

TOWN OF NIAGARA
COUNTY OF NIAGARA, STATE OF NEW YORK

7105 LOCKPORT ROAD
NIAGARA FALLS, NEW YORK 14305



PHONE 716.297.2150
FAX 716.297.9262

TOWN BOARD REGULAR MEETING
February 18th, 2025 @ 6:30PM
AGENDA

WORK SESSION

Wednesday February 12th, 2025 @ 6:30 PM

PUBLIC HEARING

OPEN MEETING (Pledge, Prayer, Roll Call)

(Residents who passed away since our last meeting are Memorialized at the end of this Agenda)

PRIVILEGE OF THE FLOOR *(Announce changes to agenda, if any)*

(§50-3 Privilege of the floor. Only members of the public sector are allowed to speak at this time and may address any agenda or non-agenda item. (3-minute limit))

APPROVAL OF MINUTES

1. Town Board Meeting of January 21st, 2025

PAYMENT OF THE BILLS

General Fund Pre-Pay vouchers [A] \$
General Fund vouchers [A] \$
Sewer Fund Pre-Pay vouchers [G] \$
Sewer Fund vouchers [G] \$
Water Fund Pre-Pay vouchers [F] \$
Water Fund vouchers [F] \$
Highway Fund Pre-Pay vouchers [DA] \$
Highway Fund vouchers [DA] \$
Fire Protection Pre-Pay vouchers [SF] \$
Fire Protection vouchers [SF] \$
Street Lighting Pre-Pay vouchers [SL] \$
Street Lighting vouchers [SL] \$
Trust & Agency Pre-Pay vouchers [TA] \$
Trust & Agency vouchers [TA] \$
Capital Projects Pre-Pay [H] \$
Capital Projects vouchers [H] \$

AGENDA

1. Discussion on the sale of 3 Town owned lots to interested parties. (Virtuoso)
2. Resolution to appoint Sylvia Virtuoso as Representative for the Niagara Power Coalition/Host Community Standing Committee and Marc Carpenter and Jackie Siegmann as Alternates. (Virtuoso)
3. Discussion on borrowing for the Town Garage and Town Hall Parking Lot maintenance repairs. (Virtuoso)
4. Resolution to approve a MOU between the Town of Niagara PBA and the UPSEU Part-Time police union to pay certified field training officers one hour of straight time pay for every shift when field training a recruit is conducted and upon approval of the Chief of Police. The change would be retroactive to January 27th, 2025 and this MOU would expire December 31st, 2026, with the current CBA. (Guiliani)
5. Resolution to adopt the attached resolution to have the Town of Niagara build a climate smart community and participate in all grants available towards this goal. (Virtuoso)
6. Resolution to add the following names to the Niagara Active Roster. (Jasper)
 - Todd Bardwell
 - Gage Chaffee
 - Race Roberts
 - Anthony Wagner
7. Resolution to approve the annual special-use permit renewal request of:
 - Good Year Auto Service Center, 1755 Military Road Tax Map #145.20-2-5
8. Resolution to buy out a leased 2022 Dodge Ram Pickup 4x4 from Joe Ceconi's Chrysler for the Water Department. Monies to come from 2025 Budget and a Water Equipment Fund. (price pending). (Beiter)
9. Resolution to purchase and have installed a vehicle maintenance lift for the Water & Sewer Department. Money to come from a Sewer Equipment fund. (quotes and price pending). (Beiter)
10. Resolution to approve the attached proposed Mural License Agreement authorizing the placement of a public mural promoting commerce in the Town of Niagara on the northwest wall of the building located at 2590 Military Road, presently owned by Niagara Storage, LLC, for a term of twenty-five (25) years and authorizing the Town Supervisor to sign the proposed agreement on behalf of the Town of Niagara. (Risman)

11. Resolution to allow Brodies of WNY LLC and founder of Heart Of A King LLC to host a walk to bring awareness to Autism at Veterans Memorial Community Park on May 3rd, 2025.
(Printup Lumadue)

TABLED

COMMENTS

ADJOURNMENTS

THE MONTHLY AGENDA IS ON THE TOWN WEBSITE

www.townofniagara.com

In Memoriam



RECEIVED

JAN 14 2025

**TOWN OF NIAGARA
TOWN CLERK**

AGENDA SUBMITTAL

**ALL AGENDA ITEMS MUST BE SUBMITTED TO THE TOWN CLERK
BY THE
LAST WORK DAY OF THE MONTH BEFORE 12 P.M.**

**DATE: February 2025
TO: Town Board
FROM: Sylvia Virtuoso
DEPARTMENT: Supervisor**

Type or print agenda item in box below:

Discussion the sale of 3 Town owned lots to interested parties.

ANY EXCEPTIONS MUST BE APPROVED BY THE SUPERVISOR

LATE AGENDA APPROVAL BY TOWN SUPERVISOR _____ (Supervisor Initials)

Letter of Intent SBL 146.18-1-10

From Anne DeMunda <momevent@gmail.com>

Date Fri 1/3/2025 9:01 AM

To Sylvia Virtuoso <svirtuoso@townofniagara.com>; Charles Haseley <chaseley@townofniagara.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Anne DeMunda- Monnen & Carl Monnen

2175 Robert Drive

Niagara Falls, NY 14304

momevent@gmail.com

716-807-9407

January 3, 2025

To Town of Niagara

Subject: Letter of Intent to Purchase Lot (SBL: 146.18-1-10)

Dear Sylvia Virtuoso and Charles Haseley,

Thank you for taking the time to meet with me yesterday. I am writing to express my interest in purchasing the parcel of land located at Disney Drive, Property Code 311, SBL: 146.18-1-10.

My husband and I own the property adjacent to this lot. Our current available lot space does not allow us for any additional structures to be built and we need more storage. Our intent with the purchase of this lot is to build a storage shed. As a community member, I am committed to ensuring that any plans for this property align with the principles of preserving and enhancing the neighborhood's integrity.

We would like to offer \$23,400 and we're prepared to move forward and work collaboratively with the Town of Niagara for a smooth transaction.

Please feel free to contact me at 716-807-9407 or momevent@gmail.com to discuss this proposal further. I look forward to hearing from you and working together on this transaction.

Sincerely,

Anne DeMunda-Monnen/Carl Monnen

No warranty, representation, or guarantee as to the content, sequence, accuracy, timeliness, or completeness of any information provided herein or derived from the mapping data for any reason. Niagara County explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. This information and data is subject to what an accurate survey would disclose. The user knowingly waives any and all claims for damages against any and all of the entities comprising Niagara County that may arise from the mapping data.



Report run date: January 2, 2025

Parcel Report

Information reflects Final Assessment Roll 2023

SBL: 146.18-1-10

Owner: Town of Niagara

Prcl Numb:

Prcl Street: Disney Dr

Prcl Muni: Niagara

Prop Code: 311

Prop Code Description: Residential Vacant Land

Front: 0

Sqft Living Area: 0

Total Assessed Value: 23,400

Depth: 0

Year Built: 0

Land Assessed Value: 23,400

Acres (approx): 1.07

Full Market Value: 70,900

Wayside

Landscaping & Nursery

Wayside Nursery Inc.

8962 Porter Road
Niagara Falls, New York 14304
(716) 297-3811 phone
(716) 297-6169 facsimile
www.waysidenurseryinc.com

January 13, 2025

Town of Niagara
7105 Lockport Road
Niagara Falls, N.Y. 14305

RE: Lockport Road Vacant Land

Town Board Members,

I have submitted a proposal for residential housing and flex space units. The intent is to subdivide the front portion of the property for the residential housing and the rear portion of the property for flex space units.

We are looking to acquire 2 Town of Niagara owned lots, that would be needed to develop the residential housing. Residential housing would help maximize the use of the property as well as help to offset the costly utility expenses.

I am requesting to rezone the flex space portion of the property from residential to light industrial.

I feel that the residential use of this property would not only aid to the development of Lockport Road but also be beneficial in giving the Town residents a new upper scale living option as well as provide symmetry to the existing residential landscape of Lockport Road.

Thank you for your time and consideration of this matter.

Sincerely,

Michael Rotella
Vice President
Wayside Nursery Inc.

Collection: **Town & County 2025**

Fiscal Year Start: 1/1/2025

Fiscal Year End: 12/31/2025

Warrant Date: 12/10/2024

Total Tax Due (minus penalties & interest) \$6.04

Tax Bill #	SWIS	Tax Map #	Status
003669	293000	131.19-1-11	Unpaid
Address		Municipality	School
Lockport Rd		Town of Niagara	Niagara Wheatfield

Owners	Property Information	Assessment Information
Town of Niagara	Roll Section: 8	Full Market Value: 10300.00
7105 Lockport Rd	Property Class: Res vac land	Total Assessed Value: 3400.00
Niagara Falls, NY 14305	Lot Size: 87.00 x 73.00	Uniform %: 33.00

Exemption	Amount
TOWN	3400.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
HOMESTEAD PARCEL		0.0000	0.000	0.00000000	\$0.00
2025 County Tax	94188843	3.3000	0.000	15.11463300	\$0.00
2025 Highway Tax	1094611	16.0000	0.000	2.83697300	\$0.00
Niagara fire	564000	-18.5000	0.000	1.13723700	\$0.00
Niagara light	100000	-20.0000	0.000	0.20169100	\$0.00
Niagara water imp	254621	7.8000	3400.000	0.57864200	\$1.97
County water dist	5701097	1.8000	3400.000	1.19787300	\$4.07

Total Taxes: \$6.04

FULL PAYMENT OPTION

From:	To:	Tax Amount	Penalty	Notice Fee	Total Due
Jan 01	Jan 31, 2025	\$6.04	\$0.00	\$0.00	\$6.04
Feb 01	Feb 28, 2025	\$6.04	\$0.06	\$0.00	\$6.10
Mar 01	Mar 31, 2025	\$6.04	\$0.12	\$0.00	\$6.16

Estimated State Aid - Type	Amount
County	62417533.00
Town	353091.00

Mail Payments To:
 Melissa Cerrillo
 Town Clerk/Tax Collector
 7105 Lockport Rd Niagara Falls, NY 14305 716-297-2150 Ext. 133

Collection: **Town & County 2025**

Fiscal Year Start: 1/1/2025

Fiscal Year End: 12/31/2025

Warrant Date: 12/10/2024

Total Tax Due (minus penalties & interest) \$18.83

Tax Bill #	SWIS	Tax Map #	Status
003668	293000	131.19-1-10	Unpaid
Address	Municipality		School
Lockport Rd	Town of Niagara		Niagara Wheatfield

Owners	Property Information	Assessment Information	
Town of Niagara	Roll Section: 8	Full Market Value:	12100.00
7105 Lockport Rd	Property Class: Res vac land	Total Assessed Value:	4000.00
Niagara Falls, NY 14305	Lot Size: 87.00 x 90.00	Uniform %:	33.00

Exemption	Amount
TOWN	4000.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
HOMESTEAD PARCEL		0.0000	0.000	0.00000000	\$0.00
2025 County Tax	94188843	3.3000	0.000	15.11463300	\$0.00
2025 Highway Tax	1094611	16.0000	0.000	2.83697300	\$0.00
Niagara fire	564000	-18.5000	0.000	1.13723700	\$0.00
Niagara light	100000	-20.0000	0.000	0.20169100	\$0.00
Niagara sewer 1	955909	3.9000	4000.000	2.93235500	\$11.73
Niagara water imp	254621	7.8000	4000.000	0.57864200	\$2.31
County water dist	5701097	1.8000	4000.000	1.19787300	\$4.79

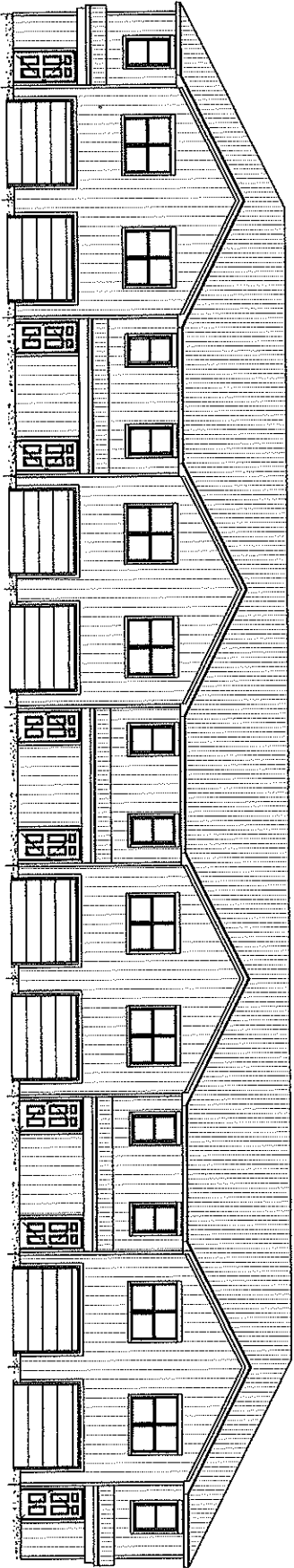
Total Taxes: \$18.83

FULL PAYMENT OPTION

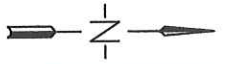
From:	To:	Tax Amount	Penalty	Notice Fee	Total Due
Jan 01	Jan 31, 2025	\$18.83	\$0.00	\$0.00	\$18.83
Feb 01	Feb 28, 2025	\$18.83	\$0.19	\$0.00	\$19.02
Mar 01	Mar 31, 2025	\$18.83	\$0.38	\$0.00	\$19.21

Estimated State Aid - Type	Amount
County	62417533.00
Town	353091.00

Mail Payments To:
 Melissa Cerrillo
 Town Clerk/Tax Collector
 7105 Lockport Rd Niagara Falls, NY 14305 716-297-2150 Ext. 133



		NO. _____	
		DATE _____	
PROJECT & LOCATION DRAWING NO. _____ DRAWN BY: NAME _____		SCALE: AS SHOWN SHEET FROM (COUNT/TOTAL) _____	
CONCEPT ELEVATION		_____	



CONCEPT SITE PLAN

SCALE: 1" = 100'

38
•
20.203A
20.3A(C)

NEW YORK STATE ELECTRIC AND GAS CC

39
•
19.9A

SHEET 131.15

SHEET 131.19

577.60



13
•
5.016A
5.1A(C)

488.95

113.10

440

6
•
6.1A(C)

540

559.87

98

98

90

85

84.5

85

7
•

127(S) 120

8
•

108(S)

9
•

90(S)

10
•

74(S)

11
•

91.25

87

87

92

TOWN OF NIAGARA

LOCKPORT

473.66

99

99(S)

87

23
•
1.0A(C)

P



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JAN 30 2025

**TOWN OF NIAGARA
TOWN CLERK**

AGENDA SUBMITTAL

**ALL AGENDA ITEMS MUST BE SUBMITTED TO THE TOWN CLERK
BY THE
LAST WORK DAY OF THE MONTH BEFORE 12 P.M.**

**DATE: February 2025
TO: Town Board
FROM: Sylvia Virtuoso
DEPARTMENT: Supervisor**

Type or print agenda item in box below:

Resolution to appoint Sylvia Virtuoso as Representative for the Niagara Power Coalition/Host Community Standing Committee and Marc Carpenter and Jackie Siegmann as Alternates.

ANY EXCEPTIONS MUST BE APPROVED BY THE SUPERVISOR

LATE AGENDA APPROVAL BY TOWN SUPERVISOR _____ (Supervisor Initials)

37



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JAN 24 2025

**TOWN OF NIAGARA
TOWN CLERK**

AGENDA SUBMITTAL

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LAST WORK DAY OF THE MONTH BEFORE 12 P.M.**

**DATE: February 2025
TO: Town Board
FROM: Sylvia Virtuoso
DEPARTMENT: Supervisor**

Type or print agenda item in box below:

<p>Discussion on borrowing for the Town Garage and Town Hall Parking Lot maintenance repairs.</p>

ANY EXCEPTIONS MUST BE APPROVED BY THE SUPERVISOR

LATE AGENDA APPROVAL BY TOWN SUPERVISOR _____ (Supervisor Initials)



4
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JAN 23 2025

TOWN OF NIAGARA
TOWN CLERK

LATE AGENDA ITEM FORM

ALL AGENDA ITEMS MUST BE SUBMITTED TO THE TOWN CLERK
BY THE
LAST WORKDAY OF THE MONTH BEFORE 12 P.M.

DATE: 1/23/2024
TO: Town Board
FROM: Craig Guiliani
DEPARTMENT: Police

Type or print agenda item in box below:

Resolution to approve a MOU between the Town of Niagara PBA and the UPSEU Part-Time police union to pay certified field training officers one hour of straight time pay for every shift when field training a recruit is conducted and upon approval of the Chief of Police. The change would be retroactive to January 27, 2025 and this MOU would expire December 31, 2026, with the current CBA.

Three Town Board Member signatures required for adding **Late** Agenda items handed in after **12PM** on the last workday of the month.

ANY EXCEPTIONS MAY BE APPROVED BY THE SUPERVISOR

LATE AGENDA APPROVAL BY TOWN SUPERVISOR _____ (*Supervisor Initials*)

Memorandum of Agreement

between

Town of Niagara

and

Town of Niagara Police Benevolent Association

WHEREAS, the Town of Niagara , referred to herein as the "Employer", and the Town of Niagara Police Benevolent Association , herein referred to as the "Union" are parties to a Collective Bargaining Agreement which expires on December 31, 2026; and

WHEREAS, the Employer and the Union wish to modify the Wages Article to add Field Training Pay for Field Training Officers;

WHEREAS, the Employer and the Union did meet to discuss the impact to the terms and conditions of employment;

WHEREAS, The Employer and the Union did reach an agreement in regard to the addition of a new section to Wages, to add pay for a Field Training Officer;

NOW, THEREFORE, The Employer and the Union agree to the following terms:

1. Article VII, Section 5:

The Town agrees to pay one hour of straight time pay to any Full-time Police Officer working in capacity of a Field Training Officer during their scheduled shift.

2. The above stated article and section Collective Bargaining Agreement will be modified to read: "For each Field Training shift conducted by the Field Training Officer, one hour of STRAIGHT TIME PAY, FOR EACH SHIFT FIELD TRAINING IS CONDUCTED will be added to the Field Trainers pay bi-weekly upon approval of the Chief of Police. The change will become effective January 27, 2025 and subsequently upon ratification by the Town Board.

THIS AGREEMENT CONSTITUTES THE ENTIRE AGREEMENT AMONG THE PARTIES AND SUPERSIDES ALL PRIOR AGREEMENTS, AND MAY NOT BE ALTERED, AMENDED OR MODIFIED EXCEPT BY WRITING, EXECUTED BY ALL PARTIES.

Town of Niagara Supervisor

Town of Niagara PBA President

Memorandum of Agreement
between
Town of Niagara
and

United Public Service Employees Union
Town of Niagara Part-Time Police

WHEREAS, the Town of Niagara , referred to herein as the “Employer”, and the United Public Service Employees Union (Town of Niagara Police Part-Time Police), herein referred to as the “Union” are parties to a Collective Bargaining Agreement which expires on December 31, 2026; and
WHEREAS, the Employer and the Union wish to modify the Wages Article to add Field Training Pay for Field Training Officers;
WHEREAS, the Employer and the Union did meet to discuss the impact to the terms and conditions of employment;
WHEREAS, The Employer and the Union did reach an agreement in regard to the addition of a new section to Wages, to add pay for a Field Training Officer;
NOW, THEREFORE, The Employer and the Union agree to the following terms:

1. Article VI, Section 5:

The Town agrees to pay one hour of straight time pay to any Part-time Police Officer working in capacity of a Field Training Officer during their scheduled shift.

2. The above stated article and section Collective Bargaining Agreement will be modified to read: “For each Field Training shift conducted by the Field Training Officer, one hour of STRAIGHT TIME PAY, FOR EACH SHIFT FIELD TRAINING IS CONDUCTED will be added to the Field Trainers pay bi-weekly upon approval of the Chief of Police. The change will become effective January 27, 2025 and subsequently upon ratification by the Town Board.

THIS AGREEMENT CONSTITUTES THE ENTIRE AGREEMENT AMONG THE PARTIES AND SUPERSIDES ALL PRIOR AGREEMENTS, AND MAY NOT BE ALTERED, AMENDED OR MODIFIED EXCEPT BY WRITING, EXECUTED BY ALL PARTIES.

Town of Niagara Supervisor

UPSEU Town of Niagara Part Time Police President

UPSEU Labor Relations Representative



RECEIVED

JAN 13 2025

**TOWN OF NIAGARA
TOWN CLERK**

AGENDA SUBMITTAL

**ALL AGENDA ITEMS MUST BE SUBMITTED TO THE TOWN CLERK
BY THE
LAST WORK DAY OF THE MONTH BEFORE 12 P.M.**

**DATE: February 2025
TO: Town Board
FROM: Sylvia Virtuoso
DEPARTMENT: Supervisor**

Type or print agenda item in box below:

Resolution to adopt the attached resolution to have Town of Niagara build a climate smart community and participate in all grants available towards this goal.

ANY EXCEPTIONS MUST BE APPROVED BY THE SUPERVISOR

LATE AGENDA APPROVAL BY TOWN SUPERVISOR _____ (Supervisor Initials)

WHEREAS, the Town of Niagara (hereinafter “local government”) believes that climate change poses a real and increasing threat to our local and global environments and is primarily due to the burning of fossil fuels; and

WHEREAS, the effects of climate change will endanger our infrastructure, economy and livelihoods; harm our farms, orchards, and ecological communities, including native fish and wildlife populations; spread invasive species and exotic diseases; reduce drinking water supplies and recreational opportunities; and pose health threats to our citizens; and

WHEREAS, we believe that our response to climate change provides us with an unprecedented opportunity to save money, and to build livable, energy-independent and secure communities, vibrant innovation economies, healthy and safe schools, and resilient infrastructures; and

WHEREAS, we believe the scale of greenhouse gas (GHG) emissions reductions required for climate stabilization will require sustained and substantial efforts; and

WHEREAS, we believe that even if emissions were dramatically reduced today, communities would still be required to adapt to the effects of climate change for decades to come,

IT IS HEREBY RESOLVED that Town of Niagara, in order to reduce greenhouse gas emissions and adapt to a changing climate, adopts the New York State Climate Smart Communities pledge, which comprises the following ten elements:

- 1) Build a climate-smart community.**
- 2) Inventory emissions, set goals, and plan for climate action.**
- 3) Decrease energy use.**
- 4) Shift to clean, renewable energy.**
- 5) Use climate-smart materials management.**
- 6) Implement climate-smart land use.**
- 7) Enhance community resilience to climate change.**
- 8) Support a green innovation economy.**
- 9) Inform and inspire the public.**
- 10) Engage in an evolving process of climate action.**



AGENDA ITEM FORM

ALL AGENDA ITEMS MUST BE SUBMITTED TO THE TOWN CLERK
BY THE
LAST WORK DAY OF THE MONTH BEFORE 12 P.M.

DATE: 1/19/2025
TO: Town Board
FROM: William Jasper – Fire Chief
DEPARTMENT: Town of Niagara Active Hose Fire Co.

RECEIVED

JAN 21 2025

TOWN OF NIAGARA
TOWN CLERK

Type or print agenda item in box below:

Please add the following names to our active roster

Todd Bardwell
Gage Chaffee
Race Roberts
Anthony Wagner

Three Town Board Member signatures required for adding Late Agenda items handed in
after 12PM on the last work day of the month.

ANY EXCEPTIONS MUST BE APPROVED BY THE SUPERVISOR

LATE AGENDA APPROVAL BY TOWN SUPERVISOR _____ (Supervisor Initials)

TOWN OF NIAGARA ACTIVE HOSE VOL. FIRE CO., INC.
6010 LOCKPORT ROAD, NIAGARA FALLS, NY 14305
716-298-8100

\$5.00 Membership Application Fee for Firefighters / EMS Providers
 \$10.00 Membership Application Fee for Social Members

APPLICATION FOR MEMBERSHIP

DATE 10/29/24

1. Baldwell Todd M
 (LAST NAME) (FIRST NAME) (M.I.)

2. 1656 Saunders Settlement Rd.
 (ADDRESS) (APT. / SUITE NO.)

Niagara Falls NY 14304
 (CITY, TOWN, VILLAGE) (STATE) (ZIP CODE)

EMAIL ADDRESS: todd baldwell 1202 @ yahoo.com

3. TELEPHONE : () (716) 909-1044 (716) 283-0690
 (HOME) (CELL) (WORK)

4. HOW LONG HAVE YOU RESIDED AT THE ABOVE ADDRESS? YEARS 0 MONTHS 4

5. HOW LONG HAVE YOU RESIDED IN NEW YORK STATE? YEARS 29 MONTHS 11

6. ARE YOU AT LEAST 18 YEARS OLD YES NO IF NO, STATE YOUR AGE

7. IS ADDITIONAL INFORMATION ABOUT A CHANGE IN YOUR NAME OR YOUR USE OF AN ASSUMED NAME OR NICKNAME NECESSARY TO ENABLE A CHECK ON YOUR ELIGIBILITY FOR MEMBERSHIP?
 YES NO IF "YES" EXPLAIN

8. ARE YOU CURRENTLY EMPLOYED? YES NO

IF "YES", GIVE EMPLOYER INFORMATION BELOW.

MAY WE CONTACT YOUR EMPLOYER AS A REFERENCE? YES NO

NAME OF COMPANY Precious Plate

ADDRESS 2124 Liberty Dr. Niagara Falls, NY 14304 TELEPHONE 716-283-0690

9. DO YOU HAVE A VALID NEW YORK STATE DRIVERS LICENSE? YES NO

10. PLEASE INDICATE YOUR AVAILABILITY TO PARTICIPATE IN NORMALLY REQUIRED FIRE COMPANY ACTIVITIES (DRILLS, STANDBY AND/OR SPECIAL EVENTS, AND EMERGENCY RESPONSE TO CALLS)

PLEASE CIRCLE APPLICABLE DAYS AND GIVE APPROXIMATE TIME FRAME:

WEEKDAYS:

DAYS

EVENINGS

NIGHTS

WEEKENDS:

DAYS

EVENINGS

NIGHTS

TOWN OF NIAGARA ACTIVE HOSE VOL. FIRE CO., INC.
6010 LOCKPORT ROAD, NIAGARA FALLS, NY 14305
716-298-8100

\$5.00 Membership Application Fee for Firefighters / EMS Providers
 \$10.00 Membership Application Fee for Social Members

~~1-8-25~~ ~~1-8-25~~ 1-8-25

APPLICATION FOR MEMBERSHIP

DATE 1/3/25

1. Chaffee (LAST NAME), Case (FIRST NAME), M (M.I.)

2. 6410 Elsa Place (ADDRESS) (APT. / SUITE NO.)

Niagara Falls (CITY, TOWN, VILLAGE) NY (STATE) 14304 (ZIP CODE)

EMAIL ADDRESS: jamgagchaffee@gmail.com

3. TELEPHONE : () _____ (HOME) (716) 544-5090 (CELL) () _____ (WORK)

4. HOW LONG HAVE YOU RESIDED AT THE ABOVE ADDRESS? YEARS 26 MONTHS _____

5. HOW LONG HAVE YOU RESIDED IN NEW YORK STATE? YEARS 26 MONTHS _____

6. ARE YOU AT LEAST 18 YEARS OLD YES NO _____ IF NO, STATE YOUR AGE _____

7. IS ADDITIONAL INFORMATION ABOUT A CHANGE IN YOUR NAME OR YOUR USE OF AN ASSUMED NAME OR NICKNAME NECESSARY TO ENABLE A CHECK ON YOUR ELIGIBILITY FOR MEMBERSHIP? YES _____ NO IF "YES" EXPLAIN _____

8. ARE YOU CURRENTLY EMPLOYED? YES NO _____

IF "YES", GIVE EMPLOYER INFORMATION BELOW.

MAY WE CONTACT YOUR EMPLOYER AS A REFERENCE? YES _____ NO _____

NAME OF COMPANY AT Landcare

ADDRESS 1527 Ridge Rd TELEPHONE 716 254-4989

9. DO YOU HAVE A VALID NEW YORK STATE DRIVERS LICENSE? YES NO _____

10. PLEASE INDICATE YOUR AVAILABILITY TO PARTICIPATE IN NORMALLY REQUIRED FIRE COMPANY ACTIVITIES (DRILLS, STANDBY AND/OR SPECIAL EVENTS, AND EMERGENCY RESPONSE TO CALLS)

PLEASE CIRCLE APPLICABLE DAYS AND GIVE APPROXIMATE TIME FRAME:

WEEKDAYS:

DAYS _____ EVENINGS NIGHTS

WEEKENDS:

DAYS EVENINGS NIGHTS

TOWN OF NIAGARA ACTIVE HOSE VOL. FIRE CO., INC.
6010 LOCKPORT ROAD, NIAGARA FALLS, NY 14305
716-298-8100

\$5.00 Membership Application Fee for Firefighters / EMS Providers
 \$10.00 Membership Application Fee for Social Members

Accepted 1-8-25

APPLICATION FOR MEMBERSHIP

1. Wagner (LAST NAME) Anthony (FIRST NAME) DATE 3-20-24 B (M.I.)

2. 9017 Brookside Dr (ADDRESS) (APT. / SUITE NO.)
Niagara Falls (CITY, TOWN, VILLAGE) NY (STATE) 14304 (ZIP CODE)

EMAIL ADDRESS: anthony.wagner45@gmail.com

3. TELEPHONE: (716) 260-8841 (HOME) () (CELL) () (WORK)

4. HOW LONG HAVE YOU RESIDED AT THE ABOVE ADDRESS? YEARS 19 MONTHS 7

5. HOW LONG HAVE YOU RESIDED IN NEW YORK STATE? YEARS 19 MONTHS 7

6. ARE YOU AT LEAST 18 YEARS OLD YES NO IF NO, STATE YOUR AGE _____

7. IS ADDITIONAL INFORMATION ABOUT A CHANGE IN YOUR NAME OR YOUR USE OF AN ASSUMED NAME OR NICKNAME NECESSARY TO ENABLE A CHECK ON YOUR ELIGIBILITY FOR MEMBERSHIP?
 YES NO IF "YES" EXPLAIN _____

8. ARE YOU CURRENTLY EMPLOYED? YES NO

IF "YES", GIVE EMPLOYER INFORMATION BELOW.
 MAY WE CONTACT YOUR EMPLOYER AS A REFERENCE? YES NO

NAME OF COMPANY Macy Flight

ADDRESS 8050 call plwy TELEPHONE _____

9. DO YOU HAVE A VALID NEW YORK STATE DRIVERS LICENSE? YES NO

10. PLEASE INDICATE YOUR AVAILABILITY TO PARTICIPATE IN NORMALLY REQUIRED FIRE COMPANY ACTIVITIES (DRILLS, STANDBY AND/OR SPECIAL EVENTS, AND EMERGENCY RESPONSE TO CALLS)

PLEASE CIRCLE APPLICABLE DAYS AND GIVE APPROXIMATE TIME FRAME:

WEEKDAYS: DAYS EVENINGS NIGHTS

WEEKENDS: DAYS EVENINGS NIGHTS

TOWN OF NIAGARA ACTIVE HOSE VOL. FIRE CO., INC.
6010 LOCKPORT ROAD, NIAGARA FALLS, NY 14305
716-298-8100

\$5.00 Membership Application Fee for Firefighters / EMS Providers
 \$10.00 Membership Application Fee for Social Members

Accepted 1-8-25

APPLICATION FOR MEMBERSHIP

DATE 1/6/25

1. Roberts (LAST NAME) , Race (FIRST NAME) , L (M.I.)

2. 5181 Bridle Path Ln (ADDRESS) (APT. / SUITE NO.)

Lewiston (CITY, TOWN, VILLAGE) NY (STATE) 14092 (ZIP CODE)

EMAIL ADDRESS: Race.roberts89@outlook.com

3. TELEPHONE : () - () (719) 244 - 1231 () - () (HOME) (CELL) (WORK)

4. HOW LONG HAVE YOU RESIDED AT THE ABOVE ADDRESS? YEARS 1 MONTHS _____

5. HOW LONG HAVE YOU RESIDED IN NEW YORK STATE? YEARS 1 MONTHS _____

6. ARE YOU AT LEAST 18 YEARS OLD YES NO _____ IF NO, STATE YOUR AGE _____

7. IS ADDITIONAL INFORMATION ABOUT A CHANGE IN YOUR NAME OR YOUR USE OF AN ASSUMED NAME OR NICKNAME NECESSARY TO ENABLE A CHECK ON YOUR ELIGIBILITY FOR MEMBERSHIP? YES _____ NO IF "YES" EXPLAIN _____

8. ARE YOU CURRENTLY EMPLOYED? YES NO _____

IF "YES", GIVE EMPLOYER INFORMATION BELOW.

MAY WE CONTACT YOUR EMPLOYER AS A REFERENCE? YES NO _____

NAME OF COMPANY United States Air Force Reserve 911th CE

ADDRESS 10405 Lockport Rd, Niagara Falls, NY 14304 TELEPHONE 716-236-2000

9. DO YOU HAVE A VALID NEW YORK STATE DRIVERS LICENSE? YES NO _____

RECEIVED

JAN 31 2025

**TOWN OF NIAGARA
TOWN CLERK**



AGENDA ITEM FORM

ALL AGENDA ITEMS MUST BE SUBMITTED TO THE TOWN CLERK
BY THE

LAST WORK DAY OF THE MONTH BEFORE 12 P.M.

DATE: JANUARY 30, 2025
TO: TOWN OF NIAGARA TOWN BOARD
FROM: CHARLES HASELEY *CH*
DEPARTMENT: DEPARTMENT OF INSPECTIONS

Type or print agenda item in box below:

RESOLUTION TO APPROVE THE ANNUAL SPECIAL-USE PERMIT
RENEWAL REQUESTS OF:

- GOOD YEAR AUTO SERVICE CENTER...145.20-2-5
1755 MILITARY ROAD

Three Town Board Member signatures required for adding Late Agenda items handed in after **12PM** on the last work day of the month.

ANY EXCEPTIONS MUST BE APPROVED BY THE SUPERVISOR
LATE AGENDA APPROVAL BY TOWN SUPERVISOR _____ (Supervisor Initials)



**Town of Niagara
7105 Lockport Road
Niagara Falls, New York 14305**

Receipt #: 00010241

Date: 1/17/2025

Payer: Goodyear Auto Service Center

Payment Amount: \$50.00

Notes:

Fee Type	Amount
Special Use- Renew NonRes	50.00

Payment Type	Amount	Payment #
Check	50.00	3177627

TOWN OF NIAGARA
COUNTY OF NIAGARA, STATE OF NEW YORK
NIAGARA FALLS, N.Y.

7105 LOCKPORT ROAD
NIAGARA FALLS, NY 14305



PHONE: (716) 297-2150
FAX: (716) 297-9262
www.townofniagara.com

SPECIAL USE PERMIT RENEWAL FORM
ARTICLE IX

1. Applicant Information

Name: Goodyear Auto Service Center Phone Number: 330-796-6003
Address: 1755 Military Rd Niagara Falls, NY 14304

2. Location of Special Use Permit was issued for:

Business Name: Goodyear Auto Service Center
Address: 1755 Military Rd Niagara Falls, NY 14304
Phone Number: 330-796-6003 Email: Adam.Ritter@Goodyear.com
Tax Map # 145.20-2-5

3. Type of Special Use Permit: Auto Shop

Original Approval Date of Special Use Permit: _____
Expiration Date of Current Special Use Permit: 3/1/2025

RECEIVED

JAN 13 2025

TOWN OF NIAGARA
BLDG. INSP. OFFICE

4. Please Check Yes or No to the Following:

- | Yes | No | |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Have there been any changes of ownership to original Special Use Permit? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Has total acreage of land used in conjunction with original Special use permit changed? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Has the use changed from when the original Special Use Permit was granted for? |

If you marked "yes" to any of the above STOP, you must complete an original application submittal per §245-43 of Article IX of the zoning ordinance of Town of Niagara.

5. Standards Confirmation [§245-41 (6)]

Please provide: Copy of Paid Town Taxes and Town of Niagara Water/Sewer Bill.

I A.J. Ritter certify the information entered on this application constitutes a true statement of facts to the best of my knowledge and all lands are used for the purpose state herein.

[Signature] 12-11-24
Applicant's Signature Date

For Office Use Only

Town Board Meeting Date ____/____/____

Fee: \$50.00 _____

Approved Denied

Town of Niagara

7105 Lockport Road
Niagara Falls, NY 14305
(716) 297-2150 ext 126
Fax (716) 297-9262

INVOICE

DATE: November 7, 2024

RE:

SPECIAL USE PERMIT RENEWAL:

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
2024	SPECIAL USE PERMIT RENEWAL	\$50.00	\$50.00
Total Due:			\$50.00

RECEIVED
DEC 23 2024
TOWN OF NIAGARA
BLDG. INSP. OFFICE

Please pay upon receipt

Make check/money order payable to: Town of Niagara

Mail To:
Attn: Department of
Inspections
7105 Lockport Road,
Niagara Falls, NY
14305

INCOMPLETE APPLICATIONS WILL BE RETURNED

Lease ID: PGYIADBA
CY 2024 Town and County RET *2024*
Amount \$8,882.19

BENDERSON DEVELOPMENT

570 DELAWARE AVENUE :: BUFFALO, NY 14202
716.886.0211.P 716.886.2269.F

Remit to - **FBBT/US Properties, LLC**
PO Box 713201
Philadelphia, PA 19171-3201

Goodyear Lease Administration
CBRE, Inc.
6055 Primacy Parkway,
Building II, Suite 300
Memphis, TN 38119

Invoice Date 08/06/24 Invoice No. 11159079
Lease No. 00067123

RE - 2103 UNIT - 401
Military Place - Niagara Falls

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

Prorata share 100% - OK
per historical payments

11159079-001 **2024 COUNTY TAX**

Total Amount Due

8,882.19 One-time
~~8,882.19~~

Note - Please remember to forward your payment to the P.O. Box noted above. Please make sure to allow for sufficient mailing time to assure timely application of your payment, and indicate your lease number on your check.

Please address any questions regarding this invoice to:
Julie V. Colin at (716)878-9366 or JulieColin@benderson.com

THIS STATEMENT SHOWS CHARGES WHICH ARE DUE ACCORDING TO THE TERMS OF YOUR LEASE. RENTS ARE DUE AND PAYABLE ON THE FIRST OF THE MONTH AND ALL OTHER CHARGES BILLED ARE DUE AND PAYABLE UNDER THE TERMS OF YOUR LEASE.



11159079

TOWN OF NIAGARA: TOWN & COUNTY 2024 TAXES

FISCAL YEAR: 01/01/2024 to 12/31/2024	WARRANT DATE: 12/12/2023	STATE AID - COUNTY: \$55,687,429.00	TOWN: \$283,091.00
MAKE CHECK PAYABLE TO:		BANK	BILL NUMBER
			000934
			1 OF 1

MELISSA CERRILLO
TOWN CLERK/TAX COLLECTOR
7105 LOCKPORT RD
NIAGARA FALLS, NY 14305
716-297-2150 EXT. 133

TO PAY IN PERSON:
 Town of Niagara Town Hall
 9am - 3pm Mon-Fri
 Dropbox Available
 Online payments at
 www.townofniagara.com

PROPERTY INFORMATION:
TAX MAP #: 293000 145.20-2-5
 DIMENSION: 22.00 acres
 RS: 1 CLASS: Large retail
 ADDRESS: 1755-1899 Military Rd
 SCHOOL: Niagara Wheatfield
 FULL MARKET VALUE: 4305400.00
 UNIFORM % OF VALUE: 37.00
 ASSESSMENT: 1593000

PROPERTY OWNER:

FBBT/US Properties, LLC
 7978 Cooper Creek Blvd Ste 100
 University Park, FL 34201

Exemption	Value	Full Value	Tax Purpose
BIE C	41800.00	112973.000	C

RECEIPT

If you feel the assessment on your property is too high, you have the right to file a grievance to lower it for future tax bills. For information, please contact your assessor for the booklet "How to File a Complaint on Your Assessment" and to inquire about exemptions. Any reduction in assessment will NOT be reflected on this bill.

LEVY DESCRIPTION	TAX LEVY	% Change From Prior YR Levy	RATE	TAXABLE VALUE	AMOUNT DUE
NON-HOMESTEAD PARCEL		0.0000	0.00000000	0.00	0.00
2024 COUNTY TAX	91208488	1.9000	13.89849100	1551200.00	21559.34
2024 HIGHWAY TAX	943349	-1.0000	4.56926500	1593000.00	7278.84
NIAGARA FIRE	692116	2.1000	2.73081700	1593000.00	4350.19
NIAGARA LIGHT	125000	0.0000	0.49350900	1593000.00	786.16
NIAGARA SEWER I	919813	9.5000	2.83507400	1593000.00	4516.27
NIAGARA WATER IMP	236196	-15.0000	0.86467600	1593000.00	1377.43
COUNTY WATER DIST	5599727	1.9000	1.12214900	1551200.00	1740.68

PAYMENTS RECEIVED

Receipt#: 2981 **Date Paid: 01/31/2024** **Full Payment**
 Tax: 41608.91 Penalty: 0.00 Surcharge: 0.00 Notice Fee: 0.00 Ret. Check Fee: 0.00
 Cash: 0.00 Check: 41608.91 Check #: 2666348
 Received from FBFBT/US Properties, LLC - Via Counter: \$41608.91

TOTAL TAXES PAID TO DATE: \$41608.91

PAID IN FULL

MAKE CHECKS PAYABLE TO:

Melissa Cerrillo
Tax Collector
7105 Lockport Road
Niagara Falls, NY 14305
(716) 297-2150 ext 133

TO PAY IN PERSON, BRING TO:

Town of Niagara Town Hall
9:00 am to 3:00 pm - Mon-Fri
Drop Box available
Online payments can be made at
www.townofniagara.com

Bill No. **000934**
Page No. 1 of 1

SWIS CODE: 293000

SBL#: 145.20-2-5

Address: 1755-1899 Military Rd

Town of: Niagara

School: Niagara Wheatfield

Roll Sect. 1

Property Class: 453 - Large retail

Parcel Dimensions: 823.54 X 0.00

Bank Code

Estimated State Aid: CNTY 55,687.429
TOWN 283,091

TOTAL ASSESSED VALUE 1,593,000

**2024 COUNTY/TOWN TAX, TOWN OF NIAGARA
COUNTY OF NIAGARA, STATE OF NEW YORK**

* For Fiscal Year 01/01/2024 to 12/31/2024 * Warrant Date 12/12/2023

293000 145.20-2-5 000934

FBBT/US Properties, LLC
7978 Cooper Creek Blvd Ste 100
University Park, FL 34201

Exemption	Value	Tax Purpose	Full Value Estimate	Exemption	Value	Tax Purpose	Full Value Estimate
Bic C	41,800	COUNTY	112,973				

PROPERTY TAXES

Taxing Purpose	Total Tax Levy	% Change From Prior Year	Taxable Assessed Value	Rates per \$1000 or per Unit	Tax Amount
NON-HOMESTEAD PARCEL					
2024 County Tax	91,208.488	1.9	1551,200.00	13.898491	21,559.34
2024 Highway Tax	943,349	-1.0	1593,000.00	4.569265	7,278.84
Niagara Fire TOTAL	692,116	2.1	1593,000.00	2.730817	4,358.19
Niagara Light TOTAL M	125,000	0.0	1593,000.00	4.93509	786.16
Niagara Sewer I TOTAL C	919,813	9.5	1593,000.00	2.835074	4,516.27
Niagara Water Imp TOTAL C	236,196	-15.0	1593,000.00	8.64676	1,377.43
County Water Dist TOTAL C	5,599,727	1.9	1551,200.00	12.2149	1,748.68

RECEIVED

JAN 13 2025

TOWN OF NIAGARA
BLDG. INSP. OFFICE

PENALTY SCHEDULE	Penalty/Interest	Total Due
Pay By: 01/31/2024	0.00	41,608.91
02/29/2024	416.09	42,025.00
04/01/2024	832.18	42,441.09

TOTAL TAXES DUE \$41,608.91

Last day to pay without penalty 01/31/2024

Taxes paid by CA CH

FOLD ALONG PERFORATED LINE & REMOVE, RETURN BOTTOM PORTION WITH AMOUNT DUE

**2024 COUNTY/TOWN TAX, TOWN OF NIAGARA
COUNTY OF NIAGARA, STATE OF NEW YORK**

Bill No. 000934

Bank Code

293000 145.20-2-5

Town of Niagara
School Niagara Wheatfield
Property Address 1755-1899 Military Rd

FBBT/US Properties, LLC
7978 Cooper Creek Blvd Ste 100
University Park, FL 34201

RECEIVER'S STUB

PENALTY SCHEDULE	Penalty/Interest	Total Due
Pay By: 01/31/2024	0.00	41,608.91
02/29/2024	416.09	42,025.00
04/01/2024	832.18	42,441.09

*** IMPORTANT NOTE ***
"If New York State financed its MEDICAID program like most states, the County property tax would go down by 50.45%"

TOTAL TAXES DUE \$41,608.91

Last day to pay without penalty 01/31/2024

RECEIVER'S STUB MUST BE RETURNED WITH PAYMENT. FOR A RECEIPT OF PAYMENT, PLACE A CHECK MARK IN THIS BOX AND RETURN THE ENTIRE BILL WITH PAYMENT.

Taxes paid by CA CH

Collection: Town & County 2024

Fiscal Year Start: 1/1/2024

Fiscal Year End: 12/31/2024

Warrant Date: 12/12/2023

Total Tax Due (minus penalties & interest) \$0.00

Entered	Posted	Total	Tax Amount	Penalty	Surcharge	Via	Type
2/6/2024	1/31/2024	\$41,608.91	\$41,608.91	\$0.00	\$0.00	Counter	Full Payment

Tax Bill #	SWIS	Tax Map #	Status
000934	293000	145.20-2-5	Payment Posted
Address		Municipality	School
1755-1899 Military Rd		Town of Niagara	Niagara Wheatfield

Owners

FBBT/US Properties, LLC
 7978 Cooper Creek Blvd Ste
 100
 University Park, FL 34201

Property Information

Roll Section: 1
Property Class: Large retail
Lot Size: 22.00

Assessment Information

Full Market Value: 4305400.00
Total Assessed Value: 1593000.00
Uniform %: 37.00

Exemption	Amount
BIE C	41800.00

Description	Tax Levy	Percent Change	Taxable Value	Rate	Tax Amount
NON-HOMESTEAD PARCEL		0.0000	0.000	0.00000000	\$0.00
2024 County Tax	91208488	1.9000	1551200.000	13.89849100	\$21,559.34
2024 Highway Tax	943349	-1.0000	1593000.000	4.56926500	\$7,278.84
Niagara fire	692116	2.1000	1593000.000	2.73081700	\$4,350.19
Niagara light	125000	0.0000	1593000.000	0.49350900	\$786.16
Niagara sewer 1	919813	9.5000	1593000.000	2.83507400	\$4,516.27
Niagara water imp	236196	-15.0000	1593000.000	0.86467600	\$1,377.43
County water dist	5599727	1.9000	1551200.000	1.12214900	\$1,740.68

Total Taxes: \$41,608.91

Estimated State Aid - Type	Amount
County	55687429.00
Town	283091.00

Mail Payments To:

Melissa Cerrillo
 Town Clerk/Tax Collector
 7105 Lockport Rd Niagara Falls, NY 14305 716-297-2150 Ext. 133

D - SPECIAL CALCULATION.

LAND	\$	140,000.00	X	\$	28.513882	#	\$	3,711.96
IMPROVE	\$	195,000.00	X	\$	26.513962	#	\$	6,170.23
							\$	<u>1,842.19</u>

IMPORTANT NOTICES REGARDING TAXES

****IF YOU HAVE AN ESCROW ACCOUNT - SEND TAX BILL TO YOUR BANK PROMPTLY****

Town Tax and Town Special Districts are not determined by the Niagara County Legislature.
Please contact your Town Budget Officer with any questions related to these items.

IF YOU RESIDE ON THIS PROPERTY, AND YOU ARE 65 YEARS OF AGE OR OLDER, YOU MAY ALSO BE ELIGIBLE FOR SENIOR CITIZEN TAX EXEMPTIONS ON COUNTY, TOWN, SCHOOL OR VILLAGE TAXES. SENIOR CITIZENS HAVE UNTIL MARCH 1ST OF THIS YEAR TO APPLY FOR SUCH EXEMPTIONS. FOR INFORMATION, PLEASE CALL THE TOWN NUMBER BELOW OR WRITE TO YOUR TOWN ASSESSOR.

CAMBRIA: (716) 433-8161	NEWFANE: (716) 778-8827	ROYALTON: (716) 772-7826
HARTLAND: (716) 735-7778	NIAGARA: (716) 297-2150	SOMERSET: (716) 795-3575
LEWISTON: (716) 754-8213	PENDLETON: (716) 625-8833	WHEATFIELD: (716) 694-9102
LOCKPORT: (716) 439-9526	PORTER: (716) 745-3730	WILSON: (716) 751-6705

****IF YOU HAVE SOLD YOUR PROPERTY - PLEASE FORWARD THIS BILL TO THE NEW OWNER****

PROPERTY TAXPAYER'S BILL OF RIGHTS

The Total Assessed Value of this property is: 1,593,000

The Uniform Percentage of Value used to establish assessments in your municipality was: 37.00

The estimated Full Market Value of this property as of July 1, 2022 was: 4,305,400

If you feel your assessment is too high, you have the right to seek a reduction in the future.

A publication entitled "Contesting Your Assessment" is available on-line at www.tax.ny.gov

Please note that the period for filing complaints on the above assessment has passed.

THIRD PARTY NOTICE

If you are either 65 years of age or older or disabled and you own and occupy a 1, 2 or 3 family residence, you may designate a consenting adult third party to receive a duplicate copy of your tax bill and notices of unpaid taxes until further notice. Applications can be obtained from your tax collector or County Real Property Tax Office, or on line at www.tax.ny.gov. Application must be filed with the Tax Collecting Officer

Apply For Third Party Notification By: 07/01/2024

*** IF NOTICE "PRIOR YEAR TAX DUE" APPEARS ON THE FRONT OF THIS BILL, THE FOLLOWING APPLIES TO THIS PROPERTY:**

Taxes from one or more prior levies remained due and owing when this bill was prepared. Please contact the Niagara County Treasurer's Office for amount due, (716) 439-7007. Payment of the arrears should be made to the Niagara County Treasurer, Brooks Building, 59 Park Ave, Lockport, NY 14094. Continued failure to pay all taxes levied against the property will result in loss of your property.

***"TOTAL TAXES DUE" on front of bill is for this current Tax extension only!
It DOES NOT include the amount owed from above mentioned "Prior Tax Due".***

SCHEDULE OF INTEREST/PENALTIES FOR COUNTY TAXES

When paid to Town collector	First 30 Days	Interest free
	During February	1% Interest
	During March	2% Interest

* Town of Cambria Residents - add \$1.00 Late Notice Fee in March

After March 31st, all County taxes are payable to the County Treasurer with 5% penalty and interest calculated at a rate of 1% per month on the tax and penalty.

Please contact the County Treasurer at (716) 439-7007 for further information.

IF PAYING BY MAIL, PLEASE SEND
CHECK OR MONEY ORDER TO:

TOWN OF NIAGARA WATER
7105 LOCKPORT ROAD
NIAGARA FALLS, NY 14305
TELEPHONE: 716/297-2150

PAYMENT MUST BE RECEIVED IN THE OFFICE ON
OR BEFORE THE DUE DATE OR A 10% LATE
CHARGE WILL BE ADDED TO THE BILL.

WA-WATER SE-SEWER PB-PREVIOUS BALANCE
UT-UTILITY CHG MISC-MISCELLANEOUS CHG

REPORT ERRORS 5 DAYS BEFORE DUE DATE

ON LINE PAYMENTS CAN BE MADE THROUGH
OUR WEBSITE www.niagara.com *FEES APPLY

THERE IS A \$35.00 SERVICE CHARGE ON
RETURNED CHECKS.

ALL UNPAID WATER & SEWER BILLS DUE PRIOR
TO SEPTEMBER 30, WILL BE APPLIED TO COUNTY
TAX ROLLS FOR PAYMENT.

1680765

WATER DEPARTMENT

All Inquiries:
716-297-2150

MONDAY - FRIDAY
8:00 AM - 3:30 PM

COMMENT _____

Rates Furnished
Upon Request

PLEASE RETURN THIS
STUB WITH PAYMENT

2024-10-21

TOWN OF NIAGARA
 WATER IMPROVEMENT AREA
 7105 LOCKPORT ROAD
 NIAGARA FALLS, NY 14305

RETURN SERVICE REQUESTED

PRESORTED
 FIRST CLASS MAIL
 U.S. POSTAGE PAID
 NIAGARA FALLS, NY
 PERMIT NO. 8

Return this Portion with Payment

No. of Units	Code	Amount	Reading Date	Code	Present Reading	Previous Reading	Consumption	Amount
1.00	SE	25.00	06/26/24	SE	2652	2645	7	25.00
1.00	WA	10.00	09/23/24	WA	2652	2645	7	10.00
	UT	15.00		UT				15.00
Total Due		50.00	53.50		11/15/24	Total Due		50.00

Pay this Amount
 After Due Date

10-0200-70 00

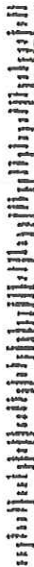
10-0200-70 00

1755 MILITARY RD

24-10-15

1755 MILITARY RD

GOODYEAR
 C/O ENS UBARIS
 PO BOX 5907
 SOMERSET NJ 08875



2024-10-21

1680765

RECEIVED

JAN 13 2025

TOWN OF NIAGARA
 BLDG. INSP. OFFICE

8



RECEIVED

JAN 31 2025

**TOWN OF NIAGARA
TOWN CLERK**

AGENDA ITEM FORM

ALL AGENDA ITEMS MUST BE SUBMITTED TO THE TOWN CLERK
BY THE
LAST WORK DAY OF THE MONTH BEFORE 12 P.M.

DATE: January 31, 2025
TO: Town Board
FROM: Brian Beiter
DEPARTMENT: Water and Sewer Department

Type or print agenda item in box below:

Resolution to buy out a leased 2022 Dodge Ram Pickup 4x4 from Joe Cecconi's Chrysler for the Water Dept. Monies to come from 2025 Budget and a Water Equipment Fund. (Price pending)

Three Town Board Member signatures required for adding **Late** Agenda items handed in after **12PM** on the last work day of the month.

ANY EXCEPTIONS MAY BE APPROVED BY THE SUPERVISOR
LATE AGENDA APPROVAL BY TOWN SUPERVISOR _____ (Supervisor Initials)



9

RECEIVED
JAN 31 2025
TOWN OF NIAGARA
TOWN CLERK

AGENDA ITEM FORM

ALL AGENDA ITEMS MUST BE SUBMITTED TO THE TOWN CLERK
BY THE
LAST WORK DAY OF THE MONTH BEFORE 12 P.M.

DATE: January 31, 2025
TO: Town Board
FROM: Brian Beiter
DEPARTMENT: Water and Sewer Department

Type or print agenda item in box below:

Resolution to purchase and have installed a vehicle maintenance lift for the Water & Sewer Dept. Money to come from a Sewer Equipment fund. (Quotes and price pending)

Three Town Board Member signatures required for adding **Late** Agenda items handed in after **12PM** on the last work day of the month.

ANY EXCEPTIONS MAY BE APPROVED BY THE SUPERVISOR
LATE AGENDA APPROVAL BY TOWN SUPERVISOR _____ (Supervisor Initials)



RECEIVED

JAN 31 2025

TOWN OF NIAGARA
TOWN CLERK

AGENDA ITEM FORM

ALL AGENDA ITEMS MUST BE SUBMITTED TO THE TOWN CLERK
BY THE
LAST WORK DAY OF THE MONTH BEFORE 12 P.M.

DATE: February 3, 2025
TO: Town of Niagara Town Board
FROM: Michael B. Risman, Esq.
DEPARTMENT: Town Attorney

Type or print agenda item in box below:

Resolution to approve the attached proposed Mural License Agreement authorizing the placement of a public mural promoting commerce in the Town of Niagara on the northwest wall of the building located at 2590 Military Road, presently owned by Niagara Storage, LLC, for a term of twenty-five (25) years and authorizing the Town Supervisor to sign the proposed agreement on behalf of the Town of Niagara.

Three Town Board Member signatures required for adding **Late** Agenda items handed in after **12PM** on the last work day of the month.

ANY EXCEPTIONS MAY BE APPROVED BY THE SUPERVISOR

LATE AGENDA APPROVAL BY TOWN SUPERVISOR _____ (Supervisor Initials)

MURAL LICENSE AGREEMENT

This **MURAL LICENSE AGREEMENT** is effective and entered into on the _____ day of _____, 2025, by and between

Niagara Storage, LLC, a corporation organized and existing under the laws of the State of Florida and authorized to do business in the State of New York, and having its principal office at 401 E. Chase Street, Suite 101, Pensacola, Florida 32502 (“Niagara Storage”) and

The Town of Niagara, a municipal corporation duly organized and existing under the laws of the State of New York, with its principal office and place of business at 7105 Lockport Road in the Town of Niagara (“Town”).

RECITALS

- A. Niagara Storage is the owner of record of certain real property located at 2590 Military Road in the Town of Niagara and presently leases part of the property for a self-storage facility.
- B. The Town has received funding from the New York State Greenway Commission to complete a public mural art project that would promote commerce in the Town of Niagara.
- C. Niagara Storage recognizes the public mural will enhance the community where its business is located in as well as its property and business.
- D. The Town believes the Niagara Storage property would be the appropriate location to place the mural for visibility and benefit for the Town as well as Niagara Storage.

AGREEMENT TERMS

1. Grant of License

Niagara Storage hereby grants a license to the Town, its officers, employees, agents, contractors, and artists retained by the Town to use the entire rear northwest side of the building at 2590 Military Road in the Town for a painted mural promoting the Town.

2. Terms of License Agreement

The term of this license shall commence on the Effective Date of this License Agreement and shall expire after twenty-five (25) years from the Effective Date.

3. Access

Niagara Storage shall permit and afford the Town, its officers, employees, agents, contractors, and artists retained by the Town, access on foot and by vehicles to enable and allow the installation, painting, repair, maintenance, replacement, and renewal of the mural.

4. Conditions of Permitted Use

Permission to use the Premises is subject to the following terms and conditions:

- a. The Town shall protect the existing improvements and fixtures on the northwest wall of the building.
- b. The use of the Premises shall not damage any self-storage facilities or pavement or otherwise disrupt or interfere with the use of the Premises.
- c. The Town shall acquire all necessary permits, if any, required for the installation of the mural and use of the Premises.
- d. The Town shall keep the Premises free of any litter or debris resulting from the installation and maintenance of the mural.

5. Utilities

The Town shall be solely responsible for all utilities furnished to the Town for use of the Premises.

6. Responsibility for Damage to the Premises

The Town shall be responsible for and shall indemnify Niagara Storage against any and all damage to person or property, including without limitation, the Premises, caused by the Town, its officers, employees, agents, contractors, and artists relating to the installation, repair, and maintenance of the mural.

7. Maintenance, Repair and Modification of Mural

The Town shall be solely responsible for maintenance, repair, modification, and painting of the mural during the entire term of this License Agreement. In the event that the mural is damaged or defaced, the Town will promptly repair and/or restore the mural.

8. Visibility of the Mural

Niagara Storage will not obstruct or impair full visibility of the mural from the public highways and roadways located along the Premises.

9. Right of Entry

Throughout the term of this License Agreement, the Town shall have the right to enter the Premises during normal business hours with at least forty-eight (48) hours' notice to Niagara Storage, for any and all of the purposes needed and described in this License Agreement.

10. Mural Design

The mural designer shall retain full and all copyright to the mural, including reproduction, display, and derivative rights.

11. Compliance with Laws

The Town shall comply with all laws, statutes, ordinances, rules or regulations of the United States, the State of New York, County of Niagara and Town of Niagara, New York, and any department or agency thereof, including such regulations now in force or to be established pertaining to the Town's use of the Premises.

12. Subletting, Assignment

The Town shall not sublet, sublicense, or assign any portion or part of this License Agreement to any other party without the express written consent of the property owner, which consent may be granted or withheld by the property owner, in its sole and absolute discretion.

13. Binding Agreement

This License Agreement shall be of full force and affect on any and all present and future tenants of the Premises and any and all present and future owner of the Premises during the entire term of this License Agreement. The Town may record this License Agreement in the Niagara County Clerk's Office.

14. Notice

All notices herein provided to be given, or which may be given by either party to the other, shall be deemed to have been fully given and fully received when made in writing and deposited in the United States mail, certified postage prepaid, and addressed to the respective parties at the addresses as follows:

Niagara Storage, LLC
401 E. Chase Street, Suite 101

Pensacola, Florida 32502
Attention: Sonny Granger, President

Town of Niagara
7105 Lockport Road
Niagara Falls, NY 14305
Attention: Town Supervisor

15. Termination

This License Agreement may only be terminated by mutual written agreement of the parties during the entire term of this License Agreement.

16. Entire Agreement

This License Agreement constitutes the entire agreement between Niagara Storage and the Town as to the subject hereinabove set forth. No term, provision, or condition of this License Agreement may be altered or amended, nor may any term, provision, or condition be added to this License Agreement, except by a written amendment executed by both Niagara Storage and the Town.

IN WITNESS WHEREOF, the parties have entered into this License Agreement

as of the Effective Date.

NIAGARA STORAGE LLC

THE TOWN OF NIAGARA

By: _____

By: _____

Printed Name: _____

Printed Name: Sylvia Virtuoso

Title: _____

Title: Town Supervisor

Date: _____

Date: _____

STATE OF NEW YORK)

: ss.

COUNTY OF NIAGARA)

On the ____ day of _____, 2025, before me personally came _____, to me known, who being by me duly sworn, did depose and say that he/she is the _____ of Niagara Storage, LLC, the corporation described in and which executed the within instrument; that he/she knows the seal of said corporation; that the seal affixed to said document is such corporate seal; that it was so affixed by order the Board of Directors of said corporation; and that he/she signed his/her name thereto by like order.

Notary Public

STATE OF NEW YORK)
 : ss.
COUNTY OF NIAGARA)

On the ____ day of _____, 2025, before me personally came Sylvia Virtuoso, to me known, who being by me duly sworn, did depose and say that she is the Town Supervisor of the Town of Niagara, the municipal corporation described in and which executed the within instrument; that she signed said License Agreement on behalf of the Town of Niagara pursuant to approval of the Town Board of the Town of Niagara.

Notary Public

1-31-2025

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AGENDA SUBMITTAL

ALL AGENDA ITEMS MUST BE SUBMITTED TO THE TOWN CLERK
BY THE
LAST WORK DAY OF THE MONTH BEFORE 12 P.M.

DATE: February 2025
TO: Town Board
FROM: Paige Printup Lamadue
DEPARTMENT: Recreation-Senior Director

Type or print agenda item in box below:

Resolution to allow Brodies of WNY LLC and founder of Heart Of A King LLC to host a walk to bring awareness to Autism at Veterans Memorial Community Park on May 3, 2025.

During this charity event they have guest speakers, vendors, activities for the kids such as, characters, face painting bounce houses ,cotton candy machines, Dj etc. (All free and open to the community) We use this event also to network, share information that could help families with different resources. Also to build a relationship because as a parent or a guardian of a child with a disabilities and special needs it could be very challenging.

ANY EXCEPTIONS MUST BE APPROVED BY THE SUPERVISOR

LATE AGENDA APPROVAL BY TOWN SUPERVISOR _____ (Supervisor Initials)