

ROLL CALL: Present: Supervisor Gary Dickson
Councilmember Robert Breidenstein
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 Sherman, to accept the agenda as published with the following changes: Personnel item no. 1 will be moved to the front of the agenda and Personnel item nos. 6 - 12 will be voted on together.

Ayes: 4 Noes: 0 Abstain: 0 Motion Carried

MINUTES TO BE APPROVED

1. Town Clerk Newton re Meeting Minutes 2026-08 of April 27, 2026

Motion by Supervisor Dickson, seconded by Councilmember Robertson, to approve Meeting Minutes 2026-08 of April 27, 2026.

Ayes: 4 Noes: 0 Abstain: 0 Motion Carried

2. Town Clerk Newton re Meeting Minutes from the Special Town Board Meeting of May 4, 2026

Motion by Supervisor Dickson, seconded by Councilmember Breidenstein, to approve Meeting Minutes from the Special Town Board Meeting of May 4, 2026.

Ayes: 4 Noes: 0 Abstain: 0 Motion Carried

Supervisor Dickson invited Sherrie Messoro of Spectrum Health and Human Services to speak before continuing the meeting.

Ms. Messoro stated that on August 26th Spectrum Health and Human Services will host their 6th consecutive **Not One More: Stand Together to End Overdose** community event at the Veterans Park Complex at the Lions Band Shell and grassy area.

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 ADOPTION OF LOCAL LAW 2026-3 MODIFICATION OF CHAPTER 12-20.8 OUTDOOR ENTERTAINMENT" in the Town of West Seneca.

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

Ayes: 4

Noes: 0

Abstain: 0

Motion Carried

Town Attorney Trapp stated the proposed local law would simplify the process for granting permits for outdoor entertainment in the town. Code Enforcement Officer Schieber stated that currently, applications for live music are reviewed through the variance process and the proposed modifications would consider the application to be a Special Use Permit. After review by the Code Enforcement Office, the Special Use Permits will be considered by the Town Board.

The following public comments and questions were received:

Brian Doster, 3361 Clinton Street:

- Will much change from the current process with the Zoning Board of Appeals - Mr. Trapp stated the process would be shorter as the application would not need to be heard by the Zoning Board of Appeals.
- Will applicants be required to notify neighbors and obtain signatures of no objection - Mr. Trapp confirmed this is correct.
- Will the special use permit grant permanent or limited approval of outdoor entertainments and expressed concerns about the neighboring business - Mr. Trapp stated that if the request is for more than 10 occurrences, the application would require Town Board approval. The Town Board can place reasonable conditions on a special use permit.

Jason Havens, Owner of Rusty Nickel Brewing at 4350 Seneca Street:

- Requested flexibility for the 60-days notice and stated they experience limited notice about bookings
- Is the 10 event limit within a 12-month period, or would there be any flexibility
- Is a variance still required for indoor music
- A sound limit is set on the speakers, would an acoustic musician plugged into the speaker system be counted as an outdoor event

Supervisor Dickson stated that he would consult with Mr. Schieber about the suggestions and questions. Mr. Trapp stated the number of events is not limited, but beyond 10 the Town Board would consider the application. The 60-day time frame is to allow the Code Enforcement Office to process the applications and the business owners generally have an idea of the number of events that could be scheduled.

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

Ayes: 4

Noes: 0

Abstain: 0

Motion Carried

Supervisor Dickson asked that Mr. Trapp and Mr. Schieber discuss the public comments and make any revisions necessary.

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 ADOPTION OF LOCAL LAW 2026-4 MODIFICATION OF CHAPTER 46-6 AVOIDABLE ALARMS" in the Town of West Seneca.

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

Ayes: 4

Noes: 0

Abstain: 0

Motion Carried

Mr. Schieber stated the town has provisions for avoidable alarms and the proposal is to increase the fees for multiple avoidable alarms at the same property. A Fire Chief is in attendance to speak about what is involved when the Fire Departments respond. Mr. Trapp stated that Police Officers must respond also. Supervisor Dickson stated he understands this proposal would incentivize frequent offenders to repair their alarm systems and asked if a determination was made about who would receive the fees. Mr. Trapp stated this remains in discussion along with the fee amounts.

The following public comments and questions were received:

Jim McCullough, 712 Main Street, Chairman of the Commissioner Board of West Seneca Fire District No. 6 Vigilant Fire Company:

- Currently the fees collected are deposited into the town's General Fund
- When responding to alarms, it is not known if it is an avoidable, or a nuisance, alarm noting these can be a frequent occurrence for some parties
- Vigilant Fire Company responded to 1,200 calls in 2025, an increase from the 700 - 800 in previous years; Union Fire has approximately 1,500 calls in 2025
- Pending legislation to give volunteer firefighters stipends, noting the stipends would be paid by each fire company

Supervisor Dickson asked Mr. McCullough if he feels that a distinction between residential and commercial alarms should be made. Mr. McCullough stated the fire company does not have many avoidable alarm calls for commercial properties, but when they do, they must inspect everything before leaving the scene.

Councilmember Sherman asked if there were more calls for multiple family dwellings, such as apartments and nursing homes. Mr. McCullough stated there are many alarms from senior apartment complexes and stated the term nuisance is more appropriate.

Councilmember Breidenstein asked if nursing homes and schools are exempt from the penalties. Mr. McCullough stated schools are exempt.

Mr. McCullough requested that the Town Board assign a liaison to attend the bi-monthly Town Chiefs and Fire District Officers Associations meetings and stated it is vital to know what is happening in the town. Supervisor Dickson stated he would be certain a Town Board member attends the meetings.

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

Ayes: 4

Noes: 0

Abstain: 0

Motion Carried

Councilmember Breidenstein stated the next meeting is June 23rd at Reserve Fire Company.

3. 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 ADOPTION OF LOCAL LAW 2026-5 MODIFICATION OF CHAPTER 28-2A ALTERNATE PLANNING BOARD

AND ZONING BOARD OF APPEALS MEMBERS" in the Town of West Seneca.

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

Ayes: 4 Noes: 0 Abstain: 0 Motion Carried

Supervisor Dickson stated that Mr. Trapp advised the Town Board that other towns have alternate members on their Planning Board and Zoning Board of Appeals to avoid not having a quorum for meetings or items. The details about implementation, payment, and attendance can be determined at a later time and the proposal authorizes the Town Board to create the positions. Mr. Trapp stated the first part of the proposed local law deals with a recusal or conflict of interest and recusal and the second part, under Municipal Home Rule Law deals with an absence of a regular Board member.

The following public comments and questions were received:

Jacqueline Balikowski, Highland Avenue:

- Will there be future discussions about payment - Supervisor Dickson stated the Town Board will determine the details and the local law being voted on at this meeting is to create the positions.

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

Ayes: 4 Noes: 0 Abstain: 0 Motion Carried

Motion by Supervisor Dickson, seconded by Councilmember Breidenstein, to approve and adopt Local Law 2026-5 Modification of Chapter 28-2A Alternate Planning Board and Zoning Board of Appeals Members in the Town of West Seneca.

On the question, Councilmember Breidenstein stated that this does not permit the regular board members to winter or snowbird out of state. Mr. Trapp stated this is correct.

Councilmember Sherman asked how many alternate members could be selected. Supervisor Dickson stated up to two alternate members for each board.

Ayes: 4 Noes: 0 Abstain: 0 Motion Carried

4. 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 SPECIAL USE PERMIT FOR PROPERTY LOCATED AT 2806 SENECA STREET FOR A MULTI-FAMILY DEVELOPMENT" in the Town of West Seneca. ([Project documents](#))

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

Ayes: 4 Noes: 0 Abstain: 0 Motion Carried

Brianne Zhang of VisoneCo Site Development, LLC, the project applicant, provided the following information:

- Requesting a Special Use Permit for adaptive re-use of the former Bellwood School at 2806 Seneca Street
- Transform the vacant 1928 building into a contributing asset for the town by creating 18 high-quality multifamily residences
- The Zoning Board of Appeals granted the necessary variances for density and parking on March 25, 2026, determining the project to be fundamentally compatible with the neighborhood
- How the proposal meets the town's criteria for a Special Use Permit:
 - Character - this is an existing building; the proposal would save the 4-story Colonial Revival-style building without changing its historic profile, height, or footprint; the only structural addition is an elevator tower that has been added for accessibility; by preserving the shell of the building, the proposal maintains the visual fabric of Seneca Street and removes the risks associated with ghost buildings
 - Health, Safety, and Welfare: the location site is a long-term vacancy that presents safety and deterioration risks
 - Traffic: the current count on Seneca Street exceeds 16,000 cars per day and the addition of 18 studio and 1-bedroom units would not have a substantial impact on traffic; per Erie County comments, the owners will encourage the use of the NFTA Park and Ride which is directly across the street
 - Aligns with the town's Comprehensive Plan: a critical need for housing variety to support the town's changing demographics; the units will range from 507-sf to 1,500-sf which are 14% larger than the minimum requirements

Ms. Zhang stated they are not asking to adversely change the neighbor, they are asking to save a piece of the neighborhood.

Mr. Schieber stated the applicant appeared before the Planning Board and secured a recommendation for the project. The neighbors were notified for both the Planning Board and Town Board meetings. The Planning Board voted unanimously to support the Special Use Permit. Further, the required variances were granted. The Town Board will need to vote on a SEQRA determination and the Special Use Permit for multi-family development.

Councilmember Sherman asked for clarification regarding the density variance. Ms. Zhang stated only 5 units were permitted due to the size of the lot. The building is 30,000-sf and having only 5 units would not be economically viable and the variance allows for 18 units.

Councilmember Breidenstein asked if the parking capacity might be exceeded and how that would be handled. Ms. Zhang stated they are not concerned about parking shortages based on their previous multifamily housing projects; most units would be occupied by one person. Councilmember Breidenstein suggested a few options the applicant could pursue for the winter months when street parking is unavailable.

The following public comments and questions were received:

Mary, Bellwood Avenue:

- How the project would impact the sewers - Mr. Schieber stated it is coincidental that Erie County is investigating the waterlines for lead at this time and does not believe it is related to the proposal. The

sewer is owned by the town and the Town Engineer has not indicated that there would be any issues with the sanitary sewer.

- Expressed concern that 18 families would affect the sewer system - Mr. Schieber stated that the Town Engineer uses mathematical calculations to determine the impact on the sanitary sewer.
- Not against the project
- What impact will this have on property taxes, will taxes increase - Supervisor Dickson stated the project would not cause an increase to the property taxes and the town is not subsidizing the project.
- How will tenants be vetted - Ms. Zhang stated rates have not been set but strict criteria is used for applicants including background and credit checks.
- Will there be a recreational area, outdoor cooking, outdoor parties - Ms. Zhang stated there may be some roof access, but that would be the only outdoor space for tenants.
- Will dogs be allowed - Ms. Zhang stated all service and support animals must be allowed, but have not made a determination about pets.
- Existing traffic is bad, expressed concerns about additional traffic leaving Bellwood Avenue - Mr. Schieber stated that the Erie County Department of Transportation own, operate, and maintain Seneca Street and have given approval for the project.

Serena, Chambers Road:

- Supports the project and spoke of the high quality nature of the applicant's other projects

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

Ayes: 4 Noes: 0 Abstain: 0 Motion Carried

Motion by Supervisor Dickson, seconded by Councilmember Robertson, to adopt the Negative SEQRA Declaration Resolution:

WHEREAS, the Town Board of the Town of West Seneca, as lead agency acting pursuant to the State Environmental Quality Review Act, Article 8 of the New York State Environmental Conservation Law, has reviewed Part I of the Short Environmental Assessment Form ("EAF") prepared by the applicant for property located at 2806 Seneca Street ("Subject Property"), for development of multi-family housing and associated site work and parking (the "Project"), and reviewed the draft completed Part II and Part III of the EAF analyzing the potential for the Project to result in any significant adverse environmental impacts and has otherwise taken a hard look at the identified potential environmental impacts utilizing the criteria specified in 6 NYCRR 617.7(c); and

WHEREAS, the Erie County Division of Planning, after carefully and fully reviewing a description of the proposed project, along with the application and other documents as submitted by the Town of West Seneca, replied in writing that the project was to be of local concern; and

WHEREAS, the Town Board held a public hearing which was properly noticed to the public wherein the project was discussed; and

WHEREAS, the Town Board herein determines that it shall act as lead agency for such purposes and there has been no opposition thereto by any other interested agency; and

WHEREAS, the Town Board, carefully and fully reviewed the application including the following

documents submitted by the applicant and other interested entities: SHPO along with the responses from Erie County Environment and Planning, ECWA, Seneca Hose Fire Department, Historical Commission, NYSDOT, Erie County DOT, and the reports and submissions from Sutton Architecture; and

WHEREAS, the Town Board, upon taking an independent hard look and reasoned evaluation of all of the above-referenced information, comments and written documentation with regard to the project;

WHEREAS, upon review of Parts I, II, and III of the EAF and documentation and plans submitted by the applicant in connection with the review of the Project, the Town Board has not identified any potentially significant adverse environmental impacts associated with the proposed use of the Subject Property, has determined that this is an unlisted action and preparation of a Full Environmental Impact Statement is not necessary and that the issuance of a Negative Declaration is therefore appropriate; now, therefore, be it

RESOLVED that pursuant to 6 NYCRR 617.7(a) the Town Board hereby accepts its designation as lead agency and does hereby adopt a Negative Declaration with respect to the Project based on its determination that the Project will not result in any potentially significant adverse environmental impacts.

Ayes: 4 Noes: 0 Abstain: 0 Motion Carried

Motion by Supervisor Dickson, seconded by Councilmember Robertson, to approve the request for a Special Use Permit for property located at 2806 Seneca Street for a multifamily development in the Town of West Seneca.

Ayes: 4 Noes: 0 Abstain: 0 Motion Carried

REGARDING PUBLIC COMMENTS

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

The following public comments and questions were received:

Hubbard Koglmeier, Chief of Vigilant Fire Company, referred to the avoidable alarms:

- Is not as concerned with the residential alarms, rather the businesses that are repeat offenders
- Four out of six West Seneca Fire Companies respond to commercial fire alarms and the costs involved are not recovered by the very small avoidable alarm fees
- The fees should be high enough to get the companies' attention to want to remedy the problem with their alarm systems - Supervisor Dickson stated the revised version of the local law would be provided to the fire companies for their thoughts.

Jeff Quain, Davis Road:

- Expressed disappointment that the Town Board did not allow comments before making the appointment of the new Municipal Director of Human Resources
- There was a discrepancy between the salary posted online and the salary of the newly appointed Director
- Does the new Director have special qualifications that justify the increased salary, prior municipal experience, and is the salary inline with other towns
- Requested the Town Board consider a uniform policy to discuss appointments

Ann, Westcliff Drive:

- This is the third time addressing her issue over 7 - 8 years: there has been a wretched noise coming from the rink continuously throughout the day since April
- Previously, she was told it is a part that needs to be replaced and if this is the case, please replace the part immediately - Highway Superintendent Adams stated that is correct, there are parts that must be changed in the compressors periodically and will address this right away.

Jackie Balikowski, Highland Avenue:

- Has always requested transparency from the Town Board and when items are taken out of order from the agenda, the public's comments are pointless
- The questions that she would have asked included health insurance, yearly increase, buyout, will the contract be online, the contract is a half million dollars, the Director was hired for more than the advertised salary and the public does not know why and had no opportunity to ask, is there a probation period

Deputy Supervisor Greenan stated that she made copies of the new Director's resume and are available for the public if anyone wished to take one this evening.

Deputy Supervisor Greenan read a comment from Facebook:

- Charging residential for accidental alarms seems wild and not the right thing to do

Councilmember Breidenstein provided the following responses:

- Regarding Mr. Quain - at the previous Town Board meeting it was stated that the town received 49 applications, 9 were offered interviews after a rigorous screening process, 8 accepted an interview, 2 were called back for a final interview, reference checks were completed on the final candidates, and the salary was not inline with the posting because it was demonstrably lower than the market standard
- Regarding Ms. Balikowski - other Department Heads are in unions and they do have contracts, the Municipal Director of Human Resources is an individual service contract; regarding the community asking questions of candidates, the Town Board does not discuss personnel matters in public per public policy, and it is the Town Board's responsibility to interview candidates similar to negotiating contracts, and yes there was a negotiation with the contract. Supervisor Dickson stated Ms. Florea has 20 years of experience in Human Resources, holds a PhD in Conflict Resolution/Management, and is a West Seneca resident. Further, some candidates withdrew because the salary was too low.

Supervisor Dickson stated the avoidable fire alarm fees would be modified, and the town will take the fire chief's comments about residential properties into consideration.

NEW BUSINESS

1. PERSONNEL

1. Deputy Supervisor Greenan re Appointment of Carleen Florea to Municipal Director of Human Resources

Motion by Supervisor Dickson, seconded by Councilmember Sherman, to appoint Carleen Florea to the full-time position of Municipal Director of Human Resources at an annual salary of \$100,000 effective May 12, 2026, to be paid from account code 001.1430.0451, and noting the position will be subject to a five-year employment contract.

Ayes: 4 Noes: 0 Abstain: 0 Motion Carried

2. Councilmember Robertson re Resignation of Barb Lipew from the Environmental Commission

Motion by Councilmember Robertson, seconded by Supervisor Dickson, to accept the resignation of Barb Lipew from the Environmental Commission effective April 26, 2026.

Ayes: 4 Noes: 0 Abstain: 0 Motion Carried

3. Councilmember Robertson re Appointment of Barb Lipew as an Associate Member of the Environmental Commission

This item was removed from consideration by Councilmember Robertson and will be added to a future meeting after the Environmental Commission has voted on the appointment.

4. Councilmember Robertson re Appointment of Erin Lakowski to the Environmental Commission

Motion by Councilmember Robertson, seconded by Councilmember Breidenstein, to appoint Erin Lakowski to the Environmental Commission for a term expiring December 31, 2027.

Ayes: 4 Noes: 0 Abstain: 0 Motion Carried

5. Councilmember Robertson re Appointment of Robert Wyeth to the Environmental Commission

Motion by Councilmember Robertson, seconded by Councilmember Breidenstein, to appoint Robert Wyeth to the Environmental Commission for a term ending December 31, 2026.

Ayes: 4 Noes: 0 Abstain: 0 Motion Carried

6. Highway Superintendent Adams re Appointment of Anthony Delmonte as a full-time Laborer in the Buildings and Grounds Department

Motion by Supervisor Dickson, seconded by Councilmember Sherman, to change the title of part-time Laborer Anthony Delmonte and appoint him as a full time Laborer in the Buildings & Grounds Department Group 1, Step 1, at a rate of \$25.92, effective May 26, 2026, to be paid from the Buildings & Grounds full-time account line 001-7100-0144-0000-0000.

Ayes: 4 Noes: 0 Abstain: 0 Motion Carried

7. Highway Superintendent Adams re Appointment of Richard Hochistine as a part-time Sanitation

Laborer

Motion by Supervisor Dickson, seconded by Councilmember Sherman, to appoint Richard Hochstine as a part-time Laborer in the Sanitation Department effective May 12, 2026, at a rate of \$17.00 per hour contingent upon completion of paperwork to be paid from the Sanitation part-time account line 001-8160-0149-0000-0000.

Ayes: 4 Noes: 0 Abstain: 0 Motion Carried

8. Highway Superintendent Adams re Appointment of Timothy Purtill Part-Time Buildings and Grounds Laborer

Motion by Supervisor Dickson, seconded by Councilmember Sherman, to appoint Timothy Purtill as a part-time Laborer in the Building & Grounds Department effective May 12, 2026, at a rate of \$16.00 per hour contingent upon completion of paperwork and onboarding to be paid from the Building & Grounds part-time account line 001-7110-0149-0000-0000.

Ayes: 4 Noes: 0 Abstain: 0 Motion Carried

9. Justice Court Administrative Liaison Almeida re Approval of Flex Time for Rachel Nalewajek

Motion by Supervisor Dickson, seconded by Councilmember Sherman, to approve a flex-time work schedule for Court Clerk Rachel Nalewajek.

Ayes: 4 Noes: 0 Abstain: 0 Motion Carried

10. Director of Senior Services re Resignation of part-time Clerk Sherrie Przewozny

Motion by Supervisor Dickson, seconded by Councilmember Sherman, to accept the resignation of part-time seasonal Senior Clerk Sherrie Przewozny effective April 28, 2026.

Ayes: 4 Noes: 0 Abstain: 0 Motion Carried

11. Director of Senior Services re Pay increase for part-time Senior Center Department employees

Motion by Supervisor Dickson, seconded by Councilmember Sherman, to approve the following changes to the hourly pay rates for the listed part-time Senior Center Department employees effective May 12, 2026. These changes are essential for retaining dedicated staff and recognizing their commitment to our Senior Center. The 2026 budget can accommodate these changes.

Clerk Typist

Jeanette Kropczynski \$17.50 per hour from budget line 01762000.50138

Food Service Workers

Jennifer Janiszeski \$16.50 per hour from budget line 01762000.50146

Doris Irlbacher \$16.50 per hour from budget line 01762000.50146

Karen Thompson \$16.50 per hour from budget line 01762000.50146

Ayes: 4 Noes: 0 Abstain: 0 Motion Carried

12. Director of Recreation Cox re appointment of part-time Seasonal Recreation Department employees

Motion by Supervisor Dickson, seconded by Councilmember Sherman, to appoint the following part-time seasonal Recreation Department employees at the listed rates of pay effective May 12, 2026:

Pool Supervisor

Carolyn Morris \$29.00 per hour

Assistant Pool Supervisors

Emily Skrzypczyk \$23.00 per hour

Loralei Urbanski \$23.00 per hour

Ayes: 4

Noes: 0

Abstain: 0

Motion Carried

2. FOR DISCUSSION

1. Supervisor Dickson re Appointment of Councilmember

Supervisor Dickson stated there are no updates on the appointment of a Councilperson.

2. Councilmember Breidenstein re Public Comment Pilot

Councilmember Breidenstein provided the following information for the 90-day pilot program:

- Total Public Comments - 67, of which 61 were responded to at that particular meeting with the exception of 2 questions and 4 general statements
- Water pressure on Cedar Ridge Drive - the town is awaiting a response from the ECWA
- Renaming of 3 parks for specific veterans is still a work in progress
- 4 comments were statements that did not include a question

In Councilmember Breidenstein's opinion, the discussion at the previous meeting was spirited but more civil, noting comments on social media tend to be more aggressive in tone. Councilmember Breidenstein suggested formerly adopting the Public Comments Policy with the statement that precedes the public comments.

Motion by Councilmember Breidenstein, seconded by Supervisor Dickson, to adopt the Response to Public Comment as a standing Town Board agenda item following public comment for all regularly scheduled Town Board meetings, effective May 11, 2026.

Ayes: 4

Noes: 0

Abstain: 0

Motion Carried

3. COMMUNICATIONS TO BE VOTED ON

1. Supervisor Dickson re Selection of Audiovisual System for Town Board meetings

Motion by Supervisor Dickson, seconded by Councilmember Robertson, to accept the proposal from Tech Savvy, 3768 Seneca Street, West Seneca, NY 14224, in the amount of \$9,090.28 to provide permanent cameras that will tie into the audio system and stream to the town's channel on YouTube.

On the question, Councilmember Breidenstein stated that while he supports the decision, he would abstain from the vote due to a potential conflict with one of the companies that was involved in the bidding process.

Ayes: 3 Noes: 0 Abstain: 1 Motion Carried

Voting For: Supervisor Dickson, Councilmembers Robertson and Sherman

Voting Against: None

Abstain: Councilmember Breidenstein

2. Councilmember Robertson re Local Landmark Submission - 919 Mill Road

Motion by Supervisor Dickson, seconded by Councilmember Breidenstein, to designate the property located at 919 Mill Road as a Local Landmark pursuant to Chapter 78C of the Town Code.

Ayes: 4 Noes: 0 Abstain: 0 Motion Carried

3. Town Clerk Newton re Attendance at NYS Association of Tax Receivers & Collectors Conference

Motion by Supervisor Dickson, seconded by Councilmember Robertson, to authorize Town Clerk Kate Newton and Deputy Town Clerk Molly Martin to attend the Association of Tax Receivers & Collectors Conference in Niagara Falls, NY, June 7 -10 2026, with expenses to be paid from budget line 011410000.50414.

Ayes: 4 Noes: 0 Abstain: 0 Motion Carried

4. Town Engineer re Transit Road Low Pressure - Cooperation Agreement

Motion by Supervisor Dickson, seconded by Councilmember Sherman, to authorize the Supervisor to sign the Cooperative Agreement dated November 25, 2025, with the Erie County Water Authority and the Town of Elma to connect the existing West Seneca water system to the higher-pressure Elma system noting the estimated project cost is \$191,000, which will be funded through the available fund balance in Water District No. 1. The Agreement clearly defines ownership, costs, and responsibilities among all parties.

Ayes: 4 Noes: 0 Abstain: 0 Motion

5. Town Engineer re 2026 Engineering Planning Grant Local Share Resolution

Town Engineer Mark DiPasquale stated that as part of the 2026 Engineering Planning Grant (EPG) requirements, the town is responsible for a minimum 20% local share contribution toward the project. The estimate of the total project cost is \$113,300, which includes \$50,000 for the sewer and manhole evaluations and the preparation of the SSES report and \$63,300 for technical force account for the sewer televising. Mr. DiPasquale noted that the maximum grant amount is \$50,000.00 and the town is responsible for a minimum 20% local share contribution.

Councilmember Breidenstein asked Highway Superintendent Adams if the work would be completed by town employees. Highway Superintendent Adams stated this is correct, and the sanitary crew would do the inspection of the line with the camera trucks and pass the films and footage to the Engineering Department. The Engineering Department will then determine where to start.

Motion by Supervisor Dickson, seconded by Councilmember Robertson, to adopt the following local share resolution for the 2026 Engineering Planning Grant application:

WHEREAS, the Town of West Seneca is planning to submit an application to the New York State Environmental Facilities Corporation (NYS EFC) for a 2026 Engineering Planning Grant (EPG) to complete Phase 10 of the Town's sanitary sewer system evaluation program, including televising of sanitary sewer mains, evaluation of sanitary sewer manholes, and development of recommendations to reduce inflow and infiltration and improve overall system performance; and

WHEREAS, the proposed Phase 10 study area consists of approximately 90,000 linear feet of sanitary sewer within the FM16 area of the Town's sanitary sewer system; and

WHEREAS, the total estimated cost of the Phase 10 engineering planning study is \$113,300; and

WHEREAS, the Town of West Seneca Sewer Department will perform a significant portion of the work in-house, including televising of the sanitary sewer mains, with the estimated value of in-kind services totaling \$63,300; and

WHEREAS, the Engineering Planning Grant program requires a minimum local match of at least twenty percent (20%), and any project costs exceeding the grant award are the responsibility of the municipality; and

WHEREAS, the Town's in-kind services and additional local funding commitments satisfy the required local share requirements of the EPG program;

NOW, THEREFORE, BE IT RESOLVED that the Town of West Seneca hereby commits to providing the required local match for the Phase 10 Engineering Planning Grant project, including the use of in-kind services provided by the Town of West Seneca Sewer Department, together with any additional project costs not covered by the grant funding; and

BE IT FURTHER RESOLVED that the local share and any additional project costs shall be funded through in-kind services, the Town's Sanitary Sewer Fund balance, and/or other available funding sources as determined appropriate by the Town; and

BE IT FURTHER RESOLVED that the Town Supervisor is hereby authorized to execute all agreements, certifications, and documentation necessary to implement and administer the grant funding; and

BE IT FURTHER RESOLVED that the Town Board supports the advancement of this project and the completion of the engineering report to guide future sanitary sewer system improvements, regulatory compliance efforts, and long-term sanitary sewer rehabilitation planning.

Ayes: 4 Noes: 0 Abstain: 0 Motion Carried

6. Highway Superintendent Adams re Purchase of Shade Structures

Motion by Supervisor Dickson, seconded by Councilmember Sherman, to authorize the Highway Superintendent to purchase two (2) sunshade structures for the pool at Veterans Park from

Parkitects Inc. under Sourcewell Contract #101625-LSI in the amount of \$13,223.88 to be paid from equipment line 01711000.50200 and noting the town will be reimbursed through a grant received from Erie County Legislator Lorigo's office.

Ayes: 4 Noes: 0 Abstain: 0 Motion Carried

7. Director of Recreation Cox re Agreement with Trinity Lutheran

Motion by Supervisor Dickson, seconded by Councilmember Sherman, to authorize the Supervisor to execute the necessary documents to enter into agreement with the insured Trinity Lutheran Church for the school's field day on June 5, 2026, at Firemans Park.

Ayes: 4 Noes: 0 Abstain: 0 Motion Carried

8. Director of Recreation Cox re Agreement with Spectrum Health and Human Services

Motion by Supervisor Dickson, seconded by Councilmember Robertson, to authorize the Supervisor to execute the necessary documents to enter into agreement with the insured, Spectrum Health and Human Services, for their event on August 26, 2026.

Ayes: 4 Noes: 0 Abstain: 0 Motion Carried

9. Director of Recreation Cox re Non-exclusive facilities usage permit and license agreements

Motion by Supervisor Dickson, seconded by Councilmember Robertson, to authorize the Recreation Director to execute all necessary agreements with third-party insured licensees, in accordance with the following fee schedule:

Usage Fee Type	Cost
Diamond per hour or part of hour	\$35.00
Diamond per hour or part of hour w/ Lights	\$45.00
Soccer Field per hour or part of hour	\$65.00
Grassy Area per hour or part of hour	\$25.00
Grassy Area prepared as a playing field per hour or part of hour	\$65.00
Road Race	\$500+ (Determined by the Highway Superintendent)

Ayes: 4 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 approve the vouchers submitted for audit, chargeable to the respected funds as follows:

General Fund: \$ 1,139,722.32
Highway Fund: \$ 35,449.82
Capital Fund: \$ 8,695.94
Sewer Districts: \$ 8,919.46
Water Districts: \$ 0.00
Drainage District: \$ 0.00
Gas Conversion Lighting Districts: \$ 127.21
Electric Lighting Districts: \$ 390.39

Total: \$ 1,193,305.14

Ayes: 4 Noes: 0 Abstain: 0 Motion Carried

5. REPORTS FOR FILING

1. Town Clerk Newton re Town Clerk report for April 2026

Motion by Supervisor Dickson, seconded by Councilmember Robertson, to receive and file the Town Clerk report for April 2026.

Ayes: 4 Noes: 0 Abstain: 0 Motion Carried

2. Building & Plumbing Reports for April 2026

Motion by Supervisor Dickson, seconded by Councilmember Robertson, to receive and file the Building and Plumbing Reports for April 2026.

Ayes: 4 Noes: 0 Abstain: 0 Motion Carried

ISSUES OF THE PUBLIC

The following comments and questions were received:

Jeff Quain, Davis Road:

- Referred to a request he made at the previous meeting regarding the contract with Ellis and Associates asking for Mr. Trapp to review the contract per the town's procurement policy and ensure it conforms with the policy

Jackie Balikoswki, Highland Avenue:

- Expressed concerns about the lack of transparency and referred to no attachments to the agenda item
- The public is interested in the Human Resources position and would like to read the contract before

the appointment for details including a probation period, salary or hourly, cost of living increases, termination provision, etc.

- Appreciates the Town Board's thoughtful answers
- Reiterated the importance of transparency from the Town Board

Joseph O'Donnell, Nancycrest Lane:

- Referred to the audiovisual system the Town Board will utilize and hopes training is a component of the product
- Thanked the Town Board for the Mill Road designation and the Kloc's Grove vote
- Expressed agreement with other speakers that the public has an opportunity to comment on agenda items and that the items are not voted upon before public comments are heard; this occurred with a Town Justice appointment last year
- Are there any personal relationships that could cause conflict between the new Municipal Director of Human Resources and any employees

Deputy Supervisor Greenan read the following comments from Facebook:

- Suggested moving the Planning Board and Zoning Board of Appeals meeting to the Court Room to utilize the new audiovisual system and broadcast these meetings to YouTube, also
- Has the town considered closing the parks at dusk
- Is there an update on the water pressure problem on Cedar Ridge Drive
- Is a new Town Board member being appointed at this meeting

COMMUNICATIONS BY BOARD MEMBERS AND DEPARTMENT HEADS

Director of Recreation Cox

- Regarding Ellis and Associates, this is a professional contract with them and there are 3 agreements: 1) Ellis and Associates to train the town's lifeguards; 2) Ellis Swims Program; 3) Equipment
- Most recreation programs are on a waitlist
- Swim lessons registration are open

Chief Cosgrove

- The Special Olympics Torch Run in West Seneca on Saturday, May 23rd at 11 A.M. for \$30

Councilmember Robertson

- Encouraged all to participate in the Memorial Day Parade
- Join us for a cleanup and beautification of Veterans Park this coming Saturday at 9 A.M.

Councilmember Breidenstein

- Reposting a vacancy on the Youth and Recreation Commission, interested parties can contact himself
- Seneca Greenhouse will be delivering the 50 planters for the Memorial Day Parade

Supervisor Dickson

- Memorial Day Parade from the Southgate Plaza to Veterans Park
- Personnel decisions are confidential
- The Town Board moves every full time promotion or appointment to the front of the meeting as standard practice

- A new Councilmember will be appointed during a Town Board meeting

Councilmember Sherman

- The Environmental Commission will be hosting a park cleanup event at the Burchfield Nature and Art Center on Saturday, May 16th
- Was amazed to learn that Vigilant Fire Company had 1,200 calls per year
- Wished all a Happy Memorial Day

Highway Superintendent Adams

- The second paving project will begin: Nancycrest Lane, Marycrest Lane, and Carriage Lane
- There is an uptick in vandalism to the parks and restroom facilities and extra security measures are being considered, including cameras and gates, and requested the public to report suspicious activity

Supervisor Dickson stated fences or gates are impractical at many parks and commented that a porta potty was blown up at Fisher Road Park. Chief Cosgrove stated the Police Department takes this activity very seriously and Detectives follow up on the incidents.

Town Attorney Trapp

- Referred to the procurement policy and noted that the Town Board attempted to obtain 3 bids and companies cannot be forced to bid; the amount was under \$10,000

Code Enforcement officer Schieber

- 3 project application for the Planning Board meeting: an EV parking facility on Orchard Park Road, the re-purposing of St. Peter's Church on Orchard Park Road, and the white mansion at 2544 Clinton Street

Town Clerk Newton

- Thanked the Town Board for accepting the pilot program for public comments and the public for being cordial as this makes completing the meeting minutes easier
- Second notices were mailed and late fees and penalties cannot be waived, 923 late notices were mailed
- Contact the Town Clerk for solicitor permit application appointments
- Encouraging couples to make appointments for marriage licenses

Supervisor Dickson confirmed that per Town Clerk Newton, Erie County makes the town whole for Town and County taxes.

Deputy Supervisor Greenan

- The Farmers Market will begin on Thursday, May 21st and continue every Thursday through the summer

ADJOURNMENT

Motion by Supervisor Dickson, seconded by Councilmember Robertson, to adjourn the meeting at 7:59 P.M.

Ayes: 4

Noes: 0

Abstain: 0

Motion Carried