

April 13, 2026

Work Session

6:00 PM

PRESENT: Supervisor S. Broderick; Councilmembers J. Myers, R. Morreale, W. Burg & S. Weachter; Dep. Sup. W. Conrad; Bldg. Inspectors T. Masters & E. Zimmerman; Police Chief M. Salada; Eng. B. Lannon; Sr. Coordinator M. Olick; WPCC Ch. Op. J. Ritter; Atty. A. Bax; Finance Director J. Agnello; Water Foreman D. Zahno; Hwy Sup. M. Weiss & Deputy Clerk B. Cogland; & 14 Residents.

ZOOM: 2 Press

EXCUSED: Rec. Director T. Smith

Supervisor called the Work Session to order followed by the Pledge of Allegiance and a moment of silent reflection asking everybody to keep our United States Military in their prayers.

Cogland read the legal notice into the record.

Please take notice that a Public Hearing will be held by the Town of Lewiston, Niagara County, New York, on the 13th day of April, 2026 commencing at 6:00p.m. at the Town Hall, 1375 Ridge Road, Lewiston, New York, on the adoption of “Local Law #2 of 2026 – A Local Law Modifying ‘Chapter 360’ – Town of Lewiston Zoning Code.”

Said law is intended to update current Town Code to clarify and/or modify the Town of Lewiston Zoning Code to be in line with Town procedure and to authorize/restrict various parameters of future applications as they may be received and processed by the Town of Lewiston Building Department.

The complete text of said Law is on file at the Office of the Town Clerk and is available for review by any interested person during business hours. At such Public Hearing, all persons interested, who wish to be heard, will be heard.

Dated: March 23, 2026

Andrew Davis – Townline Road

Davis is in full agreement with updating the Town Code. He said this is long overdue, and everything the Town Board is addressing and updating will better suit the Town, its communities, and the residents within.

Kyle King – Townline Road

King is a resident, as well a farmer in the Town of Lewiston. He came to not only speak only for his own farm, but for every farm family within the Town whose livelihood and future is at stake with continued restrictions.

“Agriculture is the backbone of this community. It contributes to the rural character that defines Lewiston, it provides employment opportunities, and it anchors our local economy. Our farms are not just businesses – they are family traditions, community gathering places, and a way of life that generations before us fought to protect.

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I want to be direct: this proposed Law would pile new rules and red tape on our farms – including agritourism and farm markets – without any real proof that public health or safety is at risk. It just says it is bringing things “in line with Town procedure,” but gives no real reason why these restrictions are needed. That is not good enough when our farms’ futures are on the line.

Here is what New York State Law says: “Under the Agriculture and Markets Law, Local governments cannot unreasonably restrict farm operations in agricultural districts unless there is a real threat to public health or safety.” That is not a suggestion – it is the Law.

On top of that, New York Law specifically recognizes agritourism – things like farm tours, pumpkin patches, corn mazes, and farm markets – as protected farming activities.

The bottom line is simple: agritourism is farming, and farming is protected.

Even the NY State Dept. of Agriculture and Markets has said that farms in agricultural districts should generally not have to go through site plan review, or get special permits just to farm their land. They have also warned that these kinds of fees and paperwork can be especially harmful to smaller and newer farm operations.

This proposed Law does exactly what the State says Towns cannot do. It targets farms for more regulations without showing any real safety problem that needs to be fixed.

Now let me talk about what this law would actually mean for our community.

Agritourism is not a luxury. It is how small farms survive. Without it, small farms will not survive. Our farms create jobs, give kids a chance to learn where their food comes from, and offer affordable family fun. They draw visitors who spend money not only at the farm, but at our Town’s restaurants, gas stations, shops, and more.

Our farms host school fieldtrips, charity events, and community gatherings that bring this Town together. This law puts all of that at risk.

Even our own Niagara County Right-to-Farm Law says that farmland is irreplaceable and farming is essential. Its whole purpose is to preserve our rural way of life and let farmers work without unreasonable interference. This proposed law goes against all of that.

I’m not asking for special treatment; I’m asking the Board to follow the law. If there are real safety concerns, let us work on them together – not through a sweeping law that hurts every farm in this Town.

I urge the Board to reject this proposed law. Support your farmers, support the families who depend on them, and support the community that agriculture has built in the Town of Lewiston.”

Burg MOVED to close the Public Hearing. Seconded by Myers and carried 5-0. 6:06 P.M.

Cogland read the legal notice into the record.

Please take notice that a Public Hearing will be held by the Town of Lewiston, Niagara County, New York, on the 13th day of April, 2026 commencing at 6:00p.m. at the Town Hall, 1375 Ridge Road, Lewiston, New York, on the adoption of “Local Law #3 of 2026 – Town of Lewiston

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Data Center, Artificial Intelligence Facility, and Cryptocurrency Mining Moratorium Law of 2026.”

Said law is intended to provide time for the Town Board of Lewiston to research and adopt new laws to more efficiently regulate applications for such uses within the Town.

The complete text of said Law is on file at the Office of the Town Clerk and is available for review by any interested person during business hours. At such Public Hearing, all persons interested, who wish to be heard, will be heard.

Dated: March 23, 2026

No one wished to speak.

Close Public
Hearing
Local Law
3-2026

Waechter MOVED to close the Public Hearing. Seconded by Morreale and carried 5-0. 6:07 P.M.

AGENDA APPROVAL

Bax - remove Introduction of Local Law - Regulating Farm Events

Bax said she believes this is the law that King was speaking on, not the Zoning Code, and clarified that the modifications to the Zoning Code is to change things such as height limits of structures.

Agenda
Approval

Waechter MOVED to approve the agenda, as amended. Seconded by Myers and carried 5-0.

APPROVAL OF MINUTES

Approval
of
Minutes

Myers MOVED to approve the minutes from the 03/09/2026 Work Session. Seconded by Waechter and carried 3-0. Morreale and Burg abstained.

Morreale MOVED to approve the minutes from the 03/23/2026 Regular Town Board Meeting. Seconded by Myers and carried 5-0.

ABSTRACT

Abstract of
Claims

Burg MOVED to approve the Regular Abstract of Claims Numbered 26-00743 thru 26-00971 and recommended payment in the amount of \$828,166.47 plus a Post-Audit in the amount of \$43,615.48. Seconded by Morreale and carried 5-0.

DEPARTMENT HEAD STATEMENTS

Clerk's Office – B. Cogland

Cogland asked the Board to appoint Karl Frankovich to carry out Thomas Deal's term on the Board of Assessment Review. Frankovich was the alternative on the Board.

Karl Frankovich
to finish Thomas
Deal's Term
Board of Ass. Review

Morreale MOVED to appoint Karl Frankovich to the Board of Assessment Review to carry out Thomas Deal's term expiring 9/30/2026. Seconded by Burg and carried 5-0.

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If anyone is interested in filling the alternative position for the Board of Assessment review, please reach out to Nick Fiutko, Town of Lewiston Assessor.

Building Department – T. Masters

Masters said there were some questions last meeting on the introduction of the modifications to the Zoning Law, whether or not the Town was prematurely doing that and if it has, could be in conflict with the Comprehensive Plan. But these were items that Wendell put forward for the Town, so they have no impact on the comprehensive plan. The Zoning Board has said for over a year, there needs to be a change to the height limits in the Town of Lewiston because so many variances have been brought to the Board. Eighteen feet isn't the ideal maximum height for many people and reasons. That was one of the major changes, along with changes to the noise ordinance. A typo was fixed in the Riverfront Overlay District, where it said, opaque and non- opaque, and different things like that. Also, the time limit on a building permit if there is no activity was modified. This has no impact on the Comprehensive Plan Committee, and it did come from Wendell.

Broderick asked if Masters could explain why someone would come in asking for a height variance and what each one comes to cost.

Masters said for example, if someone wants to put up a building in their back yard that stands 22" tall because they want to park their camper trailer inside it when not in use, they would be sent before the Zoning Board to plea their case for a variance against the current 18" height limit. Just to apply to go before the Board is \$150, plus the time of filling out the SEQRA form, and plenty of times, cases like these have been the only thing on the Board's agenda – now requiring a 5-member Board to all be paid out just to approve the variance, as these requests are almost always approved.

Morreale MOVED to approve Local Law 2-2026. Seconded by Morreale. Roll Call: Councilwoman Waechter, Yes; Councilman Morreale, Yes; Councilman Myers, Yes; Councilman Burg, Yes; Supervisor Broderick, Yes. Carried 5-0.

Local Law
2-2026

Highway Supt. – M. Weiss

Weiss will provide a list of roads that will be paved and repaired after the bid book comes in around the 21st or 22nd of April, as of right now he's not sure how much blacktop will cost, and will hopefully have that information for the Board by the next meeting.

Weiss has been in contact with Police Chief Salada regarding safety issues at the intersection of Model City Road and Swann Road. Cars have been running the stop sign at the end of Model City Road and ending up in the property of the homeowner who lives there. Weiss inquired about and received a quote from Pavillion Drainage for the installation of a guard rail on Swann Road for \$7,670.20. Weiss has discussed this with the Town's Finance Director and Agnello has recommended this purchase be made from H97. This is a professional company that specializes in drainage and guard rails, and does work for the D.O.T as well. This is the only company in the area that does this kind of work.

Waechter asked if this price includes signage, Weiss said the quote covers 60 linear feet of guardrail with linear snow plow markers, end pieces with reflectors on both ends of the rail, and a reflective strip the full length of the rail. This will be installed approximately ten feet off the road, not directly at the road. There will also be a sign put up reading "Cross Traffic Does Not Stop".

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Guardrail for Swann Road purchase from Pavillion Drainage

Morreale MOVED to approve the purchase and installation of a guard rail from Pavillion Drainage in the amount of \$7,670.20 from H97. Seconded by Myers and carried 5-0.

Water Foreman – D. Zahno

The Water Department will begin cleanup from the water main breaks over the winter once the rain stops and repairs can be made in terms of landscaping.

Chief Operator – WPCC – J. Ritter

On May 4th the WPCC and Highway Department will begin the Morgan Drive relief sewer project – weather permitting. This will add 1200 feet of drainage along the west side of Vrooman Drive down to Dutton Drive.

Sr. Citizen’s Coordinator – M. Olick

Olick thanked all the departments that have been helping at the Senior Center. It’s a community effort keeping the Senior Center looking good, and they have been very busy with events and are happy with the turnouts.

OLD/PENDING BUSINESS – None

NEW BUSINESS – None

SUPERVISOR BRODERICK

Broderick asked for a motion on Local Law 3-2026.

Local Law 3-2026

Waechter MOVED to approve Local Law 3-2026. Seconded by Burg. Roll Call: Councilwoman Waechter, Yes; Councilman Morreale, Yes; Councilman Myers, Yes; Councilman Burg, Yes; Supervisor Broderick, Yes. Carried 5-0.

Broderick would like to install two pickleball courts. There were questions at the Village of Lewiston’s last meeting about this, and the Village approved the use of the ArtPark Plateau at the far west end to put one pickleball court. There was initially concern from Lewiston Porter Little League Football discussed in meeting with the Supervisor. All issues were cleared up, some minor changes were made to the original plan as far as location. Broderick said in cooperation with the Village, the proposed location of the court was moved and more area will be cleared to give more space for the football team.

This project will be presented at the Niagara River Greenway meeting May 13th. Morreale thanked the Supervisor for taking on this project and moving forward with it. It will be a nice recreational addition to the parks. Broderick said the two locations are perfect, with one being at Lewiston No. 2 Fire Hall and the other at the Artpark Plateau. This will be funded through the Lewiston Niagara River Greenway.

Pickleball Courts - Greenway

Waechter MOVED to approve the Niagara River Greenway Lewiston Pickleball Project. Seconded by Morreale and carried 5-0.

There is work to be done for cabling switches and fiber to update the Ethernet infrastructure for all the phone installations at six locations throughout the town, with the majority of the work needing

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to be done at the Sewer Plant and Senior Center, they need switches, cabling, and fiber. This upgrade is necessary for proper functioning of the phones and internet services across the Town departments. Network Services quoted \$25,666.25 for the services.

Network Svcs
to upgrade
cables/switches

Burg MOVED to approve the hire of Network Services in the amount of \$25,666.25. Seconded by Morreale and carried 5-0.

Agnello met with USI, which is the broker for the Town's property insurance, and quotes came back extremely high due to the five-year look back of claims. She was not able to go with the exact apples to apples coverage because of the cost and what's been budgeted, but it was decided to increase some of the deductibles to fit a price that falls within the budget set in 2026. This is an annual approval, and even with raising the deductibles, the price increased by 37%, totaling \$503,492.04. A lot of things affect this rate like accidents in the town, and lawsuits against the town and they stay on record for at least five years.

Property & Cyber
Insurance
renewal - USI

Morreale MOVED to approve the 2026-2027 Property & Cyber Insurance renewal at \$503,492.04 with USI. Seconded by Waechter and carried 5-0.

Waechter MOVED to authorize the Supervisor to sign the Insurance Renewal Contract. Seconded by Morreale and carried 5-0.

The Town has been looking to install generators at the Senior Center, Highway Garage, and Town Hall. There is one at the Highway Garage that was not installed properly in the first place and is insufficient. The electrical at the Highway Garage also needs to be brought up to code. Broderick has reached out to Dave Gaines, the owner of Gaines Electrical. It would be a professional service for his company to provide engineering and stamped drawings for generators at those three locations, and to provide a written scope of work for Gaines Electric to walk through the town garage and make a complete list of all electrical work that needs to be completed for a total cost of \$25,000.

Gaines Electrical
engineering &
design - generators
& HWY electrical
upgrade

Burg MOVED to approve the hire of Gaines Electrical at \$25,000 for engineering and design for generators and Highway Department electrical updates. Seconded by Morreale and carried 5-0.

LEGAL

Bax said he and Agnello have been working together in conjunction with the Town's fund balance policy. Drescher and Malecki, the Town's auditors, requested that the Town have a formal fund balance policy to abide by throughout the year. One of the concerns was because the Town of Lewiston is in such an interesting situation given its incomes and expenses it would make better for the Finance Office if each department head came up with a five-year expenditure plan. Legacy costs, the cost of equipment in the Highway Department, the Police Department cars, all of that has been encompassed in this five-year plan and will be updated every year. Waechter asked if having this 5-year plan policy in effect will increase the savings in the fund balances and show each project for the departments. Agnello said it could, if there was a major purchase or project expected in the next five years a department could start saving money now for that so it wouldn't wipe out a budget on the given year. Bax said this adoption is also to keep the Town from sitting on excess money that could otherwise be used elsewhere, to keep the Town from accumulating excess money and to justify the amount of money the Town keeps in reserve for future projects.

5-Year
Capital Plan

Waechter MOVED to approve the five-year Capital Plan Policy. Seconded by Burg and carried 5-0.

Municipal Solutions has put in a request that the Town put together an RFQ for engineering. In the event that grants become available to the Town, one of the requirements for the grants are that an RFQ has been posted and responded to. This is a required “checkbox” for the process of obtaining grants – for example, for a grant to help with the sewer system.

RFQ for
engineering
services

Myers MOVED to approve a RFQ for engineering services. Seconded by Morreale and carried 5-0.

FINANCE

The Finance Director asked for approval to process the following 2025 budget revision:

1. A request to move \$701 to Police Equipment - B00-3120-0200-0000 from Police Hospital & Medical - B00-9060-0800-0200, to cover equipment expenses.

The Finance Director asked for approval to process the following 2026 budget revisions:

1. A request to move \$80,000 to Snow Removal Personnel - DB0-5142-0100-0000 from Fund Balance - DB0-1000-0599-0000, to cover personnel expense for the remainder of the year.
2. A request to move \$115,000 to Snow Removal Contractual - DB0-5142-0400-0000 from Fund Balance - DB0-1000-0599-0000, to cover road salt and other contractual expense for the remainder of the year.

Budget
Revisions

Morreale MOVED to approve the budget revisions as presented. Seconded by Burg and carried 5-0.

COUNCILMAN BURG

The Upper Mountain Fire Company submitted a request to add Jancia DeJesus, Ivan Rankin, and Isaiah Elliott to the roster as new volunteer fire fighters.

Upper Mtn Fire
Company
Roster Additions

Burg MOVED to add Jancia DeJesus, Ivan Rankin, and Isaiah Elliott as volunteer fire fighters for Upper Mountain Fire Company. Seconded by Waechter and carried 5-0.

The Village, like everyone else, has been experiencing very high bills from National Grid. The H98 account can pay these costs.

Town will pay
Village's NG
bills for 2026

Burg MOVED to approve the Town to pay the electricity bills for the Village of Lewiston for 12 months from H98. Seconded by Myers and carried 5-0.

The basement windows at the Village Hall are original to the building and there are some historical preservation conditions that have to be abided by. The windows are going to be an expensive install. Kids are down there, it's a safety hazard, its a security hazard, and they have needed replacement for a long time, they are deteriorating. There are 24 basement windows in the Village Hall.

Contribution
towards Village
Hall basement
window replacement

Burg MOVED to contribute up to \$80,000 from H98 towards replacement windows for the Village Hall basement. Seconded by Morreale and carried 5-0.

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Broderick said this is more than just replacing windows. Masonry work needs to be done and it's an expensive application to keep the building historically relevant. Waechter asked if the Town's contribution would be \$80,000 even if the job came to \$250,000. Broderick said the Town is contributing \$80,000 now, if nothing more is asked for then yes. The Village will also be paying for replacements.

COUNCILMAN MORREALE

The Highway Department put three pieces of equipment on Auctions International, and the biddings have closed.

Morreale MOVED to accept the highest bid on Auctions International of \$16,900 for the 2013 Volvo MCT125C Skid Steer. Seconded by Waechter and carried 5-0.

Morreale MOVED to accept the highest bid on Auctions International of \$17,600 for the 1997 John Deere 544G Payloader. Seconded by Burg and carried 5-0.

Morreale MOVED to accept the highest bid on Auctions International of \$1,275 for the 2008 Ford F350 Utility Truck. Seconded by Burg and carried 5-0.

Myers MOVED to authorize the Supervisor to sign the sale contracts for all 3 sales. Seconded by Morreale and carried 5-0.

Morreale spoke in regards to the pickle ball courts project. He said money is given to the Town every year to upgrade the parks – the Niagara River Greenway fund. This is not money that can be used to fix roads, or sewers – it is only for parks and such. The pickleball courts are a perfect use for the Greenway funds.

COUNCILMAN MYERS

Sanborn Area Historical Society will be holding their regular meeting Tuesday April 28th with speaker series Life on the Erie Canal.

COUNCILWOMAN WAECHTER

Waechter read a resignation letter from an employee of the Senior Center. Clara Hughes expressed her gratitude for the opportunity, and is ready to embrace her retirement.

Waechter MOVED to accept, the resignation of Clara Hughes from the Senior Center, with regret. Seconded by Morreale and carried 5-0.

Broderick read a notice of bid submission extension.

Notice of Bid Submission Extension dated April 10th

The town of Lewiston hereby notifies all prospective bidders that the deadline for submission of bids for the following project: Town of Lewiston Riverfront Park. Men's and women's bathroom project original bid submission deadline was April 13th at 11:00 a m has been extended. Our new bid submission deadline is April 27th, 2026 at 11:00 a m. This extension is being issued to allow additional time for bid preparation to ensure all interested parties have a fair opportunity to respond all other terms, conditions, specifications and requirements. The original bid documents shall

Auctions
International
Bid Exceptances

Sr. Center
resignation
C. Hughes

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remain unchanged, unless otherwise formally amended. Bids must be submitted in accordance with the instructions outlined in the original solicitation documents. Please direct any questions regarding this notice to Ed Zimmerman, Deputy Building Inspector at 716-754-8213 ext. 243

This notice has also been posted on the Town's website, in the newspaper, and on the sign in front of Town Hall.

PRIVILEGE OF THE FLOOR

Jennette Hanson – Pletcher Road

Hanson came to the meeting to speak on behalf of her family. She lost her father Thomas Hanson, March 13, 2026 because of a motor vehicle accident that occurred at the intersection of Model City Road and Swann Road. He was heading north on Model City, turning left southwest onto Swann Road, and did not see a car coming. They hit him going fifty miles an hour, and he ended up going across the street where the guardrail will now be placed. In her opinion, the guardrail is great, but it could also add to motor vehicle damage, and/or personal injury from being hit at fifty miles an hour and then being slammed into the guardrail. Her family would like to see the installation of a three -way stop at that intersection, and/or a traffic study being done to see if that is feasible, and or the scrub brush that makes that intersection blind. There are vehicles parked in the right-of-way on Swann Road, perpendicular to the road that make it a blind intersection for those turning off of Model City Road.

Waechter expressed her sympathy for the loss of Mr. Hanson.

Kyle Mast – Swann Road

Mast resides at the home directly in front of the intersection on Swann Road. Mast says he sees it all the time, vehicles on Model City Road having to pull out into the intersection to see around the hedge row and cars parked on Swann Road blocking the view of oncoming traffic. Mast has a five year old daughter that plays outside and he hears the car tires screeching all day long, and hopes something can be done before any more bad happens there.

Broderick said the guardrail is “low hanging fruit”. The Town can not set speed limits on Town roads. The speed limit was just changed on Langdon Road. This is a process though, it takes petitions from many neighbors and then for that to be sent to the County, and the County sends it to the state for approval. Hanson said she is more than willing to go door to door and ask around for participants to petition this. Her Dad was a Fire Chief when she was younger, and was currently the exempt Vice President, and was an EMT, and he kept people safe. She just wants to keep people safe from the same thing now.

Myers MOVED to adjourn. Seconded by Burg and carried 5-0. 6:52 P.M.

Transcribed and
Respectfully submitted by:

Briggett R. Cogland
Deputy Town Clerk

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