

**TOWN OF HOLLAND  
TOWN BOARD MINUTES  
October 8, 2025**

**Pledge of Allegiance**

**7:00 pm PUBLIC HEARING-** Introduction of Local Law #1-2025- Override the NYS Tax Cap for the 2026 Fiscal Year Budget.

No comments being heard, Supervisor Hack closed the public hearing at 7:02pm

**7:02 pm PUBLIC HEARING-** Presentation of the 2026 Fiscal Year Budget.

No comments being heard, Supervisor Hack closed the public hearing at 7:04 pm

**7:04 pm PUBLIC HEARING-** Community Development Block Grant Funding. Supervisor Hack stated the project rating as 1. Water Street Pumphouse Improvements, 2. Rural Transit Van. No comments being heard, Supervisor Hack closed the public hearing at 7:06pm

**REGULAR TOWN BOARD MEETING-** Holland Supervisor Geoffrey Hack called the Regular Town Board Meeting to order at 7:06 p.m., open to the public at the Holland Town Hall, 47 Pearl St., Holland, NY 14080. Roll Call followed.

Town Board Members Present:

Councilman Bill Kolacki

Councilman Dan Lotito

Councilwoman Lynne Roth

Supervisor Geoffrey Hack

Other Officials Present:

Highway Superintendent Jason Simmons

Town Clerk Jill Dix

Bookkeeper Peg Koss

Zoning Officer Bill Shimburski

**APPROVAL OF TOWN BOARD MEETING MINUTES****RESOLUTION # 93-2025**

Motion made by Councilwoman Roth and seconded by Councilman Lotito to approve the Regular September 2025 Town Board Minutes.

4 AYE/ 0 NAY/ 0 ABSTAIN

MOTION CARRIED.

**SUPERVISOR'S REPORT**

A. Local Law #1-2025 Override the NYS Tax Cap

**RESOLUTION # 94-2025**

**RESOLUTION APPROVING ADOPTION OF LOCAL LAW  
IN RELATION TO THE TAX LEVY LIMIT**

WHEREAS, General Municipal Law Article 2, Section 3-c places a limit upon real property tax levies by local governments, and

WHEREAS, General Municipal Law Section 3-c(5) provides for a local

government to adopt a budget that requires a tax levy that is greater than the tax levy limit for the coming fiscal year, provided the governing body of such local government first enacts, by a vote of two-thirds (2/3) of the total voting power of such body, a local law to override such limit for such coming fiscal year only, and

WHEREAS, the proposed budget is required to accurately appropriate funds in the operation of the Town with an unprecedented increase in costs such as highway salt, medical coverage, New York State pension costs and others, and

WHEREAS, it is required to adopt a Local Law to override the tax levy prescribed by General Municipal Law Section 3-c, and

WHEREAS, the Town has complied with the provisions of New York Municipal Home Rule Law regarding the requirements for adoption of the Local Law including a Public Hearing.

NOW, THEREFORE, be it

RESOLVED, the Town Board does hereby approve and enact Local Law 1-2025 providing for an override of the tax limit prescribed by General Municipal Law Section 3-c for the fiscal year 2026, and be it further

RESOLVED, the Town Clerk is hereby directed to immediately file the Local Law with the New York Secretary of State.

Motion made by Councilman Kolacki and seconded by Councilwoman Roth.

ROLL CALL VOTE: Councilman Bill Kolacki- aye  
Councilman Dan Lotito- aye  
Councilwoman Lynne Roth- aye  
Supervisor Geoffrey Hack-aye

4 YEA / 0 NO / 0 ABSTAIN

MOTION CARRIED

B. Town of Holland Budget Fiscal year 2026

**RESOLUTION #95-2025**

Motion made by Supervisor Hack and seconded by Councilman Lotito, resolve the Town of Holland adopt the Proposed Budget for 2026 as the Final Budget for 2026.

ROLL CALL VOTE: Councilman Bill Kolacki-aye  
Councilman Dan Lotito-aye  
Councilwoman Lynne Roth-aye  
Supervisor Geoffrey Hack-aye

4 YEA / 0 NO / 0 ABSTAIN

MOTION CARRIED

C. Community Development Block Grant Funding Priority Listing

**RESOLUTION #96-2025**

Motion made by Councilwoman Roth and seconded by Councilman Kolacki.

Resolve the Town of Holland prioritize the projects for the Community Development Block Grant Program for 2026 as follows:

1. Water Street Pumphouse Improvements
2. Rural Transit Van

And authorize the Town Supervisor to execute, sign, and submit a contract with Erie County for the prioritized Community Development Block Grant Projects.

ROLL CALL VOTE: Councilwoman Roth – aye  
Councilman Lotito – aye  
Councilman Kolacki – aye  
Supervisor Hack – aye

4 YEA / 0 NO / 0 ABSTAIN

MOTION CARRIED

D. Energy Choice Act and opposition to Government Mandated Natural Gas Ban

**RESOLUTION # 97-2025**

**A RESOLUTION IN SUPPORT OF CONGRESSMAN NICK LANGWORTHY'S ENERGY CHOICE ACT (H.R. 3699, S. 1945) AND IN OPPOSITION TO GOVERNMENT-MANDATED NATURAL GAS BANS**

WHEREAS, affordable and reliable energy is essential to the health, safety, and economic prosperity of New York families, businesses, and communities; and

WHEREAS, natural gas remains a dependable, cost-effective, and clean-burning energy source used by millions of New Yorkers to heat their homes, cook their food, and power their businesses; and

WHEREAS, in 2019, New York State enacted the Climate Leadership and Community Protection Act (CLCPA), which mandates aggressive emissions reductions and serves as the foundation for sweeping energy restrictions, including efforts to phase out natural gas; and

WHEREAS, building on the CLCPA, Governor Kathy Hochul and the New York State Legislature in 2023 enacted provisions in the state budget banning natural gas and other fossil fuel hookups in most new residential and commercial buildings, effective 2026 for smaller buildings, and 2029 for larger buildings, thereby eliminating consumer choice and limiting access to affordable energy; and

WHEREAS, Governor Hochul has publicly supported these bans and related measures as part of her administration's climate and energy agenda, despite widespread concerns that such mandates will increase costs, strain grid reliability, and restrict energy diversity; and

WHEREAS, these top-down policies undermine affordability, threaten reliability during peak demand, and strip away the freedom of consumers and businesses to choose the energy sources that best meet their needs; and

WHEREAS, Congressman Nick Langworthy of New York and Senator Jim Justice of West Virginia introduced the Energy Choice Act (H.R. 3699, S. 1945), federal legislation that ensures state and local governments cannot restrict consumer access to natural gas and other affordable energy sources, thereby protecting freedom of choice for New Yorkers and all Americans; and

WHEREAS, the Energy Choice Act would safeguard households, small businesses, hospitals, farmers, and manufacturers from harmful government overreach and preserve access to an "all-of-the-above" energy strategy that strengthens reliability and affordability;

NOW, THEREFORE, BE IT RESOLVED, that the Town of Holland strongly supports the Energy Choice Act as introduced by Congressman Langworthy (H.R. 3699) and Senator Justice (S. 1945) and stands firmly opposed to New York State's natural gas bans, the CLCPA-driven restrictions, and other state energy mandates that eliminate consumer choice; and

BE IT FURTHER RESOLVED, that the Town of Holland urges Congress to pass the Energy Choice Act to defend consumer choice, protect energy affordability, and preserve reliable access to natural gas for New Yorkers; and

BE IT FURTHER RESOLVED, that copies of this resolution be sent to Congressman Nick Langworthy, Senator Jim Justice, the New York Congressional delegation, Senators Chuck Schumer and Kirsten Gillibrand, Governor Kathy Hochul, and leadership of the New York State Legislature.

Motion made by Councilman Lotito and seconded by Councilman Kolacki.

4 YEA / 0 NO / 0 ABSTAIN

MOTION CARRIED

E. Halloween 2025

**RESOLUTION # 98-2025**

Motioned by Councilwoman Roth, seconded by Councilman Kolacki to declare October 31, 2025, as Halloween for trick or treaters with a curfew of 8:30pm.

4 YEA / 0 NAY / 0 ABSTAIN

MOTION CARRIED

F. Budget Amendments

**RESOLUTION # 99-2025**

Councilman Kolacki motioned to approve the following budget amendments. Councilwoman Roth seconded the motion.

**GENERAL FUND**

A1990.4	Unexpended Fund Balance	\$13,281.11	
A960	Appropriations		
A1355.4	Assessment- Contractual		\$823.50
A1620.1	Buildings- Personal Services		\$572.04
A1620.11	Buildings- Personal Services- CCenter		\$425.70
A1620.414	Buildings- Contractual		\$759.48
A1680.4	Central Data Processing- Contractual		\$2,703.27
A5132.4	Highway Garage- Contractual		\$269.29
A8510.1	Beautification- Personal Services		\$360.41
A7110.1	Parks- Personal Services		\$7,367.42
A599	Unexpended Fund Balance	\$1,024,618.28	
A5132.2	Capital Projects- Highway Garage		\$1,024,618.28

**HIGHWAY FUND**

DA599	Unexpended Fund Balance	\$10,560.55	
DA960	Appropriations		\$10,560.55
DA5130.4	Machinery- Contractual		

4 YEA / 0 NAY / 0 ABSTAIN

MOTION CARRIED

**COMMITTEE REPORTS**

**Buildings-** Councilman Kolacki

**Constabulary-** Councilman Kolacki

**Town Park and Community Center-** Councilman Lotito

**Planning Board-** Councilwoman Kline

**Environmental Committee-** Councilman Lotito

**Beautification-** Councilwoman Roth

**COMMUNICATIONS**

A. Planning Board Minutes

B. NYS Department of Environment and Conservation news article featuring Marty Regan, Planning Board Chairman. Thank you to Marty for all his hard work.

**BUILDING/ZONING OFFICER** –Justin Quant. Report submitted.

**DOG CONTROL OFFICER** – William Newell. Report submitted.

**GRANT WRITER** – Jill Dix

**HIGHWAY SUPERINTENDENT AND FACILITIES**- Jason Simmons. Report Submitted.

**NEW BUSINESS**

A. n/a

**OLD BUSINESS**

A. Special Use Permit- 17 South Main Street- Chris Wahl and Ashley Rose- Red and White Cafe

**RESOLUTION #100-2025**

Councilman Kolacki motioned to approve the Special Use Permit for 17 South Main Street- Chris Wahl and Ashley Rose- Red and White Café with the following conditions:

The establishment will offer barista, breakfast, smoothies, subs, wraps, salads, pizza slices, grab & go items, local artisans, whole foods and local foods.

1. Facility: The business will be located at 17 South Main Street, Holland, NY on the main floor of the building in the designated store area as per the description included in the Special Use Permit Application. Seasonal Outdoor seating is permissible and must not impede, block or hinder pedestrian traffic.
2. Use: The use shall be for Café Eatery, food and beverage preparation and sales.
3. Hours of Operation: The hours of operation shall be from 6:00 AM through 7:00 PM, Monday through Sunday.
4. Retail Items: All retail items offered for sale must be related to the nature of the business and displayed and stored in an organized fashion and not impede entrances or exits of the store space or hallway.
5. Signage: Signage shall be in compliance with the Town of Holland Sign Code with a permit issued by the Building Inspector. The signage shall be located on the North side of the existing building. Temporary signage including but not limited to Feather Flags, yard and lawn sign, if approved, may not be left out overnight or due to inclement weather. They shall not be located in an area that blocks line of sight vision for vehicles entering or exiting the premises or nearby neighbors. They may not block or infringe upon entrance or egress of the building including attached apartments and living spaces.
6. Parking: Parking will be behind the building. The entrance to parking will be on the South end of the building from Main Street as well as from Capitol Heights, and the exit will be on Capitol Heights.
7. Sanitary Facilities: The existing Sanitary Facilities located in the building shall be shared with the shop on the north side of the building.
8. Trash Disposal: All trash and refuse must be disposed of properly.
9. Compliance: A permit from Erie County Department of Health must be obtained prior to operation. All requirements must be maintained.
10. Expiration: This permit shall expire and become void if the use has not commenced within (1 year) of the permit approval. This permit shall expire, become void and the use may not resume if the special use, once begun, ceases for any reason, for more than six consecutive months.

11. Non-transferable: This permit is not transferable to a different and/or additional location within the Town of Holland. This permit is not transferable to another business or entity.

Seconded by Councilwoman Roth.

4 YEA / 0 NAY / 0 ABSTAIN

MOTION CARRIED

B. Special Use Permit- 7286 Olean Rd- Alex Peters-Peters European Classics

**RESOLUTION #101-2025**

Councilwoman Roth motioned to approve the Special Use Permit for 7286 Olean Rd- Alex Peters-Peters European Classics with the following conditions:

The shop will specialize in the service, mechanical restoration and repair of classic European brands such as Porsche, Mercedes-Benz, Ferrari, Jaguar and BMW. The facility will not perform any type of body work or paint finish. A company called Crystal Clean will collect and recycle waste oil and antifreeze.

1. Facility: The business office will be located at 7286 Olean Road (R&S PROPERTY DEVELOPMENT LLC.) in building number six (6) in the designated shop/ garage area as per the description included in the Special Use Permit Application.
2. Use: The use shall only be granted to Peters European Classics, for the purpose of a classic car repair facility, providing servicing, mechanical restoration and repair of classic vehicles. It is not granted to any other business or for any other use or business. No storage of customer vehicles, work related equipment or materials are permitted to be stored or kept outside of the structure.
3. Hours of Operation: The hours of operation shall be from 8:00 AM to 5:00 PM, Monday through Friday and through appointment.
4. Retail Items: No retail items, materials, supplies or equipment will be displayed outside of the building.
5. Signage: Signage shall be in compliance with the Town of Holland Sign Code with a permit issued by the Building Inspector. No temporary signage, including but not limited to Feather Flags, yard and lawn sign, is permitted or allowed to be used.
6. Parking: Customer Parking will be clearly identified.
7. Trash Disposal: All trash and refuse must be disposed of properly. Waste oil and antifreeze will be disposed of properly.
8. Expiration: This permit shall expire and become void if the use has not commenced within (1 year) of the permit approval. This permit shall expire, become void and the use may not resume if the special use, once begun, ceases for any reason, for more than six consecutive months.
9. Non-transferable: This permit is not transferable to a different and/or additional location within the Town of Holland. This permit is not transferable to another business or entity.
10. Property will be checked yearly by code enforcement.

Seconded by Councilman Lotito

4 YEA / 0 NAY / 0 ABSTAIN

MOTION CARRIED

C. Special Use Permit- 11288 Holland Glenwood Rd- John Gnojek- Terra Firma Landscaping Co.

**RESOLUTION #102-2025**

Councilman Lotito motioned to approve the Special Use Permit for refer 11288 Holland Glenwood Rd- John Gnojek- Terra Firma Landscaping Co with the following conditions:

John Gnojek, residing at 25 Pearl Street, Holland, owner of Terra Firma Services, located at 11288 Holland Glenwood Road requested a special use permit to run a landscaping business. A landscaping business was previously run from this location.

1. Property must be maintained, grassed mowed.
2. No yard debris, including but not limited to lawn waste, grass clippings, leaves, brush, branches, tree limbs, tree stumps, logs, firewood may be brought to the premises or stored on the premises.
3. No open burning of debris is permitted, this includes but is not limited to, brush, leaves, landscape scraps and other materials.
4. No Retail Sales or Retail Business conducted at this location.
5. No items for sale on this property including the front of the property or along the roadside; including but not limited to machinery, equipment, vehicles, trailers, materials including mulch, top-soil, gravel, stone and similar products.
6. All repairs or maintenance of equipment or vehicles must be done inside the building.
7. All waste oil and waste fuel products must be properly removed from the property.
8. No fuel tanks or oil tanks will be permitted on the premises.
9. Employee parking only is permitted on site.
10. All equipment, machinery, tractors, trucks, and trailers will be stored inside the building or neatly parked on the side of or behind the building.
11. Landscape material may be temporarily stored neatly and organized.
12. External Lighting is limited to motion sensor security lights.
13. Port-a-potty/ outhouse structure shall be located behind the building, if one is on the premises.
14. No dumpsters are permitted on the premises
15. All Garbage must be removed by the Business Owner
16. No Additional Buildings may be built without a permit.
17. Hours of operation – 6:00am – 11:00 pm with consideration for neighbors.
18. NO Sign allowed on premises and or building; it is not allowed in R/A District
19. Privacy trees will be planted along the west side of the driveway.
20. Expiration: This permit shall expire and become void if the use has not commenced within (1 year) of the permit approval. This permit shall expire, become void and the use may not resume if the special use, once begun, ceases for any reason, for more than six consecutive months.
21. Non-transferable: This permit is not transferable to a different and/or additional location within the Town of Holland. This permit is not transferable to another business or entity.
22. Property will be checked yearly by code enforcement.

Seconded by Councilman Kolacki.

4 YEA / 0 NAY / 0 ABSTAIN

MOTION CARRIE.

D. Special Use Permit- 7286 Olean Rd- Laine Husman-Coralay Construction

**RESOLUTION #103-2025**

Councilman Kolacki motioned to approve the Special Use Permit for 7286 Olean Rd- Laine Husman-Coralay Construction with the following conditions:

Laine Husman, who resides at 19 Vermont Street, Holland, is requesting a special use permit to operate a business office for his construction business that will be located at the R&S Plaza, 7286 Olean Road. The facility will be used to store construction vehicles and materials. Currently has 4 employees. Employee parking will be behind the business. There will be no fuel tanks or oil tanks on the premise.

1. Facility: The business office will be located at 7286 Olean Road (R&S PROPERTY DEVELOPMENT LLC.) in building number six (6) in the designated shop/ garage area as per the description included in the Special Use Permit Application.
2. Use: The use shall only be granted to Coralay Construction, for the purpose of operating a

construction business. The Permit is not granted to any other business or for any other use or business. No storage of work vehicles, work related equipment or materials are permitted to be stored or kept outside of the structure.

3. Hours of Operation: The hours of operation shall be from 8:00 AM to 5:00 PM, Monday through Friday and through appointment.
  4. Retail Items: No retail items, materials, supplies or equipment will be displayed outside of the building.
  5. Signage: Signage shall be in compliance with the Town of Holland Sign Code with a permit issued by the Building Inspector. No temporary signage, including but not limited to Feather Flags, yard and lawn sign, is permitted or allowed to be used.
  6. Parking: Employee Parking will be clearly identified.
  7. Trash Disposal: All trash and refuse must be disposed of properly. No construction material or job site material will be disposed of at this location. No dumpster will be permitted.
  8. Expiration: This permit shall expire and become void if the use has not commenced within (1 year) of the permit approval. This permit shall expire, become void and the use may not resume if the special use, once begun, ceases for any reason, for more than six consecutive months.
  9. Non-transferable: This permit is not transferable to a different and/or additional location within the Town of Holland. This permit is not transferable to another business or entity
- Seconded by Councilwoman Roth.

4 YEA / 0 NAY / 0 ABSTAIN

**TOWN ATTORNEY-** Ron Bennett

**TOWN CLERK –** Jill Dix

## COMMENTS FROM THE PUBLIC

**PAYMENT OF VOUCHERS** - The following vouchers were presented for payment:

**Abstract 11**

General District Claims forth in Abstract A-11	in the amount of \$1,082,947.41
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Highway District Claims as set forth in Abstract DA-11	in the amount of \$37,090.88
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Water District Claims forth in Abstract SW-11	in the amount of \$20,286.09
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Light District Claims As set Forth in Abstract SL-11	in the amount of \$1,528.42
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Garbage District Claims forth in Abstract SR-11	in the amount of \$33,895.60
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Trust and Agency District Claims                      in the amount of \$9,843.88  
as set  
forth in Abstract TA-11

**RESOLUTION # 104-2025**

Motion made by Councilwoman Roth and seconded by Councilman Lotito resolve the Town of Holland pay the preceding vouchers.

4 YEA / 0 NAY / 0 ABSTAIN

MOTION CARRIED

Supervisor Hack adjourned the Regular Town Board Meeting at 7:20 pm in honor of our community members that have recently passed away.

**RESPECTFULLY SUBMITTED,**

Jill Dix  
Holland Town Clerk



## Agriculture and Markets

November 4, 2025

Geoff Hack  
Town Supervisor - Town of Holland  
47 Pearl Street  
Holland, NY 14080

Enclosed is the **Municipal Shelter Inspection Report** completed on **10/30/2025**. This inspection relates to Agriculture and Markets Laws and Regulations which may be viewed on the website below.

As the report indicates, dog shelter services were rated "Satisfactory". Please make note of any comments listed on the report.

Municipal dog shelters are subject to inspection by this agency on a regular basis.

Please notify this office within 30 days of any changes in municipal shelter services.

If you have any questions regarding this inspection, please call me.

Mary Healy  
Animal Health Inspector  
(716) 364-0623

**MUNICIPAL SHELTER INSPECTION REPORT - DL-90**Rating: **Satisfactory365**Purpose: **Inspection**DATE/TOA: **10/30/25 10:30 am****Michelle Zak  
8490 State Rd  
Colden NY 14033**Inspector: **Mary Healy**Inspector #: **79**

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These are the findings of an inspection of your facility on the date(s) indicated above:

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1. Shelter is structurally sound	Yes
2. Housing area and equipment is sanitized regularly	Yes
3. Repairs are done when necessary	Yes
4. Dogs are handled safely	Yes
5. Adequate space is available for all dogs	Yes
6. Light is sufficient for observation	Yes
7. Ventilation is adequate	Yes
8. Drainage is adequate	Yes
9. Temperature extremes are avoided	Yes
10. Clean food and water is available and in ample amount	Yes
11. Veterinary care is provided when necessary	Yes
12. Dogs are euthanized humanely, by authorized personnel	Yes
13. Complete intake and disposition records are maintained for all seized dogs	Yes
14. Dogs transferred for purposes of adoption in compliance with Article 7	Yes
15. Redemption period is observed before adoption, euthanasia or transfer	Yes
16. Owners of identified dogs are properly notified	Yes
17. Redeemed dogs are licensed before release	Yes
18. Proper impoundment fees paid before dogs are released	Yes
19. Written contract or lease with municipality	Yes

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Town - City - Village Information for Inspection:

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TCV CODE	TCV NAME
1408	Town of Colden
1416	Town of Holland

## REMARKS:

**Provided Article 26-C and additional resources.**REPRESENTATIVE PRESENT FOR INSPECTION: **Michelle Zak**  
TITLE: **Dog Control Officer**REVIEWED BY: **Sarah Mountain**  
REVIEWED DATE: **10/31/2025**



## Agriculture and Markets

November 4, 2025

Geoff Hack  
Town Supervisor - Town of Holland  
47 Pearl Street  
Holland, NY 14080

Enclosed is the **Dog Control Officer Inspection Report** completed on **10/30/2025**. This inspection relates to Agriculture and Markets Laws and Regulations which may be viewed on the website below.

As the report indicates, DCO services were rated "Satisfactory". Please make note of any comments listed on the report.

Dog control officer services are subject to inspection by this agency on a regular basis.

Please notify this office within 30 days of any changes in DCO services.

If you have any questions regarding this inspection, please call me.

Mary Healy  
Animal Health Inspector  
(716) 364-0623

**DOG CONTROL OFFICER INSPECTION REPORT - DL-89**Rating: **Satisfactory365**Purpose: **Inspection**DATE/TOA: **10/30/25 10:30 am****Michelle Zak  
8490 State Rd  
Colden NY 14033**Inspector: **Mary Healy**Inspector #: **79**

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These are the findings of an inspection of your facility on the date(s) indicated above:

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- |  |     |
|--|-----|
| 1. Equipment is available for proper capture and holding                       | Yes |
| 2. Dogs are held and transported safely  | Yes |
| 3. Equipment maintained in clean and sanitary condition                        | Yes |
| 4. Veterinary care is provided when necessary                                  | Yes |
| 5. Dogs are euthanized humanely  | Yes |
| 6. Complete seizure and disposition records are maintained for all seized dogs | Yes |
| 7. Dogs transferred for purposes of adoption in compliance with Article 7      | Yes |
| 8. Redemption period is observed before adoption, euthanasia or transfer       | Yes |
| 9. Owners of identified dogs are properly notified                             | Yes |
| 10. Redeemed dogs are licensed before release                                  | Yes |
| 11. Proper impoundment fees paid before dogs are released                      | Yes |

### Data Sheet – Holland

(Lake Effect Event defined as one in which four or more inches of snow fell.  
1994-95 through 2024-25 winter seasons)

#### Number of events per season:

Average: 5.5  
Greatest: 10 (2018-19)  
Least: 2 (1994-95, 1997-98, 2021-22)

#### First Event of the season:

Average Start Date: December 4  
Earliest Start Date: November 9 (2018)  
Latest Start Date: January 20 (2013)

#### Last Event of the season:

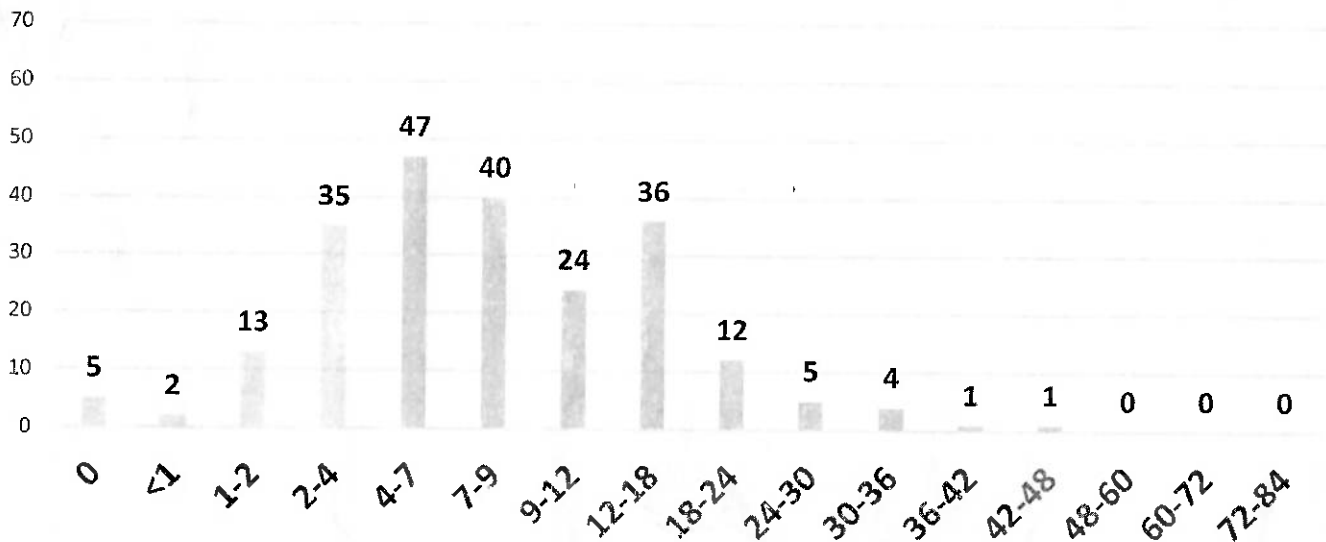
Average Start Date: February 5  
Earliest Start Date: November 15 (1997)  
Latest Start Date: April 4 (2007)

#### Top five lake effect events (based on range of maximum snowfall):

12/24/2001-01/01/2002	42-48"
01/04/2017-01/08/2017	36-42"
11/17/2022-11/20/2022	30-36" (latest of several)
12/10/2013-12/12/2013	30-36" (latest of several)
02/03/2007-02/12/2007	30-36" (latest of several)

### Town of Holland

Number of Events (1994-1995 thru 2024-2025)  
County Events 4" or Greater



## **RESOLUTION #\_\_-2025**

WHEREAS, the Town of Holland (hereinafter “local government”) believes that the lack of housing for New York residents of all ages and income levels negatively impacts the future of New York State’s economic growth and community well-being;

WHEREAS, the housing crisis has negative effects at regional and local levels, we believe that every community must do their part to contribute to housing growth and benefit from the positive impacts a healthy housing market brings to communities;

WHEREAS, we believe that supporting housing production of all kinds in our community will bring multiple benefits, including increasing housing access and choices for current and future residents, providing integrated accessible housing options that meet the needs of people with sensory and mobility disabilities, bringing economic opportunities and vitality to our communities, and allowing workers at all levels to improve their quality of life through living closer to their employment opportunities;

WHEREAS, we believe that evidence showing that infill development that reduces sprawl and supports walkable communities has significant environmental and public health benefits; and

WHEREAS, we believe that affirmatively furthering fair housing and reducing segregation is not only required by law, but is essential for keeping our community strong and vibrant;

NOW, THEREFORE, IT IS HEREBY RESOLVED that Town of Holland, in order to take positive steps to alleviate the housing crisis, adopts the Pro-Housing Communities pledge, which will have us endeavor to take the following important steps:

1. Streamlining permitting for multifamily housing, affordable housing, accessible housing, accessory dwelling units, and supportive housing.
2. Adopting policies that affirmatively further fair housing.
3. Incorporating regional housing needs into planning decisions.
4. Increasing development capacity for residential uses.
5. Enacting policies that encourage a broad range of housing development, including multifamily housing, affordable housing, accessible housing, accessory dwelling units, and supportive housing.

Town Clerk – Tax Collector  
JILL DIX

Highway Superintendent  
JASON SIMMONS

Town Attorney  
RONALD P. BENNETT

Assessor  
TAMMY ADSITT



## TOWN OF HOLLAND

GEOFFREY W. HACK  
Supervisor

Town Justices  
CHRISTOPHER O'BRIEN  
JILL ANDERSON

Council  
KAREN L. KLINE  
WILLIAM KOLACKI  
DANIEL F.C. LOTITO  
LYNNE ROTH

**MINUTES- October 14, 2025**

### **ZONING BOARD OF APPEALS**

Members present: Garrett Chilson, Greg Putney, Mike Kasprzyk, Mark Messerschmidt, Fran Vaughn

With a quorum present, Chairman Garrett Chilson calls the meeting to order and recites the Pledge of Alliance.

**Applicant: 8660 Vermont Hill Rd**  
**SBL# 247.00-1-5.32 Addition to garage too close to property line**

Applicant provided the Board proof of notification to the required neighboring properties.

Applicant explained underground utilities and mature trees would prohibit them from the addition being added onto any other side of the garage, thus making the addition not according to Code 120 Attachment 1.

**TEST FACTORS- Garage addition too close to property line**

1. Whether undesirable change would be produced in character of neighborhood or a detriment to nearby properties? It was determined that the request would not change the character of the neighborhood.
2. Whether benefit sought by applicant can be achieved by a feasible alternative to the variance? It was determined that there is not another feasible alternative that is not to the detriment of the applicant.
3. Whether the requested variance is substantial? It was determined that the change is not substantial.
4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood? It was determined the change would not have an adverse effect on the physical or environmental conditions of the neighborhood.
5. Was the alleged difficulty self-created? It was determined that the difficulty was self-created.



1. Whether benefit sought by applicant can be achieved by a feasible alternative to the variance? It was determined that there is not another feasible alternative that is not to the detriment of the applicant.
2. Whether the requested variance is substantial? It was determined that the change is not substantial.

**DETERMINATION OF ZBA BASED ON THE TEST FACTORS**

Motion made by Mike Kasprzyk to approve the variance application and seconded by Greg Putney

Garrett Chilson- aye  
Mike Kasprzyk- aye  
Fran Vaughn- aye  
Mark Messerschmidt- aye  
Greg Putney- aye

**VARIANCE APPROVED**

Chairman Garrett Chilson adjourns the meeting at 7:21

Respectfully submitted,

  
Jill M Dix

# October 2025 Permits

Permit number	Municipal address	Category	Work type	Work target	Applicant	Status	Issued date
B-2025-84	11033 HOLLAND GLENWOOD RD	Accessory structures	Repair	Deck	John Ross	Permit issued	10/8/25
B-2025-85	9473 S PROTECTION RD	Residential building	Re-roof	Single-family dwelling	Mike Geist	Permit issued	10/15/25
B-2025-86	9335 BURLINGHAM RD	Residential building	Remodel	Single-family dwelling	Chris Dipirro	Ready to issue	
B-2025-87	7677 VERMONT HL	Accessory structures	New	Shed	Patrick Penfold	Ready to issue	
B-2025-88	29 VISTA DR	Accessory structures	New	Shed	Rock Breath	Ready to issue	
B-2025-89	29 VISTA DR	Accessory structures	New	Pavilion	Rock Breath	Ready to issue	
B-2025-90	25 N MAIN ST	Commercial building	Re-roof	Office Building	Chris O'Brien	Ready to issue	
B-2025-91	13615 WARD RD	Accessory structures	New	Deck	Mike Galioto	Ready to issue	
B-2025-92	8660 VERMONT HL	Accessory structures	Addition	Garage	Mitchell Slomowicz	Permit issued	10/28/25
B-2025-93	7722 VERMONT HL	Solar Panels	New		Alternative Power Solutions of	Ready to issue	

# October 2025 Code Enforcement

Case number	Municipal address	Category	Case description	Last visit	Workspace status
CE-2024-1	7450 HUNTERS CRK RD	Unsafe Structure	Unsafe Structure	8/20/24, 1:25 PM	Active
CE-2024-7	18 CANADA ST	Trash/Debris/Rubbish/Litter	Junk on property	9/25/24, 8:04 PM	Active
CE-2024-13	11732 NORTH CANADA	Unsafe Structure	Unapproved structure on property		New
CE-2024-15	7077 OLEAN RD	Property Maintenance	Multiple buildings require maintenance and/or removal	11/3/25, 4:42 PM	Active
CE-2024-17	8203 OLEAN RD	Trash/Debris/Rubbish/Litter	Open storage of junk/debris	11/3/25, 8:54 PM	Closed
CE-2024-18	11331 PARTRIDGE RD	Trash/Debris/Rubbish/Litter	Open storage of junk/debris		New
CE-2024-21	51 S MAIN ST	Trash/Debris/Rubbish/Litter	Open storage of junk/debris		New
CE-2024-22	9112 OLEAN RD	Chickens/Roosters	Chickens on site without permit	10/15/25, 5:46 PM	Closed
CE-2024-23	9710 VERMONT HL	Property Maintenance	Vehicle being stored on property / home in need of repair	9/15/25, 9:38 AM	Active
CE-2024-24	9280 WARNER GULF RD	Unsafe Structure	Roof is tarped and is partially collapsed	10/30/25, 4:49 PM	Closed
CE-2024-30	7140 OLEAN RD	Property Maintenance	Trees and weeds in car lot. Junk and junk cars on property	5/5/25, 1:11 PM	Active
CE-2024-34	7207 HUNTERS CRK RD	Unsafe Structure	Unsafe structure	11/3/25, 8:55 PM	Active
CE-2024-39	18 CANADA ST	Chickens/Roosters	Unsafe structure	1/13/25, 10:42 AM	Active
CE-2024-40	18 CANADA ST	Chickens/Roosters	Unsafe structure	12/31/24, 10:24 AM	Active
CE-2025-3	0 VERMONT HL	No Permit	House without a permit	3/8/25, 10:56 AM	Active
CE-2025-6	7207 HUNTERS CRK RD	Unsafe Structure	Building code violation		New
CE-2025-7	7207 HUNTERS CRK RD	No Permit	Unpermitted addition		New
CE-2025-14	51 S MAIN ST	Grass/Weeds Exceed 10"	Overgrown Grass	10/17/25, 3:59 PM	Active
CE-2025-15	9280 WARNER GULF RD	Chickens/Roosters	High grass	11/3/25, 8:58 PM	Closed
CE-2025-20	122 S MAIN ST	Property Maintenance	Property maintenance	10/20/25, 11:55 AM	Closed
CE-2025-21	55 S MAIN ST	Grass/Weeds Exceed 10"	Overgrown Lawn		New
CE-2025-25	7890 OLEAN RD	No Permit	Pool without a permit	10/15/25, 6:24 PM	Closed
CE-2025-28	8122 OLEAN RD	Junk Vehicle	Multiple unlicensed vehicles in front yard. Vehicle repair being conducted		New
CE-2025-29	11644 HOLLAND GLENWOOD RD	No Permit	Shed without a permit	9/3/25, 6:03 PM	Closed
CE-2025-30	8901 PHILLIPS RD	Property Maintenance	Property maintenance 59-5	10/15/25, 5:57 PM	Closed
CE-2025-31	162 S MAIN ST	Junk Vehicle	Junk camper	10/22/25, 7:27 PM	Closed
CE-2025-32	11033 HOLLAND GLENWOOD RD	No Permit	Deck without a permit	10/1/25, 5:37 PM	Closed
CE-2025-33	11226 BLANCHARD RD	Trash/Debris/Rubbish/Litter	Garbage and junk	10/15/25, 5:51 PM	Closed
CE-2025-34	9335 BURLINGHAM RD	No Permit	Roof reconstruction	10/15/25, 6:00 PM	Closed

## **HOLLAND DOG CONTROL REPORT MONTH OF OCTOBER 2025**

<b>DATE</b>	<b>WORK PERFORMED</b>
10-04-25	Worked on dog licenses
10-05-25	Call from Erie County Sheriff. Dog at 289 North Main. Neighbor took dog back.
10-07-25	Call regarding dogs at Campground. I Explained dogs would need to be licensed and have rabies shots in Cheektowaga where the camper was from. I told her to check with the campground. They require dogs to be licensed and have rabies shots.
10-10-25	Call regarding dogs are back at 18 Canada Street and running around. I went to check and someone had put them in the home and secured the door.
10-11-25	Call from Dave Gunner. He was called out the night before to 18 Canada Street. He called the SPCA for abandonment of dogs.
10-11-25	SPCA called me. I explained to them what was going on. They called me back later in the day.
	SPCA explained that they had gone to jail and asked Dennis for permission to enter his house to get the dogs. They agreed. When they went to 18 Canada St., the owner of the dogs was there. They could not do anything.
10-25-25	Call about dogs at 18 Canada Street. She said they were out again, but Dennis got them in.

# **HOLLAND DOG CONTROL REPORT**

## **MONTH OF OCTOBER 2025**

<b>DATE</b>	<b>WORK PERFORMED</b>
<b>10-27-25</b>	<b>Call about dogs at 18 Canada Street being out again. I went to check on dogs and found that they were back in the house.</b>
<b>10-28-25</b>	<b>Raiber Road resident called stating she has a dog in her yard. I went and picked up the dog and as I pulled out, owner had come to pick up his dog.</b>

# Highway Superintendent Report for October 2025

## Road Work:

- Put bin blocks in place on Water St.
- Regraded gravel on Water St. for aggregate bins.
- Blacktopped area for aggregate bins.
- Towns of Sheldon, Wales and Colden hauled blacktop for Water St. project.
- Cleaned leaves off all drop inlets in town and Wilkens Rd.
- Cleaned out driveway pipes on Blanchard and Darien.

## Equipment:

- Took 2024 Freightliner to Ziebart for undercoating.
- Worked on sander control on 2016 Kenworth.
- Put winter tires on both Kenworth trucks.
- Replaced brakes on both Kenworth trucks.
- Replaced wheel seals on both Kenworth trucks.
- Took 2020 F350 to Niagara Truck Equippers to service sander.
- Took 2010 Kenworth to Kenworth for EGR valve issue.
- Replaced brake pancake on 2016 Kenworth.
- Alta serviced loader.

## Snow Removal:

- N/A

## Water:

- Monthly reports submitted to the Department of Health.
- Monthly samples submitted to the Department of Health.
- Flushed hydrants and lines.
- Erie County Health approved plans for Water St. pumphouse upgrades.
- Poured sidewalk on North Main that was ripped up from water main break.
- Serviced hydrants.
- New plumbing put in Water St. pumphouse.

## Facilities:

- Met with Dan Carter on restriping Town Hall parking lot.
- Met with painter on Highway Bldg.
- Met with black toppers on Highway lot.
- Met on air line for Highway bldg.
- Met with Rich Potter on sewer permit for Highway Bldg.

## November Tasks:

- Mix sand/salt for winter.
- Get trucks ready for winter.
- Banners and flags down.
- Hanging baskets and planters put away.