

Town of Grand Island – Regular Meeting #22

A regular meeting of the Town Board of Grand Island, New York was held at the Town Hall, 2255 Baseline Rd., Grand Island, NY at 8:00p.m. on the 15th of December 2025.

Present:	Peter J. Marston	Supervisor
	Thomas A. Digati	Councilman
	Christian J. Bahleda	Councilman
	Daniel F. Kilmer	Councilman
	Jose A. Garcia	Councilman
	Patricia A. Frentzel	Town Clerk
	Peter C. Godfrey	Town Attorney

Supervisor Peter J. Marston called the meeting to order at 8:00p.m.
Pastor Kevin Slough from Trinity Church Grand Island gave the Invocation.
Councilman Jose A. Garcia led the Pledge of Allegiance.

PUBLIC COMMENTS:

This is an opportunity for residents to comment on any matter regarding the meeting agenda items only.

<i>Speakers:</i>	Hank Cushing, Paul Koppmann, Peggy Koppmann, Dean Santorio, Bobbie Cushing; Tony Mazurkiewicz, Norbert Remus, Jennifer Chin, John Chin, Carl Koppmann, Sean Hopkins
------------------	--

PUBLIC HEARINGS:

Special Use Permit Application – Forrest Crawford, 34 Island Park Circle – Home Occupation, Sale of House Plants

A. Correspondence – Planning Board

A Public Hearing was held on Monday, December 15, 2025, at 8:00p.m. for the purpose of hearing anyone who wanted to comment on a Special Use Permit Application – Forrest Crawford, 34 Island Park Circle – Home Occupation, Sale of House Plants.

Speakers:	Gary Wisniewski, Forrest Crawford
-----------	-----------------------------------

Supervisor Marston declared the Public Hearing closed.
A motion was made by Councilman Bahleda, seconded by Councilman Digati to approve the Special Use Permit for Forrest Crawford, 34 Island Park Circle – Home Occupation, Sale of House Plants.

APPROVED	Ayes	5	Digati, Bahleda, Kilmer, Garcia, Marston
	Noes	0	

Local Law Intro #7 of 2025 – Advisory Board Alternate Positions – Zoning Board of Appeals

A Public Hearing was held on Monday, December 15, 2025, at 8:00p.m. for the purpose of hearing anyone who wanted to comment on Local Law Intro #7 of 2025 – Advisory Board Alternate Positions – Zoning Board of Appeals.

Town of Grand Island – Regular Meeting #22

Speakers: None

Supervisor Marston declared the Public Hearing closed.

A motion was made by Councilman Digati, seconded by Councilman Garcia to adopt Local Law #4 of 2025 as follows:

Be it hereby enacted by the Town Board of the Town of Grand Island as follows:

Subsections (B) and (C) of Section 407-185 of Chapter 407 of the Town Code are hereby amended to read as follows:

B. Terms. Members, including alternate members, of the Zoning Board of Appeals in office when this code takes effect shall continue to serve for the balance of the terms for which they were originally appointed. Succeeding appointees shall be appointed for a term of five years. Appointment to fill vacancies shall be made by the Town Board for the unexpired term of the member or members whose term or terms become vacant.

C. Alternate members.

(1) "Alternate member" means an individual who serves on the Zoning Board of Appeals when a regular member is unable to participate in an application or matter before the respective Board, as provided herein.

(2) The Town Board may appoint two (2) alternate members to the Town's Zoning Board of Appeals.

(3) The Chairperson of the Zoning Board of Appeals may designate an alternate for a member when such member is unable to participate in the application or matter before the Board. When designated, an alternate member shall possess all the powers and responsibilities of such member of the Zoning Board of Appeals. Such designation shall be entered into the minutes of each Zoning Board of Appeals meeting at which the substitution is made. All provisions of state law relating to Zoning Board of Appeals member eligibility, vacancy in office, removal, compatibility of office and service on other boards, as well as any provisions of a local law relating to training, continuing education, compensation and attendance, shall also apply to alternate members.

This local law shall be effective immediately upon filing with the New York Secretary of State.

APPROVED	Ayes	5	Digati, Bahleda, Kilmer, Garcia, Marston
	Noes	0	

Sewer Rents – 2026

December 15, 2025 - 2

Town of Grand Island – Regular Meeting #22

A Public Hearing was held on Monday, December 15, 2025, at 8:00p.m. for the purpose of hearing anyone who wanted to comment on the possible increase in sewer rents from \$6.30/1,000 gallons to \$6.70/gallons effective January 1, 2026.

Speakers: Hank Cushing

Supervisor Marston declared the Public Hearing closed.

A motion was made by Councilman Garcia, seconded by Councilman Kilmer to approve the increase for sewer rents from \$6.30/1,000 gallons to \$6.70/gallons effective January 1, 2026.

APPROVED Ayes 5 Digati, Bahleda, Kilmer, Garcia, Marston
 Noes 0

MINUTES:

A motion was made by Councilman Digati, seconded by Councilman Bahleda to approve Minutes of Workshop Meeting #35, December 1, 2025.

APPROVED Ayes 5 Digati, Bahleda, Kilmer, Garcia, Marston
 Noes 0

CONSENT AGENDA:

1. Building Permits Issued – November 2025
2. Meeting Minutes – Zoning Board of Appeals – November 6, 2025
3. 2026 ZBA Application Deadlines and Meeting Dates
4. Meeting Minutes – Comprehensive Plan Review Board – July 23, 2025, and September 10, 2025

A motion was made by Councilman Kilmer, seconded by Councilman Digati to approve the consent agenda as distributed.

APPROVED Ayes 5 Digati, Bahleda, Kilmer, Garcia, Marston
 Noes 0

COMMUNICATIONS – TOWN BOARD:

SUPERVISOR – PETER J. MARSTON:

Removal from New York State Parks, Recreation and Historic Preservation Ownership – .465 Acres Surplus Parcel on West River/Long Road, Grand Island

Town Supervisor Peter Marston informed the Town Board that the New York State Parks has ownership of a .465-acre parcel on West River Road / Long Road, Grand Island. This parcel is identified in OGS Map No. 2576. Mr. Marston received a letter from NYS Parks advising that the parcel is no longer needed for parks purposes and agreed to the removal of the parcel from Parks' ownership.

A motion was made by Councilman Garcia, seconded by Councilman Digati to approve to accept title to the lands as described of this surplus parcel; The method of conveyance being for highway purposes "pursuant to Section 34 of the Public Land Law" and; Reference to the map title exactly as shown on the map and the exact acreage as shown on the map and description.

APPROVED Ayes 5 Digati, Bahleda, Kilmer, Garcia, Marston
 Noes 0

Town of Grand Island – Regular Meeting #22

Grand Island Fire Company Contract – Set Public Hearing

A motion was made by Councilman Bahleda, seconded by Councilman Digati to set a Public Hearing for Monday, December 29, 2025, at 8:00p.m. to hear anyone who wants to comment on the Grand Island Fire Company Contract.

APPROVED	Ayes	4	Digati, Bahleda, Garcia, Marston
	Noes	1	Kilmer

COUNCILMAN – JOSE A. GARCIA:

Authorize Supervisor to Sign Contract – Ark Strategic, Inc.

A motion was made by Councilman Garcia, seconded by Councilman Digati to table the matter.

APPROVED	Ayes	5	Digati, Bahleda, Kilmer, Garcia, Marston
	Noes	0	

Resignation – Traffic Safety Advisory Board

A motion was made by Councilman Garcia, seconded by Councilman Digati to accept the resignation of Eric Thompson from the Traffic Safety Advisory Board, effective December 31, 2025, with regret. A certificate of appreciation will be sent to Mr. Thompson.

APPROVED	Ayes	5	Digati, Bahleda, Kilmer, Garcia, Marston
	Noes	0	

COMMUNICATIONS – OTHER TOWN OFFICIALS:

DEPARTMENT OF ENGINEERING & WATER RESOURCES – ROBERT H. WESTFALL:

Change Order No. 2 – Grand Island Pump Upgrade Project – Job #: M-236

Town Engineer Robert Westfall reported that Wendel has submitted Change Order #2 to CIR Electrical Construction Corp's contract for the above referenced project for the materials required for the replacement of the existing neutral wire at the Whitehaven Pump Station for \$14,969.00. The funds are currently available in the Water System Improvements bond authorization.

After reviewing Wendel's proposal, the Engineering Department agrees and recommends the Town Board authorize Change Order #2 to CIR Electrical Construction Corp's existing contract in the amount of \$14,969.00.

A motion was made by Councilman Digati, seconded by Councilman Bahleda to accept the recommendation of the Town Engineer and approve Change Order #2 in the amount of \$14,969.00.

APPROVED	Ayes	5	Digati, Bahleda, Kilmer, Garcia, Marston
	Noes	0	

Part-time Hire – Intern – Engineering Aid

A motion was made by Councilman Digati, seconded by Councilman Bahleda to approve the hiring of Daniel Clayton, Part-time Engineering Aid, \$22.00/hr., effective December 22, 2025, subject to the completion of the necessary pre-employment paperwork.

APPROVED	Ayes	5	Digati, Bahleda, Kilmer, Garcia, Marston
	Noes	0	

Town of Grand Island – Regular Meeting #22

RECREATION SUPERVISOR – JOSEPH MENTER:

Remove Employees from Payroll

A motion was made by Councilman Digati, seconded by Councilman Bahleda to authorize removing the following employees from payroll effective December 16, 2025:

<u>Name</u>	<u>Title</u>	<u>Last Day Worked</u>
Elissa Rizek	Recreation Attendant	September 28, 2025
Cameron Sargent	Recreation Attendant	September 9, 2025

APPROVED Ayes 5 Digati, Bahleda, Kilmer, Garcia, Marston
Noes 0

Part-time Hire

A motion was made by Councilman Kilmer, seconded by Councilman Garcia to approve the hire of Jillian Manns, Part-time Recreation Attendant – Year 1 Aide, \$15.75/hr., effective December 16, 2025, subject to the completion of the necessary pre-employment paperwork.

APPROVED Ayes 5 Digati, Bahleda, Kilmer, Garcia, Marston
Noes 0

TOWN ACCOUNTANT – KORIN FRANTZ:

Budget Transfers/Amendments - 2025

A motion was made by Councilman Digati, seconded by Councilman Bahleda to approve the following budget transfers needed to balance each fund in preparation for the year ended December 31, 2025:

General:

DEPT	ACCOUNT NAME	ACCOUNT NUMBER	TRF NEEDED	FROM A/C	\$	FROM DIFFERENT DEPT	EXPLANATION
SUPERVISOR	PROF SVCS	001.1220.0409	60,000.00	001.1220.0100	60,000.00	SUPERVISOR	PAYROLL TEMP
ASSESSMENT	PROF SVCS	001.1355.0409	20,000.00	001.1355.0100	20,000.00	ASSESSMENT	EXCEEDED BUDGET
LAW OFFICE	PROF SVCS	001.1420.0409	30,000.00	001.1620.0200	30,000.00	SHARED SVCS - EQUIP	EXCEEDED BUDGET
ENGINEERING	PROF SVCS	001.1440.0409	200,000.00	001.1440.0100	80,000.00	ENG - PERSONNEL	EXCEEDED BUDGET
				001.8540.0457	50,000.00	DRAINAGE	
				001.3620.0443	70,000.00	BLDG - DEPT SUPPLIES(SOFTWARE)	
SHARED SVCS	REP/MAINT BLDG	001.1620.0422	55,000.00	001.1620.0200	55,000.00	SHARED SVCS - EQUIP	EXCEEDED BUDGET
SHARED SVCS	PROF SVCS	001.1620.0409	20,000.00	001.1620.0200	20,000.00	SHARED SVCS - EQUIP	EXCEEDED BUDGET
UNALLOCATED INS.	FIRE/ LIAB INSURANCE	001.1910.0446	97,000.00	001.6989.0466	25,000.00	ECON DEVELOPMENT	EXCEEDED BUDGET
				001.9040.0800	72,000.00	MEDICAL INSURANCE	EXCEEDED BUDGET
TAXES	TAXES ON TOWN PROPERTY	001.1950.0463	300.00	001.1990.0475	300.00	CONTINGENCY	UNEXPECTED INCREASE
UNCLASSIFIED	DEBT MGT FEES	001.1989.0419	3,500.00	001.1990.0475	3,500.00	CONTINGENCY	ADDL DEBT/BANS
SIDEWALKS	MSC	001.5410.0449	1,050.00	001.1990.0475	1,050.00	CONTINGENCY	EXCEEDED BUDGET
GOLDEN AGE	EQUIPMENT	001.6772.0200	33,000.00	001.6772.0100	33,000.00	GA- PERSONNEL	EXCEEDED BUDGET
RECREATION	PERSONNEL	001.7020.0100	16,000.00	001.7020.0422	10,000.00	REC - REP/MAINT BLDG	EXCEEDED BUDGET
				001.7310.0443	6,000.00	YOUTH - SUPPLIES	
RECREATION	CELEBRATIONS	001.7550.0462	2,000.00	001.7020.0403	2,000.00	REC-ADVERTISING	EXCEEDED BUDGET
HISTORIS PRES	PROF SVCS	001.7521.0409	1,200.00	001.1990.0475	1,200.00	CONTINGENCY	EXCEEDED BUDGET
CONSERVATION BOARD	PROF SVCS	001.8730.0409	17,000.00	001.1990.0475	17,000.00	CONTINGENCY	EXCEEDED BUDGET
UNEMPLOYMENT	UNEMPLOYMENT	001.9050.0800	8,000.00	001.9040.0800	8,000.00	WORKERS COMP	EXCEEDED BUDGET
BENEFITS	RETIREMENT	001.9010.0800	70,000.00	001.9040.0800	70,000.00	MEDICAL INSURANCE	EXCEEDED BUDGET
			\$634,050.00		\$634,050.00		

Highway:

DEPT	ACCOUNT NAME	ACCOUNT NUMBER	TRF NEEDED	FROM A/C	\$	FROM DIFFERENT DEPT	EXPLANATION
GEN REPAIRS	PERSONNEL	002.5110.0100	100,000.00	002.5140.0100	100,000.00	MISC - PERSONNEL	EXCEEDED BUDGET
SNOW REMOVAL	PERSONNEL	002.5142.0100	25,000.00	002.5140.0199	25,000.00	MISC - BUYBACK	EXCEEDED BUDGET
BENEFITS	MEDICAL INS	002.9060.0800	12,000.00	002.9040.0800	12,000.00	WORKERS COMP	EXCEEDED BUDGET
BENEFITS	RETIREMENT	002.9010.0800	280,000.00	002.9730.070	30,000.00	BANS - INT.	BUYBACK FROM PREV. EMPL.
				002.5140.0100	175,000.00	MISC - PERSONNEL	
				002.5142.0442	75,000.00	SNOW - MAINT SUPPLIES	
		TOTALS	\$417,000.00		\$417,000.00		

Sewer:

December 15, 2025 - 5

Town of Grand Island – Regular Meeting #22

DEPT	ACCOUNT NAME	ACCOUNT NUMBER	TRF NEEDED	FROM A/C	\$	FROM DIFFERENT DEPT	EXPLANATION
BENEFITS	RETIREMENT	003.9010.0800	25,000.00	003.9730.0700	25,000.00	BANS - INT	EXCEEDED BUDGET
		TOTALS	25,000.00		25,000.00		

Water:

DEPT	ACCOUNT NAME	ACCOUNT NUMBER	TRF NEEDED	FROM A/C	\$	FROM DIFFERENT DEPT	EXPLANATION
WATER ADMIN	SUPPLIES	004.8310.0401	12,000.00	004.8320.0441	12,000.00	NIAGARA COUNTY WAT.	EXCEEDED BUDGET
T&D	EQUIP	004.8340.0200	100.00	004.8340.0199	100.00	T&D - BUYBACKS	EXCEEDED BUDGET
BENEFITS	WORKERS COMP	004.9040.0800	3,000.00	004.9060.0800	3,000.00	MEDICAL	EXCEEDED BUDGET
		TOTALS	\$ 15,100.00		\$ 15,100.00		

A motion was made by Councilman Digati, seconded by Councilman Bahleda to approve following (1) budget amendment needed to balance each fund in preparation for the year ended December 31, 2025:

001-0001-2709	Increase Donations Other	\$20,000
---------------	--------------------------	----------

001-7110-0200	Increase Expenditure Appropriation - Parks Equipment	
	Gun Creek Donation for Parks	\$20,000

APPROVED	Ayes	5	Digati, Bahleda, Kilmer, Garcia, Marston
	Noes	0	

CODE ENFORCEMENT OFFICE:

Special Use Permit Renewal – Thomas Burke, 2285 West River Parkway – Bed & Breakfast

A motion was made by Councilman Digati, seconded by Councilman Bahleda to renew the Special Use Permit for Thomas Burke, 2285 West River Parkway – Bed & Breakfast. The site has been inspected and it is unchanged.

APPROVED	Ayes	5	Digati, Bahleda, Kilmer, Garcia, Marston
	Noes	0	

PLANNING BOARD:

Chairman and Vice Chairman – Planning Board 2026

Received and filed. No action by the Town Board.

The Island Shoppe, 1966 Whitehaven Road – Site Plan Approval – Re-Submittal of Site Plan

A motion was made by Councilman Garcia, seconded by Councilman Digati to accept the recommendation of the Planning Board and grant Site Plan Approval for The Island Shoppe, 1966 Whitehaven Road, subject to the removal of 2 tables; reduce seating from 36 to 30, and subject to Erie County's approval of requested curb cuts.

APPROVED	Ayes	5	Digati, Bahleda, Kilmer, Garcia, Marston
	Noes	0	

Gun Creek PDD

Received and filed. No action by the Town Board.

Town of Grand Island – Regular Meeting #22

Local Law #1 of 2025 – Add Section 219, Amend Chapter 323-8, Amend Chapter 323-9 and Amend Chapter 309-8(C) of the Town of Grand Island Town Code – Property Maintenance

A motion was made by Councilman Bahleda, seconded by Councilman Digati to refer Local Law #1 of 2025 – Add Section 219, Amend Chapter 323-8, Amend Chapter 323-9 and Amend Chapter 309-8(C) of the Town of Grand Island Town Code – Property Maintenance to the Town Board.

APPROVED Ayes 5 Digati, Bahleda, Kilmer, Garcia, Marston
 Noes 0

REPORT OF THE AUDIT COMMITTEE:

A motion was made by Councilman Garcia, seconded by Councilman Kilmer to pay #151037 - #151178

General	\$137,062.20
Highway	\$ 38,213.46
Sewer	\$ 44,340.17
Water	\$ 30,518.67
Trust & Agency	\$ 350.00
Capital	\$169,079.64
Lighting	<u>\$ 352.00</u>
Total	\$419,916.14

APPROVED Ayes 5 Digati, Bahleda, Kilmer, Garcia, Marston
 Noes 0

UNFINISHED BUSINESS:

Local Law Intro #4 of 2025 – Amend Chapter 407-165.1 of the Town Code – Solar Energy Facilities

Remains Tabled.

Local Law Intro #5 of 2025 – Battery Energy Storage Systems Law

A. Correspondence – CarsonPower LLC

Remains Tabled.

Golfside (Golfview) Development Rezoning, Local Law Intro #6 of 2025 – Rezoning SBL #38.11-2-6.11, Whitehaven Road – R-2/B1 to PDD

A motion was made by Councilman Bahleda, seconded by Councilman Kilmer to refer the matter to the Planning Board for review and recommendation.

NOT APPROVED Ayes 1 Bahleda
 Noes 4 Digati, Bahleda, Kilmer, Garcia, Marston

SEQR – Golfside (Golfview) Development Rezoning, Local Law Intro #6 of 2025 – Rezoning SBL #38.11-2-6.11, Whitehaven Road – R-2/B1 to PDD Overlay

A motion was made by Councilman Digati, seconded by Councilman Garcia to adopt the Resolution Issuing Negative Declaration for Residential Project at 0 Whitehaven Road as follows:

Town of Grand Island – Regular Meeting #22

WHEREAS, the Town of Grand Island Town Board (“Town Board”) received an application for a proposed residential project to be located at the approximately 65 acre parcel located at 0 Whitehaven Road [SBL No. 38.11-2-6.11] (the “Project Site”) consisting of 288 units comprised of single-family homes and four unit townhome buildings and additional site improvements including a stormwater management system, parking spaces, dark sky compliant lighting and all required infrastructure and utility connections and improvements (collectively the “Action”). The proposed Action requires an amendment of the zoning classification of the Project Site from B-1 General Business District (“B-1”) and R-2 Attached/Detached Single-Family Residential District (“R-2”) to R-2 with Planned Development District Overlay. The proposed Action has been defined broadly to include all proposed site improvements as well as all required discretionary approvals and permits needed from the Town of Grand Island municipal boards and involved agencies; and

WHEREAS, the Town Board must comply with the New York State Environmental Quality Review Act (“SEQRA”) and its implementing regulations at 6 N.Y.C.R.R. Part 617 in the review of the Action; and

WHEREAS, the Town Board solicited its intent to act as Lead Agency from Involved and Interested Agencies pursuant to SEQRA; and

WHEREAS, the Action is a Type I action under SEQRA, and a full Environmental Assessment Form (“FEAF”) Part 1 was prepared; and

WHEREAS, the Town Board duly considered the Action, the FEAF Part 1, the criteria for determining significance set forth in 6 N.Y.C.R.R. § 617.7(c) of the SEQRA regulations, and such other information deemed appropriate; and

WHEREAS, the Town Board has identified the relevant areas of environmental concern, taken a hard look at these areas, and made a reasoned elaboration of the basis for its determination; and

NOW, THEREFORE, BE IT RESOLVED by the Town of Grand Island Town Board as follows:

1. The Town Board hereby declares itself to be the Lead Agency.
2. The Action will not result in any large and important impacts and, therefore, it will not have a significant adverse impact on the environment.
3. Parts 2 of the FEAF, attached hereto and incorporated herein by reference, have been reviewed and completed by the Town Board.
4. The attached Negative Declaration, incorporated herein by reference, is issued and adopted for the reasons stated therein.
5. This resolution is effective immediately.

APPROVED	Ayes	3	Digati, Garcia, Marston
	Noes	2	Bahleda, Kilmer

December 15, 2025 - 8

Town of Grand Island – Regular Meeting #22

Golfside (Golfview) Development Rezoning, Local Law Intro #6 of 2025 – Rezoning SBL

#38.11-2-6.11, Whitehaven Road – R-2/B1 to PDD

A motion was made by Councilman Digati, seconded by Councilman Garcia to adopt Local Law # 5 of 2025 as follows:

Be it hereby enacted by the Town Board of the Town of Grand Island as follows:

Section I. Rezoning. The official map of the Town of Grand Island is hereby amended so that the property located at SBL No. 38.11-2-6.11 as described in the legal description below located on the south side of Whitehaven Road, shall be and hereby is rezoned from R-2 and B1 to R-2 with PDD Overlay subject to the following conditions:

1. The maximum density of the residential project shall consist of 288 units.
2. The maximum density of the four-unit townhome building to be constructed on the approximately 14.438 acres of the Project Site currently zoned B-1 shall be 112 units. The Development Concept Plan prepared by Richard J Haight, P.E. of Invictus Civil Engineering, P.C. dated November 25, 2025 depicts twenty-five (25) townhome buildings located entirely on the B-1 zoned property and three (3) townhome buildings that are partially located on the B-2 zoned portion of the Project Site.
3. There shall be 20.09 acres of Permanent Open Space to be remain undeveloped such that there shall not be any homes (including patio or decks), accessory structures including garages and sheds, roadways, driveways, access aisles within the Permanent Open Space. The Permanent Open Space shall be protected via the recording of a Declaration of Restrictions at the Erie County Clerk's Office with the content and form of the Declaration of Restrictions to be reviewed and approved by the Town Attorney's Office prior to recording at the Erie County Clerk's Office.
4. The project shall be constructed in substantial compliance with the Development Concept Plan dated November 25, 2025, as prepared by Richard J. Haight, P.E. of Invictus Civil Engineering, P.C. This zoning condition does not preclude modifications to the project layout based on the engineered plans to be prepared in connection with the future requests for Site Plan and Subdivision Approval for the project.
5. The rear portion Lots 1-12 shall consist of a 40 ft. wide Conservation Area. The Conservation Area shall be subject to a Declaration of Restrictions to be recorded at the Erie County Clerk's Office with the content and form of the Declaration of Restrictions to be reviewed and approved by the Town Attorney's Office prior to recording at the Erie County Clerk's Office. The homeowner's association to be formed in connection with the project shall be granted an easement for access to and maintenance of the Conservation Area to be located on the rear portion of Lots 1-12.
6. The Project Sponsor shall be required to obtain Detailed Plan Approval from the Town Board within two years of the date of the adoption of this Local Law by the Town Board and shall also be required to obtain a building permit within one year of the date that the Town Board grants Detailed Plan Approval.

Town of Grand Island – Regular Meeting #22

7. The minimum lot dimensions of the lots for detached single-family homes shall be consistent with the minimum lot sizes depicted on the Development Concept Plan last revised November 25, 2025, as prepared by Richard J. Haight, P.E. of Invictus Civil Engineering, P.C. as follows:

- Lots 1-12: 100 ft. of frontage and 200 ft. of depth;
- Lots 13-34: 80 ft. of frontage and 160 ft. of depth; and
- Lots 35-68: 70 ft. of frontage and 120 ft. of depth

LEGAL DESCRIPTION OF PROPERTY TO BE REZONED FROM R-2 AND B1 TO R-2 WITH PDD OVERLAY:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Grand Island, County of Erie and State of New York, being part of Lot 51 North and 51 South, described as follows:

Beginning at south east corner of lands conveyed to Associated Grand Island by deed filed in the Erie County Clerk's Office in Liber 11238 of deeds at page 6903, said point being a point on the westerly line of East River Road;

Thence along the westerly line of East River Road along an arc 350.08 feet to the right, having a radius of 668.54 feet, the chord of which is S 20°37'46" W for a distance of 346.09 feet to the south east corner of Lot 6 as shown on Map filed in the Erie County Clerk's Office under Cover 3477-1;

Thence along the easterly line of Lot 6, N 31°56'46" W a distance of 160.00 feet to the north east corner of said Lot 6;

Thence along the north line of Lot 6, S 39°15'58" W a distance of 84.51 feet to the north east corner of Lot 5 as shown on said map;

Thence along the north line of Lot 5, S 46°22'13" W a distance of 81.69 feet to the north east corner of Lot 4 as shown on said Map;

Thence along the north line of Lot 4, S 53°20'00" W a distance of 80.27 feet to the north east corner of Lot 3 as shown on said Map;

Thence S 57°55'39" W a distance of 80.00 feet to the north east corner of Lot 2 as shown on said Map;

Thence along the north line of Lots 2, 1 and their extension, S 58°02'50" W a distance of 376.32 feet to a point;

Thence along the north line of lots 151, 150, 149, 148, 147, 146, 145 and their extension, as shown on Map filed in the Erie County Clerk's Office under Cover 2970, S 63°20'31" W a distance of 830.52 feet to an angle point in the north line of Lot 145;

Thence along the north line of Lots 145, 144, 143, 142 and their extension, as shown on said map S 68°19'33" W a distance of

Town of Grand Island – Regular Meeting #22

602.49 feet to a point on the east line of Lot 141 as shown on Map filed in the Erie County Clerk's Office under Cover 2544;

Thence along the east line of said Lot 141 and the east line of Lot 49 as shown Map filed in the Erie County Clerk's Office under Cover 2494 N 21°44'49" W a distance of 354.82 feet to an angle point in the east line of Lot 49;

Thence along the east line of Lot 49, Lot 50 and 51 of said map N 0°01'42" W a distance of 222.21 feet to the north east corner of said Lot 51, said point also being a point on the south line of Lot 64 as shown on Map Filed in the Erie County Clerk's Office under Cover 2522;

Thence along the south line of said Lot 64 S 89°17'24" E a distance of 1.94 feet to the south east corner of said Lot 64;

Thence along the east line of Lots 64, 65, 66, 67 and 68 as shown on said Map and along the east line of Lots 69, 70, 71, 72 and 73 as shown on Map Filed in the Erie County Clerk's Office under Cover 2526 N 0°27'49" E a distance of 1289.30 feet to a point on the south line of lands conveyed to the County of Erie by deed filed in the Erie County Clerk's Office in Liber 10919 of deeds at page 6573.

Thence along the south line of lands conveyed to the County of Erie, S 89°32'41" E a distance of 1955.56 feet to a point;

Thence S 0°27'19" W a distance of 628.93 feet to a point;

Thence S 89°32'41" E a distance of 241.53 feet to the POINT OR PLACE OF BEGINNING.

The above-described parcel contains ±65.507 acres.

Section II. Development Concept Plan. The Town Board hereby grants Development Concept Plan Approval for the Golfview Properties PDD based on the project layout depicted on the Development Concept Plan prepared by Richard J Haight, P.E. of Invictus Civil Engineering, P.C. dated November 25, 2025 .

Section III. Effective Date. This local law shall be effective immediately upon filing with the New York Secretary of State.

APPROVED	Ayes	3	Digati, Garcia, Marston
	Noes	2	Bahleda, Kilmer

PUBLIC COMMENTS:

This is an opportunity for residents to comment on any matter regarding Town government on any subject.

Speakers:	Vincent Ciffa, Hank Cushing, Paul Koppmann, Jennifer Chin, Nancy Killian
-----------	---

December 15, 2025 - 11

Town of Grand Island – Regular Meeting #22

FROM THE BOARD:

- Special Use Permit Renewals
- Golfside Development
- Go Bills!
- Merry Christmas!

ADJOURNMENT:

A motion was made by Councilman Garcia, seconded by Councilman Bahleda to adjourn the meeting at 9:48p.m.

APPROVED	Ayes	5	Digati, Bahleda, Kilmer, Garcia, Marston
	Noes	0	

A moment of silence was observed in memory of the following:

Henry Lobl	Donna Fankhauser
Joan Buchanan	

Respectfully submitted,

Patricia Anderson Frentzel
Town Clerk