

ROLL CALL: Present: Supervisor Gary Dickson
Councilmember Robert Breidenstein
Councilmember Jeffrey Piekarec
Councilmember Scott Robertson
Councilmember Mary Sherman

Absent:

SUPERVISOR CALL TO ORDER

1. Pledge of Allegiance
2. Fire Safety Notification
3. Roll Call

CONSENT AGENDA

1. Accept agenda as published

Motion by Supervisor Dickson, seconded by Councilmember Breidenstein, to accept the agenda as published with one walk-on item from Town Clerk Newton.

Ayes: 5 Noes: 0 Abstain: 0 Motion Carried

MINUTES TO BE APPROVED

1. Town Clerk Newton re Meeting Minutes 2026-02 of January 26, 2026

Motion by Supervisor Dickson, seconded by Councilmember Sherman, to approve Meeting Minutes 2026-02 of January 26, 2026.

On the question, Councilmember Robertson asked if comments from Facebook could contain more detail. Town Clerk Newton explained the minutes are a summary.

Ayes: 5 Noes: 0 Abstain: 0 Motion Carried

2. Town Clerk Newton re Approval of Bid Opening Minutes of January 29, 2026

Motion by Supervisor Dickson, seconded by Councilmember Piekarec, to approve Bid Opening Minutes of January 29, 2026, State Aid Bridge NY (Culvert) Project.

Ayes: 5 Noes: 0 Abstain: 0 Motion Carried

LEGAL NOTICES

1. Town Clerk Newton re Proofs of Publication and posting of legal notice "OF A PUBLIC HEARING TO HEAR ALL INTERESTED PARTIES AND CITIZENS FOR OR AGAINST THE REQUEST FOR A REZONE AND SPECIAL USE PERMIT FOR PROPERTY LOCATED AT 1475 ORCHARD PARK ROAD CHANGING ITS CLASSIFICATION FROM C-1 AND R-75 TO C-1(S) TO PERMIT THE CONSTRUCTION OF A MULTI-UNIT RESIDENTIAL DEVELOPMENT" in the Town of West Seneca.

Motion by Supervisor Dickson, seconded by Councilmember Breidenstein, to open the public hearing.

Ayes: 5 Noes: 0 Abstain: 0 Motion Carried

Code Enforcement Officer Schieber provided the following information:

- Initial application for rezoning for the property located at 1425 Orchard Park Road changing its classification to C-1(S) was approved by the Town Board in 2024
- Current project plan includes the property located at 1425 Orchard Park Road and 1475 Orchard Park Road
- Applicant is requesting to rezone the property located at 1475 Orchard Park Road to permit the construction, in total, of 29 single-story townhouse-style buildings
- The project received a unanimous positive recommendation at the January 8, 2025, Planning Board Meeting with the condition that the two parcels be combined into one parcel
- Town Engineer Foote has reviewed the project

Supervisor Dickson requested clarification regarding the changes to the original project. Mr. Schieber stated the original buildings were two-story apartment-style buildings. Supervisor Dickson stated that he understands the current proposal is for 17-units on the 1425 Orchard Park Road parcel, and 12-units on the 1475 Orchard Park Road parcel. Mr. Schieber confirmed this is correct. Further, some significant changes have resulted from engineer's comments and NYSDEC regulations.

Ralph Lorigo, attorney for applicants William Sahlem and Brian Hillery, made the following comments:

- The project has gone through changes and is currently a total of 29 single-story townhouse units on the combined parcels
- The Town Board had previously approved 30-units consisting of 12-unit apartment buildings
- Referred to a letter dated January 6, 2026, from Town Engineer Foote noting the combined total number of gallons of sewage would be less than the original plan:
 - The original proposal would yield 7,040 gallons per day and the revised proposal would yield 6,380 gallons per day
 - Mr. Foote has no objections concerning the capacity of the sewer
- The 29 townhouse units will be priced at market-rate rent, approximately \$1,800 per month
- Demand is high for this type of housing especially by older residents that are downsizing and younger people not looking to own their own home
- The property was formerly owned by a church and tax-exempt, the project would yield an increase in the town's tax base
- The applicants have work with the town and residents to improve the proposal to benefit all parties

Project Engineer Anthony Pandolfe of Carmina Wood Design provided the following information:

- The revised project proposal reduces the amount of sewer flow by approximately 700 gallons per day
- Greatly reducing the density on the property located at 1425 Orchard Park Road
- The existing church would remain a separate parcel; the rear of 1475 Orchard Park Road would be combined with 1425 Orchard Park Road
- NYSDEC delineated wetlands located at the rear and south of the property require a 100' buffer noting the project does not propose to disturb the wetlands or buffer areas
- Regarding buffering to residential properties - project includes 550' rear yard setback to the west and a minimum of 300' setback to the south

Councilmember Piekarec asked what parcel the cemetery would remain with. Mr. Pandolfe stated the current proposal includes the cemetery is showing on the combined parcel. Councilmember Piekarec asked if appropriate screening would be added. Mr. Pandolfe stated SHPO recommended a fence be installed around the cemetery and the property owners are amenable to this.

Councilmember Breidenstein requested that the applicant and West Seneca School District discuss the addition of a walking path to keep students off Orchard Park Road. Mr. Pandolfe confirmed this would be addressed during the site plan process.

Public comments were received as follows:

William O'Rourke, 251 Windmill Road:

- Concerned about runoff from the project and stated runoff from the Fire Company's property has been an ongoing issue

Eric Danat, 1331 Seneca Creek Road:

- When was the property rezoned - Supervisor Dickson stated that the parcel known as 1425 Orchard Park Road was rezoned approximately one year ago.

Mr. Lorigo stated new development benefits surrounding properties because runoff is not allowed to leave the property. Supervisor Dickson asked if runoff contributes to the existing wetlands. Mr. Lorigo stated the project would not disturb the wetlands.

Motion by Supervisor Dickson, seconded by Councilmember Sherman, to close the public hearing.

Ayes: 5 Noes: 0 Abstain: 0 Motion Carried

Supervisor Dickson stated the SEQRA resolution is not available and the Town Board must wait to vote on the proposal. Supervisor Dickson stated the revised project is good noting the lower density and one-story units.

Councilmember Robertson asked what would happen to the existing church. Mr. Lorigo stated his clients sold that property and understand the church will remain as a business property.

2. Town Clerk Newton re Proofs of Publication and posting of legal notice: "OF A PUBLIC HEARING TO HEAR ALL INTERESTED PARTIES AND CITIZENS FOR OR AGAINST THE REQUEST TO AMEND THE GRANTED USE PERMIT AND CHANGE THE ZONING CLASSIFICATION FROM M-1 TO R-50 FOR PROPERTY LOCATED AT 2544 CLINTON STREET TO RE-PURPOSE THE EXISTING MANSION AND CONSTRUCT ONE MULTI-FAMILY DWELLING" in the Town of West Seneca.

Motion by Supervisor Dickson, seconded by Councilmember Robertson, to open the public hearing.

Ayes: 5 Noes: 0 Abstain: 0 Motion Carried

Code Enforcement Officer Schieber provided the following information:

- Notification was made to surrounding property owners for the Planning Board and Town Board meetings

- Applicant appeared before the Town Board on January 2, 2025, and was granted a zoning change and special permit from M-1 to R-50(S) for construction of a multiple-family dwelling with all related site improvements, and the Town Board adopted a Negative SEQRA Declaration
- The applicant has modified the shape of the proposed buildings from multiple buildings throughout the site, to one (1), 3-story building
- Current request for consideration is to amend the special permit to reflect the current site plan

Angela Eicholtz of Home Leasing, along with Shelby Vakiener and Dan Brocht of LaBella Associates, provided the following information:

- Requesting an amendment to the special use permit to allow the property owner to consolidate the 7 building project into a 2 building project
- Project would preserve the existing mansion building and convert it into apartment units
- The modified plan would:
 - Provide a greater setback from the road and reduced visibility of the second building to the public
 - Increase ADA accessibility
 - Preserve more open space and existing vegetation
 - Expands the shelter in place accommodations
 - Improves the parking lot layout
 - Improves playground safety
 - Reduces electrical demand of the project
- The number of units increased from 67 to 75 noting the square footage of the project and bedroom count have both decreased
- Overall usage demands have decreased

Councilmember Robertson asked if school buses were always expected to enter the property. Ms. Eicholtz stated originally the school children would walk to Clinton Street for school buses, and the current plan is for the buses to enter the property. Councilmember Breidenstein asked where the central waiting area would be located. Ms. Eicholtz stated the area would be within the property. Councilmember Sherman asked if the applicant had discussed bussing with the school district. Ms. Eicholtz stated the applicant had not discussed bus routes, but had provided the school district with the number of anticipated school children and data of the Home Leasing's existing portfolio.

Councilmember Piekarec asked if sidewalks are included in the project. Ms. Eicholtz confirmed sidewalks are included in the interior of the complex.

Councilmember Piekarec asked how the drainage had changed from the last plan. Ms. Vakiener stated there would not be any substantial differences, and it would be to NYSDEC standards.

Councilmember Piekarec asked if the stonewall at the front of the property would remain. Ms. Vakiener confirmed the stonewall would remain but be widened to allow buses and emergency vehicle access.

Councilmember Piekarec asked where dumpsters would be located and understood garbage pickup and plowing would be private. Ms. Vakiener stated behind the building.

Supervisor Dickson stated he understands the applicant asked NYSDOT about adding a sidewalk on

Clinton Street and what response the applicant received. Ms. Vakiener stated the applicant offered to add a sidewalk to the end of the property, and NYSDOT does not have plans to widen the bridge.

Supervisor Dickson requested additional information about the apartments, including the number of bedrooms per unit. Ms. Eicholtz stated the proposal includes 1, 2, and 3 bedroom units. Supervisor Dickson asked if the location would include a mix of income. Ms. Eicholtz stated the anticipated range 30 - 80% varying range of income, or between \$21,000 - \$95,000 per year.

Councilmember Sherman asked where the shelter in place would be located. Ms. Eicholtz stated the location has been moved from the mansion to the first floor of the multifamily building to meet one of the funding sources design requirements.

Councilmember Breidenstein requested information about the funding sources. Ms. Eicholtz stated the project is intended to be funded through the IRS code that allows for low-income housing tax credits and has been in place since the 1980s. Councilmember Breidenstein asked where the funds would come from to fund this project and expressed concerns about approving a project that has not secured funding. Ms. Eicholtz stated the projects are funded through a competitive application process through New York State. Projects that score high enough receive an award of tax credits, the tax credits are transferable. Home Leasing sells the tax credits on the market and in return for the tax breaks the buyers gives Home Leasing equity for the project which helps cover the gap between a permanent mortgage and the remainder of the building costs. Home Leasing must go through the approval process before applying for the credits. Councilmember Breidenstein expressed concerns about the increasing electricity costs and who would cover the increasing energy costs. Ms. Eicholtz stated the utilities would be the responsibility of the tenants but will be discussing these issues with NYS. Supervisor Dickson asked if the applicant was receiving \$500,000 from Erie County. Ms. Eicholtz confirmed this was correct.

Councilmember Robertson asked for confirmation that the new facility includes a natural gas generator back-up. Ms. Eicholtz confirmed this is correct.

Councilmember Piekarec asked if the project was all electric because of the NYS mandate, not the applicant's choice. Ms. Eicholtz confirmed this as correct.

Councilmember Breidenstein asked for additional details about the type of back-up generator that would be installed. Ms. Eicholtz stated the generator would use natural gas. Ms. Vakiener stated per NYS guidelines for shelter in places, the generator must keep heat, water, restroom facilities, and elevators online for three days after an outage. Councilmember Breidenstein asked if there is a long-term plan for extended outages. Ms. Eicholtz stated there would be an operating and maintenance plan.

Councilmember Robertson stated that a town resident with an all-electric home has a \$1,000 per month electric bill and asked how tenants of this development would be able to afford their utility bills. Ms. Eicholtz stated the current proposal has reduced the energy costs, and are pursuing energy programs to mitigate costs. Councilmember Sherman asked if tenants would be aware of the rising costs for electricity.

Public comments were received as follows:

Anne Marie Sharkey, 2565 Clinton Street:

- Was the zoning been changed to R-50 - Supervisor Dickson confirmed this.
- Is glad the additional building would be behind the mansion and asked what the building would look like
- Expressed concerns about traffic and pedestrians on Clinton Street

Dan Warren, Indian Church Road:

- The current layout is an improvement; in his opinion, it is cleaner and provides for more greenspace

Supervisor Dickson asked for more details about the proposed sidewalk. Ms. Vakiener stated NYSDOT provided two options; the sidewalk could be behind the wall, or right in front of it.

Councilmember Sherman referred to the issue of school buses. Ms. Vakiener confirmed full-sized school buses can navigate the development and would prefer the buses would enter the development for the school children.

Councilmember Piekarec asked if the applicant contacted NFTA to discuss if they would add a stop on Clinton Street. Ms. Eicholtz stated NFTA is open to extending their existing route. Councilmember Piekarec encouraged the applicant to pursue this if the project is approved.

Councilmember Breidenstein asked for confirmation that a shelter would be constructed for school children if school buses did not enter the property. Ms. Eicholtz stated they prefer to work with the school district and NFTA to enter the site. If this is not achievable, the applicant would be open to the idea, but emphasize safety as the first priority.

Ms. Sharkey expressed concern about the wildlife onsite.

Motion by Supervisor Dickson, seconded by Councilmember Sherman, to close the public hearing.

Ayes: 5 Noes: 0 Abstain: 0 Motion Carried

Motion by Supervisor Dickson, seconded by Councilmember Piekarec, to amend the granted use permit for 2544 Clinton Street to construct a single multifamily dwelling.

On the question, Councilmember Breidenstein reiterated his concerns about the all-electric component of the proposed project and further, the additional number of units. Councilmember Breidenstein stated he was shocked to learn that funding was not in place and the applicant is purchasing tax credits from brokers, noting he can cite many examples of federal funding not coming to NYS for these types of projects. Another concern is regarding transportation and the applicant's noncommittal of creating a shelter or having conversations with the transportation department. Councilmember Breidenstein stated in his opinion, the all-electric project is premature.

Supervisor Dickson stated the Town Board is voting to change the footprint of the building.

Councilmember Piekarec stated that overall he likes this plan better than the original and noted the Superintendent did not have concerns regarding the proposed changes.

Councilmember Robertson thanked the applicant for revising the proposal.

Ayes: 4 Noes: 1 Abstain: 0 Motion Carried

Voting For: Supervisor Dickson, Councilmembers Piekarec, Robertson, and Sherman

Voting Against: Councilmember Breidenstein

Abstain: None

REGARDING PUBLIC COMMENTS

1. The Board will now entertain public comments for an item on the agenda or for any topic of concern. Each speaker should state your name and street for the record. Please be respectful in your comments and do not divulge any personal or confidential information (for example: names, specific situations, etc.). Speakers should recognize that not all questions or comments can be answered immediately and may require additional research. It is the Board's goal to respond in a thoughtful, timely, and accurate manner.

PUBLIC COMMENTS

Public comments were received as follows:

James Raymond, 81 Cedar Ridge Drive:

- Will public comments be allowed for the tabled item - Supervisor Dickson stated public comments can be made for the Kloos Grove item. The new procedure provides for the Town Board to respond where appropriate.

Kate Kotecki, Seneca Street:

- Requested her public comments be reflected verbatim
- Expressed concerns about incorrect facts, documents, and meeting minutes
- Provided an example of an NYSDEC document in which she obtained herself relating to an ongoing lawsuit against the town

Kevin Basset, 35 Greymont Avenue:

- Questioned the delays to the culvert and bridge replacement
- Where are the funds for this project
- When will the road be opened, it has been five years

James Randolph, West Bihrwood Drive:

- Referred to the pilot program for public comments and Town Board responses and suggested the Town Board offer a survey to meeting participants and post the results to social media

Beverly Leising, Harwood Road:

- Will the new Recreation Supervisor be under one policy
- How many deer have been donated to food banks
- Asked Chief Cosgrove about participation with ICE – Chief Cosgrove stated ICE does not generally request assistance from the West Seneca Police Department but there are instances the department becomes involved
- Who should residents contact with concerns – Chief Cosgrove advised residents should the Police

Department regarding criminal activities and the U.S. Customs and Border Patrol regarding persons who entered the country illegally.

- Asked Councilmember Breidenstein about the latest Civic and Patriotic Committee meeting
- Asked Mr. Trapp for status on the new contract with the Civic and Patriotic Committee that would require detailed reporting of funds received by the town

Comments received through Facebook:

- Concerns about turning off Facebook comments for certain job postings, for example the Town Prosecutor versus the Recreation Supervisor, what were the reasons
- Several comments in support of the Kloc's Grove project
- How can residents request a community food garden for Section 8 Housing families
- Agree a shelter is needed for children to wait for buses
- What is the process to request that the Town Board and elected officials review zoning changes to move West Seneca forward

A resident referred to a stop sign at Seneca Creek Road and Borden Road that may not be facing the correct direction. Additionally, the speaker requested the speed limit be lowered on Schultz Road.

Town Board responses:

Supervisor Dickson stated that a bid opening just occurred for Greymont Avenue and anticipates awarding the bid at the next meeting. The delays were due to New York State and Highway Superintendent Adams can further explain the grant process. Supervisor Dickson stated Mill Road is an Erie County project.

Supervisor Dickson stated the weather has impeded the deer cull, the count is approximately 60 – 70 deer this season. The meat has been donated to FeedMore WNY.

Supervisor Dickson referred to job postings on Facebook and stated the Town Board has decided to leave comments on regardless of the position.

Supervisor Dickson stated a community food garden is a great idea, the town could determine the location, and volunteers could maintain the garden.

Supervisor Dickson stated he will ask Highway Superintendent Adams to investigate the stop sign at Seneca Creek Road and Borden Road. Regarding the speed limit on Schultz Road, Supervisor Dickson stated Schultz Road is a county road. Chief Cosgrove stated that he will have patrols in better locations.

Councilmember Breidenstein referred to Mr. Randolph's suggestions and will review the recommendations. Please reach out to rbreidenstein@westseneca.gov at any time.

Councilmember Breidenstein stated the Civic and Patriotic Committee is a closed group and membership is by invite only. There is a resolution and proclamation later in the meeting regarding events being planned for the celebration.

Councilmember Piekarec stated the town and transportation maps list Schultz Road as a town road

and the maps should be corrected if this is not accurate.

Councilmember Piekarec stated that he voted against the new public comments format because, in his opinion, the format creates awkwardness in terms of follow ups and clarifications.

Supervisor Dickson stated Mr. Schieber can assist residents with zoning questions.

Councilmember Robertson referred to Facebook postings and agrees comments should be left on and job postings should have a deadline when the posting and related comments are removed. Further, Councilmember Robertson would like the Facebook comments to be posted to the minutes in their entirety with feedback from the Town Board members.

Supervisor Dickson stated the title Recreation Supervisor is part of the White Collar Union, but Recreation Director is not part of the union. Ms. Masset is working with the town part-time.

Councilmember Breidenstein asked Town Clerk Newton to repost the Town Board liaisons on the website. Town Clerk Newton suggested leaving a list with the Security Officers.

Town Clerk Newton referred to the comments made about the meeting minutes. Per Town Law Section 30 and 63, minutes are required to be taken but only require motions, resolutions, and votes. Meeting minutes do not have to be verbatim.

OLD BUSINESS

TABLED ITEMS

1. Town Clerk Newton re Proofs of Publication and posting of legal notice "OF A PUBLIC HEARING TO HEAR ALL INTERESTED PARTIES AND CITIZENS FOR OR AGAINST THE REQUEST FOR A REZONE AND SPECIAL USE PERMIT FOR PROPERTY LOCATED AT 1245 SENECA CREEK ROAD CHANGING ITS CLASSIFICATION FROM R-90 TO R-60(S) TO ALLOW A BOUTIQUE HOTEL AND THE SERVICE OF ALCOHOL" in the Town of West Seneca.

Motion by Supervisor Dickson, seconded by Councilmember Breidenstein, to reopen the public hearing to hear all interested parties and citizens for or against the request for a rezone and special use permit for property located at 1245 Seneca Creek Road changing its classification from R-90 to R-60(S) to allow a boutique hotel and the service of alcohol in the town of West Seneca.

Ayes: 5

Noes: 0

Abstain: 0

Motion Carried

Code Enforcement Officer Schieber stated surrounding property owners were notified of this public hearing.

Sean Hopkins, attorney for the applicant Hasbro Properties, LLC, provided the following information:

- This is a continuation of a public hearing from the November 25, 2025, Town Board meeting
- Site located at 1245 Seneca Creek Road is approximately 18.2 acres noting the project will only impact 4 acres
- The property, an existing banquet facility, is currently zoned R-90 and the applicant is requesting to amend the zoning classification of 12.8 acres to R-60A to accommodate the proposed use

- The proposed use is an expansion of the parking lot and construction of an onsite hotel with a maximum of 40 units, noting Phase 1 would consist of 24 units and Phase 2 would consist of 16 units
- The applicant has withdrawn their request for a special permit to allow the service of alcohol within the proposed hotel project
- There are 153 existing parking spaces, 199 proposed
- The proposed setbacks have been modified
- The landscape plans have been modified twice
- The T-turnaround for emergency vehicles was eliminated
- The Planning Board issued a favorable recommendation at its October 9, 2025, meeting
- The berm has been moved closer to the proposed buildings, noting extensive green space will remain
- A comprehensive updated project submission was made on January 18, 2026, including amended application, short environmental assessment form, updated plans and building renderings, no impact letter from SHPO, copy of proposed rules and regulations
- The revised application reduces the area to be rezoned to 12.8 acres with the balance remaking R-90, noting there are no plans for additional development
- The unit count is the same, with the configuration changed: three 8-unit buildings in Phase 1 and four 4-unit buildings in Phase 2
- The fire pits were removed
- The distance to the nearest building and 1255 Seneca Creek Road was increased from 213' to 272'
- The distance from the nearest building to Seneca Creek Road was increased from 246' to 332'
- An onsite stormwater management area was added and will meet town specifications, contaminants are removed before being discharged at a controlled rate and can handle a hundred-year storm
- Updated landscape plan - added extensive additional landscaping for both phases; enhanced the berm, which will be approximately 3' - 4' tall, and moved it closer to the buildings to create more effective screening
- Hasbro Villas would be managed by experienced local hospitality professionals who have over 30 years of experience
- All necessary permits, inspections, and code requirements will be met
- The draft Rules and Regulations were read, noting they would be provided to every guest
- R-60A Zoning allows for, among other things, hotel or motel without restaurant facilities. Defined in the Zoning Code as "A building containing sleeping rooms and in which lodging is provided primarily for transient guests for compensation and which may include public dining facilities."
- The Town Board has two consideration: SEQRA and requested rezoning
- SEQRA - unlisted action, a short EAF was submitted, no environmentally projected resources are on this site, the project will require Site Plan Approval, compliance with applicable stormwater quality and quantity standards, downstream sanitary sewer capacity analysis, the project will not result in any potentially significant adverse environmental impacts, requesting the issuance of a Negative Declaration
- Requesting rezoning of the project site from R-90 to R60A

Supervisor Dickson stated spot zoning has been brought up several times and asked Mr. Hopkins to address this. Mr. Hopkins stated this site is relatively unique; there is an existing banquet facility. The zoning classification may be different from the predominant zoning classification of the surrounding properties. This is a residential project. Mr. Hopkins stated that, in terms of his legal experience, this request would not qualify for spot zoning if reviewed by the New York State Courts.

Councilmember Piekarec requested additional details about changes to the parking and where the overflow for large events would be. Chris Wood of Carmina Wood Design stated there will be 199 paved parking spaces after construction and the grass area would still be available for overflow noting the Phase 2 units would not be built immediately. Councilmember Piekarec referred to concerns about guests entering adjacent private properties asked if any signage, fencing, or landscaping would be added as part of the project. Mr. Hopkins stated the applicant agreed to add signage at the property lines and the applicant is amenable to working with the Code Enforcement Office regarding this.

Mr. Hopkins stated the applicant has made an effort to be responsive to the resident's comments and leaving the green area zoned R-90, that area would remain undeveloped.

Supervisor Dickson referred to the Short Environmental Assessment Form and stated many questions are unanswered. Mr. Hopkins stated his copy is complete and is uncertain why the copy posted was not the completed version. Supervisor Dickson asked Mr. Hopkins to speak to how the project fits the town's comprehensive plan. Mr. Hopkins stated the Comprehensive Plan is not a single document that governs every decision, it is based on policy within the town. The applicant believes there is a demand for this type of housing within the town and, at the very least, the project is not inconsistent with the Comprehensive Plan. NYS Town Law Section 272-a, the definition of a Comprehensive Plan is very encompassing.

Public comments were received as follows:

James Raymond, 81 Cedar Ridge Drive:

- Has been in contact with Kloc's Grove owner Diana Harfouche and spoke highly of her
- Referred to a FOIL request he submitted on November 30, 2025, and stated he was denied access to the information until January 16, 2026
- The discussion between the Town Board and the applicant mirrored items outlined in the Town Attorney's email to the Town Board and stated the following:
 - Reasons for denying the request - potential spot zoning where benefit is only to party requesting on a single lot, inconsistent with Comprehensive Plan which provides for residential components in the area, potential negative effect on property values of adjoining properties, potential negative effect on area's water pressure - noting property owners may have to assume costs for pumps for their homes, potential negative effect of electrical capacity that is already stretched to the limit, close proximity to wetlands, displaced deer population resulting in deer going to local residential areas, units would be used for more than just the base business of the site which is already a nonconforming use, increased traffic in the area, engagement of parking areas, initial buildings that will affect water run off into adjoining properties, stormwater issues, sewer capacity issues, area is already largely residential and the business exists because it is a preexisting nonconforming use, concerns over management of property in light of conditions of other property owned by the applicants, noted the applicant pulled the sale of alcohol, plan is not sufficiently developed at this time - noting the plan submitted for the meeting looks very different, insufficient information for the size of the units- noting this was answered this evening, increasing use of property to affect abutting neighborhoods, potential noise issues, fire pits - noting these were removed, security on site, the hotel could be built elsewhere in the town without a rezoning and shuttle service
- Expressed concerns about conflicts with Town Board and Planning Board members and the property owners

- Requesting the Town Board place a two-year moratorium on allowing transient hotel guests to allow the business to operate and the neighbors and business to grow together, and time to understand the real impact; in his opinion, if this is successful residents would be open to broader use in the future
- Expressed concerns about negative impacts on the existing infrastructure, noting a large development is yet to come online a half mile away and residents are already dealing with issues
- Requested the Town Board make an impartial decision
- Referred to a redacted copy of an email he received in response to a FOIL request in which he requested the Town Attorney to speak on issues concerning the project, the email indicated the Supervisor, a Councilmember, and the Town Attorney knew the residents had enough petitions for a super majority and submitted a copy of the email to the Town Board

Supervisor Dickson stated he performed the calculations for the supermajority requirement, noting it is still in effect, and the project will require a 4 - 1 vote.

Dan Warren, Indian Church Road:

- Commented that after receiving responses to FOIL requests from the Erie County Department of Storm Management and NYSDEC, he disagrees the project is enlisted action and in his opinion, it is a Type 1 action
- The property is designated as open space recreation in the town's Comprehensive Plan, and in his opinion, this reduces the threshold
- Expressed concerns about environmental impacts and requested a full Environmental Review be completed noting the town has not performed on since the 1990s, and compared the town to neighboring municipalities, for example, Positive Declarations for Dollar General's
- A constitutional amendment is in effect that requires heightened scrutiny of environmental issues that affect air, water, and livelihood
- Each project has an incremental increase on our environment and cited flooding along the Cazenovia and Buffalo Creeks
- Referred to page 42 of the Comprehensive Plan, Neighborhoods, and read the following The Town will create and maintain neighborhoods and residential living opportunities that are safe, attractive and foster a sense of community. Preservation of the existing residential character of our single-family neighborhoods will continue to be a priority for the Town. and noted the parcel is currently zoned R-90 requiring the applicant to request a change in the zoning classification
- What impact will approving this project have on other residential neighborhoods
- In his opinion, this request is spot zoning, noting the property is not adjacent or near to a commercial property
- Expressed skepticism that additional phases could be proposed
- Requested the Town Board protect the neighborhood and future neighborhoods and cited the Comprehensive Plan

Amanda Petrilli, Lein Road:

- Despite owning adjacent property, she had not received notification of prior meetings or invited to provide feedback
- Referred to an email to the Town Board and that she shares the concerns the previous speakers stated
- Only aware of 2 duplexes in the area and, in her opinion, the request is an example of spot zoning
- Complimented the revised plans but is concerned that Erie County does not invest in infrastructure in the area, including the roads and water systems, and electricity issues exist

- Concerned about derogatory comments made by the Supervisor towards constituents, noting the level of public response speaks to the depth of the impact to the neighborhood

Brendon Najm, Summit Avenue:

- Supports the project and, in his opinion, the revised plans enhance the project

Anthony Keicher, 1290 Seneca Creek Road:

- Referred to the map being displayed and asked that the other parcels the applicant owns be identified, and will the rezoning affect those parcels in the rear - Supervisor Dickson confirmed the zoning of rear parcel would not be changed.
- Is this an all-electric development

Dominic Cortese, 4656 Pine Manor Road, Clarence:

- Diana and Eli Harfouche are across the street neighbors from his business, Cortese Construction, and stated the Harfouches are wonderful people, grounded, of deep faith, and committed to their trade of hospitality
- The Harfouches live in their Inn on Main Street and spoke highly of the maintenance of the property and care of their guests
- He would choose the Harfouches as neighbors and believes they will be good neighbors in West Seneca

DJ Anthony, longtime resident:

- Has known the Harfouches for 35 years and spoke of their high character
- In his experience, the applicant runs their business very well and is hopeful the project is approved

Chris McDonald, Lein Road:

- In his opinion, character references are not germane in this instance

Diana Harfouche, owner of Kloc's Grove:

- Expressed the need for supporting local business owners
- Business owners have concerns also, and the project is about the future of Kloc's Grove and her vision to grow the business
- It is her job and duty to maintain the success the business noting there are 50 employees, 3 full time employees, that count on her
- Has made extreme concessions to meet residents concerns and believes there is overall support for the project across the town
- Requested the Town Board support the project and noted that change is good
- Putting lodging on the site of any wedding venue is a winning game

Eric Danat, 1331 Seneca Creek Road:

- How would the project benefit the residents
- What precedent would approving the project set
- There are hotels on Slade Avenue and do not need one in this location
- Expressed concerns about the traffic in the area and the condition of the roads
- What is the vision of the town, in his opinion, renters are not invested in the town long term
- The town does not need more apartment complexes

Chris Owczarczak, 1255 Seneca Creek Road:

- In his opinion, the business makes money and it is not necessary to add the hotel and destroy the neighborhood
- Submitted over 90 signatures of surrounding property owners in opposition to transient guests
- Cited existing infrastructure problems and believes the development would make them worse
- Concerned that units would not be used in the winter months
- How would the proposal benefit the neighbors
- Is there a conflict of interest with some Town Board members being friends with the applicant
- Does the town intend to address sewage issues
- Expressed concerns about lack of communication to residents and would have like the owners to have approached the neighbors

Karen Delecki, 1295 Seneca Creek Road:

- Ms. Harfouche is not her neighbor and does not see the need for a hotel

Denise Bauer, 1160 Seneca Creek Road:

- In her opinion, projects should benefit the town as a whole
- Has supported the applicant's business but questioned the need for the hotel
- Would like the Town Board to support the residents and expressed concerns that vacant parcels along Seneca Creek Road could be developed in a similar manner
- What is the purpose of the zoning plan

Doreen, Seneca Creek Road:

- Questioned how many neighbors received notification about the meeting, noting she had requested notification be sent to several streets around the area
- Expressed concerns about personal relationships influencing the vote
- Referred to infrastructure concerns already raised and, in her opinion, they should be addressed before adding new development
- In her opinion, the applicant's location in Clarence may be better suited to expansion
- Property owners in this area wanted a suburban setting, noting many elderly neighbors could not attend the meeting
- The Town Board should serve the residents and asked if the members would want a hotel in their back yard

Richard Craft, 1360 Seneca Creek Road:

- Expressed skepticism about the need for hotel units for football fans, noting the Pegulas may build hotels near the stadium, and the daily rates
- Provided his financial estimates for the project
- Expressed concerns about the types of guests that could rent units
- In his opinion, the property owner have been aware of the surrounding property uses when purchasing the property
- In his opinion, comments made by any party outside the neighborhood should be disregarded
- The Town Board works for the residents

Carol Harris, Creekview Drive:

- Long-time resident at this location
- The condition of Seneca Creek Road is in deplorable condition and expressed concern about the

effect of construction vehicles on the road

- The neighboring residents love the neighborhood and are concerned people

Diana Harfouche returned to the microphone:

- Has not contributed to political functions and cannot recall the names of the Town Board members
- She is proposing the project because, in her opinion, is great for the town
- Would be glad to provide her resume and reiterated her commitment to Kloc's Grove
- Wedding trends are changing and noted residents cannot understand the concerns businesses are facing
- Her children are West Seneca residents, and she is very committed to the community
- Respects residents and asks for support in return and repeated that change is necessary
- Referred to the request as a zoning correction

James Raymond returned to the microphone:

- Challenged the denials of political relationships
- In his opinion, Transit Road would be a better location for a hotel

Charles, Fawn Trail:

- The proposal is not a large hotel similar to a Marriott
- Examined the property to appreciate the scale of the proposal and noted the distance between the project and the surrounding houses
- Appreciates the need for the hotel units for the venue and spoke to the elements of the project and the positive impacts of the investment
- In his opinion, the business has been existing and nothing is changing, including traffic and noise

Zach Armstrong, Marilyn Drive:

- Supports the project and spoke to the evolution of the business
- Is not aware of any problems at the business
- As a business owner, he has gone through many expansions and giving back to the community
- It is difficult to run a business in NYS, noting 40% goes to the state
- The proposal makes good business sense and additional taxes benefit residents

Conrad Wierzbowski, 1087 Seneca Creek Road:

- In his opinion, the request is spot zoning
- Expressed concerns about future business owners, for example Motel 6, if the business does not succeed

Chris Owczarczak returned to the microphone:

- He was not opposed to rooms for guests, but is opposed to transient guests
- The size of the project would change the neighborhood

Patti Najm, Meadow Drive:

- The weather in this area is challenging and, in her opinion, on-site rooms would be beneficial to the venue
- In her opinion, it would be safer for wedding guests to remain on-site and not leave the venue

Ann Marie Sharkey, Clinton Street:

- In her opinion, this is not the right location for the project, Seneca Creek Road is a residential street

Rachel Sharkey, Clinton Street:

- Expressed concerns about transient guests, not wedding or venue guests

Comments from Facebook:

In opposition

Julie Ball - Oppose the proposal

Nash B - Request should be denied, short-term rentals can bring reckless behaviors

Desiree Vastola - The project is only generating 4 new jobs, construction team is not guaranteed to be local, project only benefits the owner, the owner was aware of the zoning when purchasing the property

In support:

Jake - Is there an amount for property tax generated from the property, are there safety nets

Jonathan - Fully support, positive addition and benefit to community as a whole, owners are hard-working, respected and are confident that everything is being done properly, responsibly, and with the best intentions for the town

Town Clerk Newton read a letter from the West Seneca Chamber of Commerce: Please be advised that the West Seneca Chamber of Commerce Staff and Board of Directors, following review of the revised plans for Kloc's Grove project, and are in favor of approval before the Town Board. It is their belief that the project will offer long term benefits for the town and visitors alike. The letter was signed by Executive Director Joe Kirchmyer, Community Development Coordinator Cheri Forsythe, and President Tracey McCormick.

Motion by Supervisor Dickson, seconded by Councilmember Robertson, to close the public hearing.

Ayes: 5

Noes: 0

Abstain: 0

Motion Carried

Supervisor Dickson stated the Town Board has much to consider and discuss with the Town Attorney noting Mr. Trapp is not present at the meeting due to a medical issue, but is available by phone.

Motion by Supervisor Dickson, seconded by Councilmember Sherman, to enter into executive session at 9:13 P.M. to consult with the Town Attorney.

On the question, Councilmember Piekarec stated he does not agree with going into executive session.

Ayes: 4

Noes: 1

Abstain: 0

Motion Carried

Voting for: Supervisor Dickson, Councilmembers Breidenstein, Robertson, and Sherman

Voting against: Councilmember Piekarec

Abstain: None

Motion by Supervisor Dickson, seconded by Councilmember Robertson, to leave executive session

and return to the open meeting at 9:45 P.M.

Ayes: 5 Noes: 0 Abstain: 0 Motion Carried

Motion by Supervisor Dickson, seconded by Councilmember Robertson, to table the item related to SEQRA.

Ayes: 5 Noes: 0 Abstain: 0 Motion Carried

NEW BUSINESS

1. PERSONNEL

1. Town Justice Court Liaison Almeida re Retirement of Justice Court Clerk Maureen Brownsey

Motion by Supervisor Dickson, seconded by Councilmember Robertson, to accept the retirement of Justice Court Clerk Maureen Brownsey effective February 20, 2026.

Ayes: 5 Noes: 0 Abstain: 0 Motion Carried

Supervisor Dickson thanked Ms. Brownsey for her service to the town.

2. Town Clerk Justice Liaison Almeida re Status change for part-time Clerk Typist Erika McCann Rettig to seasonal

Motion by Supervisor Dickson, seconded by Councilmember Breidenstein, to change the status of part-time Clerk Typist Erika McCann Rettig to seasonal effective February 23 - July 23, 2026.

Ayes: 5 Noes: 0 Abstain: 0 Motion Carried

3. Chief Cosgrove re Resignation of Taylor Dolan as Police Officer

Motion by Supervisor Dickson, seconded by Councilmember Robertson, to accept the resignation of Taylor Dolan as Police Officer, effective February 3, 2026.

Ayes: 5 Noes: 0 Abstain: 0 Motion Carried

4. Chief Cosgrove re Resignation of Haley Coniglio as part-time Public Safety Dispatcher

Motion by Supervisor Dickson, seconded by Councilmember Robertson, to accept the resignation of Haley Coniglio as part-time Public Safety Dispatcher, effective February 2, 2026.

Ayes: 5 Noes: 0 Abstain: 0 Motion Carried

5. Town Clerk Newton re Appointment of part-time Clerk Typist Autumn Kopciowski

Motion by Supervisor Dickson, seconded by Councilmember Robertson, to appoint Autumn Kopciowski as a part-time Clerk Typist in the Town Clerk's Office at a rate of \$18 per hour effective February 10, 2026, to be paid from the Town Clerk part-time account line 01141000.50138, noting Ms. Kopciowski has completed her paperwork and the background check and drug test have been

completed.

Ayes: 5

Noes: 0

Abstain: 0

Motion Carried

2. ANNOUNCEMENTS

1. Councilmember Breidenstein re 250th and 175th Anniversary of the Founding of the United States of America and Town of West Seneca Proclamation

Motion by Councilmember Breidenstein, seconded by Councilmember Robertson, to adopt the following resolution in honor of the founding of the United States of America and the incorporation of the Town of West Seneca, please consider the following proclamation and resolution:

RESOLUTION COMMEMORATING

THE 250TH ANNIVERSARY OF THE FOUNDING OF THE UNITED STATES OF AMERICA AND THE 175TH ANNIVERSARY OF THE FOUNDING OF THE TOWN OF WEST SENECA

WHEREAS, the year 2026 marks the **250th anniversary of the founding of the United States of America**, commemorating the signing of the Declaration of Independence on July 4, 1776, an act that established the enduring principles of liberty, representative democracy, civic responsibility, and self-government; and

WHEREAS, the founding of the United States was achieved through the courage and resolve of citizens who sought freedom from tyranny and laid the foundation for a constitutional system grounded in the rule of law, individual rights, and participatory governance; and

WHEREAS, these principles have guided the nation for two and a half centuries and are most clearly sustained through strong local governments, active civic organizations, and engaged communities; and

WHEREAS, the year 2026 also marks the **175th anniversary of the founding of the Town of West Seneca**, which was established in 1851 following its separation from the Town of Cheektowaga, reflecting the growth, independence, and evolving identity of the community; and

WHEREAS, the early history of West Seneca is closely tied to the **Ebenezer Colonies**, founded by German Inspirationist settlers whose values of cooperation, faith, craftsmanship, agriculture, and mutual support shaped the social, cultural, and economic foundations of the Town; and

WHEREAS, over the past 175 years, West Seneca has evolved from a rural settlement into a vibrant suburban community, strengthened by its neighborhoods, schools, faith communities, local businesses, and long-standing traditions of volunteerism and civic service; and

WHEREAS, the civic life of West Seneca has been enriched and sustained by numerous community-based organizations, including the **Rotary Club, Kiwanis Club, Lions Club, Women's Club, Garden Society, Civic and Patriotic Commission, Art Society, and Public and Parochial Schools**, and a wide range of **youth sports organizations**, each of which has contributed meaningfully to civic engagement, cultural expression, youth development, environmental stewardship, volunteer service, and community pride; and

WHEREAS, the **Joint Veterans Commission** and the men and women who have served in the **Armed Forces of the United States of America including the Army, Navy, Marines, Air Force, Coast Guard and Reserves** has provided enduring leadership in honoring the service and sacrifice of the nation's veterans, preserving patriotic traditions, and ensuring that the values of freedom, remembrance, and service remain central to the Town's civic identity; and

WHEREAS, the Town of West Seneca has been safeguarded for generations by its dedicated men and women in the **West Seneca Police Department and Volunteer Fire Companies**, including **Reserve, Vigilant, Winchester, Union Fire, Seneca Hose and East Seneca**, whose members exemplify selfless service, bravery, and commitment to public safety and community protection; and

WHEREAS, these dual anniversaries present a meaningful opportunity to honor the past, celebrate the present, and reaffirm a shared commitment to democratic values, civic participation, volunteerism and responsible local governance;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of West Seneca hereby commemorates the **250th Anniversary of the Founding of the United States of America** and the **175th Anniversary of the Founding of the Town of West Seneca**; and

BE IT FURTHER RESOLVED, that the Town Board formally recognizes and expresses its gratitude to the Kiwanis Club, Lions Club, Rotary Club, Women's Club, Garden Society, Civic and Patriotic Commission, Art Society, Youth Sports organizations, the Joint Veterans Commission, and the Volunteer Fire Companies of Reserve, Vigilant, Winchester, Union Fire, Seneca Hose, and East Seneca for their lasting and invaluable contributions to the civic, cultural, patriotic, and public safety life of the Town; and

BE IT FURTHER RESOLVED, that in addition to the Town's **Community Day festivities scheduled for June 25–27, 2026**, and the **national observance of Independence Day on July 4, 2026**, the Town Board of the Town of West Seneca hereby declares **Saturday, September 12, 2026**, as "**A More Perfect Union**" Day; and

BE IT FURTHER RESOLVED, that "**A More Perfect Union**" Day, to be held along **Union Road**, shall be recognized as a **day of national and townwide celebration**, honoring the shared ideals of unity, civic responsibility, service, and democratic participation that have shaped both the United States of America and the Town of West Seneca; and

BE IT FURTHER RESOLVED, that residents, schools, civic organizations, veterans' groups, service clubs, cultural institutions, youth organizations, and community partners are encouraged to participate in educational, historical, cultural, and commemorative activities recognizing these historic milestones; and

BE IT FURTHER RESOLVED, that this resolution affirms the Town's continued commitment to honoring its history, supporting civic institutions, and fostering a strong, inclusive, and forward-looking community; and

BE IT FINALLY RESOLVED, that a copy of this resolution shall be entered into the official records of the Town of West Seneca and made publicly available in recognition of these significant

anniversaries.

On the question, Councilmember Piekarec asked to include Seneca Hose and correct Union Fire Company's name.

Motion by Councilmember Breidenstein, seconded by Councilmember Robertson, to amend and adopt the resolution accordingly.

Ayes: 5 Noes: 0 Abstain: 0 Motion Carried

3. COMMUNICATIONS TO BE VOTED ON

1. Town Engineer re Water District 8 Water System Improvements Close Out Change Order

Motion by Supervisor Dickson, seconded by Councilmember Sherman, to authorize the Supervisor to execute the attached final Change Order 1 from E & R General Construction, Inc. for the Water District 8 Water Systems Improvements Project, noting the Change Order is a deduction of \$184,746.05.

Ayes: 5 Noes: 0 Abstain: 0 Motion Carried
Appendices

2. Chief Cosgrove re Attendance at DCJS Accreditation Training

Motion by Supervisor Dickson, seconded by Councilmember Breidenstein, to authorize Captain Bryan French to attend Accreditation Training on March 17-18, 2026, in Onondaga County, New York, noting the training is provided at no cost by the NYS Division of Criminal Justice Services (DCJS) and the costs for lodging and meals is not to exceed \$400 and will be paid from the 2026 Police Training line 01312000.50459.

Ayes: 5 Noes: 0 Abstain: 0 Motion Carried

3. Chief Cosgrove re Attendance at Pepperball Instructor/Armorer Certification School

Motion by Supervisor Dickson, seconded by Councilmember Robertson, to authorize one lieutenant to attend Pepperball Instructor/Armorer Certification training June 4 - 5, 2026, in Johnson City, New York, at a cost not to exceed \$1000 will be paid from the 2026 Police Training line 01312000.50459.

Ayes: 5 Noes: 0 Abstain: 0 Motion Carried

4. Code Enforcement re Request of Green Philosophy 716 for an additional sign

Motion by Supervisor Dickson, seconded by Councilmember Robertson, to approve the request of Green Philosophy 716, located at 101 Slade Avenue, for a second sign.

Ayes: 5 Noes: 0 Abstain: 0 Motion Carried

5. Director of Finance re 2025 Budget transfer - Town Clerk

Motion by Supervisor Dickson, seconded by Councilmember Sherman, to authorize the following

2025 budget transfer:

RESOLVED, that the Town of West Seneca Board authorizes the following 2025 budget transfer for an adjustment to 01141000.50419 Town Clerk Supplies from 01141000.50442 Town Clerk Records Management

Increase

\$500.00 01141000.50419 Town Clerk Supplies

\$500.00 Total Increases

Decrease

\$500.00 01141000.50442 Town Clerk Records Management

\$500.00 Total Decreases

Ayes: 5

Noes: 0

Abstain: 0

Motion Carried

4. WARRANT

1. Director of Finance re Approval of Warrant

Motion by Supervisor Dickson, seconded by Councilmember Breidenstein, to Kindly approve the vouchers submitted for audit, chargeable to the respected funds as follows:

General Fund: \$ 159,466.67

Highway Fund: \$ 203,946.31

Trust & Agency: \$ 0.00

Capital Fund: \$ 86,907.58

Sewer Districts: \$ 26,405.55

Water Districts: \$ 0.00

Drainage District: \$ 0.00

Gas Conversion Lighting Districts: \$ 176.73

Electric Lighting Districts: \$ 843.56

Total: \$ 477,746.40

Ayes: 5

Noes: 0

Abstain: 0

Motion Carried

5. REPORTS FOR FILING

1. Supervisor Dickson re 2025 Fair Housing and Affirmative Action Report

Motion by Supervisor Dickson, seconded by Councilmember Robertson, to receive and file the 2025 Fair Housing and Affirmative Action Report.

Ayes: 5

Noes: 0

Abstain: 0

Motion Carried

2. Town Clerk Newton re 2025 End of Year and 2026 January monthly Town Clerk reports

Motion by Supervisor Dickson, seconded by Councilmember Robertson, to receive and file the 2025 End of Year and 2026 January Town Clerk reports.

Ayes: 5

Noes: 0

Abstain: 0

Motion Carried

3. Code Enforcement re Building and Plumbing Department reports for January 2026

Motion by Supervisor Dickson, seconded by Councilmember Robertson, to receive and file the Building and Plumbing Department reports for January 2026.

Ayes: 5

Noes: 0

Abstain: 0

Motion Carried

ISSUES OF THE PUBLIC

1. The Board will now entertain public comments for an item on the agenda or for any topic of concern. Each speaker should state your name and street for the record. Please be respectful in your comments and do not divulge any personal or confidential information (for example: names, specific situations, etc.). Speakers should recognize that not all questions or comments can be answered immediately and may require additional research. It is the Board's goal to respond in a thoughtful, timely, and accurate manner.

Public comment were received as follows:

Beverly Leising, Harwood Road:

- Is waiting for a response to her question regarding the Civic and Patriotic Commission, specifically requiring financial reporting and would like to know their profit - Councilmember Breidenstein stated the commission must file a 990 Form and is not certain if this is available. Supervisor Dickson stated the next agreement the town makes with the commission will include this requirement. Mrs. Leising stated she understands the contract expires this year.

A comment from Facebook:

Kylie: Why is the decision delayed on some matters and not others - Supervisor Dickson stated some decisions are based on complicated matters; the chickens were thoroughly discussed. Additional questions were read regarding process and procedures. She was told to apply for a variance by the Code Enforcement Office.

James Raymond: When will the vote be made on Kloc's, was the SEQRA not done correctly - Supervisor Dickson stated there is not a firm date for the SEQRA and the Town Board wants to carefully consider all things.

COMMUNICATIONS BY BOARD MEMBERS AND DEPARTMENT HEADS

Municipal Director of Human Resources Dittmar

- Currently reviewing applications for the Director of Recreation position, 30 have been received, and is partnering with Councilmember Sherman

Supervisor Dickson

- The list of organizations in Councilmember Breidenstein's resolution speaks to the strength of volunteerism in the town

Councilmember Sherman

- Thanked all who attended the meeting

Councilmember Piekarec

WEST SENECA COURT ROOM
1250 Union Road
West Seneca, NY 14224

TOWN BOARD PROCEEDINGS
Minutes - Meeting # 2026-03
February 9, 2026

- Also thanked those attending the meeting
- Attended the East Seneca Fire Company Installation and congratulated the new officers of the Winchester Fire Company

Town Clerk Newton

- Reminded all that the office would be open Saturday for tax collection with the due date of February 17th approaching

EXECUTIVE SESSION

Motion by Supervisor Dickson, seconded by Councilmember Robertson, to adjourn the meeting at 10:07 P.M.

Ayes: 5

Noes: 0

Abstain: 0

Motion Carried

ADJOURNMENT

Change Order No. 1

Date of Issuance:	Effective Date:
Owner: (T) West Seneca	Owner's Contract No.:
Contractor: E&R General Construction Inc.	Contractor's Project No.:
Engineer: CPL	Engineer's Project No.: R24.16237.00
Project: Water District 8 Water System Improvements	Contract Name: Water District 8 & Bullis Rd

The Contract is modified as follows upon execution of this Change Order:

Description:

Deduction in contract price based on final quantities

Attachments: **Invoices for additional work performed.**

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES [note changes in Milestones if applicable]
Original Contract Price: \$ <u>1,771,800.00</u>	Original Contract Times: Substantial Completion: _____ Ready for Final Payment: _____ days or dates
[Increase] [Decrease] from previously approved Change Orders No. ____ to No. ____: \$ _____	[Increase] [Decrease] from previously approved Change Orders No. ____ to No. ____: Substantial Completion: _____ Ready for Final Payment: _____ days
Contract Price prior to this Change Order: \$ <u>1,771,800.00</u>	Contract Times prior to this Change Order: Substantial Completion: _____ Ready for Final Payment: _____ days or dates
<u>Decrease</u> of this Change Order: \$ <u>184,746.05</u>	[Increase] [Decrease] of this Change Order: Substantial Completion: _____ Ready for Final Payment: _____ days or dates
Contract Price incorporating this Change Order: \$ <u>1,587,053.95</u>	Contract Times with all approved Change Orders: Substantial Completion: _____ Ready for Final Payment: _____ days or dates

ACCEPTED:		ACCEPTED:	
By: <u>[Signature]</u> <u>Pond, P.E.</u>	By: <u>[Signature]</u>	By: <u>[Signature]</u>	By: <u>[Signature]</u>
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)	
Title: _____	Title: _____	Title: <u>Vice President</u>	
Date: <u>2/4/2026</u>	Date: _____	Date: <u>1-30-24</u>	

Approved by Funding Agency (if applicable)

By: _____ Date: _____
Title: _____