Coleman made a motion to approve this committee recommendation.
- Sue Neidlinger seconded.

- No discussion took place and the Motion passed.

The Town Board has been reviewing the suggested amendments for the Town's Local Laws that David Schmidt, Building Inspector/ Code Enforcement Officer, and the Code Update Committee have been working on. Councilman Rick Coleman stated that this is long overdue, considering how times have changed. David mentioned that they have met several times, in person and with emails, and it is a work in progress. A lot of these laws are over 50 years old and things have changed. There is a need to continue to watch these laws as time goes on.

- Discussion took place amongst the Board:
  - Homeowners having animals and the sizes of such
    - The size of one's property seems to be the deciding factor for the number of animals and / or size of animals. Added line 3.D regarding Lot Coverage
    - Thoughts of a 3-sided run
  - Property Maintenance Laws – changed 1st section regarding comments about “excessive growth”: he informed that there have been parts of the laws that have been amended, but not the whole law.
  - Supervisor noted that these laws help the CEO go out & correct issues as they are set in local laws. These Codes are in place for a reason.
  - It was asked about any codes for Vacant Buildings. David stated that there is no current Law for these in place.
- The Supervisor stated that the Town Attorney should put these to form and go over these laws to see if there are fines that should be addressed or added to these laws. This is for cost recovery purposes and is important.

Town Attorney, Jim Sansone explained that these Local Laws, when passed by Town, become a State Law as well. Any changes or amendments, like we are working on, cannot be changed with a Resolution but the Local Law process must be followed. Public Hearings need to be held, then they have to go to the Niagara County Planning Board for review. Then it will come back to the Town for a Resolution to be passed to support the Local Law.

The codes that David has been working on have all come up as incidents in his office more recently. These are not something that he has just randomly chosen to do. There is a reason behind all of these suggested amendments. Topics are complaint driven for these Local Laws. The Town Attorney explained that there is proper wording to add into a Local Law, such as “the need of a Resolution in order to change fees”, then those changes can take place. The attorney feels it could take 2-3 months to pass Local Laws. It was asked if all the changes could be submitted at one time. The Town Attorney is to meet with Niagara County Planning Board so that it can be determined when County can take these. They meet the third Monday of the month and all changes will need to be put into Local Law format, then presented to the Town Board. There will be two (2) new laws presented but all others are amendments to established laws. The Niagara County Planning Board is “an advisory” step and these need to go to them, even if they don't agree, but the Town can still pass them. The Supervisor asked Jim to put them into form with David, then give them back to Board to review, has he has enough to move forward, so they can get an idea from the County on where this all stands timewise. After things are written, these should be referred to John Sansone, as he will be Prosecuting any items that go to court. The Board is very thankful that David is working on all of these, as it is a much needed and time-consuming process. David thanked the committee that is helping him and the Board for their input as well.

### New Business:

- The Supervisor stated that the 2026 Budget is almost complete. He mentioned that we will exceed the Tax cap because of a Bond payment for the new WWTP which is \$225,000.00. He cautiously estimated the revenue. The WWTP sludge disposals will have an increase in fees, to \$55.00/1000 gallons.
- Small discussion on Summer Recreation program, and then moving forward for next year, ideas, costs, leaders, etc.
- David Schmidt mentioned the new vehicle that he just received today, for the Building Inspector/CEO department use. The vehicle is up and running. David thanked the Town Board and Olcott Fire Co, for this vehicle.
- Pete Robinson mentioned next year's upcoming National 250<sup>th</sup> Celebration that is being promoted. He is hoping that the July 3rd celebration can be as big as it was for our Bicentennial, if not bigger. He wants to reach out to others for fund raising for more fireworks. Supervisor Syracuse asked Councilman Robinson to spearhead this idea and run with it.
  - Additional ideas of tying in Music with fireworks.
  - Donation barrels placed at local businesses.
  - Letters can go out to area businesses.

### Public Comments:

- The Town Board was asked if the consideration of adequate storm sewers is in the mix. The response from Supervisor Syracuse was the Town is in frequent contact with the department heads, consultants and our grant writers to evaluate funding opportunities for these kinds of capital improvements.

The Supervisor asked for a motion to adjourn the meeting.

- Sue Neidlinger made a motion to adjourn.
- Pete Robinson seconded.
- Motion to adjourn passed unanimously at 7:53pm.

Respectfully submitted,

Mary L Zeller  
Confidential Secretary