

**JULY 24, 2024**

**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 July 24, 2024.

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 and David Schmidt, Building Inspector/Code Enforcement Officer, no others were present

**CALL TO OPEN THE PUBLIC HEARING**

The Supervisor opened the Public Hearing at 6:30 p.m. He read the Notice of Public Hearing to consider the adoption of a proposed Local Law to amend Chapter 270 of the Newfane Town Code entitled "Zoning" to provide for a rezoning of premises known as Meadowbrooke Apartments, 6150 Prospect Street, Newfane, New York, from R-1 Single Family Residential to R-2 Multi Family Residential. The original Affidavit of Posting from the Union Sun & Journal evidencing publication along with the Notice published in the newspaper pursuant to the provisions of Article 12 of the Town Law was offered by the Town Clerk. The Supervisor opened the floor to any interested persons who desired to speak and be heard. No one came forward to speak. The Supervisor offered the floor again. No one came forward. The Supervisor closed the Public Hearing. Public Hearing closed at 6:32 p.m.

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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 and David Schmidt, Building Inspector/Code Enforcement Officer, and 5 residents.

**CALL TO OPEN THE PUBLIC HEARING**

The Supervisor opened the Public Hearing at 6:45 p.m. He read the Notice of Public Hearing to consider the adoption of a proposed Local Law to amend Chapter 270 of the Newfane Town Code entitled "Zoning" to provide for a rezoning of premises known as 2.54 acres of 6604-6590 Ridge Road, Newfane, NY, from R-2 Multi Residence to AR Agricultural Residential. The original Affidavit of Posting from the Union Sun & Journal evidencing publication along with the Notice published in the newspaper pursuant to the provisions of Article 12 of the Town Law was offered by the Town Clerk. The Supervisor opened the floor to any interested persons who desired to speak and be heard. No one came forward to speak. The Supervisor offered the floor again. No one came forward. The Supervisor closed the Public Hearing. Public Hearing closed at 6:46 p.m.

**JULY 24, 2024**

**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 24, 2024.

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**REGULAR MEETING cont.**

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 and David Schmidt, Building Inspector/Code Enforcement Officer, Mike Mills, Water Superintendent, Nick Irr, Wastewater Treatment Plant Operator, and 6 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.

**MINUTES FILED WITH THE TOWN CLERK**

Town Board Work Session Minutes from June 13, 2024  
Tourism Committee Minutes from July 2, 2024

**APPROVE PREVIOUS MINUTES**

Town Board Regular Meeting Minutes from June 26, 2024

Supervisor Syracuse asked for a MOTION to approve the Town Board Regular Meeting Minutes held on June 26, 2024. Moved by Councilman Robinson, second by Councilwoman Neidlinger, on the question. Councilman Horanburg indicated that the conversation he had with Gina Redden regarding the training on the AED machine, (page 2 of the minutes), is “Nick” Miller and not Brett. The Clerk indicated she would make the amendment to his name. The Supervisor asked for a MOTION to approve the minutes with the amendment. Moved by Councilwoman Neidlinger, second by Councilman Horanburg, all were in favor, no one was opposed.

All present voted Aye.

Motion Carried

**COMMUNICATIONS AND PETITIONS**

The Town Clerk read correspondence from David Schmidt, Building Inspector/Code Enforcement Officer, requesting a refund of \$150.00 to Beverly Seitz of 3538 Murphy Road for a Zoning Board Hearing Application Fee. After speaking with the Niagara County Assessor, it was determined that she would not need to appear in front of the Zoning Board.

The Supervisor asked for a MOTION to reimburse Ms. Seitz the Application Fee. Moved by Councilman Coleman, 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 Town Clerk read correspondence from Alexis M. Marvin, Secretary for Miller Hose Fire Co. Inc., notifying the Town Board of the addition of Rebecca Chaplin to the active membership roster effective immediately.

The Supervisor entertained a MOTION to accept the change to the Roster. Moved by Councilman Horanburg, second by Councilman Coleman on the question. Hearing no questions, all were in favor, no one was opposed.

All present voted Aye.

Motion Carried

**REPORTS OF COMMITTEES AND DEPARTMENT HEADS**

Mike Mills, Water Superintendent, indicated all is going well, the needed rain has helped. He informed the Board that he is allowing people to send in pictures of their water services, along with the water meter, to help eliminate him and his crew going door to door to so many homes, very time consuming and they are very busy. He has ordered the parts for West Lake Road at the corner of West Creek Road and hopes to get started on that in the next couple of weeks. Nick Irr, Wastewater Treatment Plant Operator, indicated the project at the Plant is coming along nicely, plenty of compost available and the septic haulers are having no problems getting in and out. David Schmidt, Building Inspector/Code Enforcement Officer indicated he is plugging along, he is down to two Short Term Rentals that he has left to do. He will then begin looking for those that never applied and are running without a permit. Edmunds is installing a computer program that will allow him to keep track of all the businesses that will also need an annual inspection, along with a program that

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REGULAR MEETING cont.

will allow him to keep track of vacant properties that he will then be able to keep an eye on. Councilman Robinson gave an update on Tourism on behalf of Gina Redden who was not able to attend. He went through the special events such as Carousel Park outdoor movies, Christmas in July, Bicentennial Pioneer Picnic, the National Band Organ Rally, the award of the 2024 Arts Council Grant, the increase of demand for the Visitor's Guides, the increase of documented views on the online event calendar as well as the events funded by the Tourism Board.

**NEW BUSINESS**

None

**PAY BILLS**

The Supervisor entertained a MOTION to pay the July 2024 bills. Motion made by Councilwoman Neidlinger, second by Councilman Coleman 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.

Brian Hellner, 2653 Fuller Road, Burt, indicated he wished to speak on the violations made by Julies Toilets. Not only the business running in an R-R district but also housing chickens in a portable storage building. He also asked what the duties of the Town Constables consist of. The Supervisor addressed the Constables duties and asked David Schmidt to speak to the business violations. David indicated that he did go out when Brian had called him, and he saw the chickens. It was addressed. David indicated that when he is traveling about the town, he will go down Fuller to take a look if he is in that area. He has gone by, and he hasn't seen anything. He indicated to Brian that he hasn't heard anything from him since the last time they spoke, he assumed there were no further issues.

Wade Wagner, 2770 Main Street, Newfane, was looking for an update on the Knox Boxes. The Supervisor indicated that it is now a Town Law, and asked David Schmidt if he would like to speak on this topic. David indicated that he has sent letters of notification to all the businesses he was aware of as well as to individuals on a list provided by the Fire Companies for properties that they recommended. David indicated to Mr. Wagner that his records show he only has 4 units and is not required to have a Knox Box. Mr. Wagner indicated that he has 6 units. Mr. Wagner expressed his displeasure of First Responders having access to a key to get into his property.

Max Russell, Hess Road, Appleton, just wanted to respectfully request the Board keep drainage at the forefront of their minds if possible. Both irrigation and drainage are of utmost importance to the farming community.

**ADJOURN**

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

All present voted Aye.

Motion Carried

Meeting adjourned at 7:28 p.m.

Respectfully submitted,



Donna M. Lakes  
Town Clerk

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