

PRESENT: Supervisor S. Broderick; Councilmembers W. Burg, R. Morreale, J. Myers & S. Waechter; Dep. Sup. W. Conrad; Police Capt. M. Battista; Bldg. Insp. T. Masters; Finance Director J. Agnello; Water Foreman D. Zahno; WPCC Ch. Op. J. Ritter; Eng. B. Lannon; Atty. A. Bax; Rec. Director T. Smith; 1 Press; 14 Residents & Town Clerk T. Burns

ZOOM: 2 Residents

EXCUSED: Sr. Coordinator M. Olick; Hwy Sup. M. Weiss

Supervisor called the meeting to order, followed by the Pledge of Allegiance and a moment of silent reflection.

AGENDA AMENDMENTS

Broderick – Village Fire Works; Kiwanis Park Fencing

Bax - Executive Session w/ Attorney – No Actions to be taken

Agenda

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

PRIVILEGE OF THE FLOOR – No one wished to speak

DEPARTMENT HEAD STATEMENTS

Bldg. Insp. T. Masters

Masters said last meeting Miller spoke about a potential re-zoning of his property on Swann Road. Broderick and Masters have spoke but Broderick has not spoken to any other Board Members. Broderick said his personal thought would be re-zoning the back half of the property as industrial with a path of road industrial on the western section out to the road for access back to the property. Waechter had the same thoughts at the last meeting. Morreale asked if this would be zoning the property back to the way it originally was. Masters said the property was zoned diagonally which is why the Town, back in 2011, went through a re-zoning exercise. Everything was zoned diagonally due to the railroad tracks. It was almost impossible to enforce because the Town didn't know exactly where the zoning line was. When the Town tried to clean up the zoning map, they took everything to the property line so they knew where the boundaries were. This property was made rural residential and Millers father-in-law did not contest it at the time. If the property was to be re-zoned, Masters said he would not suggest taking it back to the diagonal zoning and make the zoning line square. Broderick said he was thinking 60% of the back of the property industrial with the access road. In order to get to the industrial property, you cannot go through a rural residential property. Masters said if the Board is favorable to the idea, he would suggest this be sent to the Planning Board to work out the fine details and make a recommendation to the Town Board. Waechter asked if the property would remain all as one or if it would be sub-divided into the industrial portion and R2 portion. Masters said it would not be sub-divided unless it were to have the 100-footage required on Swann Road. Masters said his thought is the property would stay one but the zoning would be split. Waechter asked if anyone were to build a house, would there have to be a separate driveway put in. Masters said yes. Broderick asked what the minimum width for a driveway is. Masters said it would be up to the Fire Inspector but between 20-26ft. Millers frontage is roughly 1,200

ft. Morreale asked what was behind this property. Broderick said Modern Disposal. Bax said it would be helpful for Miller to get a survey to present to the Planning Board. Miller will have a year to present this to the Planning Board.

Re-Zoning
Swann Rd
-Miller

Burg MOVED to refer Miller to the Planning Board for the re-zoning of his property on Swann Road, with the recommendations of the Town Board. Seconded by Morreale and carried 5-0.

WPCC Ch. Op. J. Ritter

Ritter said the WPCC is continuing work on the Vrooman Drive sewer expansion.

Water Foreman D. Zahno

Zahno said the Water Department is working on rough landscaping from the water main breaks through the winter.

Rec. Director T. Smith

Smith said there is a lot going on in the Recreation Department. They will be doing their yearly spraying for ticks at the Dog Park, Kiwanis Park, Pletcher Park, Colonial Park and Sanborn Park. Smith would like to get this done before Summer Recreation Camp starts on the 29th. Parks will be closed for 48 hours after the spraying is done and signs will be posted.

APPROVAL OF MINUTES – not completed

ABSTRACT

Abstract

Morreale MOVED to approve Regular Abstract of Claims Numbered 26-01275 thru 26-01452 and recommended payment in the amount of \$273,297.28 with a Post Audit in the amount of \$7,148.72. Seconded by Waechter and carried 5-0.

OLD/PENDING BUSINESS - None

NEW BUSINESS

Broderick read a letter from Janelle Tower of Lower River Road.

Dear Members of the Town Council,

I am writing to formally request a pedestrian and traffic safety review and design along River Road.

River Road is a unique, scenic part of our community, shared daily by drivers, homeowners, wildlife, and users of the adjacent River Road Trail. Given the residential environment, multiple parks, Stella Niagara Education Park, the Senior Center, the scenic overlook, and curves without proper barriers, the current high-speed limit creates an unsafe environment.

The fluctuating speed limits (25-40-45 and advisory 35 for curves) create an inconsistent environment which can be confusing for drivers and contributes to use of excess speeds alongside pedestrian trails, crosswalks, park entrances and scenic viewpoints. Combined with increasing foot, bicycle and car

traffic, as well as a growing number of housing developments, children, the elderly, and local wildlife crossing the road, the current speed limit has created a dangerous environment. Additionally, several nearby streets have lower posted speed limits despite experiencing similar or even lower levels of traffic and pedestrian activity. This inconsistency can be confusing for drivers and contributes to higher speeds being maintained inappropriately throughout the area.

There have been many instances of reported distracted drivers resulting in near misses, reports of vehicles traveling well above a safe neighborhood pace, and unsafe driving behavior. A lower, consistent speed limit with traffic calming techniques would serve as a preventative measure, eliminating driver confusion and better protecting everyone who uses the road and trail daily.

Since route 18F is a state-owned highway, I request that the Town Council pass a formal resolution to petition NYSDOT for a comprehensive safety design and speed study.

Broderick said there is a petition signed by 28 residents and they are continuing to get more. Stella Niagara has reached out in regards to a reduced-speed school zone. Bax had a conversation with the county who instructed Stella Niagara to reach out to them directly. If the county adds a reduced-speed school zone, it would be easier to reduce the speed throughout. Broderick wanted to read the letter into the record so the Board can think on it.

SUPERVISOR BRODERICK

Every year, the Town gives the Village \$4,000 towards fireworks for Independence Day. When the Town & Village celebrated their 200-year Bicentennial, the Town upped that amount to \$10,000. This year is the 250th anniversary of our country. The Town budgeted for \$4,000 towards fireworks in the 2026 budget.

Additional
Funds
to Village
-Fireworks

Morreale MOVED to add \$6,000 from H61 - Recreation Fund for 4th of July fireworks. Seconded by Burg and carried 5-0.

Legal:

The attorney that represents the Town in union matters and contract negotiations has left her firm and is starting her own firm. Broderick presented an engagement letter. Nothing has changed from the original contract; the new contract is with The Law Office of Heather Giambra.

Attorney
Contract
Giambra

Burg MOVED to approve the presented contract with The Law Office of Heather Giambra. Seconded by Myers and carried 5-0.

Waechter MOVED to approve the Supervisor to sign the presented contract with The Law Office of Heather Giambra. Seconded by Myers and carried 5-0.

Broderick said Bax and Agnello worked hard for years on the Town of Lewiston Fund Balance Policy.

Fund
Balance
Policy

Waechter MOVED to adopt the Town of Lewiston Fund Balance Policy. Seconded by Morreale and carried 5-0.

Agnello said they have drafted this up and down for many years and incorporated New York State, Association of Towns and other Municipalities to create this policy. This was recommended by the auditors to have this policy in place.

Engineering:

Lannon submitted a Qualification Statement from GHD. This is to comply with the “Bill Fund”. If the Town were ever to pursue funding for projects through environmental service corporations, or grants, the Funding Law requires the engineering firm to get competitively procured. The Town issued a Request for Qualifications and is supposed to rank the top three, interview the top three and then make a selection which they can choose more than one if multiple are submitted. The Town only received one Statement of Qualification from GHD.

S.O.Q
GHD

Myers MOVED to approve the Statement of Qualifications from GHD. Seconded by Burg and carried 5-0.

Finance:

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

1. A request to move \$180 to Assessor Equipment – A00-1355-0200-0000 from Assessor Contractual – A00-1355-0400-0000, to cover the purchase of a computer monitor.
2. A request to move \$1,001 to Highway Insurance – DB0-1910-0400-0000 from General Repairs – DB0-5110-0400-0000, to cover the addition of equipment to the property insurance policy.

Budget
Revisions

Morreale MOVED for approval as presented. Seconded by Waechter and carried 5-0.

Agnello said the Fox Fence Project at Kiwanis Park was originally approved for funds from H97. Agnello is requesting to change the funding for both original bids and change orders from H97 to H61. H61 is the Recreation Fund.

Fox Fence
Kiwanis
Fund Chng

Waechter MOVED to change the Fox Fence Project funding from H97 to H61. Seconded by Burg and carried 5-0.

COUNCILMAN BURG – Nothing to report

COUNCILMAN MORREALE

Morreale read a Resolution into the record.

WHEREAS, the Applicant has submitted materials to the Town of Lewiston Planning Board for review of a proposed fifty (50) unit multi-family residential development together with associated site improvements, utilities, drainage facilities, parking, lighting, landscaping, and related appurtenances (the “Project”); and

May 28, 2026

WHEREAS, the proposed Project constitutes an action subject to review pursuant to the New York State Environmental Quality Review Act (“SEQR”), Article 8 of the Environmental Conservation Law, and the implementing regulations set forth at 6 NYCRR Part 617; and

WHEREAS, the Planning Board has reviewed the proposed action for purposes of preliminary classification under SEQR and has determined that the proposed Project should be classified as an Unlisted Action pursuant to 6 NYCRR Part 617, subject to confirmation by the designated Lead Agency; and

WHEREAS, the Planning Board recognizes that coordinated environmental review should be undertaken among all involved and interested agencies having jurisdiction over the proposed Project; and

WHEREAS, the Town Board of the Town of Lewiston is the appropriate body to initiate coordinated review and to consider designation as SEQR Lead Agency for the proposed Project.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Lewiston Planning Board hereby recommends that the Town Board initiate coordinated review pursuant to SEQR for the proposed Project; and be it further

RESOLVED, that the Planning Board recommends preliminary classification of the proposed Project as an Unlisted Action pursuant to 6 NYCRR Part 617; and be it further

RESOLVED, that the Planning Board further recommends that the Town Board declare its intent to serve as Lead Agency for purposes of conducting environmental review of the proposed Project under SEQR; and be it further

RESOLVED, that the Planning Board hereby requests that the Town Engineer, in consultation with the Town Attorney and such consultants as may be appropriate, prepare and circulate the SEQR Coordination Letter, Environmental Assessment Form, and all related notices and correspondence to involved and interested agencies in accordance with 6 NYCRR Part 617; and be it further

RESOLVED, that copies of this Resolution shall be forwarded to the Town Board, Town Clerk, Town Engineer, Town Attorney, and Applicant for further action and consideration.

This Resolution was put to a vote and all of the members of the Planning Board voted yes.

Resolution
Park Grove
Realty

Morreale MOVED to approve the presented Resolution. Seconded by Burg and carried 5-0.

Broderick said this is in regards to the Sanborn Square Development in Sanborn. There will be a community meeting on June 2nd at the Sanborn Fire Hall for questions and answers. Broderick said any interested parties, please show up. This will be put on by the developers to answer any questions for anyone interested in the project.

COUNCILMAN MYERS – Nothing to report

May 28, 2026

COUNCILWOMAN WAECHTER

Waechter read a letter from the Recreation Department requesting to hire Madeline McGuire and Sophia Contento as Seasonal Recreation Leaders for the Spring/Summer season at \$16/hr. with hours starting on May 30th.

Seasonal
Rec. Hires

Waechter MOVED to hire Madeline McGuire and Sophia Contento as Seasonal Recreation Leaders for the Spring/Summer season at \$16/hr. with hours starting on May 30th. Seconded by Myers and carried 5-0.

Waechter said the work that was done at Kiwanis Park is beautiful. The area behind the baseball field and fence was cleaned up. This will give parents and spectators extra places to sit and hang out.

The Senior Center will have a Father’s Day lunch on Wednesday, June 17th. You will need to pre-register for this.

The Senior Center will have a new produce truck on Wednesdays starting on July 1st.

RESIDENT STATEMENTS - none

Burg MOVED to move into Executive Session for consultation with the Attorney. Seconded by Waechter and Carried 5-0. 6:36 P.M.

Executive
Session

PRESENT: Supervisor S. Broderick; Councilmembers W. Burg, R. Morreale, J. Myers & S. Waechter; Dep. Sup. W. Conrad; Bldg. Insp. T. Masters & Atty A. Bax

No action taken.

Burg MOVED to exit Executive Session. Seconded by Morreale and carried 5-0. 7:45 P.M.

Transcribed and
Respectfully submitted by:

Tamara Burns
Town Clerk