

**TOWN OF HOLLAND
TOWN BOARD MINUTES
September 9, 2026**

REGULAR TOWN BOARD MEETING- Holland Supervisor Geoffrey Hack called the Regular Town Board Meeting to order at 7:00 p.m., open to the public at the Holland Town Hall, 47 Pearl St., Holland, NY 14080. Roll Call followed.

Town Board Members Present:

Councilwoman Karen Kline
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
Planning Board Chairman Marty Regan
Attorney Ron Bennett
Zoning Officer Deputy William Shimburski
Town Engineer Robyn Cierniak

APPROVAL OF TOWN BOARD MEETING MINUTES

RESOLUTION # 63-2026

Motion made by Councilwoman Kline and seconded by Councilwoman Roth approve the Regular August 2026 Town Board Minutes.

5 AYE/ 0 NAY/ 0 ABSTAIN

MOTION CARRIED.

Deputy Miller updated the Board on Sheriffs' calls for the month of August in the Town of Holland.

Gene Majchrzak– Patrick Gallivan's office
Jeff Schroeder – Dave DiPietro's office

SUPERVISOR'S REPORT

A. Set Public Hearing- Local Law 1-2026 Disability Exemption

RESOLUTION # 64-2026

**RESOLUTION TO SET A PUBLIC HEARING
Local Law #1-2026- Disability Exemption**

WHEREAS, Local Law Intro. No. #1-2026 has been introduced to the Town Board on September 9, 2026, and

WHEREAS, such Local Law No. #1-2026 amends the maximum annual income for persons with disabilities and limited income

WHEREAS, Municipal Home Rule Law Section 20(5) requires a public hearing upon five (5) days notice, and

WHEREAS, Municipal Home Rule Law Section 20(4) provides that no such local law shall be passed until it shall have then in its forum and upon the desks or table of the members at least seven (7) calendar days, exclusive of Sunday, prior to its final passage or mailed to each of them in post-paid properly addressed and secured closed envelopes or wrappers in a post box of a post office of the United States Post Office Department within the local government at least ten (10) calendar days, exclusive of Sunday, prior to its passage,

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of the Town of Holland does hereby set the 14th of October 2026 at 7:00 p.m. at the Holland Town Hall, 47 Pearl Street, Holland, New York, for the purpose of conducting a public hearing on the proposed Local Law amending the maximum annual income for persons with disabilities and limited income and be it further

RESOLVED, that the Town Clerk is hereby directed to publish a notice of said public hearing in the Arcade Herald.

Motion made by Councilman Lotito and seconded by Councilwoman Roth to hold a public hearing for Local Law 1-2026 expanding Disability Exemptions on October 14, 2026, at 7pm at the Holland Town Hall.

5 AYE/ 0 NAY/ 0 ABSTAIN

MOTION CARRIED

B. Set Public Hearing- Local Law 2-2026 Residency Requirements

RESOLUTION # 65-2026

RESOLUTION TO SET A PUBLIC HEARING
Local Law 2-2026 Residency Requirements- Constabulary

WHEREAS, Local Law Intro. No. #2-2026 has been introduced to the Town Board on September 9, 2026, and

WHEREAS, such Local Law No. #2-2026 amends the residency requirements for the appointed office of Town Constable, adopted by the Town Board of the Town of Holland on June 12, 2002, by amending Chapter 31- Officers and Employees.

WHEREAS, Municipal Home Rule Law Section 20(5) requires a public hearing upon five (5) days notice, and

WHEREAS, Municipal Home Rule Law Section 20(4) provides that no such local law shall be passed until it shall have then in its forum and upon the desks or table of the members at least seven (7)

calendar days, exclusive of Sunday, prior to its final passage or mailed to each of them in post-paid properly addressed and secured closed envelopes or wrappers in a post box of a post office of the United States Post Office Department within the local government at least ten (10) calendar days, exclusive of Sunday, prior to its passage,

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of the Town of Holland does hereby set the 14th of October 2026 at 7:00 p.m. at the Holland Town Hall, 47 Pearl Street, Holland, New York, for the purpose of conducting a public hearing on the proposed Local Law amending the residency requirements for the appointed office of Town Constable, adopted by the Town Board of the Town of Holland on September 9, 2026, by amending Chapter 31- Officers and Employees.
and be it further

RESOLVED, that the Town Clerk is hereby directed to publish a notice of said public hearing in the Arcade Herald.

Motion made by Councilwoman Kline and seconded by Councilwoman Roth to hold a public hearing for Local Law 2-2026 regarding residency requirements for Constabulary members on October 14, 2026, at 7pm at the Holland Town Hall.

5 AYE/ 0 NAY/ 0 ABSTAIN

MOTION CARRIED

C. Set Public Hearing Local Law 3-2026 Real Property Tax Cap

RESOLUTION # 66-2026

RESOLUTION TO SET A PUBLIC HEARING

Local Law #3-2026 – Override Tax Cap 2027Budget

WHEREAS, Local Law No. 3-2026 has been introduced to the Town Board on Wednesday, September 9, 2026, and,

WHEREAS, Municipal Home Rule Law Section 20(5) requires a public hearing upon five (5) days' notice, and

WHEREAS, Municipal Home Rule Law Section 20(4) provides that no such local law shall be passed until it shall have then in its forum and upon the desks or table of the members at least seven (7) calendar days, exclusive of Sunday, prior to its final passage or mailed to each of them in post-paid properly addressed and secured closed envelopes or wrappers in a post box of a post office of the United States Post Office

Department within the local government at least ten (10) calendar days, exclusive of Sunday, prior to its passage,

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of the Town of Holland does hereby set the 14th day of October 2026 at 7:00 p.m. at the Holland Town Hall, 47 Pearl Street, Holland, New York, for the purpose of conducting a public hearing on the proposed Local Law to override the tax levy limit established in General Municipal Law Section 3-c for the 2027 budget, and be it further

RESOLVED, that the Town Clerk is hereby directed to publish a notice of said public hearing in the Arcade Herald.

Motion made by Councilman Kolacki and seconded by Councilman Lotito to hold a public hearing for Local Law 3-2026 Overriding the NYS Real Property Tax Cap on October 14, 2026, at 7pm at the Holland Town Hall.

5 AYE/ 0 NAY/ 0 ABSTAIN

MOTION CARRIED

D. Proposed Budget for Fiscal Year 2027

RESOLUTION #67-2026

Motion made by Councilwoman Kline and seconded by Councilman Kolacki to accept the Tentative Budget for 2027 Fiscal Year as presented as the Proposed Budget 2027 Fiscal Year.

5 AYE/ 0 NAY/ 0 ABSTAIN

MOTION CARRIED

E. Set Public Hearing for Budget 2027

RESOLUTION #68-2026

Motion made by Councilwoman Kline and seconded by Councilman Lotito to hold a public hearing for the 2027 Proposed Budget on October 14, 2026, at 7pm at the Holland Town Hall.

5 AYE/ 0 NAY/ 0 ABSTAIN

MOTION CARRIED

F. Set Public Hearing- Community Development Block Grant

RESOLUTION #69-2026

Motion made by Councilman Kolacki, and seconded by Councilwoman Roth, resolve to hold a public hearing for the 2026-2027 Community Development Block Grant Program ranking on October 14, 2026, at 7pm at the Holland Town Hall.

5 YEA / 0 NAY/ 0 ABSTAIN

MOTION CARRIED

G. Agriculture District Open Enrollment- September 1-30, 2026

H. Budget Amendments

RESOLUTION #70-2026

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

GENERAL FUND

A599	Unexpended Fund Balance	\$10,795.20
A960	Appropriations	
A1110.2	Justice- Capital Improvements JCAP JCAP Grant- cameras and bench chairs	\$10,795.20
A1990.4	Contingency- Contractual	\$3,368.05
A1110.111	Justice- Personal Services- Clerk Deputy	\$840.00
A1910.4	Unallocated Insurance	\$0.05
A8020.41	Planning- Grant Writing Contractual	\$2,528.00

WATER FUND

SW599	Unexpended Fund Balance	\$6,487.10
SW960	Appropriations	
SW8310.2	Water- Capital Improvements	\$3,007.44
SW8310.23	Water- Special Projects CDBG to paint water tower/CDBG expenses	\$3,479.66

5 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

1. Planning Board Minutes
2. Whitney Road Closure
3. SRPC Thank you letter

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- N/A

OLD BUSINESS

A. Open Area Development- 11732 North Canada Street- Emer

RESOLUTION # 71-2026

Supervisor Hack motioned to approve the Special Use Permit – Open Development Area for Zachery and Amanda Emer at 11732 North Canada with the following conditions:

1. Complete removal of existing unpermitted roof structure on accessory building prior to issuance of any building permit.
2. Driveway easement/shared maintenance must be included in final deed of both parties and filed and submitted to the Town of Holland prior to issuance of any building permit.
3. The driveway shall provide safe and adequate access for:
 - Emergency vehicles
 - Fire apparatus
 - Ambulances

All conditions imposed as part of this approval shall run with the land and shall be binding upon the applicant property owner, successors, assigns, and future owners of the property.

This approval authorizes only the development specifically approved by the Holland Town Board.

It shall not be interpreted to create additional development rights, subdivision rights, or rights to further increase the intensity of development on the property.

Seconded by Councilwoman Kline.

5 YEA / 0 NO / 0 ABSTAIN

MOTION CARRIED

TOWN ATTORNEY- Ron Bennett

TOWN CLERK – Jill Dix

COMMENTS FROM THE PUBLIC

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

Abstract 9

General District Claims	in the amount of \$26,099.25
as set forth in Abstract A-9	

Highway District Claims	in the amount of \$168,990.43
as set forth in Abstract DA-9	

Water District Claims	in the amount of \$10,513.54
as set forth in Abstract SW-9	

Light District Claims	in the amount of \$1,640.13
As set forth in Abstract SL-9	

Garbage District Claims	in the amount of \$35,623.98
as set forth in Abstract SR-9	

Trust and Agency District Claims	in the amount of \$8,872.68
as set forth in Abstract TA-9	

RESOLUTION # 72-2026

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

5 YEA / 0 NAY / 0 ABSTAIN
MOTION CARRIED

Comments from the Public: n/a

Supervisor Hack adjourned the meeting at 7:32 pm

RESPECTFULLY SUBMITTED,

Jill Dix
Holland Town Clerk



September 22, 2026

Hon. Geoffrey W. Hack, Supervisor
and Members of the Town Board
Town of Holland
47 Pearl Street
Holland, NY 14080-9722

Dear Supervisor Hack and Members of the Board:

ROC Affordable Housing Corporation is a nonprofit housing developer working in rural Southern Erie County. We are the housing arm of The Rural Outreach Center in East Aurora, which works with rural families across the Southtowns. We develop housing for the people already living in these communities. Seniors who want to stay in the town where they raised a family. Younger families who grew up here and cannot find a place nearby. The teacher aides, EMTs, childcare workers and shop staff who keep a town running and increasingly cannot afford to live in it.

Rents have climbed faster than wages, older housing is getting harder and more expensive to keep up, and new housing has been slow to come out this way. This is not a failing of any one town. Rural communities get passed over when housing funding is handed out, and it is not for lack of need. It is because there is rarely anyone locally set up to build it.

Construction costs are high, water and sewer do not always reach the parcels that make sense, and the numbers often do not work for a private builder. The private market alone will not close this gap, and neither will any one of us. A town brings local knowledge and the vision for what it needs, we bring the development work and the ability to navigate the funding, and the state and county bring the resources.

For our project in North Collins we assembled roughly \$2.5 million in state and county funding, and we would like to do the same in more communities here. The Small Rental Development Initiative funds affordable housing development in communities like these, and we anticipate a new round in early 2027. The Mobile and Manufactured Home Replacement program pays to replace an aging mobile or manufactured home with a new one, and we would be glad to look at what that could do here. Where an older building is worth saving, federal and state historic tax credits can cover a real share of bringing it back, which is often what makes saving it possible. Erie County HOME funds and Federal Home Loan Bank grants sit alongside these.

All of these programs score applications on readiness, and readiness takes time. Site control, zoning and the water and sewer questions take months to work through. A community that starts when a round opens has already missed it. That is why we are writing now.

Your 2018 Comprehensive Plan identifies the need for a diversity of housing types so new families are drawn to Holland and seniors can age in place, and that is exactly the kind of thing we could help turn into homes. Our question is simple. Does your community have a vacant site or an underutilized building where that goal could take shape?

We would welcome the opportunity to meet and talk about what it might take to see something built there for local families. You can reach me at 716-240-2220, extension 105, or vrmaiah@theroc.co.

Sincerely,

Vignesh Ramaiah
Executive Director
ROC Affordable Housing Corporation

cc: Jill M. Dix, Town Clerk

The ROC Affordable Housing Corp.
The Rural Outreach Center
730 Olean Road
East Aurora, NY 14052

716-240-2220

www.theroc.co

Assist. Empower. Elevate.

September 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		Active
CE-2024-15	7077 OLEAN RD	Property Maintenance	Multiple buildings require maintenance and/or removal	11/3/25, 4:42 PM	Active
CE-2024-21	51 S MAIN ST	Trash/Debris/Rubbish/Litter	Open storage of junk/debris		Active
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	9/16/26, 6:28 PM	Closed
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		Active
CE-2025-19	7077 OLEAN RD	Property Maintenance	Exposed septic tank	9/16/26, 6:09 PM	Closed
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	9/23/26, 4:48 PM	Active
CE-2026-2	122 S MAIN ST	Property Maintenance	Trash stored on property	9/16/26, 6:46 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-2026-15	67 PEARL ST	Trash/Debris/Rubbish/Litter	Open storage of junk	6/17/26, 5:36 PM	Active
CE-2026-17	294 CANADA ST	No Permit	Reproof with no permit.	9/30/26, 6:15 PM	Closed
CE-2026-18	9348 BURLINGHAM RD	Chickens/Roosters	Chickens and roosters with no permit	9/9/26, 6:29 PM	Closed
CE-2026-19	11555 HOLLAND GLENWOOD RD	No Permit	Roof replacement without a permit	8/19/26, 7:16 PM	Active
CE-2026-20	302 N MAIN ST	Grass/Weeds Exceed 10"	Property maintenance, high grass	9/9/26, 6:34 PM	Closed
CE-2026-21	7828 HUNTERS CRK RD	Trash/Debris/Rubbish/Litter	Old furniture piled by the road	9/9/26, 6:41 PM	Closed
CE-2026-23	9885 VERMONT HL	Trash/Debris/Rubbish/Litter	Unregistered vehicle, and a boat in the yard along with various articles	9/2/26, 5:57 PM	Active

September 2026 Permits

Permit number	Municipal address	Category	Work type	Work target	Applicant	Status	Submitted date	Issued date
B-2026-58	7207 HUNTERS CRK RD	Accessory structures	New	Deck	Mike Jansen	Permit issued	9/2/26	9/2/26
B-2026-59	34 CHERRYWOOD RDG	Other structures	New	Fence	Jonathan Jarman	Permit issued	9/2/26	9/2/26
B-2026-60	9473 S PROTECTION RD	Accessory structures	Addition	Deck	Michael Geist	Ready to issue	9/8/26	
B-2026-61	7703 VERMONT HL	Residential building	Tear-off and re-roof	Single-family dwelling	Jennifer Freese	Permit issued	9/11/26	9/30/26
B-2026-62	9794 S PROTECTION RD	Residential building	Re-roof	Single-family dwelling	Dana Smith	Permit issued	9/11/26	9/11/26
B-2026-63	8654 VERMONT HL	Pond	New	Other	Valarie Butler	Permit issued	9/16/26	9/16/26
B-2026-64	18 CHERRYWOOD RDG	Other structures	New	Fence	Pam O'Neill	Permit issued	9/16/26	9/16/26
B-2026-65	9477 PHILLIPS RD	Accessory structures	New	Shed	Deanna Wrazen	Permit issued	9/16/26	9/30/26
B-2026-66	23 CHERRYWOOD RDG	Accessory structures	New	Pole Barn	Coralay Construction	Permit issued	9/16/26	9/22/26
B-2026-67	23 CHERRYWOOD RDG	Accessory structures	Demolition	Garage	Coralay Construction	Permit issued	9/16/26	9/22/26
B-2026-68	9769 S PROTECTION RD	Residential building	Re-roof	Single-family dwelling	Coralay Construction	Permit issued	9/21/26	9/22/26
B-2026-69	11555 HOLLAND GLENWOOD RD	Accessory structures	Repair	Pole Barn	Chris Pierrot	Ready to issue	9/23/26	
B-2026-70	9454 E HOLLAND RD	Electrical	New	Generator	Maureen Wilson	Permit issued	9/28/26	10/5/26
B-2026-71	8691 VERMONT HL	Residential building	Tear-off and re-roof	Single-family dwelling	Robert Krolczyk	Permit issued	9/28/26	10/7/26
B-2026-72	9653 SAVAGE RD	Other structures	New	Other	Vicki Misener	Permit issued	9/29/26	10/7/26

Highway Superintendent Report for September 2026

Road Work:

- Sent two trucks to help Orchard Park paving.
- Cleaned up brush from windstorm on various roads.
- Had street sweeper pick up the town.
- Cleaned up tree in road on Burlingham Road.
- Poured concrete pads at Community Center for youth soccer and town signs.
- Swept Parker Road.
- Oiled and chipped Parker Road (Towns of Aurora and Colden helped).
- Cut shoulders under guardrails on Cherrywood Ridge and Burlingham Roads.
- Oiled and chipped Warner Hill from Rt 16 to railroad tracks (helped Erie County Highway).
- Put shoulders on Parker Road (Erie County donated millings to Town).

Equipment:

- Got road widener ready for Parker Road shoulders.
- Welded up and repaired guard rail pusher.
- Worked on spreader plate on 2016 Kenworth.
- Greased loader.
- New 2025 Kenworth was delivered.
- 2007 International delivered (new body and frame repainted).
- Greased trucks

Snow Removal:

- N/A

Water:

- Monthly reports submitted to the Department of Health.
- Monthly samples submitted to the Department of Health.
- Poured concrete pad in Water St. pumphouse for panel box.
- Installed service line at 11644 Holland Glenwood.
- Working on equalization valve for Burlingham tank.
- Poured concrete around water valves on Water St.
- Koester scheduled for week of 28th to do pipe work at Water Street pumphouse.
- Attended water class at Colonel Ward Buffalo water pump station.
- Fixed vent screen on Burlingham water tank.

Facilities:

- Windows are done at Community Center.
- Installed new frost hydrant at Town Park.
- Fixed spigot at Town Hall.
- Lined up Kibler Mechanical to service boilers on town buildings.

October Tasks:

- Mix sand and salt.
- Get trucks ready for winter.