

**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 10**

General District Claims	in the amount of \$1,082,947.41
forth in Abstract A-10	

Highway District Claims	in the amount of \$37,090.88
as set	
forth in Abstract DA-10	

Water District Claims	in the amount of \$20,286.09
forth in Abstract SW-10	

Light District Claims	in the amount of \$1,528.42
As set	
Forth in Abstract SL-10	

Garbage District Claims	in the amount of \$33,895.60
forth in Abstract SR-10	



Trust and Agency District Claims                      in the amount of \$9,843.88  
as set  
forth in Abstract TA-10

**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