

September 14, 2026 Town Board Meeting Hamburg, New York

## **1. Roll Call**

Councilmember Kozub - present  
Councilmember Bogulski - present  
Town Supervisor Farrell Lorentz - present  
Councilmember Dixon - present  
Councilmember Ortiz - present

ALSO PRESENT: Open meeting at 6:07 am

## **AGENDA**

1. Roll Call
2. Pledge of Allegiance
3. Minutes of Previous Meeting
4. Agenda Items
  - 4.1 Notice of Public Hearing Proposed Local law #3, 2026
  - 4.2 Notice of Public Hearing Proposed Local Law #13, 2026
  - 4.3 Notice of Public Hearing Proposed Local Law 14, 2026
  - 4.4 Introducing a proposed local law
  - 4.5 CDBG Public Hearings
  - 4.6 Erie County Agricultural District Annual Enrollment Period Public Notice
  - 4.7 Erie County STOP DWI Contract
  - 4.8 Amendment to Chapter 76 - Building Construction and Fire Prevention and Chapter 280 - Zoning
  - 4.9 PAF - Town Clerk's office
  - 4.10 PAF – Crossing Guard-PT
  - 4.1 PAF – POLICE
  - 4.1 Youth, Recreation & Senior Services P.A.F.
  - 4.1 B&G PAF
  - 4.1 Authorize the Supervisor to sign the Contract of Sale of 6122 South Park Avenue
  - 4.1 SPCA Renewal Contract
  - 4.1 Out of Town Travel Request – POLICE
  - 4.1 Youth, Recreation and Senior Services Department – Travel Request
  - 4.1 Budget Amendment: Receipt of Revenue
  - 4.1 Highway Budget Transfer
  - 4.2 B&G Budget Transfers
  - 4.2 Youth, Recreation, & Senior Services Budget Adjustment
  - 4.2 Administrative Vehicle Release Fee
  - 4.2 Big Tree Volunteer Fire Company New Member
  - 4.2 Newton Abbott Fire Company - New Member
  - 4.2 B&G Equipment Purchase
  - 4.2 B&G Lift Truck Purchase
  - 4.2 Streetlight Maintenance Contract Termination
  - 4.2 Streetlight Maintenance Emergency Contract
  - 4.2 Opposition to Creation of an Erie County Planning Board or Commission
  - 4.3 National Grid Franchise Tax
  - 4.3 CSEA White CBA
  - 4.3 Order Calling Public Hearing

- 4.3The Proposed Town-Wide Drainage and Stormwater Management District
- 4.3Ice Arena Vending Machine Proposal Acceptance
- 4.3Waterford Pines Phase 3
  - Municipal Certificate of Need (CON)
  - Short-Term Rental Law
  - Highmark Corner Community Destination
  - Town Board Audit of Cash Disbursements
- 5. Public Comment
- 6. Meeting is adjourned by Supervisor

**On a motion of Elizabeth Farrell Lorentz, the following resolution was**

**Ayes 0**

**Nays 0**

**Abstain 0**

**On a motion of Elizabeth Farrell Lorentz, the following resolution was**

**Approved                    Ayes 5                    Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz**

**Nays 0**

**Abstain 0**

## **2. Pledge of Allegiance**

## **3. Minutes of Previous Meeting**

RESOLVED, that the Town Board does hereby approve the minutes of the previous meeting as follows: August 24, 2026

**On a motion of Daniel Kozub, seconded by Lynn Dixon, the following resolution was**

**Approved                    Ayes 5                    Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz**

**Nays 0**

**Abstain 0**

## **4. Agenda Items**

### **4.1. Notice of Public Hearing Proposed Local law #3, 2026**

**On a motion of Elizabeth Farrell Lorentz, seconded by Frank Bogulski, the following resolution was**

**Approved                    Ayes 5                    Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz**

**Nays 0**

**Abstain 0**

Open 6:35 Close 7:14

### **4.2. Notice of Public Hearing Proposed Local Law #13, 2026**

**On a motion of Elizabeth Farrell Lorentz, seconded by Lynn Dixon, the following resolution was**

**Approved                    Ayes 5                    Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz**

**Nays 0**

**Abstain 0**

Open 7:17 Close 7:17

**4.3. Notice of Public Hearing Proposed Local Law 14, 2026**

**On a motion of Elizabeth Farrell Lorentz, seconded by Daniel Kozub, the following resolution was**

|                 |                  |                                                       |
|-----------------|------------------|-------------------------------------------------------|
| <b>Approved</b> | <b>Ayes 5</b>    | <b>Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz</b> |
|                 | <b>Nays 0</b>    |                                                       |
|                 | <b>Abstain 0</b> |                                                       |

Open 7:19 Close 7:22

**4.4. Introducing a proposed local law**

**On a motion of Elizabeth Farrell Lorentz, seconded by Lynn Dixon, the following resolution was**

|                 |                  |                                             |
|-----------------|------------------|---------------------------------------------|
| <b>Approved</b> | <b>Ayes 4</b>    | <b>Kozub, Farrell Lorentz, Dixon, Ortiz</b> |
|                 | <b>Nays 1</b>    | <b>Bogulski</b>                             |
|                 | <b>Abstain 0</b> |                                             |

**4.5. CDBG Public Hearings**

**On a motion of Daniel Kozub, seconded by Lynn Dixon, the following resolution was**

|                 |                  |                                                       |
|-----------------|------------------|-------------------------------------------------------|
| <b>Approved</b> | <b>Ayes 5</b>    | <b>Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz</b> |
|                 | <b>Nays 0</b>    |                                                       |
|                 | <b>Abstain 0</b> |                                                       |

**4.6. Erie County Agricultural District Annual Enrollment Period Public Notice**

**On a motion of Lynn Dixon, seconded by Nick Ortiz, the following resolution was**

|                 |                  |                                                       |
|-----------------|------------------|-------------------------------------------------------|
| <b>Approved</b> | <b>Ayes 5</b>    | <b>Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz</b> |
|                 | <b>Nays 0</b>    |                                                       |
|                 | <b>Abstain 0</b> |                                                       |

**4.7. Erie County STOP DWI Contract**

**On a motion of Lynn Dixon, seconded by Daniel Kozub, the following resolution was**

|                 |                  |                                                       |
|-----------------|------------------|-------------------------------------------------------|
| <b>Approved</b> | <b>Ayes 5</b>    | <b>Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz</b> |
|                 | <b>Nays 0</b>    |                                                       |
|                 | <b>Abstain 0</b> |                                                       |

**4.8. Amendment to Chapter 76 - Building Construction and Fire Prevention and Chapter 280 - Zoning**

**On a motion of Lynn Dixon, seconded by Nick Ortiz, the following resolution was**

|                 |                  |                                                       |
|-----------------|------------------|-------------------------------------------------------|
| <b>Approved</b> | <b>Ayes 5</b>    | <b>Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz</b> |
|                 | <b>Nays 0</b>    |                                                       |
|                 | <b>Abstain 0</b> |                                                       |

**4.9. PAF - Town Clerk's office**

**On a motion of Frank Bogulski, seconded by Lynn Dixon, the following PFA was**

|                 |                  |                                                       |
|-----------------|------------------|-------------------------------------------------------|
| <b>Approved</b> | <b>Ayes 5</b>    | <b>Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz</b> |
|                 | <b>Nays 0</b>    |                                                       |
|                 | <b>Abstain 0</b> |                                                       |

**4.10.PAF –Crossing Guard-PT**

**On a motion of Frank Bogulski, seconded by Lynn Dixon, the following resolution was**

|                 |               |                                                       |
|-----------------|---------------|-------------------------------------------------------|
| <b>Approved</b> | <b>Ayes 5</b> | <b>Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz</b> |
|-----------------|---------------|-------------------------------------------------------|

Nays 0  
Abstain 0

**4.11.PAF – POLICE**

On a motion of Frank Bogulski, seconded by Lynn Dixon, the following resolution was  
Approved Ayes 5 Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz

Nays 0  
Abstain 0

**4.12.Youth, Recreation & Senior Services P.A.F.**

On a motion of Frank Bogulski, seconded by Lynn Dixon, the following PFA was  
Approved Ayes 5 Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz

Nays 0  
Abstain 0

**4.13.B&G PAF**

On a motion of Frank Bogulski, seconded by Lynn Dixon, the following PFA was  
Approved Ayes 5 Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz

Nays 0  
Abstain 0

**4.14.Authorize the Supervisor to sign the Contract of Sale of 6122 South Park Avenue**

On a motion of Lynn Dixon, seconded by Daniel Kozub, the following resolution was  
Approved Ayes 5 Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz

Nays 0  
Abstain 0

On a motion of Lynn Dixon, seconded by Daniel Kozub, the following resolution was  
Approved Ayes 5 Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz

Nays 0  
Abstain 0

**4.15.SPCA Renewal Contract**

On a motion of Lynn Dixon, seconded by Daniel Kozub, the following resolution was  
Approved Ayes 5 Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz

Nays 0  
Abstain 0

**4.16.Out of Town Travel Request – POLICE**

On a motion of Frank Bogulski, seconded by Lynn Dixon, the following resolution was  
Approved Ayes 5 Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz

Nays 0  
Abstain 0

**4.17.Youth, Recreation and Senior Services Department – Travel Request**

On a motion of Frank Bogulski, seconded by Lynn Dixon, the following resolution was  
Approved Ayes 5 Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz

Nays 0  
Abstain 0

**4.18.Budget Amendment: Receipt of Revenue**

**On a motion of Frank Bogulski, seconded by Lynn Dixon, the following resolution was**  
**Approved           Ayes 5           Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz**  
**Nays 0**  
**Abstain 0**

**4.19.Highway Budget Transfer**

**On a motion of Frank Bogulski, seconded by Lynn Dixon, the following resolution was**  
**ADOPTED           Ayes 5           Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz**  
**Nays 0**  
**Abstain 0**

**4.20.B&G Budget Transfers**

**On a motion of Frank Bogulski, seconded by Lynn Dixon, the following resolution was**  
**Approved           Ayes 5           Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz**  
**Nays 0**  
**Abstain 0**

**4.21.Youth, Recreation, & Senior Services Budget Adjustment**

**On a motion of Frank Bogulski, seconded by Lynn Dixon, the following resolution was**  
**Approved           Ayes 5           Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz**  
**Nays 0**  
**Abstain 0**

**4.22.Administrative Vehicle Release Fee**

**On a motion of Elizabeth Farrell Lorentz, seconded by Lynn Dixon, the following resolution**  
**was**  
**Approved           Ayes 5           Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz**  
**Nays 0**  
**Abstain 0**

**4.23.Big Tree Volunteer Fire Company New Member**

**On a motion of Daniel Kozub, the following resolution was**  
**Approved           Ayes 5           Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz**  
**Nays 0**  
**Abstain 0**

Unanimous second

**4.24.Newton Abbott Fire Company - New Member**

**On a motion of Daniel Kozub, the following resolution was**  
**Approved           Ayes 5           Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz**  
**Nays 0**  
**Abstain 0**

Unanimous second

**4.25.B&G Equipment Purchase**

**On a motion of Daniel Kozub, seconded by Lynn Dixon, the following resolution was**  
**Approved           Ayes 5           Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz**  
**Nays 0**  
**Abstain 0**

**4.26.B&G Lift Truck Purchase**

**On a motion of Daniel Kozub, seconded by Lynn Dixon, the following resolution was**  
**Approved            Ayes 5            Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz**  
**Nays 0**  
**Abstain 0**

**4.27.Streetlight Maintenance Contract Termination**

**On a motion of Elizabeth Farrell Lorentz, seconded by Lynn Dixon, the following PFA was**  
**Approved            Ayes 5            Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz**  
**Nays 0**  
**Abstain 0**

**4.28.Streetlight Maintenance Emergency Contract**

**On a motion of Daniel Kozub, seconded by Lynn Dixon, the following PFA was**  
**Approved            Ayes 5            Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz**  
**Nays 0**  
**Abstain 0**

**4.29.Opposition to Creation of an Erie County Planning Board or Commission**

**On a motion of Elizabeth Farrell Lorentz, the following resolution was**  
**Ayes 5            Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz**  
**Nays 0**  
**Abstain 0**  
Unanimous second

**4.30.National Grid Franchise Tax**

**On a motion of Elizabeth Farrell Lorentz, seconded by Lynn Dixon, the following resolution was**  
**Approved            Ayes 5            Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz**  
**Nays 0**  
**Abstain 0**

**4.31.CSEA White CBA**

**On a motion of Daniel Kozub, seconded by Frank Bogulski, the following resolution was**  
**Approved            Ayes 5            Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz**  
**Nays 0**  
**Abstain 0**

**4.32.Order Calling Public Hearing**

**On a motion of Elizabeth Farrell Lorentz, seconded by Lynn Dixon, the following resolution was**  
**Approved            Ayes 0**  
**Nays 0**  
**Abstain 0**

**4.33.The Proposed Town-Wide Drainage and Stormwater Management District**

**On a motion of Elizabeth Farrell Lorentz, seconded by Lynn Dixon, the following resolution was**  
**Approved            Ayes 5            Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz**  
**Nays 0**  
**Abstain 0**

#### **4.34. Ice Arena Vending Machine Proposal Acceptance**

**On a motion of Lynn Dixon, seconded by Daniel Kozub, the following resolution was**  
**Approved                    Ayes 5                    Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz**  
**Nays 0**  
**Abstain 0**

#### **4.35. Waterford Pines Phase 3**

**On a motion of Frank Bogulski, seconded by Lynn Dixon, the following resolution was**  
**Approved                    Ayes 5                    Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz**  
**Nays 0**  
**Abstain 0**

Municipal Certificate of Need (CON)

WHEREAS, the Town of Hamburg (the "Town") currently operates a municipal Certificate of Need (CON); and WHEREAS, the current operations are conducted pursuant to follow the rules and regulations within Article 30 of the Public Health Law. which requires transition to a permanent status to ensure long-term stability and regulatory compliance; and WHEREAS, pursuant to Article 30 of the New York State Public Health Law ("PHL"), an ambulance service must possess a valid Operating Certificate issued by the New York State Commissioner of Health to provide emergency medical services; and WHEREAS, the Town Board has determined that maintaining a permanent, Certificate of Need is vital to the health, safety, and welfare of the citizens of the Town of Hamburg; and WHEREAS, the Town has fulfilled all necessary operational requirements, staffing standards, and equipment mandates as prescribed by the NYS Department of Health for the provision of an ambulance service. NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Hamburg hereby authorizes the Supervisor, upon legal review, to execute and submit all necessary applications, documentation, and certifications to the New York State Department of Health for the purpose of securing a permanent Ambulance Service Operating Certificate for the Town of Hamburg Ambulance Service; and be it further RESOLVED, that the Town Board acknowledges that said permanent certificate, once issued, shall specify the primary operating territory of the Town of Hamburg as defined; and be it further RESOLVED, that the Town Attorney and the Director of Emergency Medical Services are hereby authorized and directed to take all such actions as are necessary to formalize this transition in accordance with PHL Article 30 and applicable administrative regulations; and be it further RESOLVED, that this resolution shall take effect immediately upon its adoption.

Short-Term Rental Law

WHEREAS, the Hamburg Town Code contains and specifies the local laws and ordinances of the Town of Hamburg; and WHEREAS, the Town of Hamburg recognizes that requests for short-term rentals have increased in the Town over the past couple of years; and WHEREAS, short-term rentals can cause public nuisance and public safety issues when they are not properly registered, licensed, inspected, and enforced; and WHEREAS, the Town currently does not have a short-term rental law in Town Code, and the Town Board desires to have a law that regulates the short-term rental of dwelling units within the Town of Hamburg to establish comprehensive registration and licensing regulations to safeguard the public health, safety and welfare by regulating and controlling the use, occupancy, oversight and maintenance of short-term rental properties; and WHEREAS, the Code Review Committee has reviewed the current bed-and-breakfast law regulations of Â§ 280-332, reviewed precedent short-rental laws of neighboring and similar size municipalities, drafted a new short term rental law, and has sent these suggested revisions for the Town Board to begin the adoption process; and WHEREAS, pursuant to Municipal Home Rule Law, the Town Board is proposing to enact a local law as follows: Be it enacted by the Town Board of the Town of Hamburg, New York, that the Hamburg Town Board amends the Hamburg

Town Code as follows (full copies attached): Adding a new article “Article LXI Short-Term Rentals”. NOW, THEREFORE, BE IT RESOLVED, that the Hamburg Town Board hereby entertains this proposed local law amendment and authorizes the referral of this proposed law amendment to Erie County, and to the Hamburg Planning Board for its review and recommendation, and sets a public hearing for October 5th, 2026, at 6 pm in the Court Room of Hamburg Town Hall.

**Highmark Corner Community Destination**

Whereas, the Hamburg Town Code contains and specifies the local laws and ordinances of the Town of Hamburg; and Whereas, in December 2023, the Town of Hamburg was awarded \$126,000 on competitive basis from New York State Department of State (NYSDOS) for the development of the Buffalo Bills NFL Stadium Economic Impact Area & Town of Hamburg Zoning Update Project, and Whereas, on August 10th, 2026, the Town of Hamburg adopted the SIA - Stadium Impact Area District, amended Article LVI McKinley Mall Area Incentives of the Town Code, and appended the “Bills Stadium Economic Impact Area Plan” to the 2023 Comprehensive Plan; and Whereas, the Town of Hamburg hired Progressive Companies to produce additional community destination concepts for Highmark Stadium, and the surrounding area in the Town of Hamburg to add to the Town’s Comprehensive Plan; and Whereas, pursuant to Municipal Home Rule Law, the Town Board is proposing to enact a local law as follows: Be it enacted by the Town Board of the Town of Hamburg, New York, that the Hamburg Town Board amends the Hamburg Town Code as follows (full copies attached): Append the “Highmark Corner Community Destination Concepts” to the Comprehensive Plan. Now, Therefore, Be It Resolved , pursuant to Part 617 6NYCRR, Article 8 of the Environmental Conservation Law (SEQRA), it is the intent of the Town of Hamburg Town Board to establish itself as SEQR Lead Agency and conduct a coordinated review of these proposed revisions to the Town’s 2023 Comprehensive Plan. Be It Further Resolved, the Hamburg Town Board hereby authorizes the referral of this proposed Comprehensive Plan amendment to Erie County. Be It Finally Resolved, the Hamburg Town Board sets a Public Hearing on this proposed Comprehensive Plan amendment at the Hamburg Town Hall, 6100 South Park Avenue, Hamburg, NY at 7:00 pm on October 5th, 2026.

**Town Board Audit of Cash Disbursements**

Audit of Cash Disbursements-ARPA 31,991.25 Audit of Cash Disbursements- 3,106,579.87

**5. Public Comment**

**6. Meeting is adjourned by Supervisor**

**On a motion of Elizabeth Farrell Lorentz, seconded by Daniel Kozub, the following resolution was**

|                 |                  |                                                       |
|-----------------|------------------|-------------------------------------------------------|
| <b>Approved</b> | <b>Ayes 5</b>    | <b>Kozub, Bogulski, Farrell Lorentz, Dixon, Ortiz</b> |
|                 | <b>Nays 0</b>    |                                                       |
|                 | <b>Abstain 0</b> |                                                       |

Close meeting 8:38 pm