

**HOLLAND TOWN BOARD AGENDA
MAY 13, 2026**

REGULAR TOWN BOARD MEETING

1. CALL TO ORDER
 - A) Roll Call
 - B) Pledge of Allegiance
 - C) Approval of the minutes- April Regular Town Board Meeting
 - D) Public Comments regarding tonight's agenda

2. SUPERVISOR'S REPORT
 - A) RESOLUTION- Open Area Development Application
 - B) RESOLUTION-Contract Award- LaBella- Main Street Corridor Study
 - C) RESOLUTION- CDBG Pumphouse Bid Awards
 - D) Budget Amendments

3. COMMITTEE REPORTS
 - A) Buildings – Councilman Kolacki
 - B) Constabulary Liaison- Councilman Kolacki
 - C) Planning Board Liaison – Councilwoman Kline
 - D) Town Park– Councilman Lotito
 - E) Environmental Committee – Councilman Lotito
 - F) Beautification – Councilwoman Lynne Roth

4. COMMUNICATIONS
 - A. Music in the Park 2026

5. BUILDING ZONING OFFICER'S REPORT – Justin Quant – Report submitted.

6. ZONING ENFORCEMENT OFFICER'S REPORT – Justin Quant – Report submitted.

7. DOG CONTROL- Report submitted.

8. GRANT WRITER – Jill Dix

9. HIGHWAY SUPERINTENDENT- Highway, Water and Cemetery
Jason Simmons- report submitted.

10. NEW BUSINESS-
 - A. N/A

11. OLD BUSINESS-
 - A. N/A

12. TOWN ATTORNEY – Ronald Bennett

13. TOWN CLERK – Jill Dix

14. COMMENTS FROM THE PUBLIC – regarding tonight's agenda

15. MOTION TO PAY THE VOUCHERS

16. ADJOURNMENT



DRAFT

Town of Holland Open Development Area

This application package includes the following:

- Application procedures
 - Application form
 - SEQR Application
1. Applicant obtains application from the Town Clerk, 47 Pearl Street, Holland NY 14080 or at jdix@townofhollandny.com or online at www.townofhollandny.com.
 2. A pre-submittal consultation with the Zoning Enforcement Officer (ZEO) is strongly recommended prior to submitting an application. The pre-submittal meeting gives the applicant an opportunity to discuss with the staff such items as:
 - Determining what specific information will be required to be submitted with the application.
 - Identifying and discussing issues that must be addressed as part of the SEQR review.
 3. This Open Development Area petition is subject to the requirements of 6NYCRR Part 617, State Environmental Quality Review Act (SEQR) and all of Chapter 77 of the Town of Holland Code, as amended. The Town Board cannot make a SEQR determination unless a complete Environmental Assessment Form (EAF) is submitted. SEQR issues may be discussed with the Planning Board of the Town of Holland. Unlisted actions require a short EAF; Type 1 and Type I actions require a Full EAF. The following is a link to the NYSDEC website and fillable forms with instructions: <http://www.dec.ny.gov/permits/6191.html>, if required, including any required supplementary reports such as traffic studies, geotechnical reports, archaeological surveys, or wetland delineation reports.
 4. The applicant shall file a completed application and attachments with the Town Clerk and the necessary fees. (See schedule of fees) The following must be included in each application package:
 - A completed, signed and notarized application form with all required attachments.
 - A conceptual development plan, drawn to scale, a complete checklist is enclosed, and each item is required to be addressed in the conceptual development plan.
 - Boundary survey prepared by a NYS Licensed land surveyor.
 - A legal description of the subject area
 - A completed and signed Environmental Assessment Form (EAF), if required, including any required supplementary reports such as traffic studies, geotechnical reports, archaeological surveys, or wetland delineation reports.
 5. Application may be reviewed by:
 - Zoning Department
 - Holland Town Board
 - Town Attorney
 - Town Engineer
 - Holland Planning Board
 - Holland Fire District

- Other agencies, as applicable
6. The applicant may be required to submit revised plans, reports or materials to address review agency comments.
 7. After the review process, a public hearing will be held before the Town Board.
 8. A final determination will be made by the Town Board per the requirements of the Zoning Ordinance.

Checklist for conceptual development plan:

1. Description of all land which the applicant proposes to develop as well as all lands owned by the applicant adjacent to the area proposed and a copy of the recorded Deed of the applicant describing the subject premises.
2. The location of property with respect to surrounding property and streets.
3. The location and approximate dimensions of all existing property lines.
4. All pertinent features, such as existing structures, streets and other information that may influence the design of the plan.
5. The location, width, and approximate grade of all proposed access roadways.
6. The approximate location, dimensions, and area of all proposed or existing lots.
7. The names of all property owners or records adjacent to and abutting the proposed open development area.
8. The name and address of the owner(s) of the land to be developed, the name and address of the developer(s), if other than the owner, and the name of the land surveyor.
9. The acreage of the tract to be developed to the nearest 1/10 of an acre.
10. Any other appropriate information.
11. Specifications for a private right-of-way and a plan for maintenance.

OPEN DEVELOPMENT AREA APPLICATION

To be Completed by the Applicant

PETITIONER: Name: _____

Address: _____

Phone _____

Email _____

SBL# _____

Project Address: _____

Project Description: _____

Signature _____

State of New York; County of Erie

On the day of in the year before me, the above individual appeared, personally known to me on the basis of satisfactory evidence to be the individual whose name subscribed to the within instrument and acknowledged to me that he/she/they executed the same for the purposes therein stated.

Notary Public

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

BUDGET MODIFICATIONS

5/13/2026

GENERAL FUND

A1990.4	Contingent Contractual	\$624.00	
A3510.4	Control of Dogs Contractual		\$624.00
A5132.2	Highway Garage- Capital Improvements	\$18,477.22	
A5132.4	Highway Garage- Contractual		\$18,477.22

HIGHWAY FUND

DA599	Unexpended Fund Balance	\$49,750.73	
DA960	Appropriations		\$49,750.73
DA5130.2	Machinery- Equipment		

April 2026 Permits

Permit number	Municipal address	Category	Work type	Work target	Applicant	Status	Submitted date	Issued date
B-2026-18	7145 OLEAN RD	Accessory structures	Remodel	Lean-to	Herbert Lydell	Permit issued	4/8/26	4/8/26
B-2026-19	9423 E HOLLAND RD	Accessory structures	New	Shed	Victoria Mader	Ready to issue	4/10/26	4/16/26
B-2026-20	7207 HUNTERS CRK RD	Other structures	New	Fence	Patrick Shea	Permit issued	4/10/26	4/16/26
B-2026-21	12895 WHITNEY RD	Accessory structures	New	Deck	Thomas Sewastynowicz	Permit issued	4/20/26	4/24/26
B-2026-22	12805 WHITNEY RD	Pools	New	Above Ground Pool	Rob Chamberlin	Ready to issue	4/20/26	4/22/26
B-2026-23	9390 OLEAN RD	Residential building	Repair	Single-family dwelling	Debra Keily	Permit issued	4/22/26	4/22/26
B-2026-24	9741 S PROTECTION RD	Residential building	Re-roof	Single-family dwelling	Cody Hogrewe	Permit issued	4/22/26	4/22/26
B-2026-25	9765 S PROTECTION RD	Accessory structures	New	Deck	Jacob Kanner	Permit issued	4/22/26	4/22/26
B-2026-26	13573 WARD RD	Accessory structures	New	Shed	Daniel Kempf	Ready to issue	4/29/26	4/29/26
B-2026-27	0 E HOLLAND RD	Driveway/Culvert	Improve existing	Other	Patrick Reilly	Submitted	4/29/26	4/29/26
B-2026-28	9411 SAVAGE RD	Accessory structures	New	Greenhouse (Residential)	Robert Tracy	Permit issued	4/29/26	4/29/26
B-2026-29	0 PARKER RD	Accessory structures	New	Pavilion	Jesse Murphy	Permit issued	4/29/26	4/29/26

April 2026 Code Enforcement

Case number	Municipal address	Category	Case description	Last visit	Workspace status
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	Active
CE-2024-21	51 S MAIN ST	Trash/Debris/Rubbish/Litter	Open storage of junk/debris		New
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-2024-34	7207 HUNTERS CRK RD	Unsafe Structure	Unsafe structure	11/3/25, 8:55 PM	Active
CE-2024-40	18 CANADA ST	Chickens/Roosters	Unsafe structure	12/31/24, 10:24 AM	Active
CE-2025-6	7207 HUNTERS CRK RD	Unsafe Structure	Building code violation		New
CE-2025-19	7077 OLEAN RD	Property Maintenance	Exposed septic tank	6/30/25, 11:53 AM	Active
CE-2025-28	8122 OLEAN RD	Junk Vehicle	Multiple unlicensed vehicles in front yard.	3/17/26, 12:52 PM	Active
CE-2025-35	12895 WHITNEY RD	No Permit	Deck being connected without a permit	11/17/25, 11:31 AM	Active
CE-2026-1	11586 HOLLAND GLENWOOD RD	Unsafe Structure	Unsafe Structure		New
CE-2026-2	122 S MAIN ST	Property Maintenance	Trash stored on property	3/2/26, 1:59 PM	Active
CE-2026-3	13402 WARD RD	Unlicensed, unregistered vehicles stored on property	3 unregistered vehicles on the property	4/20/26, 12:14 PM	Closed
CE-2026-4	9362 S PROTECTION RD	Trash/Debris/Rubbish/Litter	Open storage of junk and trash	3/9/26, 11:42 AM	Active
CE-2026-6	7828 HUNTERS CRK RD	Trash/Debris/Rubbish/Litter	Trash left at roadside all week		New
CE-2026-7	7207 HUNTERS CRK RD	No Permit	Fence being built without a permit	4/20/26, 3:50 PM	Closed
CE-2026-8	9741 S PROTECTION RD	No Permit	Roof replacement without a permit	4/22/26, 6:46 PM	Closed
CE-2026-9	9741 S PROTECTION RD	No Permit	Roof replacement without a permit	4/22/26, 6:49 PM	Closed

All Calls & Complaints

Summary Report by Date: 04-01-2026 through 04-30-2026, for Category: HOLLAND DOG CONTROL - HOLLAND DOG

Caller Name/Address	Date/Phone	Notes	Closed
Holland Dog Control			
Sheriff's Dept-Loose dog Olean and Savage	04-02-26	Sheriff called out Roger. They had received multiple calls stating that the dog was in the parking lot of Holland Willows and the Zider Zee Restaurant. No sheriff's cars were available to respond. Roger responded and drove around the area. Nothing found.	04-02-26
Holland Fire Department-Dog bite 11084 Holland Glenwood Rd	04-06-26	Roger called out to Holland fire dept for a man with a bite to his arm. The dog owner is Tiffany Albert, 11084 Holland Glenwood Rd, Holland, 14080. Anatolian Shepherd named "Hati". Bite victim is Paul White, [REDACTED] 10515 Holland Glenwood Rd. National Fuel Employee who was working on a farm across the road. He went on owner's property to ask if they could use water out of their pond. The dog was startled and bit him on the forearm. He needed stitches. His wife was going to bring him to the hospital. All parties spoke and were very sympathetic. At this time the victim will not pursue dangerous dog case. Rabies vaccination expires on 1/28/28.	04-06-26
EAPD#26-005481-loose dog Countryside Chimney area	04-11-26	Roger was called out for loose dog in Holland on Rte 16. The complainant was trying to catch the dog and asking for assistance. The dog owner showed up in their car and was able to get the dog before Roger's arrival.	04-11-26
Jill-Town Clerk-Aggressive 34 Cherrywood Ridge	04-17-26	Two neighbors have called the clerk's office to complain. The dogs are running out when people are walking by and growling. They are not licensed. Please make a premise visit and tell them they need to license their dogs. Please also discuss neighbor concerns about the dogs acting aggressively. Roger made a premise visit on 4/18/26. He spoke with Jonathon Jarman, the owner of the two dogs. His phone number is 585-640-8471. He stated the dogs have updated Rabies vaccines. Roger advised him to contact the Holland Town Hall to have both dogs licensed. The little dog likes to venture out of the yard and the other one follows. He puts a lead on the dogs, but not always. He stated he will be more conscientious with keeping the dogs on his property. The dogs were friendly. The owner did not know he had to license the dogs.	04-18-26
Jill-Clerk-dog licensing, permits 56 Water Street	04-17-26	Please make a premise visit to the following addresses. They need to license all of their dogs and apply for a multi dog permit or kennel license. John Covy 56 Water St 704-651-4996	04-20-26

Nova and Jax are licensed. Has 5 dogs and needs to file a multidog permit. Also pedestrians have complained that dogs are not friendly.

9189 Burlingham
5 unregistered dogs. Only 3 allowed unless applies for a multi dog permit or kennel license. New owners.

Roger made a premise visit on 4/20/26. Neither party was home. He left door hangers stating the dogs need to be licensed within 7 days.
On 4/28/26, Megan Covey called the dog office and spoke to Liz. She will license all her dogs after Jax gets vaccinated tomorrow. She will speak to Jill about getting a multi dog permit. She said she'd try to go there by Thursday.

Jill-Clerk-Expired Licenses	04-17-26	Please stop by the following address and tell them they need to renew their dog licenses. If they aren't there, please leave a door tag telling them to license within 7 days. Jill has already send them numerous reminders.	04-25-26
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Marilyn Carducci- "Millie" license expired 10/23
5 Cherrywood Ridge. Roger visited on 4/25/26. No one home. Left door hanger to license within 7 days.

Sharon Hughes-"Derby" license expired 7/23
11585 Holland Glenwood Rd
716 432-8027. Roger tried to visit 4/25/26. Wrong address. Correct address is 11586. We will try that one again.

Robert Sielaff-"Zia" license expired 5/24
8165 Hunters Creek Rd, 585 222-4031
Roger visited on 4/25/26. He spoke to Robert and he said he'd take care of it.

Ken Nardolillo-"Diesel" license expired 5/25
17 Park St, 716 424-6409. 4/25/26 Roger spoke to the owner. He was not receptive. He gave him a flyer stating to license dog in 7 days.

Amanda Conley-"Nina" license expired 2/24
12940 Sanders Hill Rd,. Roger visited on 4/25/26. No one was home. He left a door hanger to license dog within 7 days.

Courtney Craid-"Milkshake" license expired 11/24
382 South Main St, 716 725-7950. Roger visited on 4/25/26. No one was home. He left a door hanger to license dog within 7 days.

Rachel Kubick-"Charlie" license expired 11/25, "Lucy" license expired 11/24
12325 Vermont St, 716 537-2134. Roger visited on 4/25/26. No one was home. He left a door hanger to license the dog within 7 days.

Sharon Binkert-"Sweetie" license expired 10/25

Caller Name/Address	Date/Phone	Notes	Closed
		13031 Vermont St, 716 536-3813. Roger visited on 4/25/26. He spoke with one of the owners. He will take care of it next week.	
Jill-Town Clerk 9189 Bur	04-20-26		
Christine Maussner Olean Rd	04-20-26 (716)725-3730	Deceased cat on side of road. Please check for chip. Roger was called out to check for one. There was no chip found.	04-20-26
Jill-found dog Hunters Creek Rd	04-21-26	Daniel at 13269 Parker Rd, Holland found a loose Pitbull dog on Hunter's Creek Rd. She took it to her house and called Jill. She called the DCO office and asked us to retrieve the dog. Roger was called out. He spoke to the resident on the way and was informed that the dog's owner had been in touch with her through Facebook and was on her way. She called later to tell him that the dog was back with it's owner.	04-21-26
Jill-Town Clerk 11586 Holland Glenwood	04-27-26	Please stop by and talk to owner Hughes for "Derby". Dog license has expired. Need to renew license if they still have the dog.	
Glen Hacker-loose dog 7248 Hunters Creek Rd	04-27-26 (716)572-4692	Loose dog found running in the road. Glen was able to catch it and put it on a leash. Roger called out and impounded the dog. Owner is David Brock, 12615 Church Rd, Holland, 716 537-2171. Dog license for "Arlow" is still good. Dog was picked up same day. Showed proof of valid Rabies vaccination. \$65	04-27-26
Megan Covey 59 Water St (where dogs live)	04-28-26	Neighbor has three dogs, two labs and a smaller black and white dog. Dogs often get loose and go on her property, especially the small one. She has spoken to her neighbors a couple of times, but they aren't taking it seriously. She has an invisible fence and feels like she can't let her own dogs out on her own property. No license information could be found for that address. Emailed Jill to see if she has any information about the home owners.	
Total count: Holland Dog Control			12

Highway Superintendent Report for April 2026

Road Work:

- Fixed driveway washed out on Blanchard.
- Opened up 36" driveway pipe on Darien that was plugged with debris.
- Opened up 12" driveway pipe on Darien.
- Cleaned out front of culvert pipes on all town roads (heavy rains).
- Cleaned drop inlet tops in Town.
- Swept streets.
- Drag box winter damage.
- Hot patched holes in town.

Equipment:

- Serviced all 3 RTVs.
- Serviced snowblower.
- New starter switch in John Deere tractor.
- Replaced two bearings on SKAG mower.
- Replaced hydraulic cylinder on John Deere for drag box.
- Took 2020 F350 to Emerlings for maintenance.
- Installed hydraulic filters for Case backhoe.
- Installed new batteries in Excavator.
- NYS inspections done on all Town vehicles.

Snow Removal:

- N/A

Water:

- Monthly reports submitted to the Department of Health.
- Monthly samples submitted to the Department of Health.
- AWDQR was completed and posted on Town website (copies sent to State and County).
- Jeremy replacing ceilings in Water St. pumphouse.
- Did a walk through with potential companies on the Water St. pumphouse rehab project (April 28th).
- RFP for water project to be submitted on May 5th.

Facilities:

- Dave Nelligan repaired light in kitchen.
- Dave ordered a fan for the kitchen.
- Meeting with Shelden (Signature Sports Surfaces) – going to schedule pickle ball painting when weather allows.
- Jeremy fixed mini split for Troopers at Town Hall.
- Jeremy put new chairs together for Town Hall.

May Tasks:

- Finish sweeping roads.
- Ditching.
- Hot patch.