



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 July 11, 2024

The Town of Newfane Town Board Work Session was held in the Town Hall, 2737 Main Street, Newfane, NY. The Session was called to order by Supervisor John Syracuse at 6:30pm.

Town Board Members Present:

Supervisor John Syracuse, Councilwoman Sue Neidlinger, Councilmen Rick Coleman & Pete Robinson

Excused Members were:

Councilman Robert Horanburg

Others present:

Building Inspector-David Schmidt, Attorney- Jim Sansone, Bill Clark – Historian & Planning Board Chair, Larry Dormer, Max Russell, Dennis Sorj, son, Michael and a daughter.

Supervisor Syracuse asked for the Minutes from the June 13, 2024 Work Session to be approved.

- Motion made by Sue Neidlinger
- Seconded by Rick Coleman
- Motion passed

The Supervisor explained the ongoing need for part-time employment at the Marina and at the Lakeview Village Shoppes. He proposed hiring (3) Seasonal employees at minimum wage of \$15.00 per hour.

- Approving Lillian Owens, as of 6/29/24 - Marina
- Approving Ethan Robinson, as of 7/3/24 - LVS
- Emma Niver, immediately, 7/11/24 – LVS
 - Motion made by Rick Coleman
 - Seconded by Sue Neidlinger
 - Motion passed with abstention on Ethan's request from Pete Robinson

The Supervisor mentioned the need of a letter to FEMA to close out the current project in Olcott. Timing and fund availability have passed since Niagara County finished their work in Krull Park. Now looking

into what the Town had planned, the cost could be 400-500K. He was just notified that FEMA is asking for SOW Change letter for this prospective project, to present to FEMA.

Jim Sansone presented the need for two Local Laws that are being reviewed by the Town Board. They will need to approve Public Hearings for both of these to move forward. Both of these areas have been found to be “mis-zoned” on our current map.

- Reso #20-2024 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, requesting to move forward to a Public Hearing.
 - Property owner Dennis Sorj and his son, Michael both spoke of the need of a pole barn on this property, so they can clean-up his Tree Service equipment. The way it is currently zoned, they wouldn’t be able too.
 - CEO David Schmidt and Town Attorney Jim Sansone, both verified that they can proceed with this Building, given the status of the Re-Zoning situation.
 - Jim Sansone explained that all laws are in place for him to proceed. Rezoning Property goes through a use variance or Re-Zoning Local Law. He owns the property so rezoning is the best option.

A motion for Resolution 20-2024 to call for a Public Hearing to be held at 6:45PM on Wednesday, July 24, 2024, was made by Pete Robinson. Seconded by Sue Neidlinger.

- A Roll Call vote took place:
 - Councilwoman S Neidlinger - AYE
 - Councilman P Robinson - AYE
 - Councilman R Coleman - AYE
 - Supervisor J Syracuse - AYE
- Motion Passed.
- Resolution #21-2024 to amend Chapter 270 of the Newfane Town codes, entitled “Zoning, to provide for a rezoning of premises known as Meadowbrooke Apartments, 6150 Prospect St, Newfane, NY, from R-1 Single Family Residential, to R-2 Multi-Family Residential, requesting to move forward to a Public Hearing.
 - Town Attorney Jim Sansone explained that there was never a Local Law stating that this area was ever rezoned from Residential to Multiple Residential years ago, and now we need to make this work for a 2 Unit, ADA Compliant building. Whether the building process moves forward or not, it needs to be rezoned because of the existing apartment buildings already on site.
 - Larry Dorner asked about Reso 20-24 and limits per building on it and Jim Sansone explained it was strictly a Rezoning issue. Planning Bd Chair, Bill Clark explained the purpose of this Resolution.

A motion for Resolution 21-2024 to call for a Public Hearing to be held at 6:30PM on Wednesday, July 24, 2024, was made by Rick Coleman. Seconded by Pete Robinson.

- A Roll Call vote took place:
 - Councilwoman S Neidlinger - AYE
 - Councilman P Robinson - AYE
 - Councilman R Coleman - AYE
 - Supervisor J Syracuse - AYE
- Motion Passed.

The Supervisor was looking to consider and support a Motion to appoint Jeffrey Newman as Constable at a salary of \$10,783.71 and deputy Constables Kenneth Nerber and Joseph Flagler at \$25/hour effective next payroll cycle.

- Sue Neidlinger made the Motion, and it was seconded by Pete Robinson.
- All were in favor.
- Motion Passed

He then asked to consider and support a Motion to raise the salary of David Schmidt, from \$50,000 to \$57,000 effective next payroll cycle. He has passed his testing and doing a great job with all he has been dealing with.

- Rick Coleman made the Motion and it was seconded by Pete Robinson as it is "Well earned"!!
- All were in favor.
- Motion Carried

The Supervisor brought a discussion of raising the Marina Dock fees for 2025 by \$2.00 per foot. It is currently \$65.00 and after speaking with Nick Glosser, \$2 per foot is a good increase and fair to the public and will help cover the continuing rising overall cost of things.

- Sue Neidlinger made the Motion and Rick Coleman seconded.
- All were in favor.
- Motion Passed.

The Kayak launch is in place and will be finished shortly. The gangway was a bit narrow but Anchor Marine will come in to cover entire dock space, with the gangway. It is looking very good.

John Syracuse stated that per Section 165 - 165. A NY General Law states workers at cemeteries are okay as volunteers and are to keep a record. Right now, we have Ken George (Wisner), James Wendler (Hess Rd) and Jessica Baker (West Main St, Olcott) Many older cemetery stones are hidden and they need to be exposed and cleaned up because of the history that is hidden there. Volunteers are eager to clear these.

Town Attorney, Jim Sansone stated that for the record, after contacting the Insurance Company in regard to the complaint from the boater that hit and submerged his boat by the old Hotel Piers in Olcott, that they indicated that the Town should put up marker buoys to identify the submerged pier and that all the appropriate contacts have been made. An application was sent to Jim. The Corp of Engineers, and the DEC, all need to be made aware. He will contact Mike Norris' office, so they can put it through quickly. But he is advising that the process has been started.

Very Special thanks for the \$10,000 from the Recovery Center of Niagara, for the donation that all went towards the wonderful July 3 Firework Display!! We couldn't have done that without them!!

Sue informed us about: Love Rising on July 15th at Schultze Winery / Kindness Boards are being created. Sunrise Service is planned. Free Kids Night at Carousel Park.

Pete thanks Tourism Board for organizing and tackling LVS Shoppes and also the Beach! Many locals are "owning" the Beach like never before! It is beautiful to see!

Concerts are going well in Newfane - thanks to Methodist Church during bad weather, for the indoor space. Olcott concerts are going great!

Newfane Garden Club did a great job with the Red, White & Blue down Main St.

Pirates Festival this July 13 & 14.

Old Pioneer Days July 27 & 28.

Roger Phillips planning a big Bicentennial Parade for August 24.

The Public was then asked to be excused and an Executive Session was called at 7:18pm.

- Pete Robinson made the Motion and Rick Coleman seconded.
- All in favor and motion carried.

Executive Session ended at 8:40pm.

Pete Robinson made a motion for the Work Session to resume at 8:40pm and Rick Coleman seconded. All in favor and motion Passed. There was nothing else brought up.

Sue Neidlinger made a Motion to adjourn, and Pete Robinson seconded. All were in favor, and motion carried.

Meeting adjourned at 8:40pm.

Respectfully submitted,

Mary L Zeller
Confidential Secretary